

MINUTES

DIDSBURY INTERMUNICIPAL PLANNING COMMISSION MEETING

Mountain View County

Minutes of the **Didsbury Intermunicipal Planning Commission Meeting**
held on **July 21, 2011** in the Council Chambers, 1408 Twp Rd. 320, Didsbury, AB

- PRESENT: B. Wittal, Town of Didsbury / Chair
P. Munro, Mountain View County / Vice Chair
D. Milne, Mountain View County
G. Veno, Town of Didsbury
- IN ATTENDANCE: J. Rusling, Secretary Didsbury IMPC and Acting Director,
Planning and Development
S. Madge, Manager Development and Permitting Services
J. Ross, Development Officer
L. Craven, Recording Secretary
- CALL TO ORDER: B. Wittal called the meeting to order at 8:07 a.m.
- AGENDA
- DIPC11-011 Moved by G. Veno
That the Didsbury Intermunicipal Planning Commission adopts the agenda of the Didsbury Intermunicipal Planning Commission meeting of July 21, 2011 as presented. Carried
- PLDP20110165
NE 17-31-1-5,
Plan 3950JK, Block 2
- Planning and Development Services presented an overview of a proposed development application located within NE 17-31-1-5 Plan 3950 JK Blk-2 and provided the information as introduced in the agenda package, such as the site sketch and aerial photos.
Planning and Development Services provided specific information to the application as follows:
- Applicant/Owner – Hansen, Beverly
 - 7.75 Acres
 - Project cost - \$50,000
 - Referred to the Town of Didsbury for information purposes as the property is located within their Area of Interest.
 - Property is zoned Business Park District.
 - Expanding an Existing Industrial Storage and Warehousing.

- Approximately 300 ft x 300 ft chain link area with a southern fence that shall follow the coulee feature on the property.
- No setbacks required for proposed area.
- Applicant has been asked to put up a buffer to help with esthetics

Intermunicipal Planning Commission discussed the following:

- The trees can be used as a cluster to help with the minimum number of trees.
- Spacing of trees was discussed.
- Privacy slats on the fencing were presented as an option.

Applicant (Beverly Hansen and Paul) spoke:

- Applicant has concerns with having too many trees for security reasons.
- Planting of trees will be done on the outside of the fence but still inside the property line.
- The new signage will be permanent but will be removed in the winter months to preserve the tarp signage.

DIPC11-012

Moved by P Munro

That the Didsbury Intermunicipal Planning Commission approve the proposed Expansion of Existing Industrial Storage and Warehousing (Vehicles, Recreational Vehicles and Storage Containers) and Sign in accordance with the Land Use Bylaw 10/10 and the submitted application, within NE 17-31-1-5, Plan 3950JK, Block 2, submitted by Hansen, Beverly, Development Permit PLDP20110165, subject to the following conditions:

Standard Conditions

The works outlined in this application are subject to the following standard conditions:

1. The provisions of the Land Use Bylaw No. 10/10.
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. 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. 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 positing it on the property as per the Rural Addressing Bylaw.

Permits Associated with Building Construction

10. N/A
11. N/A

Additional Conditions:

12. Future expansion or storage area, will require a new permit.
13. That the applicant obtain a Roadside Development Permit from Alberta Transportation. (within 0.8 kilometers of the center line of a highway)
14. PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT the applicant and/or landowner shall provide the Planning and Development Department with a Landscaping/Screening Plan for the subject property to the satisfaction of the County. The plan shall include the following:
 - Landscaping/screening shall be placed adjacent to the north property line.
 - Landscaping/screening shall be in the form of vegetative planting.
 - Landscape planting shall be a minimum of 10% of the total site area.
 - The minimum number of trees shall be one (1) tree for every 40 m² (430.6 ft²) of landscaped area.
 - The minimum number of shrubs shall be one (1) for every 60 m² (645.8 ft²) of landscaped area.
 - Trees shall be a minimum of 6 feet in height when placed on the property.
15. The applicant is permitted to place the 4ft x 16 ft sign onto the Recreational Vehicle within the chain link storage

area adjacent to the north property line. Any additional signage will require issuance of an additional development permit.

16. The applicant shall ensure all outside storage is contained within the existing and proposed chain link expansion area as indicated on the site plan with this application. No unscreened outside storage is permitted outside of the designated storage area.

17. The proposed chain link fence shall be installed prior to using the approved expansion area.

Carried

ADJOURNMENT

DIPC11-013

Moved by D. Milne
That the Didsbury Intermunicipal Planning Commission Meeting of July 21, 2011 be adjourned at 8:30 a.m.

Carried

Adopted Electronically July 29, 2011

Chair

I hereby certify these minutes are correct.

Secretary, Didsbury Intermunicipal Planning Commission