



**PICTURE BUTTE MUNICIPAL PLANNING COMMISSION MEETING
HELD AT ADMINISTRATION BUILDING
*Monday, May 27th, 2019 at 5:00 p.m.***

PRESENT: Mayor Moore, Deputy Mayor Watson, Councillor de Kok, J. Juris, R. Doenz

ALSO PRESENT: Chief Administrative Officer – K. Davis
Administrative Assistant – S. Banman

1. CALL TO ORDER

Chairperson, H. de Kok called the meeting to order at 5:00 p.m.

2. APPROVAL OF AGENDA

MOVED by Deputy Mayor Watson that the agenda be accepted as presented.
CARRIED

3. APPROVAL OF THE MINUTES

a. March 28th, 2019 MEETING

MOVED by Deputy Mayor Watson that the minutes from the March 28th, 2019 Municipal Planning Commission (MPC) meeting be accepted as presented.
CARRIED

4. TOPICS

a. DEVELOPMENT PERMIT APPLICATION 2019-06 – Accessory Structure – Detached Garage

MOVED by Deputy Mayor Watson to approve development permit application 2019-06 with the condition that the garden shed is removed once the garage has been completed.
CARRIED

b. DEVELOPMENT PERMIT APPLICATION 2019-07 – Building Extension & Various accessory structures

Kevin Serfas and Brent Van Vaerenbergh both adjacent landowners spoke about their concerns with the proposed development permit application. Mr. Serfas's main concern with the proposed development was that trucks accessing the property were parking and waiting to be loaded on his

property. Mr. Serfas stated that despite conversations with the property owner no improvements to the trucks trespassing on his property were seen. Mr. Van Vaerenbergh main concern was also related to traffic. He stated that even if the trucks were able to enter and exit the property there would be a backup of trucks on Factory Drive trying to access the property.

MPC members considered the adjacent landowners concerns and determined that any traffic concerns that may arise from this development should be reported to the RCMP and dealt with when they occur.

MOVED by J. Juris to approve development permit application 2019-07 and to waive the height restriction of 25 feet for the loading bin structure and elevator with the following conditions:

- a. That the second driveway approach off Factory Drive be constructed as per MPE's "Henchel Storage Facility Civil Approach Site Plan" and "Henchel Storage Facility Civil Additional Approach Detail" dated May 2019.
- b. A utility right of way is registered on the property identifying the drainage ditch located in the south of Lot 5, Block 7, Plan 1210252 as per the MPE "Henchel Storage Facility Civil Approach Site Plan" dated May 2019.
- c. That vehicle access from the rear of the lot through Railway Avenue or Industrial Drive is prohibited.

CARRIED

MOVED by Deputy Mayor Watson That MPC recommend to the Town of Picture Butte that they develop a drainage ditch west of Lot 4 and 5 to be located in the town's Industrial Drive road right of way to accommodate the storm drainage from lots 3, 4 and 5 of Block 7, Plan 1210252 which will connect with the drainage ditch that will be registered on the title of Lot 5, Block 7, Plan 1210252.

CARRIED

c. DEVELOPMENT PERMIT APPLICATION 2019-08 – SECONDARY SUITE

MPC reviewed the letters and concerns raised by the adjacent landowners, Gary and Lorna Jensen and Kevin and Jenna McLeod.

MPC reviewed the regulations regarding secondary suites in single detached dwellings in the Land Use Bylaw No. 841-15 (LUB). MPC determined that the regulations and requirements for secondary suites as outlined in the LUB were represented in the application. Despite adjacent landowners concerns there were no legislative reasons to deny the application for a secondary suite.

MOVED by J. Juris to approve development permit application 2019-08 with the following conditions:

- a. That building permits are received from Superior Safety Codes and
- b. That an outdoor private amenity area that meets the requirements of the Land Use Bylaw Part 2 (R-1) 11. (8) is established.

CARRIED

d. 2019 ISSUED DEVELOPMENT PERMITS REPORT

MOVED by Mayor Moore to accept the 2019 Issued Development Permits Report as presented to MPC.

CARRIED

5. AS INTRODUCED – NONE

6. ADJOURNMENT

MOVED by Councillor de Kok that the Municipal Planning Commission meeting adjourn at 6:28 p.m.
CARRIED

Chair H. de Kok

CAO Keith Davis