

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Didsbury Intermunicipal Planning Commission held on April 07, 2015, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: D. Milne; Mountain View County/Chair
A. Kemmere; Mountain View County
R. Mousseau; Town of Didsbury
J. McCoy; Town of Didsbury

IN ATTENDANCE: M. Bloem; Secretary, Intermunicipal Planning Commission /
Director of Planning & Development Services
S. Madge; Manager of Development & Permitting Services
P. Grochmal; Development Officer
A. Gibson; Development Officer
C. Woods; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER: D. Milne called the meeting to order at 1:08 p.m.

AGENDA Moved by R. Mousseau
DIPC 15-001 That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of April 07, 2015 as presented and Items 8.2, 8.3, 8.4 and 8.5 be presented as a collective file with separate motions.
Carried

PLDP20150063
SE 1-33-2-5
Planning and Development Services presented an overview of a proposed development located at SE 1-33-2-5, 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 Kennel (Amigo Kennels), Sign and Setback Relaxation for Existing Structures.
- Zoning is Agricultural District (A) and the parcel size is 6.08 acres.
- Property is located within Division 3 and the rural neighborhood of Westerdale.
- Applicant/Landowner - WILLIAMSON, Kim & DOHERTY, Tom.
- Located on the NW edge of Didsbury adjacent to the landfill.

- The application is for a Kennel that would be for breeding, training and boarding purposes. The applicants own Brittany Spaniels for stud purposes and don't plan on having females or litters of puppies on site.
- All dogs would be kept inside at night and would be supervised when outside.
- No new structures, no employees or commercial vehicles are proposed with this application.
- Condition 18 proposes that the maximum number of dogs be a total of 20. The applicant requested 10 dogs for breeding & 6 dogs for boarding purposes. Administration is proposing a leniency of 4 additional dogs.
- General public will not be using the facility. Boarding dogsd will be championship, quality sporting dogs only.
- The business has been operating for three years but falls under the Amnesty Program and no penalties will be applied.
- Circulation to adjacent landowners: one (1) letter of concern was received concerning the noise of barking dogs at night. Concerns are captured in Condition 21.
- No complaints have been received for this business in the past.

Didsbury Intermunicipal Planning Commission discussed the following:

- A member asked the applicant for clarification on the gender of the dogs.

Applicant discussed the following:

- Tom Doherty spoke as the applicant.
- Applicant clarified the gender of the dogs on site and that he does not intend to have female dogs or litters on site.

Moved By J. McCoy

DIPC 15-002 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Kennel (Amigo Kennels), Sign and Setback Relaxations for Existing Structures, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within SE 26-31-2-5 Plan 9111436 Lot 1 submitted by WILLIAMSON, Kim and DOHERTY, Tom, Development Permit File No. PLDP20150063, 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. 01/14.
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. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. N/A
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction:

10. N/A
11. N/A

Additional Conditions:

12. That setback relaxations are hereby granted for the life of the buildings for all the structures identified within the submitted Site Sketch.
13. One sign, advertising the Kennel, shall be located along the easterly property line or entrance to the property and will be no larger than 4' by 4'. This sign shall be located on the subject property and not within the Road Allowance.
14. Signage must be maintained in good repair and the owner and/or landowner will be responsible for removal if the sign is no longer required.
15. The applicant and/or landowner shall observe and implement the objectives and principles within the "Best Management Practices for Animal Shelter and Rescue in the Province of Alberta" published by the Alberta Veterinary Medical Association and the Government of Alberta.
16. All facilities shall be kept in a manner satisfactory to the health authority and the Society for the Alberta Prevention of Cruelty of Animals (SPCA).
17. Waste management of the kennel shall be in accordance with Provincial requirements regarding waste disposal.

18. Approval is granted for a maximum of twenty (20) adult dogs to be on the property at any one time for breeding, training and/or boarding purposes.
19. The applicant and/or operator shall not allow the dogs to bark or howl excessively or otherwise disturb any persons.
20. The dogs shall not be permitted to run free off the property at any time.
21. On site supervision shall be maintained during the active kennel operation. The dogs shall not be allowed outside without supervision and they will be housed indoors during the night.
22. The hours of operation for the office shall be year round 8:00 am to 8:00 pm.
23. All exterior exercise areas shall be enclosed with a minimum six (6) foot high climb-proof fence.
24. Future expansion of the kennel - including the dog kennel, work area, employees, new structures or additional animals, will require a new permit.

Carried

Didsbury Intermunicipal Planning Commission was presented with the next 4 applications collectively as they affect the same property and proposed uses. (File #'s PLDP20150072, PLDP20150073, PLDP20150091 & PLDP20150094)

Administration presented the following information then motions were made for individual applications, there after;

- 3 of the applications are on the same lot (NE 17-31-1-5 Plan 248 LK Blk - 3 L - PT) (3.31 acres) and the other is for the storage only (on a portion of NE 17-31-1-5 Plan 248 LK Blk - 3) (1.4 acres).
- The 1st named property had previously had a barn/riding arena which burnt down a number of years ago. The applicant constructed a new building in this location last summer with the appropriate permits in place.
- Modular buildings will be constructed and stored on the easterly portion of the subject land. Wrem ICI Ltd. will be occupying the easterly section of the building as well as the storage area on the next lot to the east (Dick's Trucking).
- Dicks Trucking has leased 1.4 acres to WREM ICI for storage of the modular units. The storage will be for completed modular until they are moved to their permanent site. The storage area will be fenced and accessed from only from the property to the west.

- Application PLDP20150091 is for a Security Suite with a size variance, ensuring security for the building and yard site. The suite will have a separate outside entrance.
- Pinnacle Construction will be occupying the middle of the building with the Security Suite above the Pinnacle area within the building.
- PLDP20150094 is for a rental of the west bay for the storage of trucking and construction equipment.

Didsbury Intermunicipal Planning Commission discussed the following:

- Administration clarified the landscaping on Dick's Trucking lot. It was stated that Dicks Trucking area was for storage only, will be fenced and consists of 1.4 acres however 10% of the lot must be landscaped by September 30, 2015.
- Administration stated that there will be no rezoning with these applications as all the lots have the appropriate zoning of Business Park District.

Applicant discussed the following:

- J. Fazakas spoke as the applicant.
- Applicant described the structural change of the east side of the building to ensure the modulares can fit through the doors. The changes will match the building

PLDP20150072

NE 17-31-1-5

Plan 248 LK Blk – 3 L – PT

Planning and Development Services presented an overview of a proposed development located at NE 17-31-1-5 Plan 248 LK Blk – 3 L – PT, 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 Industrial Storage and Warehousing Use - Modular Unit Construction, Assembly, and Finishing with Office.
- Zoning is Business Park (I-BP) and the parcel size is 3.31 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant - WREM ICI Ltd. / Landowner - LIL DUDE RANCH LTD./Pinnacle Construction

Moved By A. Kemmere

DIPC 15-003

That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Industrial Storage and Warehousing Use - Modular Unit Construction, Assembly, and Finishing with Office, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NE 17-31-1-5 Plan 248 LK Block 3 Lot PT submitted by WREM ICI Ltd., Development Permit File No. PLDP20150072, 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. 01/14.
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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction:

10. If the development authorized by a development permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
11. 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 said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

12. Permit approval is conditional to information supplied on the application form for the expansion of existing Development

Permit PLDP20140143 to allow occupancy in the bays of the constructed shop. This proposal affects the 6,000 sq ft easterly portion of the building for Industrial Storage and Warehousing Use - Modular Unit Construction, Assembly, and Finishing with Office for WREM ICI.

13. Future expansion including expansion of storage area, signage, and/or structures will require a new permit.
14. Landscaping was a requirement of Development Permit PLDP20140143 and continued compliance will be required.
15. Outside storage will be limited to modular buildings and goods associated with the construction of these units. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy. No stacking of modules is permitted.
16. Outside storage of goods, materials, commodities or finished products shall not be placed within the northerly front yard setback of 12.0 m (39.4 ft).
17. That a Building Permit and any applicable plumbing, gas and electrical permits be applied for and obtained for each individual modular unit that is produced on site.
18. No signage has been permitted with this permit. All on-site commercial advertising will be provided for on the sign allowed through the issuance of Development Permit PLDP20140143.
19. That the applicant obtains a Roadside Development Permit from Alberta Transportation.

Carried

PLDP20150073
NE 17-31-1-5
Plan 248 LK Blk - 3

Planning and Development Services presented an overview of a proposed development located at NE 17-31-1-5 Plan 248 LK Blk - 3, 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 Industrial Storage & Warehousing - Storage of Modular Units.
- Zoning is Business Park (I-BP) and the parcel size is 14.61 acres however only 1.4 acres are affected.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant - WREM ICI LTD. / Landowner - DICK'S TRUCKING LTD c/o Randy.

Moved By R. Mousseau
DIPC 15-004 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Industrial Storage & Warehousing - Storage of Modular Units, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NE 17-31-1-5 Plan 248 LK Block 3 submitted by WREM ICI LTD., Development Permit File No. PLDP20150073, 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. 01/14.
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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction:

10. N/A
11. N/A

Additional Conditions:

12. Permit approval is conditional to information supplied on the application form for Industrial Storage & Warehousing - Storage of Modular Units. This proposal affects the westerly portion of the subject land, consisting of 1.4 acres (or 145ft x 420ft) and is to be used for storage purposes only in conjunction with the uses and conditions identified on Development Permit PLDP20150072.

13. Future development, structures, expansion, new or additional uses will require a new development permit.
14. There are Landscaping requirements for Business Park lots and compliance will be required (as per the Land Use Bylaw No. 01/14 and the Commercial and Industrial Design Guidelines). A minimum of 10% of the lot requires landscaping and should include a mix of trees, shrubs and grasses. The existing trees will assist in meeting the criteria of the 10% landscaping requirement however additional landscaping, specifically along the northerly side of the property is required by September 30, 2015.
15. The applicant and/or landowner shall identify the affected portions of the subject land by fencing the identified area of the lot. The proposed area shall be no larger than 1.4 acres (or 145 ft x 420 ft).
16. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy. Only the storage of modular units, related to WREM, shall be allowed. Storage of goods not related to WREM products will not be permitted. No stacking of modules is permitted.
17. No topsoil shall be removed from site.
18. All access to this lot must be provided for from the adjacent lot to the west (NE 17-31-1-5 Plan 248 LK Block 3 Lot PT).
19. That the applicant obtains a Roadside Development Permit from Alberta Transportation.

Carried

PLDP20150091

NE 17-31-1-5

Plan 248 LK Blk – 3 L - PT

Planning and Development Services presented an overview of a proposed development located at NE 17-31-1-5 Plan 248 LK Blk – 3 L - PT, 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 Security Suite with a size variance, within an existing shop.
- Zoning is Business Park (I-BP) and the parcel size is 3.31 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant – PINNACLE CONTRACTORS / Landowner – LIL DUDE RANCH LTD.

Moved By J. McCoy
DIPC 15-005 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Security Suite with a size variance within an Existing Shop, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NE 17-31-1-5 Plan 248 LK Block 3 Lot PT submitted by PINNACLE CONTRACTORS, Development Permit File No. PLDP20150091, 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. 01/14.
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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction:

10. If the development authorized by a development permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
11. 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

Adopted

responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

12. Approval for a security suite, with a size variance to 680 sq ft, is hereby granted for the life of the building.
13. That the applicant obtains a Roadside Development Permit from Alberta Transportation.

Carried

PLDP20150094

NE 17-31-1-5

Plan 248 LK Blk – 3 L - PT

Planning and Development Services presented an overview of a proposed development located at NE 17-31-1-5 Plan 248 LK Blk – 3 L – PT, 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 Industrial Storage & Warehousing - Storage of Trucking and Construction Equipment.
- Zoning is Business Park (I-BP) and the parcel size is 3.31 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant – 1321960 ALBERTA LTD. / Landowner – LIL DUDE RANCH LTD.

Moved By A. Kemmere

DIPC 15-006

That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Industrial Storage & Warehousing - Storage of Trucking and Construction Equipment, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NE 17-31-1-5 Plan 248 LK Block 3 Lot PT submitted by 1321960 Alberta Ltd., Development Permit File No. PLDP20150094, 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. 01/14.
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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction:

10. If the development authorized by a development permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
11. 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 said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

12. Permit approval is conditional to information supplied on the application form for the expansion of existing Development Permit PLDP20140143 to allow occupancy in the bays of the constructed shop. This proposal affects the 1,475 sq ft westerly portion of the building for Industrial Storage and Warehousing Use - Storage of Trucking and Construction Equipment.
13. Future expansion including expansion of storage area, signage, and/or structures will require a new permit.
14. Landscaping was a requirement of Development Permit PLDP20140143 and continued compliance will be required.

Adopted

15. The applicant shall organize the vehicle and equipment storage on the lot so that it is orderly, neat, and tidy. Equipment and vehicle storage will only be permitted on the south and west side of the existing building. No parking or storage will be permitted on the northerly side of the building.
16. All chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed off-site by authorized personnel specializing in proper disposal methods.
17. No signage has been permitted with this permit. All on-site commercial advertising will be provided for on the sign allowed through the issuance of Development Permit PLDP20140143.
18. That the applicant obtains a Roadside Development Permit from Alberta Transportation.

Carried

ADJOURNMENT

DIPC 15-007 Moved by J. McCoy
That the Didsbury Intermunicipal Planning Commission meeting of April 07, 2015 be adjourned at 1:45 p.m.

Carried

Adopted Via Email May 06, 2015

Chair

I hereby certify these minutes are correct.

Secretary, Didsbury Intermunicipal Planning Commission