

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the **Didsbury Intermunicipal Planning Commission** held on **May 06, 2016**, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

IN ATTENDANCE:

D. Milne; Mountain View County/Chair  
R. Mousseau; Town of Didsbury  
B. Beattie; Mountain View County

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

CALL TO ORDER:

D. Milne called the meeting to order at 9:02 a.m.

AGENDA

DIPC 16-004

Moved by R. Mousseau  
That the Didsbury Intermunicipal Planning Commission adopt the agenda of the Didsbury Intermunicipal Planning Commission meeting of May 06, 2016 as presented.

Carried.

PLDP20160102  
NE 17-31-1-5  
Plan 1944 JK Blk - 1

Planning and Development Services presented an overview of a development located at NE 17-31-1-5 Plan 1944 JK Blk - 1, 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 Manufacturing/Processing - Steel Frame Construction & Assembly
- Zoning is Business Park (I-BP) and the parcel size is 7.68 acres.
- Property is located within Division 3 and the rural neighborhood of Rosebud.
- Applicant - WREM ICI LTD. / Landowner - 1721060 Alberta Ltd.
- An email from a non-sitting member was taken into consideration by all sitting members.
- The development has no environmental impacts on the subject property.

- There is sloping to the west but does not affect the development.
- Currently Wrem is assembling modular units on the adjacent lot to the east but more space is needed to assemble the trusses on the proposed lot in addition to storing the completed modular before transporting them to their permanent location.
- Landscaping has been done and will require upkeep.

Didsbury Intermunicipal Planning Commission discussed the following:

- A member had concerns with the overall tidiness of the property. No formal complaints have been received.
- Administration clarified the landscaping and continued maintenance and/ or replacement of dead trees on the subject property.

Applicant discussed the following:

- Daniel Fernandez spoke as the applicant.
- Steel construction only
- Grounds for the easterly yard needs some upkeep and looks messy due to lack of space and road issues.
- Applicant reassured the members that the subject property will be neat and tidy.
- Applicant explained the assembly of the steel components, explaining that the material comes premade and the assembly will be done by bolting the framing together.

Moved By B. Beattie

DIPC 16-005 That the Didsbury Intermunicipal Planning Commission (IMPC) approve the proposed Industrial Manufacturing/Processing - Steel Frame Construction & Assembly, in accordance with the Land Use Bylaw No. 15/15 and the submitted application, within NE 17-31-1-5 Plan 1944 JK Block 1 submitted by WREM ICI LTD., Development Permit File No. PLDP20160102, 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. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A

**Permits Associated with Building Construction:**

10. N/A
11. N/A

**Additional Conditions:**

12. Permit approval is conditional to information supplied on the application form for Industrial Manufacturing/Processing - Steel Frame Assembly and in combination with Development Permit PLDP20150300.
13. Future development, structures, expansion, new or additional uses will require a new development permit.
14. Landscaping is required on Business Park lots and compliance will be required as per Land Use Bylaw and The Commercial and Industrial Design Guidelines. Condition #14 of Development Permit PLDP20150300 must be complied with. The landscaping features shall continue to be maintained and cared for. If any of the 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 assembly area and modular storage on the lot so that it is orderly, neat, and tidy. Only the assembly and storage of completed modular units, related to WREM, shall be allowed. Storage of goods not related to WREM products will not be permitted. No stacking of modules is permitted.
16. All construction materials, litter and waste must be contained in appropriate waste receptacles to sustain a visually pleasing site appearance and prevent blowing offsite impacts.
17. Assembly and construction of modulars shall not be within the yard setbacks. All assembly and construction of modular units shall be within the designated area as per the submitted Development Permit application form.

Adopted

18. All setbacks approved within Condition #15 of PLDP20150300 shall be maintained for the storage of modular units on the subject property.
19. That the applicant obtains a Roadside Development Permit from Alberta Transportation.
20. The applicant shall comply with all environmental standards and permit requirements of the authority having jurisdiction for the containment and disposal of scrap metal and chemicals on site to prevent possible soil contamination.

Carried.

ADJOURNMENT

DIPC 16-006 Moved by D. Milne  
That the Didsbury Intermunicipal Planning Commission meeting of May 06, 2016 be adjourned at 9:13 a.m.

Carried.

Adopted via Email May 19, 2016

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Chair

I hereby certify these minutes are correct.

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Secretary, Didsbury Intermunicipal Planning Commission