

**Advisory Planning Commission
Electoral Area F&G Minutes
December 17, 2019
Location: Windermere Emergency Operations Centre
1627 Highway 93/95**

Present:

Area F:

Paul De Guise– **Chair**
Mary Anne Csokonay
Colleen Roberts
Karl Conway
Chris Zehnder
Scott Wallace
Lindsay McPherson
Director Susan Clovechok

Area G:

Hermann Mauthner
Rick Tegart
Stephanie Stevens
Owen Mitchell

Director Gerry Wilkie

Nancy Wilfley - Secretary

1. Call to Order

Chair Paul De Guise called the meeting to order at 7:02pm.
Introduction of Board members.

Presentations:

P719-607 Wilmer Eco Development Ltd/Wilmer

7:02pm. Gerry Taft speaks to application. Gerry states application is a “Housekeeping” matter regarding zoning. And refers to a mistake on rezoning process. Property is zoned W1. Rezoning is to allow two legal lots. There is an easement on the property for maintenance of dam. Property is within the ALR. There are some protection guidelines on the larger parcel. Two dwellings, one on each property.
7:08pm. Gerry leaves.

P 719 548 – Enayat/Fairmont.

7:09pm. Felicity Enayat speaks to application. Last minute change to location of personal cemetery. Felicity thought by-law distance from well was to be 120’ and was corrected. Felicity changed location on advice from RDEK.
7:13pm. Felicity leaves

P719-554 Kachur & Stringer (Craig Design Ltd)/Windermere Road, Windermere

7:14pm. Ken Kachur and Craig Bischke presents power point regarding application. Illustrations to give a visual on why they are asking for a variance. Current design does not give more square footage. By law changes in the future will allow the roof design. Craig speaks to design of roof.
7:24pm. Ken and Craig leave.

P718-537/P719 536 KGT Enterprises Canopy/Pylon Sign/(Urichuk)/Cooper Road, Windermere

7:25pm. Greg and Tracey Urichuk speak to Reconsideration request and hand out information packages to board. Original Canopy design was cost prohibitive. Looking at flat roof but not allowed in OCP. Colleen makes some suggests on other options. Photos of Sign design are presented. Only the top part of sign will be illuminated with back lighting. Letter from local electrician points out the type of light will use less energy. Mary Anne ask question on other lighting plans. Suggests are made for sign design.
7:42pm. Greg and Tracey leave.

2. MINUTES

2.1 APC Meeting – November 19, 2019 Adoption of the Minutes

Moved by C. Zehnder

Seconded by M.A. Csokonay

That the minutes of the Advisory Planning Commission meeting held on November 19, 2019 be adopted as amended.

CARRIED

Paul points out spelling of his last name is incorrect. Correct spelling is **De Guise**.

2.2 Planning Committee Meeting – October 31, 2019 – Reviewed

3. REPORTS

3.1 Planning & Development Services Report – December 2019 Received

4. BYLAW AMENDMENT APPLICATIONS

4.1 P 719 548 – Enayat/Fairmont

Moved by R. Tegart

Seconded by C. Zehnder

That the Advisory Planning Commission recommends the Enayat application be **refused**.

CARRIED

Health and water safety are major concerns. Application does not follow distance of 120meters from adjacent wells.

4.2 P 719 551-Fairmont Hot Springs Resort/Fairmont

Moved by R. Tegart

Seconded by H. Mauthner

That the Advisory Planning Commission recommends the Fairmont Hot Springs Resort application be supported.

CARRIED

4.3 P 719 607-Wilmer Eco Development Ltd./Wilmer

Moved by H. Mauthner

Seconded by O. Mitchell

That the Advisory Planning Commission recommends the Wilmer Eco Development Ltd. application be **refused**.

CARRIED

3 Opposed

Concerns of irrigation water being compromised with rezoning. Wilmer Community members have rejected this rezoning. Protecting the water supply is priority.

5. DEVELOPMENT VARIANCE PERMIT APPLICATION

5.1 P 719 552 – 1047217 Alberta Ltd. (Stinson)/Hollard Creek, Windermere North

Moved by C. Roberts

Seconded by H. Mauthner

That the Advisory Planning Commission recommends the 1047217 Alberta Ltd. Development Variance Permit application be supported.

CARRIED

5.2 P 719 554- Kachyr &Stringer (Craig Design Ltd)/Windermere Road, Windermere

Moved by K. Conway

Seconded by C. Zehnder

That the Advisory Planning Commission recommends the Kachyr & Stringer Development Variance Permit application be supported.

CARRIED

6. LATE AGENDA ITEMS – Reconsideration Requests – Windermere Esso

6.1 P 718 537-KGT Enterprises Canopy(Urichuk)/Cooper Road Windermere

Moved by S. Wallace

Seconded by C. Zehnder

That the Advisory Planning Commission recommends the KGT Enterprises Canopy application be supported with the following conditions.

CARRIED

Canopy should have the addition of a three-sided facade peak to break up the flat roof.

6.2 P 719-536-KGT Enterprises Pylon Sign (Urichuk)/Cooper Road Windermere

Moved by R. Tegart

Seconded by C. Roberts

That the Advisory Planning Commission recommends the KGT Enterprises Pylon Sign application be **refused**.

CARRIED

OCP doesn't allow this type of lighting.

7. INFORMATION ITEMS

7.1 Housekeeping Bylaw Amendments – Lake Windermere OCP(Belanger)

Moved by C. Zehnder

Seconded by S. Stevens

That the Advisory Planning Commission recommends the Housekeeping Bylaw Amendments to the Lake Windermere OCP be supported.

CARRIED

8. ADJOURNMENT

The meeting adjourned at 9:10pm.