



**PICTURE BUTTE MUNICIPAL PLANNING COMMISSION MEETING  
HELD AT THE COMMUNITY CENTRE  
*Monday, April 26<sup>th</sup>, 2021 at 5:00 p.m.***

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

**ALSO PRESENT:** Chief Administrative Officer – K. Davis  
Administrative Assistant – C. Johnson  
Municipal Enforcement Officer – R. Mosby  
Oldman River Regional Services Commission – M. Baldwin

**1. CALL TO ORDER**

Deputy Mayor de Kok called the meeting to order at 5:00 p.m.

**2. APPROVAL OF AGENDA**

MOVED by Councillor Watson that the agenda be accepted as presented.

CARRIED

**3. APPROVAL OF THE MINUTES**

**a. February 22<sup>nd</sup>, 2021 Meeting**

MOVED by Mayor Moore that the minutes from the February 22<sup>nd</sup>, 2021 Municipal Planning Commission (MPC) meeting be accepted as presented.

CARRIED

**4. TOPICS**

**a. DEVELOPMENT PERMIT APPLICATION 2021-08 – Tire Shop, Parking, Outdoor Storage, Shipping Containers, Rear Yard Set Back Waiver and Fence Height Waiver.**

Administration voiced their concerns regarding the parking and pulling in of semi-trucks and trailers in the empty lots on Highway 25. The lots are zoned Retail Commercial meaning its best suited for shops like bakery, dentist office, places people would walk to. Having semi-trucks and trailers turning into the lots in the middle of the retail commercial land use district is not ideal. Administration is concerned about retail businesses in the future wanting to set up shop next door to truck parking.

Adjacent landowners, Joe Watson and Ross Doenz spoke to the application stating they were not against any part of the application.

J. Watson & R. Doenz left the room at 5:25 p.m.

MPC sees no problems with allowing the fence height waiver as it would shield the storage and provide security. MPC also has no issue with the seacans being stored in the front yard because they would be behind the fence, however MPC would like to see the seacans painted in a complimentary colour. They agree this is a better option than having them misplaced around the area like they are currently.

MOVED by J. Juris to approve the following:

- Allow a tire shop under the use “Retail store” and the workshop under the use ‘Accessory use’
- allow the use of 231 and 229 Highway Avenue for semi-truck access and parking as shown in the applicant’s proposal;
- allow a rear yard setback waiver to allow a three-metre rear yard setback for the principal building
- approve the proposed shipping containers in the front yard with the following conditions:
  - require the shipping containers to be painted a neutral colour that matches the principal or surrounding buildings
  - require the shipping containers to be screened from view from Jamieson Avenue
- allow an eight-foot-high chain link fence, with screening installed, to be built in the front yard of 204 to 202 Jamieson Avenue
- require the applicant to consolidate lots 208 to 202 Jamieson Avenue, Picture Butte, Lots 4, 5 and A, Block 2, Plan 6764DI
- require the applicant to get a surveyor’s sketch of the proper turning radius for the entrance on Highway 25
- require the applicant to upgrade the sidewalks where trucks are entering and exiting to meet the standards for heavy trucks on Jamieson Avenue and Highway 25.

CARRIED

J. Watson & R. Doenz entered the meeting at 6: 07 p.m.

**b. DEVELOPMENT PERMIT APPLICATION 2021-14 – Front Yard Fence Height Waiver**

MOVED by Mayor Moore to approve the requested waiver to allow a four-foot height waiver to the proposed fence, thus allowing a seven-foot high fence to be built as proposed in development permit application number 2021-14.

CARRIED

**c. ISSUED DEVELOPMENT PERMITS REPORT**

MOVED by R. Doenz to accept the Issued Development Permits Report as presented to MPC.

CARRIED

**5. AS INTRODUCED – NONE**

**6. ADJOURNMENT**

MOVED by J. Watson that the Municipal Planning Commission meeting adjourn at 6:11 p.m.

CARRIED

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Chair H. de Kok

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CAO Keith Davis