

MINUTES of the Electoral Area C Advisory Planning Commission meeting held on Wednesday, **April 27, 2022** via Zoom.

PRESENT

Lee-Ann Crane, Chair & Secretary
Aaron Shuttleworth
Rob Gay, Electoral Area C Director

Murray Evenson, Vice Chair
Richard Wake

Herb Janzen
Jim Westwood

ABSENT

Bob Bjorn

Ilene Lowing

Vince Miller

The meeting was called to order at 7:00 pm.

DELEGATION**P 722 320 – DVP – Sawatsky / Lot 7 – 6324 Laurier Road, Wardner**

Jim Sawatsky presented information on their application to vary Steeples Zoning & Floodplain Management Bylaw No. 2615 to increase the maximum parcel coverage from 35% to 44.5% to allow construction of a single family dwelling on Lot 7 – 6324 Laurier Road in Wardner. Mr. Sawatsky noted that they have been planning the home for three years and had planned construction last year, but for over a year they delayed submitting a building permit application due to construction supply issues. The building was designed by an Alberta architect who was not aware that lot coverage includes deck structures which resulted in the need for a variance if the decks are to be left as designed. The decks have been sized to allow room for family gatherings and designed to fit in with the surroundings. Mr. Sawatsky further advised that a geotechnical report had been prepared to address issues covered in the covenant on the entire strata development. The Ministry of Transportation has advised that they are not opposed to the lot coverage increase provided the geotechnical recommendations are followed. Director Gay advised that a letter had been received from the Strata Council in which they state their objection to the variance and requesting that the RDEK continue to enforce the geotechnical setback conditions of the Covenant Area. Mr. Sawatsky stated that he had not discussed the application with the Strata Council, had not heard from them, and was surprised at the objection as the deck will not protrude further than the deck on a neighbouring lot. He also stated that there is no environmental reason for objecting to the proposal, but that the issue is slope stability which the geotechnical report has addressed.

MINUTES

Moved by Jim Westwood

Seconded by Herb Janzen

That the minutes of the March 23, 2022 APC C meeting be adopted as circulated.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS**P 722 320 – DVP – Sawatsky – Lot 7 – 6324 Laurier Road, Wardner**

Moved by Murray Evenson

Seconded by Herb Janzen

That the Sawatsky application to vary Steeples Zoning & Floodplain Management Bylaw No. 2615 to increase the maximum parcel coverage from 35% to 44.5% to allow construction of a single family dwelling on Lot 7 – 6324 Laurier Road in Wardner, **not be supported**.

CARRIED

AGRICULTURAL LAND RESERVE APPLICATIONS

P 722 333 – ALR Subdivision – Boon – 8594 Holmes Road, north of Fort Steele

Moved by Herb Janzen

Seconded by Richard Wake

That the Boon ALR Subdivision application to create four lots on property located at 8594 Holmes Road, north of Fort Steele, **not be supported**.

CARRIED

MEETING FORMAT

The members discussed the format for future APC and EAAC meetings. It was agreed that meetings will continue to be held via Zoom or similar virtual meeting application.

Director Gay left the meeting prior to consideration of the next application.

BYLAW AMENDMENT APPLICATIONS

P 722 325 – OCP and Zoning – Corrigan & Cunliffe – New Lake Road, west of Cranbrook

Moved by Aaron Shuttleworth

Seconded by Murray Evenson

That the Corrigan & Cunliffe application to amend the:

- OCP designation from R-RES, Residential Reserve to LH, Large Holdings; and
- zoning designation from RR-8, Rural Residential (Country) to RR-4, Rural Residential (Hobby Farm)

to permit future residential subdivision on Lot 9, DL 4841, Plan EPP100100 located off New Lake Road west of Cranbrook, **be supported**.

CARRIED

The meeting adjourned at 7:38 pm.