

MINUTES

OLDS INTERMUNICIPAL PLANNING COMMISSION

Mountain View County

Minutes of the Olds 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
W. Bearchell; Town of Olds
A. Kemmere; Mountain View County
M.J. Harper; Town of Olds

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

CALL TO ORDER:

D. Milne called the meeting to order at 10:34 a.m.

AGENDA

OIPC 17-009 Moved by MJ Harper
That the Olds Intermunicipal Planning Commission adopt the agenda of the Olds Intermunicipal Planning Commission meeting of October 12, 2017 as presented.

Carried.

PLDP20170336
NE 20-32-1-5

Planning and Development Services presented an overview of a development located at NE 20-32-1-5, 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 a Change of Use - Dwelling (800 sq ft) to Cold Storage & Garage.
- Zoning is (A) Agricultural District and the parcel size is 157.26 acres.
- Property is located within Division 7 and the rural neighborhood of Netook.
- Applicant / Landowner – CIPPERLEY, Wayne (a/o)
- Surrounding land uses include the Town of Olds to the north, college to the east and remainder is agricultural.
- There is a well located west of the subject property but not a concern.
- Currently there are three dwellings on the property, a previous Development Permit for five years was conditioned that one dwelling was to be removed after the

five years were up. The applicant is changing the use of the third dwelling to cold storage and garage use.

- The dwelling has been decommissioned by removing the natural gas, appliances, carpets and closets. This was verified by a site visit.

Intermunicipal Planning Commission commented on the following:

- Administration clarified the change of use, the dwelling definition and the maintenance of the accessory building.
- Condition 14 was added to ensure the maintenance of the accessory building was upheld.

The applicant was not present.

Moved by M.J. Harper

OIPC 17-010 That the Olds Intermunicipal Planning Commission (OIPC) approve the proposed Change of Use - Dwelling (800 sq. ft.) to Accessory Building (Cold Storage & Garage) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NE 20-32-1-5, submitted by CIPPERLEY, Wayne George, Development Permit No. PLDP20170336, 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. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A

Permits Associated with Building Construction:

11. N/A
12. N/A

Additional Conditions:

Adopted

13. The applicant shall decommission the existing 800 sq. ft. Dwelling, Single Detached identified on the applicant's site sketch as "CB - Tiny House". Decommissioning shall consist of: disconnecting services (natural gas) and removing appliances, carpets and closet doors. The accessory building may be used for cold storage only, residential occupancy is not permitted. Only two (2) dwellings are permitted on the subject property.

14. The exterior of the Accessory Building (Cold Storage & Garage) shall be maintained to the satisfaction of the County.

Carried.

ADJOURNMENT

OIPC 17-011

Moved by W. Bearchell

That the Olds Intermunicipal Planning Commission of October 12, 2017 be adjourned at 10:45 a.m.

Carried.

Adopted Via Email October 27, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Intermunicipal Planning Commission

October 12, 2017