



**PICTURE BUTTE MUNICIPAL PLANNING COMMISSION MEETING
HELD AT ADMINISTRATION BUILDING
*Monday, 23rd April, 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
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 C. Whitehead that the Agenda be accepted as accepted presented.
CARRIED

3. APPROVAL OF MINUTES

MOVED by Deputy Mayor Watson that the Minutes from the 26th of February, 2018 Municipal Planning Commission Meeting be accepted as presented.

4. TOPICS

a. Development Permit Application 2018-08 – Tax Roll 425000 – Building Extension

Administration informed MPC that notifications went out to the adjacent landowners and that no written or verbal responses had been received in favour or opposed to the proposed development. MPC discussed development permit application 2018-08 and the requested front yard setback. Administration demonstrated that in 2001 a setback waiver from 25 feet to 11 feet was allowed for development permit number D09/2001. It was recommended that a similar set back waiver could be allowed to approve the loading bay extension.

MPC also spoke about a shipping container, located in the front yard of the applicant's property, which does not comply with the current Land Use Bylaw No. 841-15 (LUB). The owner stated that it had been placed there about two years ago and acts as a freezer storage compartment for his business. He also stated that it had been placed in its current location to facilitate the loading of trucks from the shipping

container. MPC discussed with the land owner the logistics of moving the shipping container from the front yard to the rear or side yard so that the location of the shipping container complies with the LUB. MPC also spoke about either painting the shipping container to match the colour of the building or building a fence around it to make it less noticeable.

MOVED by C. Whitehead to approve development permit application 2018-08 with a front yard setback waiver from 25 feet to 11 feet for the proposed extension to the existing loading bay with the following condition:

- That the non-complying shipping container, located in the front yard, have a fence built around it in order for it to be screened from view.

DEFEATED

MOVED by J. Juris to approve development permit application 2018-08 with a front yard setback waiver from 25 feet to 11 feet for the proposed extension to the existing loading bay with the following condition:

- That the non-complying shipping container, located in the front yard, be painted a colour that matches the existing building by the 31st of December 2018.

CARRIED

b. Development Permit Application 2018-09 – Tax Roll 374000 – Shipping Container

Administration informed MPC that notifications went out to the adjacent landowners and that no written or verbal responses had been received in favour or opposed to the proposed development. MPC discussed development permit application 2018-09 and the request to install another shipping container on 209 Jamieson Avenue.

MPC discussed a shipping container and a trailer, located in the front yard of the applicant's property, which does not comply with the current Land Use Bylaw No. 841-15 (LUB). MPC also discussed the LUB's requirement of not allowing storage to take place in the front yard of properties that are zoned Industrial.

MOVED by J. Juris to approve development permit application 2018-09 with the following condition:

- That the new shipping container adhere to the setback requirements of the Land Use Bylaw No. 841-15.

CARRIED

c. Issued Development Permits Report

MOVED by C. Whitehead 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 25th of June, 2018 beginning at 5:00 p.m.

6. ADJOURNMENT

MOVED by Councillor de Kok that the Municipal Planning Commission meeting adjourn at 6:05 p.m.
CARRIED

Chair H. de Kok

CAO Keith Davis