

MINUTES

OLDS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Olds Intermunicipal Planning Commission held on May 16, 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
W. Bearchell; Town of Olds
B. Beattie; Mountain View County (via tele-conference)

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:

D. Milne called the meeting to order at 8:12 a.m.

AGENDA

OIPC 17-006 Moved by M.J. Harper
That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of May 16, 2017 as presented.

Carried.

PLDP20170143
NE 20-32-1-5

Planning and Development Services presented an overview of an application for a third dwelling located at NE 20-32-1-5, 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 Dwelling Unit (Third) (Manufactured).
- Zoning is Agricultural (A) District and the parcel size is 157.26 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant / Landowner - CIPPERLEY, Wayne George
- Previous approval was granted by Development Permit PLDP20120176 for a time limited term of 5 years. The permit will expire in August, 2017.
- Currently there are three dwellings on the property that exceeds the dwelling density of the Land Use Bylaw regulations.

- Property is directly south of Olds, within the Intermunicipal Development Plan Fringe Area.
- Surrounding land uses are Olds College, Town of Olds and the rest is prominently agricultural land.
- A condition of the 2012 Development Permit was to remove the manufactured home or the older dwelling within five (5) years. Intent was to have the dwelling density down to two (2) by the expiry date.

Intermunicipal Planning Commission had no comment or concerns.

Applicant, Wayne Cipperley, was present.

Moved by M.J. Harper

OIPC 17-007 That the Olds Intermunicipal Planning Commission (IMPC) refuse the proposed Dwelling Unit (Third) (Manufactured) in accordance with Land Use Bylaw No. 15/15, within NE 20-32-1-5, submitted by CIPPERLEY, Wayne George, Development Permit No. PLDP20170143 for the following reasons:

The proposed application exceeds the maximum number of dwelling units of two (2) on parcels greater than 28.33 ha (70.0 ac) as outlined in LUB 15/15 Section 9.8 Dwelling Density.

Carried.

ADJOURNMENT

Moved by W. Bearchell

OIPC 17-008 That the Olds Intermunicipal Planning Commission of May 16, 2017 be adjourned at 8:24 a.m.

Carried.

Teleconference ended at 8:24 a.m.

Adopted via email May 30, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Intermunicipal Planning Commission