



**PICTURE BUTTE MUNICIPAL PLANNING COMMISSION MEETING
HELD AT ADMINISTRATION BUILDING
*Monday, July 2nd, 2019 at 5:00 p.m.***

PRESENT: Mayor Moore, Deputy Mayor Watson, Councillor de Kok, J. Juris, R. Doenz
ABSENT: R. Doenz
ALSO PRESENT: Chief Administrative Officer – K. Davis

1. CALL TO ORDER

Chairperson, H. de Kok called the meeting to order at 5:05 p.m.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF THE MINUTES

a. 27th May, 2019 Meeting

MOVED by Deputy Mayor Watson that the minutes from the 27th of May, 2019 Municipal Planning Commission (MPC) meeting be accepted as presented.
CARRIED

4. TOPICS

a. DEVELOPMENT PERMIT APPLICATION 2019-12 – Accessory Structure – Detached Garage

MOVED by Deputy Mayor Watson that development permit application number 2019-12 be approved, allowing the construction of a 765 square foot detached garage.
CARRIED

b. DEVELOPMENT PERMIT APPLICATION 2019-13 – Tire & Auto Sales and Service Shop

Councillor de Kok asked if anyone present had concerns or was opposed to the proposed development. Susan Schmidt, an adjacent landowner, spoke to MPC stating that she was not opposed to the development and was in fact in favour of seeing development occur in Town. However, she stated that she wanted to make sure the Town ensured that the drainage from the lot did not drain onto her property and suggested that all lot drainage should be directed to Highway Avenue.

Councillor de Kok asked Administration if there were any written submissions opposed to the proposed development. Administration stated that they had received a letter from Ray and Susan Schmidt and Terril Radisic. The letter was read even though the authors were present and represented the concerns in person.

MPC discussed some concerns they had surrounding the development and asked questions to Administration and the development permit applicant. Concerns raised included storm drainage; Trucks existing the proposed shop onto 2nd Street North; the potential damage to the roads and sidewalks caused by semi-trailers exiting onto 2nd Street North; tire storage; and traffic visibility from 2nd Street North.

Administration stated that a condition of the development permit could be to direct all storm drainage to Highway Avenue. It was also stated that semi-trailers currently use 2nd Street North when they exit Town after making deliveries to Butte Motors and the Picture Butte Hotel. However, it was also stated that Administration could not quantify the potential damage to 2nd Street North with the additional semi-trailers that would be existing the proposed development. The applicant stated that new tires would be stored inside with old tires being stored outside with the old tires being picked up monthly. The idea of waiving the parking requirement by one parking stall to facilitate a larger storage area was discussed. If this parking requirement was waived to facilitate an outdoor storage area, the outdoor storage area must be screened from the view of 2nd Street North and adjacent landowners. Administration also informed MPC that the proposed setbacks for the development did not impact on the visibility triangle required by the Land Use Bylaw No. 841-15.

MOVED by Deputy Mayor Watson that development permit application number 2019-13 be approved with the following conditions and waivers:

- a. The front yard setback requirement be waived to allow the minimum three feet setback as presented in the development permit application's site plot plan.
- b. That construction drawings are submitted to the development officer that demonstrates the majority of the lot drainage is directed to Highway Avenue; and the storm water coming from the building is tied into the catch basin located at the corner of Highway Avenue and 2nd Street North.
- c. To allow 2nd Street North to be assigned as the secondary front yard and to allow the requested 20 foot set back as demonstrated in the development permit application site plan;
- d. That construction drawings are submitted to the development officer that demonstrates vehicular ramps on the sidewalk that meet the Town's sidewalk specifications.
- e. That proof of the three lots being amalgamated into one lot is provided to the development

officer prior to a building permit being issued.

- f. That the LUB parking space requirement of ten parking spaces be waived to require nine off street parking spaces. The space that would have been used for a parking space can be used as a storage area but must be screened from the view of 2nd Street North and adjacent landowners.
- g. That a privacy fence is built along the north property line.
- h. That proof of receiving an Alberta Transportation permit is provided to the Development Officer.

CARRIED

c. ISSUED DEVELOPMENT PERMITS REPORT

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

CARRIED

5. AS INTRODUCED – NONE

6. ADJOURNMENT

MOVED by J. Juris that the Municipal Planning Commission meeting adjourn at 6:12 p.m.

CARRIED

Chair H. de Kok

CAO Keith Davis