

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Didsbury Intermunicipal Planning Commission** held on **June 17, 2015**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

VIA TELECONFERENCE: D. Milne; Mountain View County/Chair  
R. Mousseau; Town of Didsbury  
J. McCoy; Town of Didsbury

IN ATTENDANCE: S. Madge; Manager of Development & Permitting Services  
A. Gibson; Development Officer  
L. Craven; Recording Secretary

CALL TO ORDER: D. Milne called the meeting to order at 1:02 p.m.

AGENDA Moved by R. Mousseau  
DIPC 15-008 That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of June 17, 2015 as presented.  
Carried

PLDP20150179  
NW 11-31-2-5  
Plan 9410821 L - 2

Planning and Development Services presented an overview of a proposed development located at NW 11-31-2-5 Plan 9410821 L - 2, 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 Addition to Dwelling, Single Detached (existing); Extension/Lean-to on Pole Shed (existing); and Easterly Sideyard Setback Relaxations.
- Zoning is Country Residential (R-CR) and the parcel size is 5.58 acres.
- Property is located within Division 3 and the rural neighborhood of Westcott.
- Applicant/Landowner - COUTURE, Henry
- Located adjacent to Didsbury on the southwest border of the Town.
- Two additions were erected without proper permits. Both additions are approximately 35 sq metres.
- Easterly setback relaxations are required for the barn, shed chicken coop, horse shelter and greenhouse that do not meet the 17 metre requirement.

- The application came in under the amnesty period and will not have penalty fees applied.

Didsbury Intermunicipal Planning Commission discussed the following:

- No comments or concerns.

Applicant was not present.

Moved By D. Milne

DIPC 15-009

That the Intermunicipal Planning Commission (IMPC) approve the Addition to Dwelling, Single Detached (existing); Extension/Lean-to on Pole Shed (existing); and Easterly Sideyard Setback Relaxations, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NW 11-31-2-5 Plan 9410821 Lot 2 submitted by COUTURE, HENRY, Development Permit File No. PLDP20150179, 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. 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. That easterly setback relaxations be granted for the life of the structures as per the submitted site sketch.

13. That a Building Permit be obtained for the lean-to on the Pole Shed (if required) and for the addition to the dwelling.

Carried

ADJOURNMENT

DIPC 15-010

Moved by R. Mousseau

That the Didsbury Intermunicipal Planning Commission meeting of June 17, 2015 be adjourned at 1:08 p.m.

Carried

Teleconference call ended at 1:08 p.m.

Adopted Via Email June 23, 2015

---

Chair

I hereby certify these minutes are correct.

---

Secretary, Didsbury Intermunicipal Planning Commission