



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

NOTICE OF DECISION

June 21, 2018

File No.: PLDP20180112

Sent via email and mail: generalmanager@westviewcoop.ca

WESTVIEW CO-OPERATIVE ASSOCIATION LTD
BOX 3970
OLDS, AB T4H 1P6

Dear Dennis Laing:

RE: Proposed Development Permit
Legal: N 35-32-1-5 Plan 0813207 Block 1 Lot 11
Development Proposal: Size Variance for Proposed Sign, (1) On-Site Commercial, Commercial Retail Services – Major & Sign with Northerly Setback Relaxations

The above noted Development Permit Application on the N 35-32-1-5 Plan 0813207 Block 1 Lot 11 for a Size Variance for Proposed Sign, (1) On-Site Commercial, Commercial Retail Services – Major & Sign with Northerly Setback Relaxations was considered by the Municipal Planning Commission on June 07, 2018.

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

Growth Centre	Town of Olds Growth Centre
Municipal Development Plan Bylaw No. 09/12	Section 7.0 Growth Centres 7.3.1 Section 7.4 Special Policy Area: Highway 2/27 Area Structure Plan
Highway 2/27 Area Structure Plan Bylaw No. 01/07 As Amended No. 15/12	Section 5.4 Business Park Development Policies c, d, e, f & g
Land Use Bylaw No. 15/15	Section 14.1
Policy and Procedures	Business Commercial and Industrial Design Guidelines Section 5, 6, 7.6 and 8.1

The Municipal Planning Commission concluded that a Size Variance for Proposed Sign, (1) On-Site Commercial, Commercial Retail Services – Major & Sign with Northerly Setback Relaxations is suitable development for N 35-32-1-5 Plan 0813207 Block 1 Lot 11 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. 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. 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. A size variance for one (1) On-Site Commercial sign is permitted and shall not exceed 15.96 m² (171.79 ft²) and shall not exceed 10.668 m (35 ft) in height as per the Business, Commercial and Industrial Design Guidelines. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
14. The applicant shall ensure the existing landscaping is maintained on the subject property in conformance with the County's Business, Commercial and Industrial Guidelines and the Development Agreement registered on title. The landscaping shall be maintained to the satisfaction of the Development Officer.

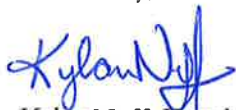
15. The applicant shall adhere to all the requirements within the Development Agreement registered on the land title as Instrument 081 244 331.
16. That the applicant meet any standards, obtain any approvals and inspections required under Fire Code or Petroleum Tank Management Association of Alberta.
17. The applicant shall adhere to a Roadside Development Permit # RSDP021553 and Sign Installation Permit # RSDP021549 from Alberta Transportation.
18. A northerly front yard setback relaxation is granted for the life of the building as per the approved setback granted from Alberta Transportation within the Roadside Development Permit # RSDP021553 identified in the site plan prepared by Dialog on March 21, 2018.
19. As the proposed development is located within a Business Industrial Park the hours of operation associated with this application are 24 hours per day 7 days a week.
20. Positive drainage shall be maintained on the subject property in accordance with grading plan and drainage requirements of Instrument 081 244 331.
21. The applicant shall ensure the 9 meter swale network within the Utility Right of Way is not disturbed by the proposed development.

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. This decision will also be advertised on **June 26, 2018** and **July 03, 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 **July 12, 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.

Yours truly,



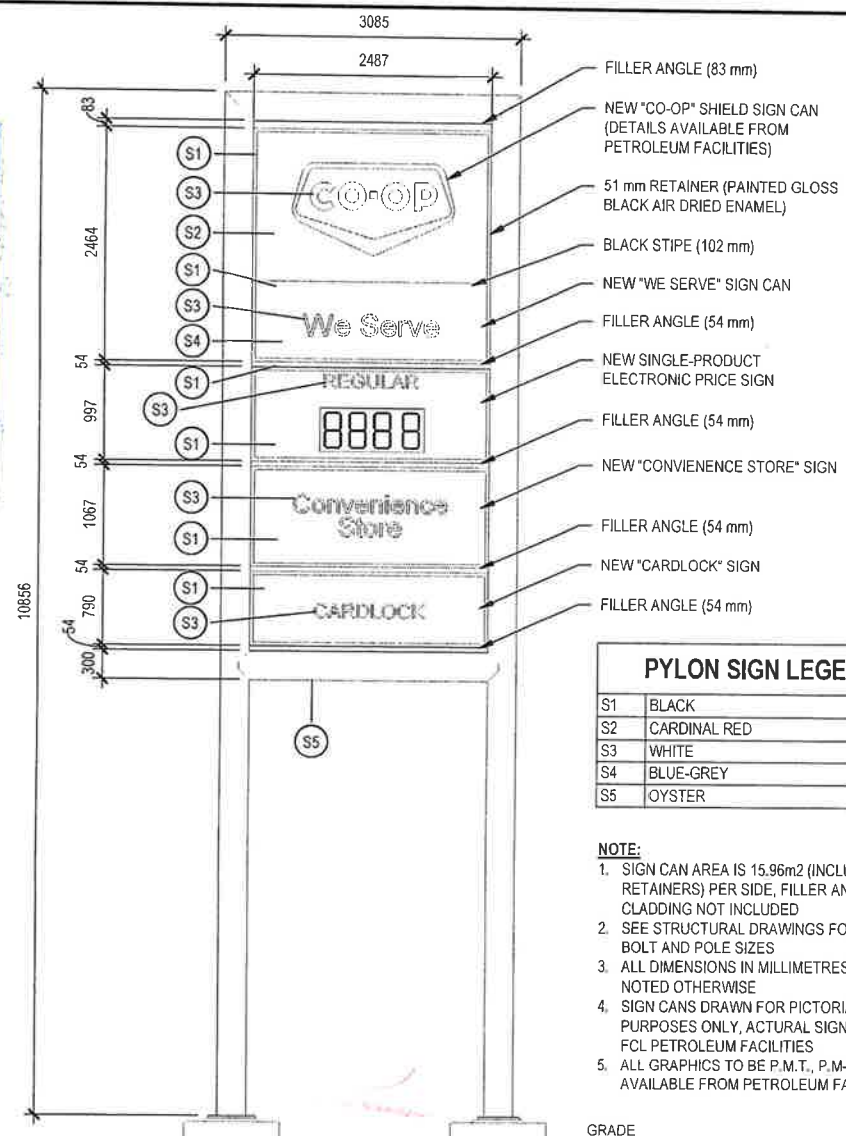
Kylan Neff, Development Officer
Planning and Development Services

/s/

Enclosures

cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
June 24, 2018
Kylea Jeff
PLDP20180112
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



PYLON SIGN LEGEND

S1	BLACK
S2	CARDINAL RED
S3	WHITE
S4	BLUE-GREY
S5	OYSTER

- NOTE:**
- SIGN CAN AREA IS 15.96m² (INCLUDES RETAINERS) PER SIDE, FILLER ANGLES AND CLADDING NOT INCLUDED
 - SEE STRUCTURAL DRAWINGS FOR ANCHOR BOLT AND POLE SIZES
 - ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
 - SIGN CANS DRAWN FOR PICTORIAL PURPOSES ONLY, ACTURAL SIGN ID FROM FCL PETROLEUM FACILITIES
 - ALL GRAPHICS TO BE P.M.T., P.M-TEMPLATES AVAILABLE FROM PETROLEUM FACILITIES

1 PYLON SIGN DETAIL
 DPA-1.0 SCALE: 1:50



FEDERATED
 CO-OPERATIVES
 LIMITED
 PETROLEUM FACILITIES



300, 134 11 Avenue SE, Calgary, AB T2G 0X5
 403 245 5501 T 403 229 0504 F

ISSUED FOR
 1 2018.03.20 DEVELOPMENT PERMIT

WESTVIEW CO-OP @ OLDS
 NEW GAS BAR &
 CONVENIENCE STORE

QEII & HWY 27

PYLON SIGN

DRAWN Author

CHECKED Checker

PLOT DATE 21/03/2018 7:07:35 AM

DPA-1.0

02986C0200

DP

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