

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Didsbury Intermunicipal Planning Commission held on **November 16, 2018**, in the Council Chamber, 1408 Twp Rd. 320, AB

In Attendance:

D. Milne - Mountain View County/Chair
D. Fulton - Mountain View County
D. Moore – Town of Didsbury
E. Poggemiller – Town of Didsbury

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

CALL TO ORDER:

M. Bloem called the meeting to order at 9:10 a.m.

M. Bloem called for nominations for Chair for the Didsbury Intermunicipal Planning Commission until the 2019 Organization Meeting.

D. Fulton nominated D. Milne as Chair of the Didsbury Intermunicipal Planning Commission for 2019.

M. Bloem called for nominations a second and third time. There were no further nominations.

Moved by M. Bloem
DIPC 18-007 That nominations cease.

Carried.

M. Bloem declared D. Milne as the Chair of the Didsbury Intermunicipal Planning Commission until the Organizational Meeting of 2018/2019.

D. Milne called for the nominations for Vice Chair for the Didsbury Intermunicipal Planning Commission.

E. Poggemiller nominated D. Moore as Vice Chair of the Didsbury Intermunicipal Planning Commission for 2019.

D. Milne called for nominations a second and third time. There were no further nominations.

Moved by D. Milne
DIPC 18-008 That nominations cease.

Carried.

D. Milne declared D. Moore as the Vice Chair of the Didsbury Intermunicipal Planning Commission until the Organizational Meeting of 2018/2019.

AGENDA

Moved by D. Moore
DIPC 18-009 That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of November 16, 2018 as presented.

Carried.

PLDP20180453
NE 17-31-1-5
Plan 248LK Block 3

Planning and Development Services presented an overview of a development located at NE 17-31-1-5 Plan 248LK Block 3, 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 Industrial Storage & Warehousing (Cold Storage Only - Bay # 3 & Bay # 4)
- Zoning is I-BP - Business Park District and the parcel size is 3.31 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant / Landowner – FAZAKAS, Jeremy
- Property is within the East Didsbury Business Park and identified as the IDP Fringe Area, so the Approving Authority is the Didsbury Intermunicipal Planning Commission.
- The applicant requested that Bay 3 and Bay 4 be included in the permit request and the presentation included the updated description and conditions to include Bay 4.
- Parcel may contain historical resources Level 5; however, the applicant is not proposing outside storage or new structures therefore Historical Resources clearance is not required as a condition of the Development Permit.
- The westerly portion of the building was approved for trucking and construction equipment and outdoor storage of recreation vehicles, Bay 4 was previously approved for automotive equipment and vehicle services.
- The inside storage will consist of dry storage items (no hazardous materials) for Sundial Growers.
- Sundial will have two (2) employees on site and three (3) vehicles and one (1) client visit a day, related to the business.

- Due to the business location in the business park the Hours of Operation will be 24 hours a day and 7 days a week.
- There is existing landscaping that will be required to be maintained, no additional landscaping is required at this time.

Intermunicipal Planning Commission discussed:

- A member asked the applicant to clarify where and if there was a septic field and well on the property.

The applicant/landowner discussed:

- Jeremy Fazakas spoke as the applicant.
- Applicant stated that there was a holding tank for the septic and the water was provided by a well.

Moved by D. Fulton

DIPC 18-010 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Industrial Storage & Warehousing (Cold Storage Only - Bay # 3 & Bay # 4) in accordance with Land Use Bylaw No. 16/18 and the submitted application, within NE 17-31-1-5 Plan 248LK Block 3, submitted by FAZAKAS, Jeremy, Development Permit No. PLDP20180453, subject to the following conditions:

CONDITIONS:

The works outlining in this application are subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 16/18.
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.
4. If the development authorized by a Development Permit is not complete 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.

Standard Conditions if Applicable:

5. N/A
6. N/A
7. N/A

8. N/A
9. N/A
10. 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.
11. 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:

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. Permit approval is conditional to information supplied on the application form for Industrial Storage & Warehousing Development Permit to provide Cold Storage Only - Bay # 3 & Bay #4. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion including expansion of storage area, new or additional uses, signage, or structures will require a new Development Permit.
15. There shall be no outside storage of goods, materials, or vehicles on the property.
16. Issuance of this permit is for Cold Storage of Dry Goods within Bay # 3 & Bay #4. No hazardous materials will be allowed on the property at any time.
17. As per Development Permit PLDP20140143 Condition # 13 & Condition # 14, the existing vegetative visual screening shall be continued to be maintained and cared for. If any of the existing trees or shrubs either die and/or are removed from the property, replacement trees or shrubs shall be planted.
18. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
19. The landowner and/or applicant must obtain a Roadside Development Permit for the proposed business from Alberta Transportation.

Adopted

20. As the proposed development is located within an Industrial Business Park. The Hours of Operation associated with this application are 24 hours per day 7 days a week.
21. Development Permit PLDP20170370 shall be considered void with issuance of this permit.

Carried.

ADJOURNMENT
DIPC 18-011

Moved by D. Fulton
That the Didsbury Intermunicipal Planning Commission of
November 16, 2018 be adjourned at 9:22 a.m.

Carried.

Adopted Via Email November 26, 2018



Chair

I hereby certify these minutes are correct.



Secretary, Intermunicipal Planning Commission