

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Didsbury Intermunicipal Planning Commission** held on **July 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 1:31 p.m.

AGENDA

DIPC 16-007

Moved by R. Mousseau
That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of July 14, 2016 as presented.

Carried.

PLDP20160200
SE 26-31-2-5
Plan 9111436 Lot 1

Planning and Development Services presented an overview of a development located at SE 26-31-2-5 Plan 9111436 Lot 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 an Accessory Building - Dog Kennel with Easterly Setback Relaxation
- Zoning is Agricultural District (A) and the parcel size is 6.08 acres.
- Property is located within Division 3 and the rural neighborhood of Westerdale.
- Applicant/Landowner - DOHERTY, Tom & WILLIAMSON, Kim
- This accessory building is for an existing dog kennel that was approved in 2015.
- No intensification of the operation.
- Seasonal creek on the property but does not cause concerns.

- The new structure is to facilitate the dogs, numbers of dogs will not increase.

Didsbury Intermunicipal Planning Commission had no concerns.

Applicant was present.

Moved By R. Mousseau

DIPC 16-008 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Accessory Building - Dog Kennel with Easterly Setback Relaxation, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SE 26-31-2-5 Plan 9111436 Lot 1 submitted by DOHERTY, Tom & WILLIAMSON, Kim, Development Permit File No. PLDP20160200, 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. N/A
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. 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.
12. 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:

13. An easterly setback relaxation for the proposed accessory building - dog kennel to the property line shall be approved for the life of the building.
14. The applicant shall ensure all conditions approved within Development Permit PLDP20150063 are adhered to. PLDP20150063 remains in effect for the dog kennel operating on the subject property.
15. The proposed accessory building - dog kennel shall not be used for residential occupancy.
16. Issuance of this permit does not permit additional dogs and/or increased operations beyond the previous Development Permit approval within PLDP20150063.

Carried.

ADJOURNMENT

DIPC 16-009

Moved by D. Milne

That the Didsbury Intermunicipal Planning Commission meeting of July 14, 2016 be adjourned at 1:40 p.m.

Carried.

Adopted Via Email July 21, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Didsbury Intermunicipal Planning Commission