

MINUTES

OLDS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Olds Intermunicipal Planning Commission** held on **June 02, 2015**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

In Attendance: W. Bearchell; Town of Olds (Chair)  
M.J. Harper; Town of Olds  
D. Milne; Mountain View County  
A. Kemmere; Mountain View County  
M. Bloem; Secretary, Intermunicipal Planning Commission/Director of Planning & Development Services  
A. Gibson; Development Officer  
L. Craven; Recording Secretary

CALL TO ORDER: W. Bearchell called the meeting to order at 9:01 a.m.

AGENDA OIPC 15-006 Moved by A. Kemmere  
That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of June 02, 2015 as presented.  
Carried

PLDP20150023  
SE 1-33-2-5  
Planning and Development Services presented an overview of a proposed development located at SE 1-33-2-5, 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 Business, Contractors (Swiss Alpine - Sewer/Water Installation), Accessory Building (new) with office, and Accessory Building (existing).  
• Zoning is Agricultural (A) District and the parcel size is 4.36 acres.  
• Property is located within Division 7 and the rural neighborhood of Netook and adjacent to the Town of Olds.  
• Applicant / Landowner - ROTHENBACHER, Herbert & Carolyn.  
• There is a transmission line ROW and Gas line ROW on the property. Two conditions have been placed on the Development Permit to ensure all ROW setbacks have been met.  
• The equipment will be primarily stored north of the proposed new shop.

- Applicant has commenced to operate the business on the lot. The applicant applied for this Development Permit during the amnesty program; no penalty fee will apply.

Intermunicipal Planning Commission discussed the following:

- Commercial overlays to ensure the placement of the buildings will not affect future subdivision and/or redesignation of the property.
- M. Bloem suggested that the applicant give consideration to future subdivision impacts with industrial uses all around the subject parcel but for now the lot is zoned agricultural and will be considered as such.
- Administration stated that Alberta Transportation was contacted by the applicant but application for the Roadside Development Permit is on hold pending the County's decision.
- Condition 15 identifies the number of employees and if the number of employees exceeds this limit then a new Development Permit is required.

Applicant was present.

Moved by A. Kemmere

OIPC 15-007 That the Olds Intermunicipal Planning Commission (IMPC) approve the Business, Contractors (Swiss Alpine - Sewer/Water Installation), Accessory Building (new) with office, and Accessory Building (existing), in accordance with the Land Use Bylaw No. 01/14 and the submitted application, within NW 4-33-1-5 submitted by ROTHENBACHER, Herbert & Carolyn, Development Permit File No. PLDP20150174, 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. 01/14.
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. 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. That the applicant contacts the licensee company on title to confirm the distance of the proposed accessory building to the existing Utility Right of Way is in compliance with the requirements and regulations of the licensee company and/or the Alberta Energy Regulator (AER).
13. Use of the proposed shop for residential occupancy is not permitted.
14. That the applicant obtain a Roadside Development Permit from Alberta Transportation (within 0.8 kilometers of the center line of a highway).
15. Future expansion, work area or additional employees, will require a new permit and may require rezoning or relocation to a Business Park.
16. The applicant shall organize the storage on the lot so that it is orderly, neat, and tidy. Any and all storage shall be contained in a single defined area and must meet all setback requirements. Outside storage shall be screened from view,

through the use of vegetation or fencing, to the satisfaction of the County. Storage of goods not related to Swiss Alpine Inc. will not be permitted.

17. The applicant shall not generate noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive to the Approving Authority.
18. The hours of operation shall be from 7:00 am to 6:00 pm Monday to Saturday only. There shall be no business conducted on Sundays and statutory holidays
19. The applicant shall not generate excessive or unacceptable increases in traffic within the immediate area.
20. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties. No idling of vehicles will be permitted.
21. Permit approval is conditional to information supplied on the submitted application form.
22. The structure shall not be constructed over an easement or utility right of way; the applicant/owner is responsible for contacting Alberta-One-Call.

Carried

ADJOURNMENT

OIPC 15-008

Moved by D Milne

That the Olds Intermunicipal Planning Commission of June 02, 2015 be adjourned at 9:16 a.m.

Carried

Adopted Via Email June 18, 2015

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Chair

I hereby certify these minutes are correct.

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Secretary, Olds Intermunicipal Planning Commission