

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

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

IN ATTENDANCE:

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

M. Pawlow; Manager of Planning Services / Interim Secretary Intermunicipal Planning Commission
S. Madge; Manager of Development & Permitting Services
P. Grochmal; Development Officer
A. Gibson; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

D. Milne called the meeting to order at 2:00 p.m.

AGENDA

Moved by R. Mousseau
DIPC 15-011 That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of July 17, 2015 as presented.

Carried

PLDP20150300
NE 17-31-1-4
Plan 1944 JK Blk - 1

Planning and Development Services presented an overview of a proposed development located at NE 17-31-1-4, Plan 1944 JK Blk - 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 Industrial Storage & Warehousing - Storage of Modular Units.
- Zoning is Business Park (I-BP) and the parcel size is 7.68 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant – WREM ICI LTD. / Landowner – 1721060 AB LTD. c/o Gordon Reimer & James Carpenter
- In the future there will be additional landscaping requirements when the landowner builds a permanent structure on the subject property.

- The applicant has agreed to tree planting and landscaping to enhance the property.
- The applicants are constructing the portable modular units and vestibules on the adjacent property to the east and then will store the completed units on the subject property.
- This will be short term storage only of the finished modulars and vestibules.
- Relaxations have been granted for the northerly front yard to 12.0 metre (39.4 ft), and southerly side yard setback to 1.2 metre (4.0 ft).

Didsbury Intermunicipal Planning Commission discussed the following:

- A member had concerns with the tidiness of the eastern lot that was a condition of a previous application.
- Administration stated that without a building on the lot the applicant is not requiring additional landscaping.
- Concerns with the screening being postponed in the past and wanting strict timelines to finish the screening as proposed.
- Administration clarified the setbacks and screening.

Applicant discussed the following:

- Jonathan Lochhead & Dan Fernandez spoke as the applicant.
- The applicant stated that there are a number of issues with the easterly lot. The sea cans are supplier's storage for the assembly and production of the units. Placement of the sea can is due to the water issues that the landowner is trying to rectify.
- Applicant stated that only finished products will be on the subject lot. The easterly lot can be more organized once they have the storage on the subject property.
- Landowner will provide the required screening by July 31, 2015.

Moved By J. McCoy

DIPC 15-012 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 1944 JK Block 1 submitted by WREM ICI LTD., Development Permit File No. PLDP20150300, 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.
13. Future development, structures, expansion, new or additional uses will require a new development permit.
14. Landscaping is required on Business Park lots and compliance will be required as per Land Use Bylaw No. 01/14 and The Commercial and Industrial Design Guidelines. Three (3) landscaped features located along the north property line shall be planted by July 31, 2015. These landscaping features shall include a mixture of a minimum of ten (10) non-fruit bearing trees (minimum of 6 ft high) and shrubs and be designed in a manner that is aesthetically pleasing and welcoming to the area. The landscaping features shall be continued to be maintained and cared for. If any of the trees or shrubs either die and/or are removed from the property, replacement trees or shrubs shall be planted.
15. A 12.0 metre (39.4 ft) northerly front yard setback relaxation and a 1.2 metre (4.0 ft) southerly side yard setback shall be allowed for the storage and/or parking of the modular units. The easterly front yard setback requirement of 12.0 metres

(39.4 ft) and the westerly side yard setback of 9.0 metres (29.5 ft) must be maintained.

16. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy. Only the storage of completed 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. That the applicant obtains a Roadside Development Permit from Alberta Transportation.

Carried

PLDP20150283
SE 17-31-1-5 &
SE 17-31-1-5
Plan 7910694, L - A &
SE 17-31-1-5
Plan 7811617 L - N

Planning and Development Services presented an overview of a proposed development located at SE 17-31-1-5 & SE 17-31-1-5 Plan 7910694, L - A & SE 17-31-1-5 Plan 7811617 L - N, 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 Accessory Use to Existing Lagoon (Expansion)
- Zoning is Agricultural District (A).
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant - TOWN of DIDSBURY / Landowner - TOWN of DIDSBURY & THE NATURE CONSERVANCY of CANADA
- Application encompasses three parcels of land.
- Redesignation, Subdivision and Development Permit applications were applied for at the same time. In 1995, the property was subdivided but never registered so process was not completed.
- The proposed area is within an Archeological Significant Area that will require approvals from Historical Resources.
- The Town of Didsbury is in the process of purchasing a portion of the adjacent property from the Nature Conservancy of Canada which the subdivision will address
- The application was reviewed against the Agricultural District as well as the proposed S-IEC (Institutional, Educational and Cultural) District.
- Town of Didsbury does have Alberta Environment approvals.
- Administration is asking for two motions for this application. First one is for the approval and the second motion is to bring this application back upon a successful redesignation to classify it as the appropriate use of Utility Services, Major Infrastructure in the S-IEC District.

Didsbury Intermunicipal Planning Commission discussed the following:

- Administration clarified the impact of the change in redesignation.
- Clarification on the proposed haul route condition.

Applicant was present.

Moved By J. McCoy

DIPC 15-013

That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Accessory Use to Existing Lagoon (Expansion), in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within SE 17-31-1-5, SE 17-31-1-5 Plan 7811617 Lot N & SE 17-31-1-5 Plan 7910694 Lot A submitted by TOWN OF DIDSBURY, Development Permit File No. PLDP20150293, 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. An Alberta Land Surveyor is to locate / post the location of the development prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
13. The applicant/landowner shall ensure all provincial and / or federal approvals are obtained prior to commencing the lagoon expansion project.
14. PRIOR TO ISSUANCE OF THE PERMIT, the applicant and landowner shall enter into a Development Permit (PLDP20150293) Haul Route Agreement with Mountain View County which will confirm the haul route and parameters along Township Road 312A until Highway 2A. Any revisions or amendments to the identified haul route will require notification and approval from Mountain view County. This agreement shall be completed within 60 days of this approval.
15. The applicant/landowner shall ensure all contractors hauling from the subject property have obtained a Road Use Agreement from Mountain View County.
16. The working hours for the construction of this project shall be Monday to Saturday from 7:00 a.m. to 7:00 p.m.
17. Future expansion of the facility shall require a new development permit.
18. Permit approval is conditional to information supplied on the application form.
19. The applicant shall obtain a topsoil removal permit from the Mountain View County Agriculture Service Board.
20. The owner/applicant shall adhere to all registrations on Title.
21. That the applicant obtains a Roadside Development Permit from Alberta Transportation (within 0.8 kilometres of the center line of a highway).
22. That the applicant obtain historic resources approval; application can me made via <https://www.opac.alberta.ca/Login.aspx>.

Carried

DIPC 15-014 Moved by D. Milne
Administration bring this application back to the Intermunicipal Planning Commission for consideration as a Utility Services, Major Infrastructure after the subject land has been redesignated to S-IEC.

Carried

Adopted

ADJOURNMENT

DIPC 15-015 Moved by R. Mousseau
That the Didsbury Intermunicipal Planning Commission meeting of
July 17, 2015 be adjourned at 2:33 p.m.

Carried

Adopted Via Email August 05, 2015

Chair

I hereby certify these minutes are correct.

Secretary, Didsbury Intermunicipal Planning Commission