

**Municipal Planning Commission  
MINUTES  
Meeting of Thursday January 14, 2021**

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**Present:** Darryl Drohomerski, CAO/Development Officer  
Antonia Knight, Development Officer in Training  
Linda Taylor, Recording Secretary  
Tom Zariski, Chair - Councillor/Member  
Tony Lacher, Councillor/Member  
Shelley Rymal, Member  
Stacey Gallagher, Member  
Scott Kuntz, Member  
Andrew Luger, Member – enter 12:19 pm  
Darwin Durnie - Chief Resiliency & Flood Mitigation Officer  
Devin Diano, Palliser Regional Municipal Services Representative – Planner  
Albert Frootman

**Absent:** Sharon Clark, Vice Chair/Member - regrets

**Attendee(s):**

**1.0 CALL TO ORDER – 12:01 pm**

T. Zariski presented the Agenda for the January 14, 2021 meeting.

**1.1 Agenda – Additions, Deletions or Amendments**

**Addition** – 5.1 In Camera

**Deletion** - none

**Amendment** - none

**1.2 Acceptance of Agenda**

**Motion:** - S. Kuntz moved to accept the agenda for the January 14, 2021 meeting.

**Second:** – S. Rymal - Carried

**2.0 MINUTES FROM PREVIOUS MEETINGS**

**2.1 November 18, 2020**

**Motion:** S. Kuntz moved to accept the minutes of November 18, 2020

**Second:** – S. Gallagher - Carried

**2.2 Summary of Development Permits**

**Motion:** T. Lacher moved to accept the Summary of Development Permits for information only

**Second:** – S. Gallagher - Carried

### **3.0 DEVELOPMENT PERMITS**

#### **3.1 T00129-20D – Home Occupation – Badlands Event Rentals**

D. Drohomerski presented Development Permit T00129-20D submitted by Applicant for a home occupation located at 720 Monarch Hill Road, Drumheller on Plan 9412278; Lot 1. Zoning is CR – Country Residential District.

D. Drohomerski advised the business is run from phone and the tents are stored in a trailer in the yard. There is an aerial view of the property in the package.

Municipal Planning Commission discussed the application.

**Motion:** S. Kuntz moved to approve presented Development Permit T00129-20D submitted by Applicant for a home occupation located at 720 Monarch Hill Road, Drumheller on Plan 9412278; Lot 1 subject to the following conditions;

1. Shall conform to Land Use Bylaw 10-08.
2. Shall conform to the Town of Drumheller Community Standards Bylaw 06-19.
3. An Annual Business License is required.
4. Where the applicant for the home occupation is not the registered owner of the dwelling unit; the applicant shall provide written authorization from the registered owner(s).
5. There shall be no outside storage of materials, commodities or finished products.
6. Signing is restricted to one sign per site attached to the building with a maximum size of 0.9 m (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer. Any variation shall be subject to a separate development permit application.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
8. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
9. Home Occupations shall be revocable at any time by the Development Authority, if the use is or has become detrimental to the amenities of the neighborhood.
10. A commercial vehicle shall be subject to approval, and shall not be detrimental to the residential character of the neighborhood.

**Second:** T. Lacher - Carried

### **3.2 T00002-21D – Occupancy of Restaurant – Sam’s Kitchen**

D. Drohomerski presented Development Permit T00002-21D submitted by Applicant for occupancy of a restaurant located at 1220 Newcastle Trail, Newcastle on Plan 6561CO; Block 1; Lot 8-11. Zoning is C-1 – Local Commercial District.

D. Drohomerski advised renovations were done in the building to update and occupy the existing restaurant; which has not been in use for some time. A letter was sent to the owner in regards to the requirement of a development permit for occupancy and a building permit for renovations and occupancy of the space. The owner submitted a development permit for occupancy, a sign permit and a building permit, and was willing to become compliant with the requirements. The new restaurant is Sam’s Kitchen.

Municipal Planning Commission discussed the application.

**Motion:** S. Gallagher moved to approve Development Permit T00002-21D submitted by Applicant for occupancy of a restaurant located at 1220 Newcastle Trail, Newcastle on Plan 6561CO; Block 1; Lot 8-11, subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw 06-19.
3. Development shall conform to the Town of Drumheller Tourism Corridor Bylaw 04-19.
4. All necessary permits (building, electrical, plumbing, etc.) to be in place prior to any construction/installation.
5. All contractors and/or sub-trades to possess a valid Town of Drumheller Business License.
6. Development to conform and meet the requirements of the Health Authority. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Health Authority that the building is occupiable for such purposes.
7. Applicant to ensure authorization from the property owner is obtained prior to any renovation/modification.
8. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
9. Development application is required for signage placement and made under separate application prior to placement.
10. Applicant to ensure any/all modifications to water/sewer services to the satisfaction of the Town of Drumheller. Please contact Utilities Manager at 403-823-1330 for approval and specifications.
11. Development to conform to any/all Municipal, Provincial and Federal regulations and/or legislation that may apply.
12. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment must be provided for the disposal and recycling of cardboard materials.
13. Annual Business License is required.

**Second:** S. Rymal – Carried.



**4.0 PALLISER REGIONAL MUNICIPAL SERVICES**

**4.1 No discussion items**

**5.0 OTHER DISCUSSION ITEMS**

**5.1 In Camera**

**Motion:** S. Rymal to go In Camera at 12:25 pm

**Second:** S. Gallagher - Carried

**Motion:** T. Lacher to go out of In Camera at 1:00 pm

**Second:** S. Rymal - Carried

**6.0 NEXT MEETING DATE – January 28, 2021**

**7.0 Adjournment – Meeting adjourned by S. Gallagher at 1:01 pm.  
Second by A. Luger - Carried**

  
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**Chairperson**

  
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**Development Officer**

**Attachments:**

- Agenda
- Summary of development permits