

MINUTES of the Electoral Area C Advisory Planning Commission meeting held on Wednesday, **March 22, 2023** via Zoom.

**PRESENT**

Lee-Ann Crane, Chair & Secretary  
Herb Janzen  
Jim Westwood

Aaron Shuttleworth, Vice Chair  
Ilene Lowing

Bob Bjorn  
Richard Wake

**ABSENT**

Murray Evenson

Vince Miller

Rob Gay, Electoral Area C Director

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

**APPOINTMENT OF CHAIR**

Moved by Jim Westwood

Seconded by Aaron Shuttleworth

That Lee-Ann Crane be appointed Chair of the Electoral Area C Advisory Planning Commission.

CARRIED

**APPOINTMENT OF VICE CHAIR**

Moved by Bob Bjorn

Seconded by Herb Janzen

That Aaron Shuttleworth be appointed Vice Chair of the Electoral Area C Advisory Planning Commission.

CARRIED

**APPOINTMENT OF SECRETARY**

Moved by Jim Westwood

Seconded by Herb Janzen

That Lee-Ann Crane be appointed Secretary of the Electoral Area C Advisory Planning Commission.

CARRIED

**DELEGATIONS**

**P 723 303 – ALR Subdivision – Lowden / 6883 Gold Creek Road**

Jean Terpsma, representative of Launny Lowden, presented information on their application to subdivide property located at 6883 Gold Creek Road into two parcels and to include 15.7ha in the ALR. Ms. Terpsma noted that the property is located at the 13km mark of Gold Creek Road and is divided by that Road. Approximately 16ha is outside the ALR, but they would like to include that piece in the ALR if the subdivision is approved. Some logging has occurred on the property and extensive clean-up has been undertaken both of the logged areas and of other debris. Where the residence is located, there are four small hayfield areas that have been quite productive. The owners intend to use the property for agricultural purposes, to improve the pasture and fencing, expand the gardens, and to add a greenhouse, bees, and chickens. Income from the sale of proposed Lot 1 is intended to be used to help fund improvements and expansion of the farm operation on the remainder.

**P 723 304 – OCP and Zoning Amendments – Lost Dog Forestry / 442 Lumberton Road**

Jean Horton, representative of Lost Dog Forestry, presented information on their application to amend the OCP designation from RR, Residential Resource to I, Industrial and the zoning from RR-60, Rural Resource to I-1, Light Industrial on property located at 442 Lumberton Road to facilitate a two-lot subdivision. Ms. Horton noted that the propose is to rezone 5% or 7.2 acres of the total parcel

area of 325 acres. On the portion proposed for rezoning to I-1, there is a shop and office. The remainder of the parcel will remain RR-60. Fire egress and preparedness plans are in place with the industrial use neighbour to the east and a wildlife study has been completed. Road access is currently over private property which Lost Dog Forestry intends to purchase once it is subdivided off the main parcel which extends across the road.

**P 723 311 – Zoning Amendment – Rice / 2391 King Street**

Patrick Rice presented information on his application to amend the zoning designation of property located at 2391 King Street from RR-8, Rural Residential (Country) to RR-4, Rural Residential (Hobby Farm) to facilitate a two-lot subdivision. Mr. Rice noted that the property is bordered by King Street on one side and Klahanni Drive on the other. The slope on the property, between the two roads, is very steep and each side is not accessible from the opposite road. The proposal is to rezoning to RR-4 and subdivide into two lots of 4+ hectares each. Lots would be for residential use only which would fit with the uses of the surrounding properties.

**P 723 315 – Zoning Amendment – Bessant / 3224 Porto Rico Road, Moyie**

Jean Terpsma, representative of Ryan and Kate Bessant, presented information on their application to amend the zoning designation of property located at 3224 Porto Rico Road in the Moyie area, from RR-2, Rural Residential (Small Holding) to RS-4, Residential (Semi-Rural) to facilitate a three-lot subdivision. Ms. Terpsma noted that the parcel is 2.8ha with a single family dwelling and is located along Moyie Narrows. The proposal is to subdivide into three lots of 1.05ha, 1.03ha, and 0.75ha. There is a covenant on the property for flood protection, but still sufficient buildable area on proposed Lots 1 and 3 outside of the 15m ‘no disturbance’ area. A development permit will be required at time of subdivision. There is a requirement for a 30m setback from the centre line of the railway which is adjacent to the property. The actual setback of the property is 50m. One adjacent neighbour has expressed support. Mention was made that the panhandle suggested for access from Lot 3 to Porto Rico Road could be an issue which is something that could be dealt with at time of subdivision.

**Rockyview OCP Planning Process**

Krista Gilbert, RDEK Planner, explained the process being undertaken to update and consolidate the Rockyview OCP, Moyie OCP, and associated zoning bylaws.

**MINUTES**

Moved by Jim Westwood

Seconded by Ilene Lowing

That the minutes of the February 22, 2023 APC C meeting be adopted as circulated.

CARRIED

**ALR APPLICATION**

**P 723 303 – ALR Subdivision – Lowden – Gold Creek**

Moved by Bob Bjorn

Seconded by Herb Janzen

That the Lowden application for subdivision within the ALR and inclusion of additional land in the ALR on property located at 6883 Gold Creek Road, **be supported**.

CARRIED

## BYLAW AMENDMENT APPLICATIONS

### P 723 304 – OCP Designation & Zoning – Lost Dog Forestry – 442 Lumberton Road

Moved by Jim Westwood

Seconded by Aaron Shuttleworth

That the Lost Dog Forestry application to amend the:

- OCP designation from RR, Rural Resource to I, Industrial; and
- zoning designation from RR-60, Rural Resource to I-1, Light Industrial

on property legally described as Part of DL 5255 (approximately 2.9ha) and located at 442 Lumberton Road, **be supported**.

CARRIED

### P 723 311 – Zoning Designation – Rice – 2391 King Street

Moved by Bob Bjorn

Seconded by Herb Janzen

That the Rice application to amend the zoning designation from RR-8, Rural Residential (Country) to RR-4, Rural Residential (Hobby Farm) to facilitate a two-lot subdivision on property legally described as Lot 2, DL 16309, Plan EPP93726 and located at 2391 King Street, **be supported**.

CARRIED

### P 723 315 – Zoning Designation – Bessant – 3224 Porto Rico Road, Moyie

Moved by Herb Janzen

Seconded by Ilene Lowing

That the Bessant application to amend the zoning designation from RR-2, Rural Residential (Small Holding) to RS-4, Residential (Semi-Rural) to facilitate a three-lot subdivision on property legally described as Lot 1, DL 3544, Plan NEP19726 and located at 3224 Porto Rico Road in the Moyie area, **be supported**.

CARRIED

## DEVELOPMENT VARIANCE PERMIT APPLICATION

### P 723 310 – Reid – 3001-34 Ave S, Gold Creek area

Moved by Herb Janzen

Seconded by Aaron Shuttleworth

That the Reid DVP application to vary the minimum interior side yard setback from 5.0m to 3.0m to construct a new garage on property located at 3001 – 34 Ave S in the Gold Creek area, **not be supported as there is sufficient space on the property to meet the 5.0m setback**.

CARRIED

The meeting adjourned at 8:07 pm.