

MINUTES

OLDS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Olds Intermunicipal Planning Commission held on January 06, 2017, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

In Attendance:

D. Milne; Mountain View County / Chair  
M.J. Harper; Town of Olds  
A. Kemmere; Mountain View County  
W. Bearchell; Town of Olds

M. Bloem; Secretary, Intermunicipal Planning Commission/Director of Planning & Development Services  
S. Madge; Manager of Development & Permitting Services  
C. Mabin; Development Officer  
L. Craven; Recording Secretary

CALL TO ORDER:

M. Bloem called the meeting to order at 9:00 a.m. and asked for the nomination for Chair for the Olds Intermunicipal Planning Commission.

W. Bearchell nominated D. Milne as Chair of the Olds Intermunicipal Planning Commission for 2017. There were no further nominations.

OIPC 17-001 Moved by A. Kemmere  
That nominations cease.

Carried.

M. Bloem declared D. Milne as the Chair of the Olds Intermunicipal Planning Commission until the Organizational Meeting of 2017/2018.

D. Milne called for the nominations for Vice Chair for the Olds Intermunicipal Planning Commission.

M.J. Harper nominated W. Bearchell as Vice Chair of the Olds Intermunicipal Planning Commission for 2017. There were no further nominations.

OIPC 17-002 Moved by A. Kemmere  
That nominations cease.

Carried.

D. Milne declared W. Bearchell as the Vice Chair of the Olds Intermunicipal Planning Commission until the Organizational Meeting of 2017/2018.

AGENDA

OIPC 17-003 Moved by A. Kemmere  
That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of January 06, 2017 as presented.

Carried.

PLDP20160382  
SE 36-32-2-5  
Plan 9211390 Block 1

Planning and Development Services presented an overview of a development located at SE 36-32-2-5 Plan 9211390 Block 1, and provided information as introduced in the agenda package, including the location map, aerial photos and site photos. Planning and Development Services provided specific information to the application as follows:

- Application is for an Existing Business, Contractors – (Heritage Artisan Furniture) and Change of Use from Accessory Building to Workshop and 1 Sign.
- Zoning is Agricultural (A) District and the parcel size is 9.33 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant / Landowner – CLARK, Thomas & Wendy
- Business has been operating on site since 1997.
- There are two dwellings on the property.
- Directly west of Olds, within the IDP fringe area.
- The parcel borders the Town of Olds with the remaining surroundings predominately Agricultural.
- The business will entail woodworking within the accessory building and outdoor storage.
- The subject area is well screened with trees surrounding the property.
- Utilized by the business will be a 10 meter x 9 meter workshop, 3 business related vehicles, clients rarely visiting the site, 8am - 4pm year-round excluding April, July and August.
- There have been no complaints to the County for the business in its 20 years of operation.
- The application was brought in voluntarily so it was recommended that penalty fees be waived.

Intermunicipal Planning Commission had no questions or concerns.

Thomas Clark (applicant/landowner) was present.

Moved by W. Bearchell

OIPC 17-004 That the Olds Intermunicipal Planning Commission (IMPC) approve the existing Business, Contractors (Heritage Artisan Furniture) and Change of Use from Accessory Building to Workshop and 1 Sign, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SE 36-32-2-5 Plan 9211390 Block 1 submitted by CLARK, Thomas James & Wendy Ann, Development Permit File No. PLDP20160382, subject to the following conditions:

**CONDITIONS:**

The works outlined in this application are subject to the following Conditions:

**Standard Conditions:**

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

**Standard Conditions If Applicable:**

4. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A

**Permits Associated with Building Construction:**

11. N/A
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the

Adopted

said development has complied with the Safety Codes Act of Alberta.

**Additional Conditions:**

13. Future expansion, work area or additional employees, will require a new permit and may require rezoning or relocation to a Business Park.
14. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy.
16. One (1) On-Site Commercial sign is permitted. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.

Carried.

**ADJOURNMENT**

OIPC 17-005

Moved by D. Milne

That the Olds Intermunicipal Planning Commission of January 06, 2017 be adjourned at 9:12 a.m.

Carried.



Chair

I hereby certify these minutes are correct.



Secretary, Intermunicipal Planning Commission