



August 03, 2017

File No.: PLDP20170263

Banister Pipelines Constructors Corp.
502-24th Ave.
Nisku, AB T9E 8G3

To Whom it May Concern:

RE: Proposed Development Permit
Legal: SE 6-33-4-5 Plan 2183 HF Lot A
Development Proposal: Industrial Storage and Warehousing - Temporary Laydown Yard

The above noted Development Permit Application on the SE 6-33-4-5 Plan 2183 HF Lot A for a Industrial Storage and Warehousing - Temporary Laydown Yard was considered by the Municipal Planning Commission on August 03, 2017.

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

Land Use Bylaw No. 15/15	Section 14.1 I-BP Business Park District Discretionary Use – Industrial Storage and Warehousing
Municipal Development Plan Bylaw No. 09/12	Section 5.0 Economic Development Land Use Policies 5.1.1, 5.1.2, 5.2.1

The Municipal Planning Commission concluded that a Industrial Storage and Warehousing - Temporary Laydown Yard is suitable development for SE 6-33-4-5 Plan 2183 HF Lot A 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.

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1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

Building Rural Better

STANDARD CONDITIONS IF APPLICABLE:

4. N/A
5. N/A
6. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
7. N/A
8. N/A
9. N/A
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

11. N/a
12. N/A

ADDITIONAL CONDITION(S):

13. Issuance of this permit is for an industrial storage and warehousing use for the purpose of a temporary laydown yard until December 31, 2017. After December 31, 2017 this Development Permit shall be considered null and void. Any additional uses and or time frame for the laydown yard use may require issuance of the new Development Permit.
14. Permit approval is conditional to information supplied on the application form for an Industrial Storage and Warehousing, temporary laydown yard. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. The applicant shall dispose of any and all scrap metal and chemicals collected and contained on site in a timely manner to prevent possible soil contamination.
16. That the applicant obtain a Roadside Development Permit from Alberta Transportation.
17. The applicant shall install a stop sign within the subject property at the exit point of the property to ensure safe entrance onto the adjacent Highway 27.

A Notice of Decision will be placed in the **August 08, 2017** and **August 15, 2017** issues of the Mountain View Gazette for an appeal period which ends on **August 22, 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 **August 24, 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

/s/

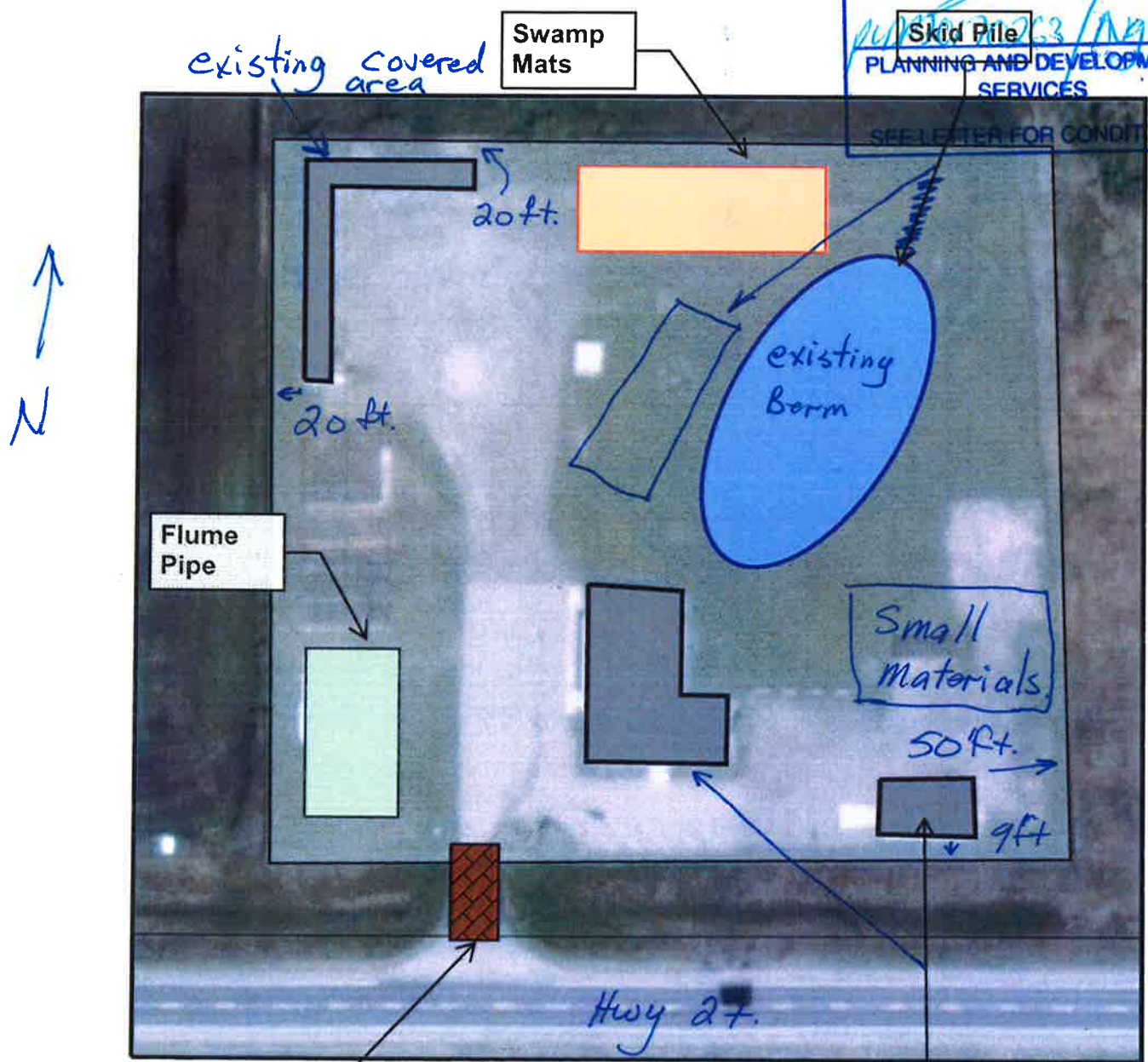
Enclosures

cc: 988878 ALBERTA LTD. 155 REICHLEY ST RED DEER, AB T4P 3X3
cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

Banister Pipelines Constructors Corp.
TCPL Sundre Crossover Project #0288
Kalkat Property Yard Layout - SE-6-33-4 W5

Revision 0 - July 19, 2017

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
7/19/17
Skid Pile
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



Yard Entry

RECEIVED
JUL 19 2017
MOUNTAIN VIEW COUNTY
DIDSBURY

Existing Buildings

6087

