



## NOTICE OF DECISION

April 05, 2018

File No.: PLDP20180067

Sent via email and mail: [REDACTED] n

TRIPLE POINT CHEMICAL INC.

c/o Steven Lyle

[REDACTED]

Dear Steven Lyle:

**RE: Proposed Development Permit**

**Legal: NE 32-32-5-5 Plan 0110257 Block 2 Lot 4**

**Development Proposal: Industrial Storage and Warehousing & Industrial Manufacturing / Processing, General & Northerly Setback Relaxation**

The above noted Development Permit Application on the NE 32-32-5-5 Plan 0110257 Block 2 Lot 4 for a Industrial Storage and Warehousing & Industrial Manufacturing / Processing, General & Northerly Setback Relaxation was considered by the Municipal Planning Commission on April 05, 2018.

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

Mountain View County/Town of Sundre Inter-Municipal Development Plan Bylaw No. 15/09	<b>Section D. Referral Area</b>
Municipal Development Plan Bylaw No. 09/12	<b>Section 5.0 Economic Development Land Use Policies</b>
South McDougal Flats Area Structure Plan Bylaw No. 02/10	<b>Section 8.4 Industrial</b>
Land Use Bylaw No. 15/15	<b>Section 2.5 Definitions</b>
Policy and Procedures	<b>Business, Commercial and Industrial Design Guidelines</b> <b>Section 6 – Landscaping</b>

The Municipal Planning Commission concluded that a Industrial Storage and Warehousing & Industrial Manufacturing / Processing, General & Northerly Setback Relaxation is suitable development for NE 32-32-5-5 Plan 0110257 Block 2 Lot 4 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. N/A
10. N/A

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

11. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

**ADDITIONAL CONDITION(S):**

13. Permit approval is conditional to information supplied on the application form for an Industrial Storage/Warehousing & Industrial Manufacturing/Processing, General Development Permit to create and store water-based drilling fluid products for oil and gas companies.
14. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
15. One (1) On-Site Commercial sign is permitted and shall not exceed 4ft x 3ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant will be responsible for removal if the sign is no longer required.

16. The applicant and/or landowner shall adhere to the Business, Commercial and Industrial Design Guidelines.
17. The Landscaping Plan including existing trees and fencing submitted by the applicant shall be maintained. All existing landscaping shall be maintained to the satisfaction of the Approving Authority.
18. The owner/applicant shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 011 022 930, specifically the recommendations of the Stormwater Master Drainage Plan. There shall be no alteration to any natural drainage courses without a positive alternative means of drainage satisfactory to the County.
19. A northerly side yard setback relaxation of 2.9 m (9.5 ft) is granted for the life of the building.
20. Storage of hydrocarbons or hydrocarbon related material/equipment shall not be permitted.
21. All chemicals and other hazardous materials shall be stored in an approved container system and disposed off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
22. The hours of operation shall be 24 hours per day 7 days a week.

A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at [www.mountainviewcounty.com/DiscretionaryUse](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised from **April 10, 2018** to **April 24, 2018** in the Mountain View Gazette. Should you wish to appeal this decision, or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board, at the County Office, prior to 4:00 pm on **April 26, 2018**. 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 ext. 171 or by email at [kneff@mvcounty.com](mailto:kneff@mvcounty.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services

/k/

Enclosures

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

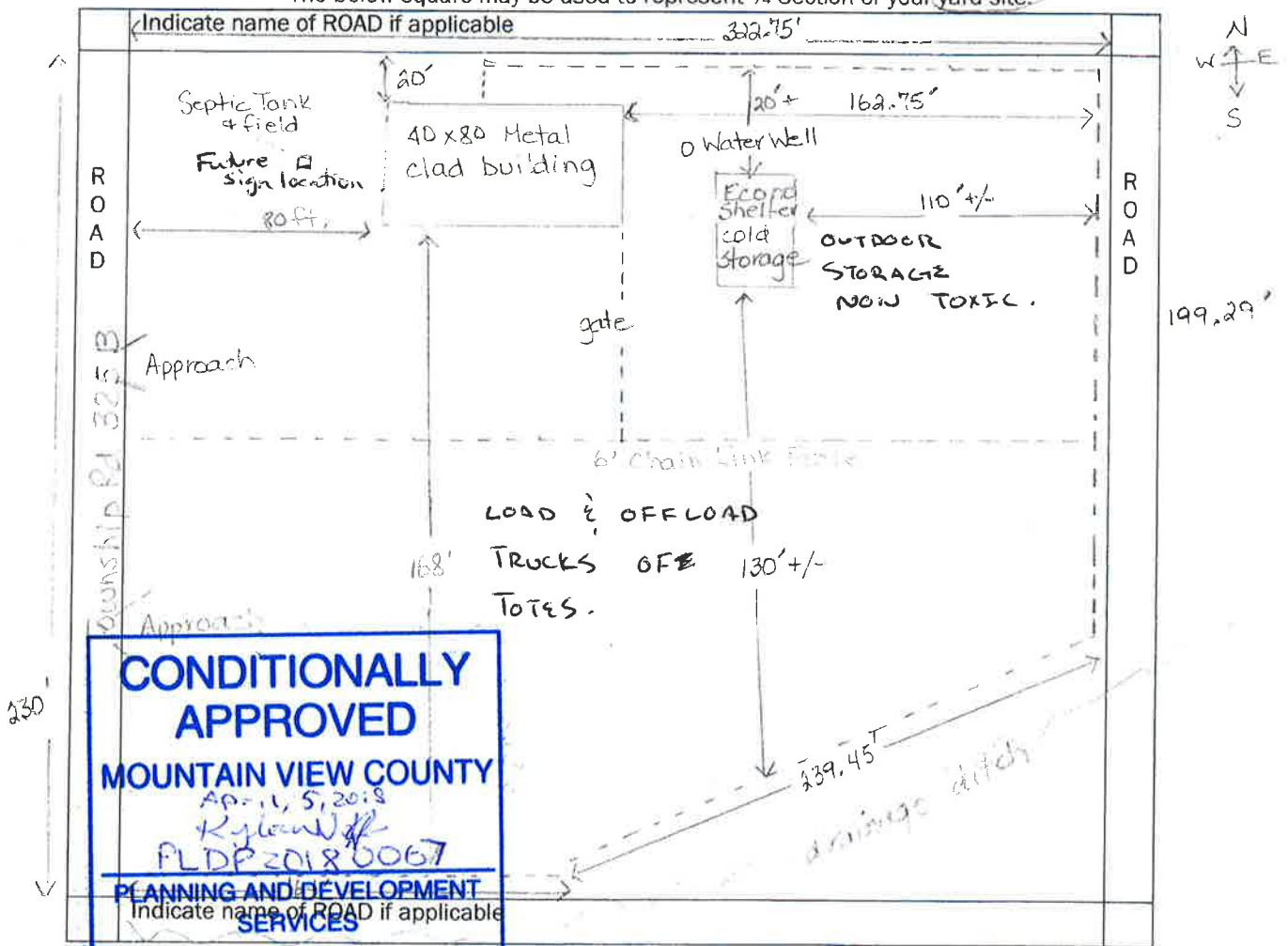
Site Plan of Proposed Development

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.

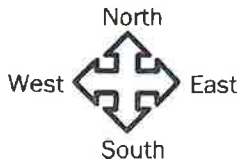
Lot 4, Block 2, Plan 0110257

The below square may be used to represent 1/4 Section or your yard-site.



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

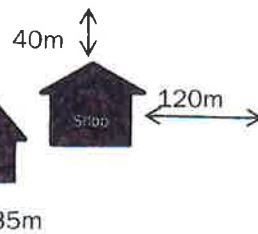
For Example:



**RECEIVED**

FEB 21 2018

MOUNTAIN VIEW COUNTY  
DIDSBURY





**Mountain View  
C O U N T Y**

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

Excerpt from the Municipal Government Act, Section 685(1) - Grounds for Appeal

685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

File Number of the Development Application: \_\_\_\_\_

APPELLANT: Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

LAND OWNER: Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

LAND DESCRIPTION: Registered Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
Part: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Meridian \_\_\_\_\_

**THIS APPEAL IS COMMENCED BY, ON BEHALF OF:**

- (a) \_\_\_\_\_ Adjacent Landowner (Fee \$425.00)      (b) \_\_\_\_\_ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

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*In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.*

\_\_\_\_\_  
Signature of Appellant/Agent

\_\_\_\_\_  
Date