



May 10, 2017

File No.: PLDP20170133

RACER MECHANICAL SERVICES LTD.  
c/o Troy Kyncl,



Dear Troy Kyncl:

**RE: Proposed Development Permit**  
**Legal: NE 32-32-5-5 Plan 0110257 Block 2 Lot 3**  
**Development Proposal: Automotive, Equipment and Vehicle Services, Office & Relaxation to Existing Structure and Sign**

The above noted Development Permit Application on the NE 32-32-5-5 Plan 0110257 Block 2 Lot 3 for a Automotive, Equipment and Vehicle Services, Office & Relaxation to Existing Structure and Sign was considered by the Administrative Subdivision & Development Approving Authority on May 09, 2017.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Land Use Bylaw No. 15/15	Section 14.1 I-BP Business Park District
Area Structure Plan	South McDougal Flats ASP – Existing Industrial District
Policy and Procedures	Procedure 6018-1 – Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that a Automotive, Equipment and Vehicle Services, Office & Relaxation to Existing Structure and Sign is suitable development for NE 32-32-5-5 Plan 0110257 Block 2 Lot 3 and conforms to the above noted policies.

As such, the Administrative Subdivision & Development Approving Authority 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. 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

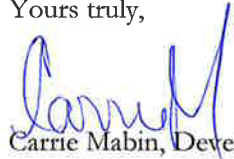
**ADDITIONAL CONDITION(S):**

13. Future development, expansion, new or additional industrial uses, will require a new development permit.
14. One (1) On-Site Commercial sign is permitted and shall be located on the building as per the application. The sign must meet the Commercial and Industrial Design Guidelines and must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required. Additional signage shall require additional County approvals.
15. As per Business, Commercial and Industrial Design Guidelines, Section 6.4 Planting Standards, a minimum of 5% of the site area shall be landscaped.
16. All visible outdoor storage, including but not limited to vehicles, equipment and other miscellaneous items, shall be kept in a neat, orderly manner. The applicant shall provide screening in the form of fencing.
17. The owner/applicant shall adhere to all the conditions itemized within the Development Agreement registered on Title as Instrument 011 022 930.

A Notice of Decision will be placed in the **May 16, 2017** and **May 23, 2017** issues of the Mountain View Gazette for an appeal period which ends on **May 30, 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 **May 31, 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 #135 or by email at [cmabin@mvcountry.com](mailto:cmabin@mvcountry.com).

Yours truly,



Carrie Mabin, Development Officer  
Planning and Development Services

/s/

Enclosures

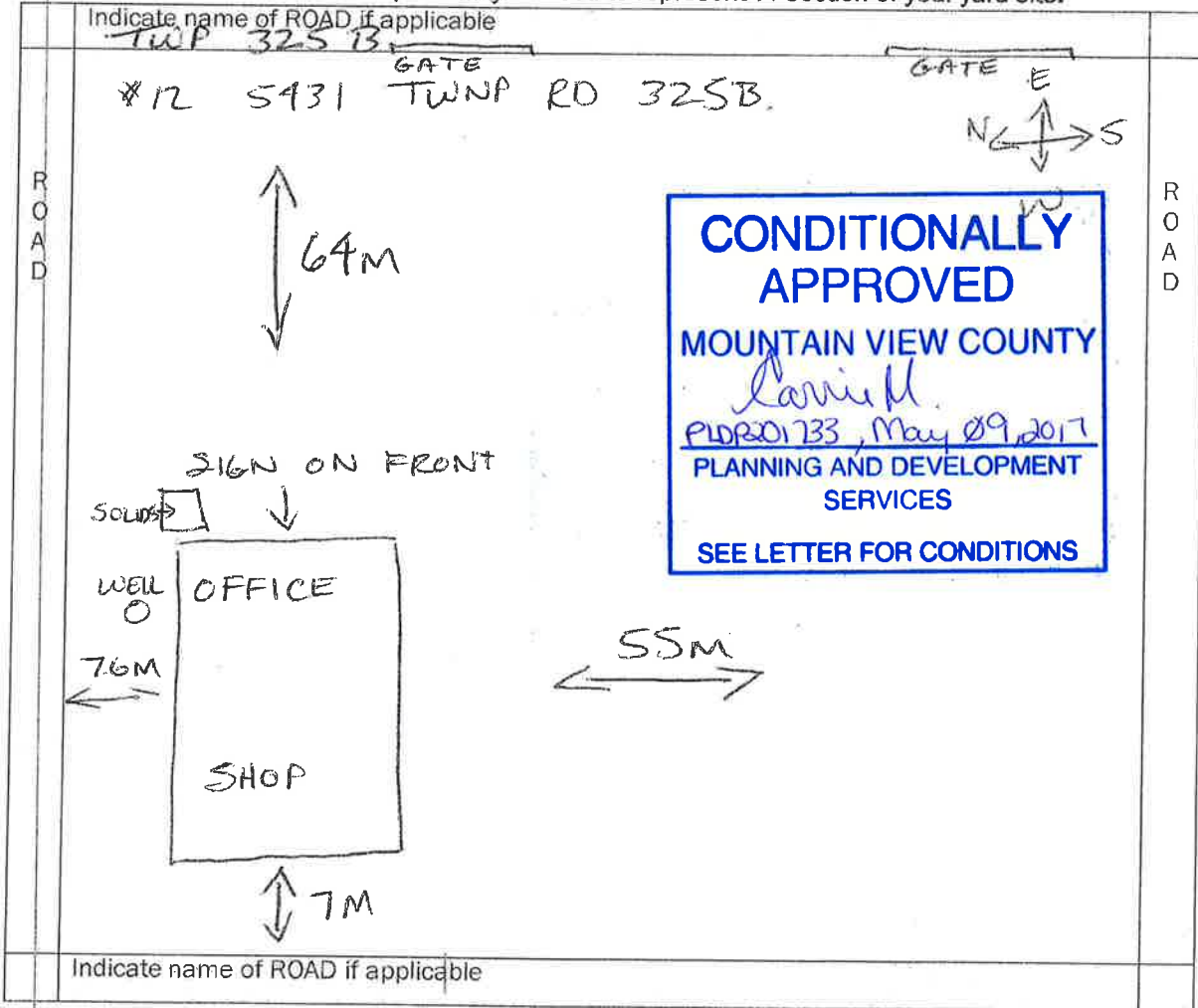
cc: SMITH, SANDRA [REDACTED] [REDACTED] [REDACTED]

## Site Plan of Proposed Development

The Site Plan **must** include all of the following information in order for it to be considered complete;

- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- Label roadways and indicate existing and/or proposed access to the site;
- If applicable, location of oil & gas wells, pipelines & facilities;
- Indicate the location of water wells and septic tank/sewage disposal systems;
- If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- If applicable, location of all easements such as utility right of way, caveat, etc.

The below square may be used to represent ¼ Section or your yard-site.



Please indicate the distances from the closest structure(s) to all property lines.

For Example:

