



**PICTURE BUTTE MUNICIPAL PLANNING COMMISSION MEETING
HELD AT ADMINISTRATION BUILDING
Monday, 29th January, 2018 at 5:00 p.m.**

PRESENT: Deputy Mayor Watson, Councillor de Kok, J. Juris, R. Doenz and C. Whitehead

ALSO PRESENT: CAO/Development Officer – K. Davis
Town Planner – S. Harty

1. CALL TO ORDER

Chairperson, H. de Kok called the meeting to order at 5:03 p.m.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

MOVED by J. Juris that the Minutes from the 18th of December, 2017 Municipal Planning Commission Meeting be accepted as presented.
CARRIED

4. TOPICS

a. Subdivision File 2017-0-202

S. Harty explained the subdivision application to the Municipal Planning Commission. He stated that the current property would be subdivided to create a Large Lot Residential and a Retail Commercial lot. It was explained that the new residential lot would be under the required area for a Large Lot Residential according to the Land Use Bylaw. S. Harty explained that the subdivision should occur first and then a rezoning should occur to make the Large Lot Residential lot a normal Residential –R1 lot.

The retail commercial lot is not currently serviced. The current use of this lot does not need servicing. It was recommended that if the new owner needed servicing at a future time it could be arranged through a development agreement at that time.

Some discussion occurred around how a retail commercial lot was approved in that location in the first place. S. Harty explained that at the time it went through the proper process without much opposition and the Council of the time approved the application.

MOVED by J. Juris resolution 2017-0-202 as presented by S. Harty.
CARRIED

b. Development Permit Application 2018-01 – Tax Roll 204000 – Change of Use – Mechanical Sales and Service Business.

S. Harty addressed MPC regarding this development permit application noting that MPC may want to implement some fencing standards if they were to approve the change of use permit. Other than that requirement S. Harty had no other concerns with the development permit application number 2018-01.

R. Doenz left Council Chambers at 5:30 p.m. declaring a conflict of interest.

Chairperson H. de Kok asked for anyone present that was in favour of the development to address MPC.

Mr. Oudshoorn addressed MPC stating that he would like to know if he can operate a tire and mechanic shop from 102 2nd Street South (Lands). He also stated that he would like permission to build an extension onto the building. He told MPC that both of these were conditions to the purchase of the Lands.

K. Davis explained to MPC that they could only adjudicate on the application to change the use of the Lands to allow a mechanical sales and service business. MPC was informed that the Town has not received a completed development permit for the building extension and that as proposed it would be a discretionary use which means that adjacent landowners would have to be notified. As the Town had not received a completed development permit in time and the adjacent landowners had not been notified of the building extension, MPC could not make any decisions regarding Mr. Oudshoorn's request for approval of a building extension.

MPC discussed Mr. Oudshoorn's development permit application with him.

Chairperson H. de Kok asked for anyone present to address MPC if they had concerns regarding the development application.

Mr. Davies, an adjacent landowner addressed MPC stating that in his opinion the Town should have required architectural controls for fencing when the Town sold the CPR lands to private individuals. He also expressed concerns about an increase in dust on 2nd Street South and requested that Council dedicate more funds to the operations of the Town that would allow more dust control and grading of 2nd Street South. Mr. Davies also suggested that MPC should require a consistent standard of fencing adjacent to the CPR right of way as the industrial and commercial lots back onto a green space and recreational area.

Chairperson H. de Kok asked Administration if there were any written submissions in favour or in opposition to the development permit application 2018-01.

MPC read a letter that was submitted by the Jensens, an adjacent landowner.

MPC discussed fencing requirements that could be instated as a condition of the development permit.

MOVED by C. Whitehead to direct Administration to issue a development permit for 102 2nd Street South, Lot 44, Block 2 Plan 1611201 to allow a mechanical sales and service business with the following condition:

1. That an eight (8) foot high chain link fence with white slats is constructed from the South – West corner of the property to the North – West corner of the property within a two (2) year period.

CARRIED

“MPC directs Administration to make the recommendation to Town Council that the Town require any landowner who backs onto the lands legally described as Plan RW 189 to build an eight foot chain link fence with white slats, when they build a fence on that property line.”

c. Issued Development Permits Report

MOVED by Deputy Mayor Watson to accept the issued development permit report as presented.

CARRIED

5. NEXT MEETING DATE

The next Municipal Planning Commission meeting is to be scheduled for the 26th of February, 2018 beginning at 5:00 p.m.

6. ADJOURNMENT

MOVED by C. Whitehead that the Municipal Planning Commission meeting adjourn at 6:35 p.m.

CARRIED

Chair H. de Kok

CAO Keith Davis