

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Didsbury Intermunicipal Planning Commission** held on **August 09, 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
C. Mabin; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

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

AGENDA

DIPC 16-010

Moved by J. McCoy
That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of August 09, 2016 as presented.

Carried.

PLDP20160217
NE 17-31-1-5

Plan 248LK Blk - 3 L - PT

Planning and Development Services presented an overview of a development located at NE 17-31-1-5 Plan 248LK 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 (second)
- 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.
- Second accessory building with relaxations will be used for a manager's office and client visits.
- ½ mile east of Didsbury and within the Pinnacle Business Park.

- The new office structure will be located to the west of the existing office that was approved by Didsbury Intermunicipal Planning Commission on May 06, 2016.
- Signage will be posted on the door to acknowledge the management office.
- The applicant must maintain 10% landscaping as per Condition 15.

Didsbury Intermunicipal Planning Commission had no concerns.

Applicants were present for meeting.

Moved By J. McCoy

DIPC 16-011 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Accessory Building - Office (second) 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. PLDP20160217, 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. Future development, structures, expansion, new or additional uses will require a new development permit.
14. All previously issued Development Permits and associated conditions shall remain in effect with issuance of this Development Permit.
15. The landscaping must meet the requirements outlined in previously issued Development Permit DP20140143 where a minimum of 10% of the lot requires landscaping and should include a mix of trees, shrubs and grasses. The landscaping that has been removed due to the development of office buildings must be replaced on the subject property.
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.

ADJOURNMENT

DIPC 16-012 Moved by D. Milne
That the Didsbury Intermunicipal Planning Commission meeting of
August 09, 2016 be adjourned at 8:37 a.m.

Carried.

Adopted Via Email September 13, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Didsbury Intermunicipal Planning Commission