



MUNICIPAL PLANNING COMMISSION MINUTES

April 22, 2022

Town of Claresholm – Council Chambers

Attendees: Brad Schlossberger - Council Member (Chairperson)
Doug Priestley - Member-at-Large
Chelsae Petrovic – Mayor
Jeff Kerr – Member-at-Large (Vice Chairperson)
Kieth Carlson – Council Member

Staff: Tara VanDellen – Planner/Development Officer
Tracy Stewart – Development Assistant

Public: Rod & Joan Dyrholm – Applicants
Brent Lucas – Applicant
Gavin Scott - ORRSC

8:58 a.m.

Call to Order /Adoption of Agenda

**Motion to adopt the
Agenda by
Doug Priestley**

**Seconded by
Councilor Carlson
CARRIED**

Adoption of Minutes

- March 25, 2022

**Motion to adopt the
Meeting Minutes
By Jeff Kerr**

**Seconded by
Councilor Carlson**

CARRIED

Item 1: ACTION

DEVELOPMENT PERMIT

File: D2022.028
Applicant/
Owner: Rod & Joan Dyrholm
Address: 207 45 Avenue W
Legal: Lot 9-10, Block 8, Plan 147N
Regarding: Variance to minimum lot size

**Motion to approve by
Jeff Kerr**

**Seconded by
Doug Priestley**

CARRIED

Item 2: ACTION

HOME OCCUPATION

File: D2022.026
Applicant/
Owner: Brent Lucas
Address: 325 52 Avenue E

**Motion to approve with
amended conditions to add
does not include major
autobody/repairs/paint
work & exterior washing of
vehicles by**



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Legal: Lot 12, Block 131, Plan 7959GV
Regarding: Home Occupation Application – auto detailing, chip repair & minor repairs

Doug Priestley

Seconded by
Mayor Petrovic

Condition(s):

1. *The applicant shall adhere to the stipulations stated in Schedule 10, of the Town of Claresholm Land Use Bylaw No. 1525.*
2. *As per, Schedule 10, of the Town of Claresholm Land Use Bylaw No. 1525, Municipal Planning Commission would like to emphasize that all permits issued for home occupations shall not involve the display or storage of goods and equipment upon or inside the premises in such a manner that these items are exposed to public view. All work is to be done within the rear detached garage.*
3. *As per, Schedule 10, of the Town of Claresholm Land Use Bylaw No. 1525, Municipal Planning Commission would like to emphasize that all permits issued for home occupations must be renewed annually and may be subject to periodic reviews and may be revoked if the Municipal Planning Commission determines that the use has become detrimental to the residential character and amenities of the neighborhood.*
4. *Please note that the home occupation development permit will lapse/expire if a business license is not obtained within 1 year from the date of approval, or subsequently, if the business license is not purchased annually.*
5. *Any intensifications of use or additional vehicles/employees will require a new application. This approval does not include major auto body painting/repairs, or exterior washing of vehicles.*

CARRIED

NOTE(S) -

1. *The purpose of the Town of Claresholm Noise Bylaw No. 1243 is to prohibit certain activities creating noise and to abate instances of noise and to restrict when certain sounds can be made. Hours: Mon – Sat morning 10:00pm to 7:00am (quiet times), Sat evening to Sun morning 10:00pm to 10:00am (quiet time).*
2. *As per Bylaw 1550 (Traffic Bylaw), a vehicle, or a vehicle with a trailer attached, with a maximum allowable weight of 4,500kg, shall not be parked on a highway any time after 10:00PM and before 7:00AM, unless it is parked in a location completely adjoining the vehicle owner’s residence.*
3. *As per Bylaw 1550 (Traffic Bylaw), any commercial vehicle, bus, truck or truck tractor:*
 - *may be parked on private property as long as that vehicle does not block any sidewalk, laneway or alley and doesn’t obstruct or hinder the normal flow of traffic (pedestrian or vehicular).*
 - *shall not be parked on a highway unless it is parked in a location completely adjoining the operator’s place of residence.*
 - *shall not be parked for more than 48 consecutive hours and must be removed to an off-highway location for at least 72 consecutive hours before it may park there again.*

Item 3: ACTION

TIME EXTENTION

File: D2021.039
Applicant/
Owner: Gayatri Investments Claresholm Inc.
Address: 4725 1 Street W
Legal: Lot N 20’ of 9, all of 10, Block 1, Plan 147N

Motion to approve extension to April 20, 2023 by Councilor Carlson

**Seconded by
Jeff Kerr**

CARRIED



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Regarding: Time Extension – change in use – vacant to
take-out restaurant with caretaker’s suite

Item 4: DISCUSSION

In Camera – discussion

- Advice from FOIP Section 24

**Motion to go in camera by
Doug Priestley**

**Seconded by
Mayor Petrovic**

**Motion to come out of in
camera by Councilor
Carlson**

**Seconded by
Doug Priestley**

10:02 a.m.

**Motion to adjourn by
Mayor Petrovic**

CARRIED
