



**PICTURE BUTTE MUNICIPAL PLANNING COMMISSION MEETING
HELD AT COMMUNITY / SENIORS CENTRE
*Monday, May 25th, 2020 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 – C. Johnson
Oldman River Regional Services Commission Planner – M. Baldwin

1. CALL TO ORDER

Keith Davis called the meeting to order at 5:04 p.m.

MOVED by R. Doenz to appoint Deputy Mayor Watson as Vice – Chairperson.

CARRIED

2. APPROVAL OF AGENDA

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

CARRIED

3. APPROVAL OF THE MINUTES

a. December 23rd, 2019 Meeting

MOVED by J. Juris that the minutes from the December 23rd, 2019 Municipal Planning Commission (MPC) meeting be accepted as presented.

CARRIED

4. TOPICS

a. DEVELOPMENT PERMIT APPLICATION 2020-03 – Height Restriction Waiver, Demolition and Installation of Fuel Tanks

MPC Council discussed the safety factors of removing the old tanks and of a previous fire that occurred years earlier. They agreed to have a condition stipulated that the Picture Butte Fire Department be notified and on site for the removal. They also discussed the other requirements and approvals from the Petroleum Tank Management Association of Alberta board and asked if that should also be a

condition of the permit. Madeleine from ORRSC noted that they will already be stipulated to submit those applications but the Town should have a copy of the approval for their records.

Councillor de Kok entered the meeting at 5:11 p.m.

MOVED by J. Juris to allow the owner to demolish and replace seven fuel tanks with new 90,000L fuel tanks, allow the addition of one 90,000L fuel tank, and waive the maximum height restriction of 6.1m (20 ft.) to allow the installation of all the 90,000L fuel tanks. The owner must notify the CAO on the day of demolition and file a copy of the approval from the Petroleum Tank Management Association of Alberta.

CARRIED

b. DEVELOPMENT PERMIT APPLICATION 2020-07 – Lot Coverage Waiver & Accessory Structure – Detached Garage

MOVED by R. Doenz to allow the owner to build an 896 sq. ft. detached garage in the location outlined in the owner's development permit application and to approve a lot coverage waiver for accessory buildings to allow the 896 sq. ft. detached garage.

CARRIED

c. HOME OCCUPATION B – 643 Crescent Avenue

The owner of this property has been using the property exclusively for an office and storage for 4 years. The owner does not reside at the property. MPC Council discussed the requirements of the Home Occupation application and noted that the standards are not met. Council noted that storage of the lift and ladders would be better suited to a retail/commercial zoned area. After discussion regarding the Home Occupation standards and the residential area the property is located in, Council made the decision that this business would be better suited to a commercial area.

MOVED by J. Juris to deny the request of Home Occupation B permit for 643 Crescent Avenue.

CARRIED

d. DEVELOPMENT PERMIT APPLICATION 2020-14 – Rear Yard Waiver Setback Request

MOVED by Mayor Moore to waive the rear yard setback requirement of 7.6 m. to allow the rear yard deck to have a 6.15 m rear yard setback. This rear yard setback is waiver is only applicable to the constructed deck and is not a blanket waiver to future developments upon the property.

CARRIED

e. FRONT YARD FENCE REGULATION WAIVER REQUEST – 124 4TH Street South

Council discussed the layout of the property and how the property is actually accessed through the alley way. They see no problems in having a 6 foot fence in the front yard as it is not seen as a front yard the way the house is situated in the rear of the property.

MOVED by J. Juris to allow the owner to build a six foot fence in their front yard on the condition that is be set back at least 25 meters from the front property line.

CARRIED

f. ISSUED DEVELOPMENT PERMITS REPORT

MOVED by Councillor de Kok to accept the Issued Development Permits Report as presented to MPC.
CARRIED

5. AS INTRODUCED – NONE

6. ADJOURNMENT

MOVED by R. Doenz that the Municipal Planning Commission meeting adjourn at 5:36 p.m.
CARRIED

Chair H. de Kok

CAO Keith Davis