

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Didsbury Intermunicipal Planning Commission held on **October 12, 2017**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

In Attendance:

D. Milne; Mountain View County/Chair
L. Adams; Town of Didsbury
A. Kemmere; Mountain View County

M. Pawlow; Secretary, Intermunicipal Planning Commission/Acting Director of Planning & Development Services
J. Ross; Development Officer
L. Craven; Recording Secretary

CALL TO ORDER:

D. Milne called the meeting to order at 10:00 a.m.

AGENDA

Moved by A. Kemmere
DIPC 17-001 That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of October 12, 2017 as presented.

Carried.

PLDP20170338
NE 17-31-1-5
P248LK B3

Planning and Development Services presented an overview of a development located at NE 17-31-1-5 P248LK B3, 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 (Office & Truck Storage) & One (1) On-Site Commercial Sign.
- Zoning is I-BP Business Park District and the parcel size is 14.61 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant - KREM INVESTMENTS LTD. / Landowner - DICK'S TRUCKING LTD.
- Business will employ 30-35 employees
- The structure will consist of a truck shop and storage.
- The business hours will be 7 am – 11 pm year-round.
- The property is within the Town of Didsbury Fringe Area.
- A lot grading plan has been submitted with this application and there is a Prior to Issuance in the conditions to ensure

the lot grading plan and drainage plan is to the satisfaction of the County.

- There will be recycled asphalt brought in to make a parking pad.

Intermunicipal Planning Commission commented on the following:

- Administration clarified the topsoil removal permit and questioned adding additional landscaping and how this would affect the drainage plan if future subdivisions were considered.
- Town of Didsbury mentioned the concerns with the current landscaping and to ensure it is maintained. Administration clarified that Condition 14 requires maintenance and replacement of existing landscaping located on the property.

The applicant was not present but available via telephone if required.

Moved by L. Adams

DIPC 17-002 That the Didsbury Intermunicipal Planning Commission (DIPC) approve the proposed Industrial Storage & Warehousing & Accessory Building – Office and Truck Shop & One (1) On-Site Commercial Sign in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 17-31-1-5 Plan 248 LK Block 3, submitted by KREM INVESTMENTS LTD., Development Permit No. PLDP20170338, 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. 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. N/A
5. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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.
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. The applicant shall complete and maintain the proposed landscaping as per the applicant's application submission. All 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.
15. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy.
16. No topsoil shall be removed from site without issuance of a Topsoil Removal Permit.
17. Any chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
18. That the applicant obtains a Roadside Development Permit from Alberta Transportation.

Prior to Issuance Condition:

Adopted

19. Prior to issuance of the Development Permit, the applicant shall submit a Lot Grading and Drainage Plan to the satisfaction of the County. Upon submission of the Plan the document will be reviewed for completeness. Once the Plan is accepted the Development Permit will be released.

Carried.

ADJOURNMENT

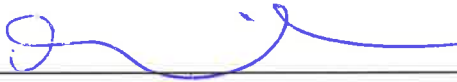
DIPC 17-003

Moved by D. Milne

That the Didsbury Intermunicipal Planning Commission of October 12, 2017 be adjourned at 10:15 a.m.

Carried.

Adopted Via Email October 27, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Intermunicipal Planning Commission