



## NOTICE OF DECISION

June 07, 2018

File No.: PLDP20180112

Sent via email and mail: [REDACTED]

WESTVIEW CO-OPERATIVE ASSOCIATION LTD  
[REDACTED]

To Whom it May Concern:

**RE: Proposed Development Permit**  
**Legal: N 35-32-1-5 Plan 0813207 Block 1 Lot 11**  
**Development Proposal: 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 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:

Municipal Development Plan Bylaw No. 09/12	Section 7.0 & Section 7.4
Highway 2/27 Area Structure Plan Bylaw No. 01/07 As Amended No. 15/12	Section 5.4 Policies
Land Use Bylaw No. 15/15	Section 14.1 I-BP – Business Park District
Policy and Procedures	Business Commercial and Industrial Design Guidelines Section 5, 6, 7.6 & 8.1

The Municipal Planning Commission concluded that a 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:

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**Building Rural Better**

### **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. One (1) On-Site Commercial sign is permitted and shall not exceed 12.0 m<sup>2</sup> (129.2 ft<sup>2</sup>) and will not exceed 9.0 m (29.5 ft) in height as per the Business, Commercial and Industrial Design Guidelines. The sign shall be located on the subject property in conformance with the Development Agreement registered on the subject property and in conformance with 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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **June 12, 2018** and **June 19, 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 **June 28, 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

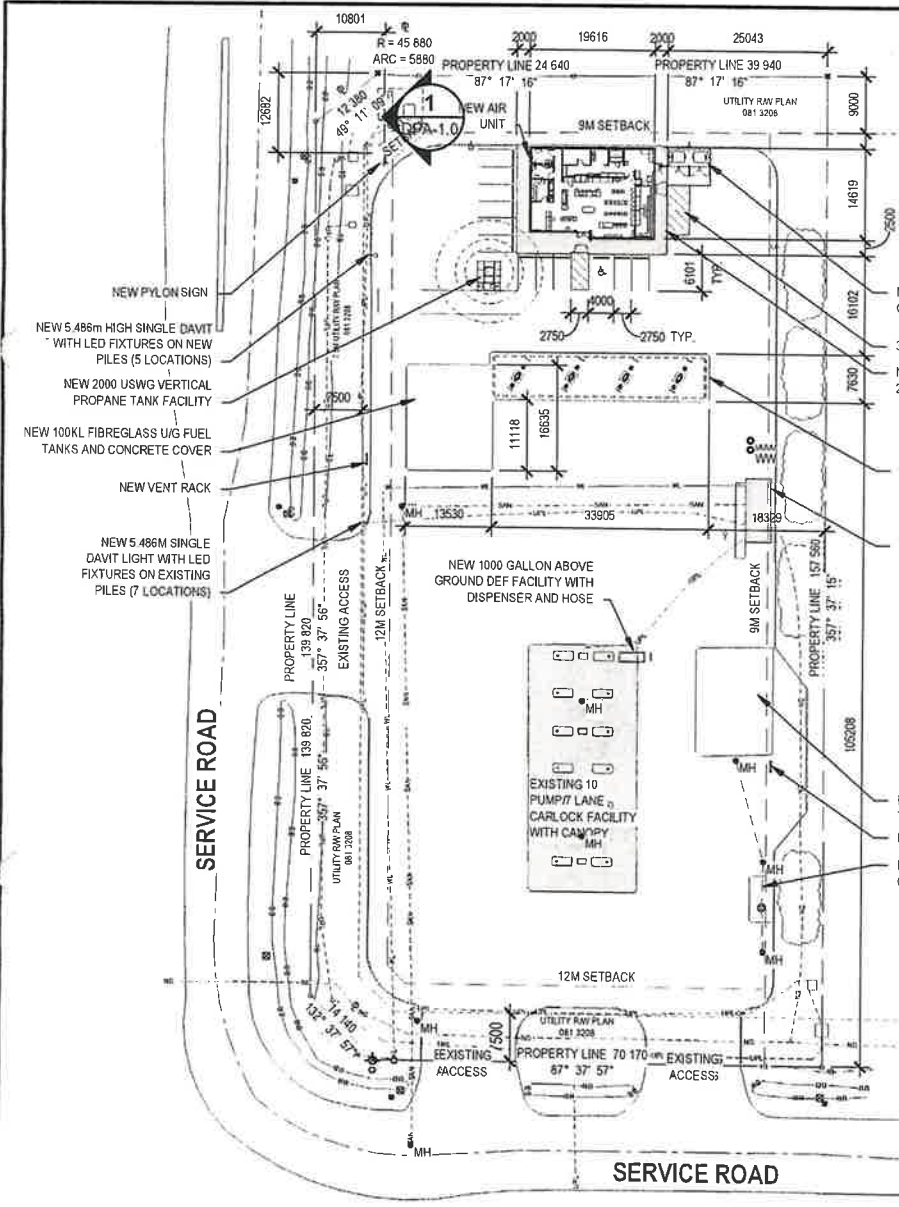
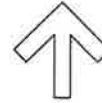
/lc

Enclosures

cc: Alberta Transportation - Via Email - [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca)

RECEIVED

APR - 3 2018



SITE LEGEND

- PROPERTY PIN FOUND ○
- PROPERTY PIN PLACED \*
- MANHOLE ● MH
- WATER VALVE ○
- WATER WELL ○
- EXISTING YARD LIGHT ○
- EXISTING YARD LIGHT ○
- NEW YARD LIGHT ○
- UTILITY EASEMENT ○
- DISTRIBUTION LINE ○
- U/G COMMUNICATION LINE ○
- SANITARY SEWER LINE ○
- STORM SEWER LINE ○
- NATURAL GAS LINE ○
- OWS EFFLUENT LINE ○
- POWER LINE ○
- CHAIN-LINK FENCE ○
- TOP OF DITCH ○
- BOTTOM OF DITCH ○

MOUNTAIN VIEW COUNTY  
DIDSBURY



FEDERATED  
CO-OPERATIVES  
LIMITED  
PETROLEUM FACILITIES

**DIALOG**  
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

**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**  
*June 7, 2018*  
*Kylan [Signature]*  
**PLANNING AND DEVELOPMENT SERVICES**  
**SEE LETTER FOR CONDITIONS**

NOTES:

1. LEGAL SURVEY INFORMATION SHOWN ON THIS DRAWING WAS COMPLETED AND PROVIDED BY 'SNELL & OSKIND SURVEYS LTD.' ON (DECEMBER 5, 2017) - THEIR FILE # 1882-002
2. THIS IS NOT AN AS-BUILT DRAWING
3. GEOTECHNICAL SURVEY AND SUBSEQUENT REPORT IS CURRENTLY UNAVAILABLE
4. SETBACKS  
HIGHWAY FROM CENTERLINE - 70.0m HIGHWAY #27  
CIVIC FRONT YARD 12m  
SIDE YARD 9m  
REAR YARD 9m
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
6. DO NOT SCALE DRAWINGS
7. ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE CONSTRUCTION SUPERVISOR IMMEDIATELY
8. CONTRACTOR TO CONFIRM LOCATION OF ALL FACILITIES AND UTILITIES, PRIOR TO COMMENCEMENT OF CONSTRUCTION

GENERAL NOTES:

1. INSTALLATION OF TANKS, LINES, AND VENTS MUST CONFORM TO THE LATEST EDITION OF THE AFC AND ALL APPLICABLE PROVINCIAL AND MUNICIPAL CODES AND BYLAWS
2. TANK INSTALLATION TO BE BY APPROVED INSTALLERS
3. CONTRACTOR TO REFER TO ALL PERTINENT PETROLEUM FACILITIES STANDARD DRAWINGS

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

CEII & HWY 27

PROPOSED SITE PLAN

DRAWN: [Signature]  
CHECKED: [Signature]

PLLOT DATE 21/03/2018 7:08:16 AM

DPS-1.2

02986C0200

DP

© W:\rv\l\local  
files\DLG\_02986C\_AR\_OCS\_Site\_Krusell.rvt



PROPOSED SITE PLAN

SCALE: 1 : 750



**Mountain View  
COUNTY**

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 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