

MINUTES

CARSTAIRS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Carstairs Intermunicipal Planning Commission** held on **June 23, 2015**.

Present: P. McKean; Mountain View County / Chair
R. Blair; Town of Carstairs

Via Teleconference Call: B. Beattie; Mountain View County

In Attendance: M. Bloem; Director of Planning & Development Services/Secretary
S. Madge; Manager of Development and Permitting Services
A. Gibson; Development Officer
L. Craven; Recording Secretary
k. Lashmar; Admin Support

CALL TO ORDER: M. Bloem called the meeting to order at 1:00 p.m.

M. Bloem stated that Bruce Beattie would be joining the meeting via teleconference call.

M. Bloem, Director of Planning & Development Services declared the meeting open and stated that the first order of business is the appointment of Chair and Vice Chair of the Carstairs Intermunicipal Planning Commission for 2014/2015.

R. Blair nominated P. McKean for Chair of the Carstairs Intermunicipal Planning Commission for 2014/2015.

CIPC 15-001 Moved by P. McKean
That nominations cease.

Carried

M. Bloem declared that P. McKean be appointed as Chair for the Carstairs Intermunicipal Planning Commission until the 2014/2015 Organizational Meeting.

P. McKean called for nominations for the Vice Chair of the Carstairs Intermunicipal Planning Commission for 2014/2015.

P. McKean nominated R. Blair for Vice Chair of the Carstairs Intermunicipal Planning Commission for 2014/2015.
There were no further nominations.

CIPC 15-002 Moved by P. McKean
That nominations cease.

Carried

P. McKean declared that R. Blair be appointed as Vice Chair for the Carstairs Intermunicipal Planning Commission until the 2014/2015 Organizational Meeting.

AGENDA

CIPC 15-003 Moved by R. Blair
That the Carstairs Intermunicipal Planning Commission adopt the agenda of the Carstairs Intermunicipal Planning Commission meeting of June 23, 2015 as presented.
Carried

MINUTES

CIPC 15-004 Moved by B. Beattie
That the Carstairs Intermunicipal Planning Commission approves the adoption of the Carstairs Intermunicipal Planning Commission minutes electronically going forward (via email).
Carried

PLDP20150244
NE 7-30-1-5
Plan 0010286 L - 1

Planning and Development Services presented an overview of the existing development located at NE 7-30-1-5 Plan 0010286 L - 1, and provided information as introduced in the agenda package. Planning and Development Services provided specific information to the application as follows:

- Development Permit for an Existing Business, Contractors (Cabinet Making "Lavish Woodcraft")
- Applicant /Landowner – BOUDREAU, Bradford & Suzanne
- Zoning Agricultural District (A) and 10.01 acres.
- Property is located within Division 1 and in the rural neighborhood of Wessex.
- Western border of the Town of Carstairs.
- The property is located in the IP Fringe Area. In accordance with the IP, the IMP will make a decision on a Development Permit for a discretionary use.
- No environmental, topography or water concerns.
- The application is for an existing business in the existing shop a previous landowner had approvals for a vehicle repair shop. The repair shop is no longer in operation.

Carstairs Intermunicipal Planning Commission members discussed the following:

- Administration clarified that the application was submitted during the County's Amnesty Program.
- It was stated that the applicant would be responsible for ensuring the existing shop has proper building permits.

Applicant was present.

Moved by R. Blair
CIPC 15-005 That the Carstairs Intermunicipal Planning Commission (IMPC) approve the Business, Contractors (Cabinet Making "Lavish Woodcraft"), in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NE 7-30-1-5 Plan 0010286 Lot 1 submitted by BOUDREAU, Bradford & Suzanne, Development Permit File No. PLDP20150244, 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. Permit approval is conditional to information supplied on the application form for a Business, Contractors (Cabinet Making within accessory building). The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.

Adopted

13. The applicant shall obtain a Building Permit for the change of use for the existing shop.
14. The proposed business shall not have more than one (1) customer visits per day.
15. The hours of operation shall be from 8:00 am to 5:00 pm Monday to Saturday only. There shall be no business conducted on Sundays and statutory holidays.
16. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
17. No signage has been granted with this application. Any future signage shall be applied for through the Development Permit process.
18. Any and all storage of product and materials shall only be permitted within the existing shop.

Carried

ADJOURNMENT

CIPC 15-006

Moved by B. Beattie

That the Carstairs Intermunicipal Planning Commission meeting of June 23, 2015 be adjourned at 1:08 p.m.

Carried

Conference call with B. Beattie was terminated at 1:08 p.m.

Adopted July 13, 2015 via email

Chair

I hereby certify these minutes are correct.

Secretary, Carstairs Intermunicipal Planning Commission