

MINUTES

OLDS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Olds Intermunicipal Planning Commission** held on **September 03, 2015**, in the Council Chambers, 1408 Twp Rd. 320, Didsbury, AB.

In Attendance:

W. Bearchell; Town of Olds (Chair)
M.J. Harper; Town of Olds
A. Kemmere; Mountain View County

M. Bloem; Secretary, Intermunicipal Planning Commission/Director of Planning & Development Services
S. Madge; Manager of Development and Permitting Services
J. Ross; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

W. Bearchell called the meeting to order at 8:16 a.m.

AGENDA

OIPC 15-012 Moved by A. Kemmere
That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of September 03, 2015 as presented.

Carried

MINUTES

OIPC 15-013 Moved by M. Harper
That the Olds Intermunicipal Planning Commission adopt the minutes of the Deferred Olds Intermunicipal Planning Commission meeting of August 27, 2015 as presented.

Carried

PLDP20150352
NW 4-33-1-5
Plan 8710431

Planning and Development Services presented an overview of a proposed development located at NW 4-33-1-5 Plan 8710431, 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 a proposed Accessory Building & Use (Sea Can) with Westerly and Southerly Setback Relaxations and Westerly, Easterly and Southerly Setback Relaxations for all Existing Structures.
- Zoning is Institutional, Educational & Cultural District (S-IEC) and the parcel size is 7.21 acres.

- Property is located within Division 7 and the rural neighborhood of Netook and adjacent to the Town of Olds on the east side of Highway 2A.
- Applicant – CROZIER, James / Landowner – MOUNTAIN VIEW COUNTY
- This application was deferred from August 27, 2015 pending further information.
- Directly north of Olds and the subject parcel was redesignated in July 2015.
- Relaxation is for the proposed Accessory Building (Sea Can) and existing structures.
- The site plan has been revised slightly from the previously submitted plan.
- Placement of the proposed sea can would be on the south side of the existing shop.

Intermunicipal Planning Commission discussed the following:

- Discussion regarding visual screening on the south and west sides of the sea can.
- It was mentioned that there is a 20 metres setback for a solid board fence for screening, therefore a setback relaxation would be required for the fence.

Applicant was present

- J. Crozier spoke as the applicant.
- Mr. Crozier stated that presently there are trees and a dirt pile would provide some screening. New trees would die due to the high salt contamination on the property.

Moved by M. Harper

OIPC 15-014 That the Olds Intermunicipal Planning Commission (IMPC) approve the proposed Accessory Building & Use (Sea Can) with Westerly and Southerly Setback Relaxations and Westerly, Easterly and Southerly Setback Relaxations for all Existing Structures, in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NW 4-33-1-5 Plan 8710431 submitted by CROZIER, James, Development Permit File No. PLDP20150352, 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. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
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 the applicant obtain a Roadside Development Permit from Alberta Transportation.
13. A westerly setback relaxation of 14 meters and a southerly setback relaxation of 2 meters for the proposed accessory building – sea can is approved for the life of the building.
14. Westerly, Easterly and Southerly setback relaxations shall be approved for all existing structures located on the NW 4-33-1-5 Plan 8710431 as per the site sketch submitted with this application for the life of the buildings.
15. In order to lessen the visual impact of placing the sea-can on the site, the sea-can shall be painted a colour similar to the existing buildings, allowing it to blend in with the rest of the site.
16. That the applicant place an 8 feet high solid board fence on the west and south side of the sea can to provide additional screening. The solid board fencing shall be granted a westerly and southerly setback relaxation.

Carried

Adopted

ADJOURNMENT

OIPC 15-015

Moved by W. Bearchell

That the Olds Intermunicipal Planning Commission of September 03, 2015 be adjourned at 8:31 a.m.

Carried

Adopted September 14, 2015

Chair

I hereby certify these minutes are correct.

Secretary, Olds Intermunicipal Planning Commission