



May 19, 2017

File No.: PLDP20170127

PETERSEN, JAMES KARL



Dear Mr. PETERSEN:

RE: Proposed Development Permit

Legal: NW 23-32-5-5

Development Proposal: Temporary Accessory Use (Sale of Existing Gravel Pile)

The above noted Development Permit Application on the NW 23-32-5-5 for a Temporary Accessory Use (Sale of Existing Gravel Pile) was considered by the Municipal Planning Commission on May 18, 2017.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Land Use Bylaw No. 15/15

Section 11.1 A – Agricultural District
Discretionary Use
Site Regulations

South East Sundre
Area Structure Plan
Bylaw No. 12/13

Section 6.3 Aggregate Resource Extraction
Figure 6: Future Land Use Concept Plan

The Municipal Planning Commission concluded that a Temporary Accessory Use (Sale of Existing Gravel Pile) is suitable development for NW 23-32-5-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application 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.
10. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

11. N/A
12. N/A

ADDITIONAL CONDITION(S):

13. Issuance of this Development Permit is for (5) years from the date of issuance and shall be reviewed annually to ensure progressive removal of the existing gravel pile. This Development Permit is considered void after 5 years.
14. This Development Permit is issued for the removal of the existing gravel pile only. No additional uses, including aggregate related uses/operations have been granted with issuance of this permit.
15. The hours of operation for the removal of the existing gravel pit pile shall be Monday to Friday 9:00 am until 5:00 pm annually. No removal of gravel shall occur on weekends or statutory holidays.
16. The applicant and/or operator shall comply with the Mountain View County Community Aggregate Payment Levy Bylaw.
17. In the case that there are more than five (5) truck loads leaving the site in one day, the applicant and / or operator is responsible to ensure a Haul Route Agreement with Mountain View County is obtained.
18. The applicant and/or landowner shall be responsible to contact Alberta Environment and Parks to reclaim the existing mined area on the subject property.
19. The applicant shall ensure that truck traffic leaving the site will head north from the entrance to the gravel pile location north along Range Road 52 and west along Township Road 324 to Highway 760.

A Notice of Decision will be placed in the **May 23, 2017** and **May 30, 2017** issues of the Mountain View Gazette for an appeal period which ends on **June 06, 2017** at 4:00 p.m. Should you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the County Office on or before **June 09, 2017**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act. Please note that if development commences prior to the end of the appeal

period, a fine as specified in Section 7 of Land Use Bylaw No. 15/15 will be applied. Following the appeal period, should no appeals be submitted, the Development Permit will be issued. If a Building Permit is required, please ensure the contractor receives a copy of the approved sketch so that the setbacks as approved are adhered to.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 extension #222 or by email at jross@mvcountry.com.

Yours truly,



Jessica Ross, Development Officer
Planning and Development Services

/lc

Enclosures



Mountain View
COUNTY

Site Sketch

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY

7/11/2017 / May 15/17
PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS



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Date: 5/11/2017

Author: pgrochmal

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