

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Didsbury Intermunicipal Planning Commission** held on **April 14, 2016**, 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. Bloem; Director of Development & Planning Services / Secretary of Intermunicipal Planning Commission  
S. Madge; Manager of Development & Permitting Services  
J. Ross; Development Officer  
L. Craven; Recording Secretary

CALL TO ORDER:

D. Milne called the meeting to order at 8:30 a.m.

AGENDA

DIPC 16-001 Moved by R. Mousseau  
That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of April 14, 2016 as presented.

Carried

PLDP20160097  
NE 17-31-1-5  
Plan 248 LK Blk – 3 L - PT

Planning and Development Services presented an overview of a 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 Accessory Building - Office (Existing) with Northerly Setback Relaxation.
- 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
- The office is on site without appropriate permits and penalty fees will be applied.
- The office is used from 7 am to 4 pm year round for 5 employees.
- The applicant has requested a relaxation to the north for the structure.

Didsbury Intermunicipal Planning Commission discussed the following:

- Administration clarified the relaxation that was requested.
- It was noted that the trailer was hidden behind the existing vegetation and was a good location for the trailer.

Applicant was present.

Moved By J. McCoy

DIPC 16-002

That the Didsbury Intermunicipal Planning Commission (IMPC) approve the Accessory Building - Office (Existing) with Northerly Setback Relaxation, in accordance with the Land Use Bylaw No. 15/15 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. PLDP20160097, 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. 15/15.
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. 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. 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. As development proceeded without the necessary Development Permit, a 1st Offence Penalty Fee for Commercial Development of \$2,000 shall be applied. The offence penalty for voluntary application is 50% of the commercial penalty of \$4,000 for first offences; this fee will be invoiced. Failure to pay the Penalty Fee within 30 days of the invoice date may result in the County taking steps to caveat the Fee to the titled property.
14. Future development, structures, expansion, new or additional uses will require a new development permit.
15. All previously issued Development Permits and associated conditions shall remain in effect with issuance of this Development Permit.
16. Permit approval is conditional to information supplied on the application form.
17. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy.
18. That the applicant obtains a Roadside Development Permit from Alberta Transportation.
19. A northerly setback relaxation to 7 feet 6 inches to the office from the property line is approved for the life of the building.

Carried

Adopted

ADJOURNMENT

DIPC 16-003

Moved by D. Milne

That the Didsbury Intermunicipal Planning Commission meeting of April 14, 2016 be adjourned at 8:35 a.m.

Carried

Adopted via Email May 02, 2016

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Chair

I hereby certify these minutes are correct.

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Secretary, Didsbury Intermunicipal Planning Commission