



# MINUTES

## Municipal Planning Commission Meeting

5:00 PM Wednesday, May 11, 2022  
Virtual (Zoom)

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The Municipal Planning Commission of the Town of Coaldale was called to order on Wednesday, May 11, 2022, at 5:00 PM, in the Virtual (Zoom), with the following members present:

**PRESENT:** Roger Hohm, Chair  
Jacen Abrey, Commission Member  
Dale Pickering, Commission Member

**EXCUSED:** Jack Van Rijn, Commission Member  
Rene Van de Vendel, Commission Member

**STAFF PRESENT:** Melanie Messier, Planner

**GALLERY:** Alvin Fritz  
Carlos Roman

### 1.0 CALL TO ORDER

R. Hohm called to order at 5:00 pm.

### 2.0 ACCEPTANCE OF THE AGENDA

- R. Hohm posed whether there were any additions to the agenda.
- M. Messier indicated there were no additions.

#### **27-2022**

*MOTION: J. Abrey made a motion to the approve the May 11, 2022, MPC Meeting Agenda.*

**Carried 3-0**

### 3.0 ADOPTION OF PREVIOUS MINUTES

- 3.1 R. Hohm posed the question whether were any errors or omissions in the April 13, 2022, meeting minutes.

**28-2022**

*MOTION: D. Pickering made a motion to approve the May 11, 2022, Agenda.*

**Carried 3-0**

**4.0 BUSINESS ARISING FROM THE MINUTES**

N/A

**5.0 NEW BUSINESS**

- 5.1 Development Permit 2022-041 - 2124 16 Avenue - Melanie Messier, Planner

M. Messier presented Item 5.1 where an applicant was requesting to construct an addition to an existing building to include aviaries and bird barns at the property legally described as Lot 8, Block 8, Plan 901 2294 with the civic address 2124 16 Avenue.

The Municipal Planning Commission approved a similar development permit (2020-063) at the June 10, 2020, Commission meeting.

Within the current Land Use Bylaw 677-P-04-13, Schedule 2, Institutional/Recreational I/R, an "Accessory Structure to an Approved Discretionary Use" is considered discretionary and requires the review of the Municipal Planning Commission (MPC).

The subject parcel is home to the Alberta Birds of Prey Foundation and the proposed structures are essential for the continued care of animal wildlife. The applicant is proposing additional Aviaries and Bird Barns with the following considerations:

- An addition with a total area of 754.56 m<sup>2</sup> (8122 ft<sup>2</sup>)
- A building height of 4.5 m (15 ft. 1 inch)

Should the Commission wish to consider approval of development permit (2022-041) to allow for an addition, the following conditions are recommended:

1. Must obtain approval of a Building Permit from Superior Safety Codes Inc at (403) 320-0734 prior to commencement.

2. Must contact Alberta 1st Call (1-800-242-3447) and Dig Shaw (1-866-344-7429) to locate any utility lines prior to commencement.
3. Setbacks to conform to site plan that was attached as part of the Development Permit application and to the current Land Use Bylaw 677-P-04-13, Schedule 2, Institutional/Recreational (I/R).
4. Refuse and or garbage during construction shall be in appropriate containers and shall be properly screened and placed in an approved enclosure until removed for disposal.
5. When completed, shall meet or exceed provincial building requirements and comply with all provincial and municipal health and fire regulations.
6. For safe work-site purposes, it is recommended that the civic address of the site be displayed so it is visible from the street at all times during construction in the event that emergency services personnel are called to attend the site.
7. Excess dirt and mud that is tracked onto sidewalks and roads shall be cleaned up promptly as to not impact the neighborhood.

- R. Hohm posed a question to the applicant whether the addition was currently under construction.
- A. Fritz responded that the heated bird barns are under construction.
- J. Abrey posed a question whether there will be dormitories for children for education and overnight stays and whether this was factual.
- A. Fritz responded that this was not factual and this is related to a separate development.
- D. Pickering posed the question as to the expected completion dates.
- C. Roman responded 5-6 months per phase.
- D. Pickering posed the question if the previous phase and current phase will be completed at the same time.
- A. Fritz responded that it is expected that both phases will be completed at the same time.

**29-2022**

*MOTION: J. Abrey made a motion to APPROVE the Development Permit (2022-041) with the listed condition and an additional condition that Phase 1 of the development was fully permitted.*

- Following the meeting, M. Messier confirmed with the Commission that Phase 1 of the development had been approved at the January 13, 2022, regular commission meeting.

**6.0 INFORMATION ITEMS**

N/A

**7.0 CLOSED MEETING**

Closed session began at 5:10 pm and ended at 5:17 pm.

**8.0 ADJOURNMENT**

**30-2022**

*MOTION: D. Pickering made a motion to adjourn the meeting at 5:17 pm.*

**Carried 3-0**

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Chair – R. Hohm

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Secretary – M. Messier