

MINUTES

OLDS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Olds Intermunicipal Planning Commission** held on **April 14, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

In Attendance:

M.J. Harper; Town of Olds/Chair
D. Milne; Mountain View County
W. Bearchell; Town of Olds

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

CALL TO ORDER:

M. Bloem called the meeting to order at 8:58 a.m. and asked for the nomination for Chair for the Olds Intermunicipal Planning Commission.

W. Bearchell nominated M.J. Harper as Chair of the Olds Intermunicipal Planning Commission for 2016. There were no further nominations.

OIPC 16-001 Moved by M. Bloem
That nominations cease.

Carried

M. Bloem declared M.J. Harper as the Chair of the Olds Intermunicipal Planning Commission until the Organizational Meeting of 2016/2017.

W. Bearchell nominated D. Milne as Vice Chair of the Olds Intermunicipal Planning Commission for 2016. There were no further nominations.

OIPC 16-002 Moved by D. Milne
That nominations cease.

Carried

M.J. Harper declared D. Milne as the Vice Chair of the Olds Intermunicipal Planning Commission until the Organizational Meeting of 2016/2017.

AGENDA

OIPC 16-003

Moved by D. Milne

That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of April 14, 2016 as presented.

Carried

PLDP20160063
SE 4-33-1-5

Planning and Development Services presented an overview of a development located at SE 4-33-1-5, 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 an Existing Business, Contractors – Ron Berreth Trucking Ltd.
- Zoning is Agricultural (A) District and the parcel size is 154.99 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant / Landowner – BERRETH, Ronald & Constance.
- The business is existing without proper permits and payment of penalty fees will be listed as a condition of the Development Permit.
- Surrounded by Institutional for the Olds College, Agricultural District and the Town of Olds.
- The property is within the IDP Fringe Area and therefore was brought forward to the Olds Intermunicipal Planning Commission.
- The applicant is asking for a setback relaxation for the existing structures.
- County's Operations Department has no concerns with the business and the dust on the range road.
- An adjacent landowner search was done on March 10, 2016 including Town of Olds. No comments or concerns were received from the adjacent landowners. The Town of Olds sent back comments with no objections.
- A Building Permit will be required for the shop as per the Alberta Building Code.
- There is an open application for redesignation. The redesignation is on hold until the business application is taken into account. The business would be considered a discretionary use under the Country Residential District.

Intermunicipal Planning Commission discussed the following:

- Administration clarified the penalties fees. The applicant can make a request to Council and ask for the fees to be waived, the IMPC can't reduce or waive the penalty fee.

- A member had concerns with an industrial business being within the corridor to Olds. Members discussed the possibility of a temporary permit.
- The letter from the Planning Department for the Town of Olds was read and members discussed the letter and the intention.
- Members reviewed the map of the 2 & 27 Area Structure Plan and the area surrounding the application. The subject property is identified for two (2) future land uses. The southern portion of the property is identified for commercial and the northern half is for long term business use.

Applicant discussed the following:

- Ronald Berreth spoke as the applicant.
- Mr. Berreth stated his concerns with the penalty fees that were being implemented. Willing to do his due diligence to bring the property into compliance.
- The applicant stated that the business has grown over the years and now decreased again due to the economy.
- The proposed subdivision process is for future planning.

OIPC 16-004 Moved by W. Bearchell
 That the Olds Intermunicipal Planning Commission (OIPC) approve the existing Business, Contractors - Ron Berreth Trucking Ltd., in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within SE 4-33-1-5 submitted by BERRETH, Ronald Dale & Constance Marie, Development Permit File No. PLDP20160063, 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. N/A

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. Permit approval is conditional to information supplied on the application form for a Business, Contractors Development Permit for a trucking company and associated vehicle storage and light maintenance. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
13. Future expansion and/or intensification of the business, employees, or additional uses will require the issuance of a new Development Permit and may require relocation to a Business Park.
14. The applicant shall organize the vehicle storage on the lot so that it is orderly and neat; the orderly appearance shall be to the satisfaction of Mountain View County.
15. 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.
16. All waste/garbage shall be stored in an appropriate waste disposal receptacle and shall be disposed of off-site by a

company specializing in waste management removal. Burning of business waste will not be permitted.

17. The hours of operation shall be year round from 8:00 am to 6:00 pm Monday to Saturday only. There shall be no business conducted on the property on Sundays and statutory holidays and these times shall be strictly adhered to. Emergency access to the business yard may be permitted on an as-needed basis however efforts must be made to minimize any disturbances to the surrounding area.
18. The subject property area shall be protected from any vehicle fluids and/or oilfield product contamination as per Alberta Environment and Sustainable Resource Development Standards and Guidelines.
19. All 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.
20. No business sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
21. The applicant shall obtain a Building Permit for the existing accessory building - shop to ensure the structure meets the Building Code requirements for commercial vehicle maintenance.
22. As development proceeded without the necessary Development Permit, a 1st Offence Penalty Fee for Commercial Development of \$2,000 shall be applied. The offence penalty for voluntary application is 50% of the commercial penalty of \$4,000 for first offences; this fee will be invoiced. Failure to pay the Penalty Fee within 30 days of the invoice date may result in the County taking steps to caveat the Fee to the titled property.
23. This permit shall be a temporary Development Permit for a ten (10) year term. Reapplication shall be required after this term.

Carried

ADJOURNMENT

OIPC 16-005 Moved by W. Bearchell
That the Olds Intermunicipal Planning Commission of April 14,
2016 be adjourned at 9:32 a.m.

Carried

Adopted via email on May 06, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Intermunicipal Planning Commission