



Mountain View
C O U N T Y

NOTICE OF DECISION

June 07, 2018

File No.: PLDP20180127

Sent via email and mail: [REDACTED]

948597 ALBERTA LTD.
[REDACTED]

To Whom it May Concern:

RE: Proposed Development Permit
Legal: E 23-29-1-5 Plan 0612508 Block 1 Lot 9
Development Proposal: Industrial Storage and Warehousing, Office, 4 (four) Accessory Buildings - Metal-Clad Sheds, 1 (one) Sign, On-Site Commercial and Setback Relaxations

The above noted Development Permit Application on the E 23-29-1-5 Plan 0612508 Block 1 Lot 9 for a Industrial Storage and Warehousing, Office, 4 (four) Accessory Buildings - Metal-Clad Sheds, 1 (one) Sign, On-Site Commercial and 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 5.0 Economic Development Land Policies
Schlumberger Industrial Park Area Structure Plan Bylaw No. 43/00	Section 2.1 Policies – Land Uses Section 2.1.5
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 & 8

The Municipal Planning Commission concluded that a Industrial Storage and Warehousing, Office, 4 (four) Accessory Buildings - Metal-Clad Sheds, 1 (one) Sign, On-Site Commercial and Setback Relaxations is suitable development for E 23-29-1-5 Plan 0612508 Block 1 Lot 9 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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
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. Permit approval is conditional to information supplied on the application form and site sketch for Industrial Storage and Warehousing, Industrial Manufacturing / Processing, General, Office, 4 (four) Accessory Buildings - Metal-Clad Sheds, 1 (one) Sign On-Site Commercial and Setback Relaxations.

14. That the applicant and/or landowner shall comply with the "Schlumberger Industrial Park Area Structure Plan".
15. The applicant and/or landowner shall adhere to all the conditions itemized within the Development Agreement registered on title as Instrument 061 294 973 (Rainbow Highway Industrial Park Architectural Control Guidelines).
16. There are Landscaping requirements for Business Park lots and compliance will be required (as per the Architectural Control Guidelines registered on Title, Land Use Bylaw No. 15/15, and the Commercial and Industrial Design Guidelines). All decorative fencing shall be placed inside the subject property not along property lines. The landscaping should include a mix of trees, shrubs and grasses and shall provide the maintenance requirements for the watering and care of the landscaped areas according to good horticultural standards. Landscaping shall be completed by September 30, 2018.
17. Prior to any landscaping being performed, the applicant must contact the relevant utility holders to determine all right-of-way setbacks and landscaping requirements and/or restrictions for use within the area identified as utility right-of-ways on the registered plans.
18. The applicant and/or landowner shall adhere to the recommendations of the Stormwater Master Drainage Plan, as per the Development Agreement caveat on title (Instrument 061 294 971). There shall be no alteration to any natural drainage courses without a positive alternative means of drainage satisfactory to the County.
19. The applicant shall organize the storage on the lot so that it is orderly; neat and orderly appearance shall be to the satisfaction of Mountain View County and will be reviewed periodically. Storage of goods not related to this application will not be permitted.
20. Sea cans will be stored in an orderly manner when stored outside.
21. One (1) On-Site Commercial sign shall be permitted along the westerly side of the subject lot, advertising the on-site business approved by this application. Mountain View County's Commercial and Industrial Guidelines must be followed. Sign must be maintained in good repair and the owner and/or landowner will be responsible for removal if the sign is no longer required.
22. One handicap parking stall shall be included in the number of parking stalls.
23. All future development, structures, expansion, new or additional uses will require a new Development Permit.
24. That the applicant adheres to a Roadside Development Permit from Alberta Transportation.
25. That the applicant adheres to a Sign Installation Permit for the proposed Sign from Alberta Transportation.
26. Westerly rear yard and northerly and southerly side yard setback relaxations have been granted for the lives of the buildings as per the plot plan submitted May 22, 2018.
27. 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.

PRIOR TO ISSUANCE CONDITIONS:

28. PRIOR TO ISSUANCE of the Development Permit, an Erosion & Sedimentation Control Plan shall be submitted prior to construction and approved by the County, detailing erosion control measures on site during construction and until the landscaping is established. This must be provided within twenty-

four (24) months from the effective date of the permit, otherwise a new Development Permit may be required.


29. PRIOR TO ISSUANCE of the Development Permit, a Drainage Plan must be submitted by the applicant and approved by the County.

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 from **June 12, 2018** to **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.

Yours truly,



Kylan Neff, Development Officer
Planning and Development Services

/lc

Enclosures

cc: STRICKER, DAVID & NETTIE [REDACTED]

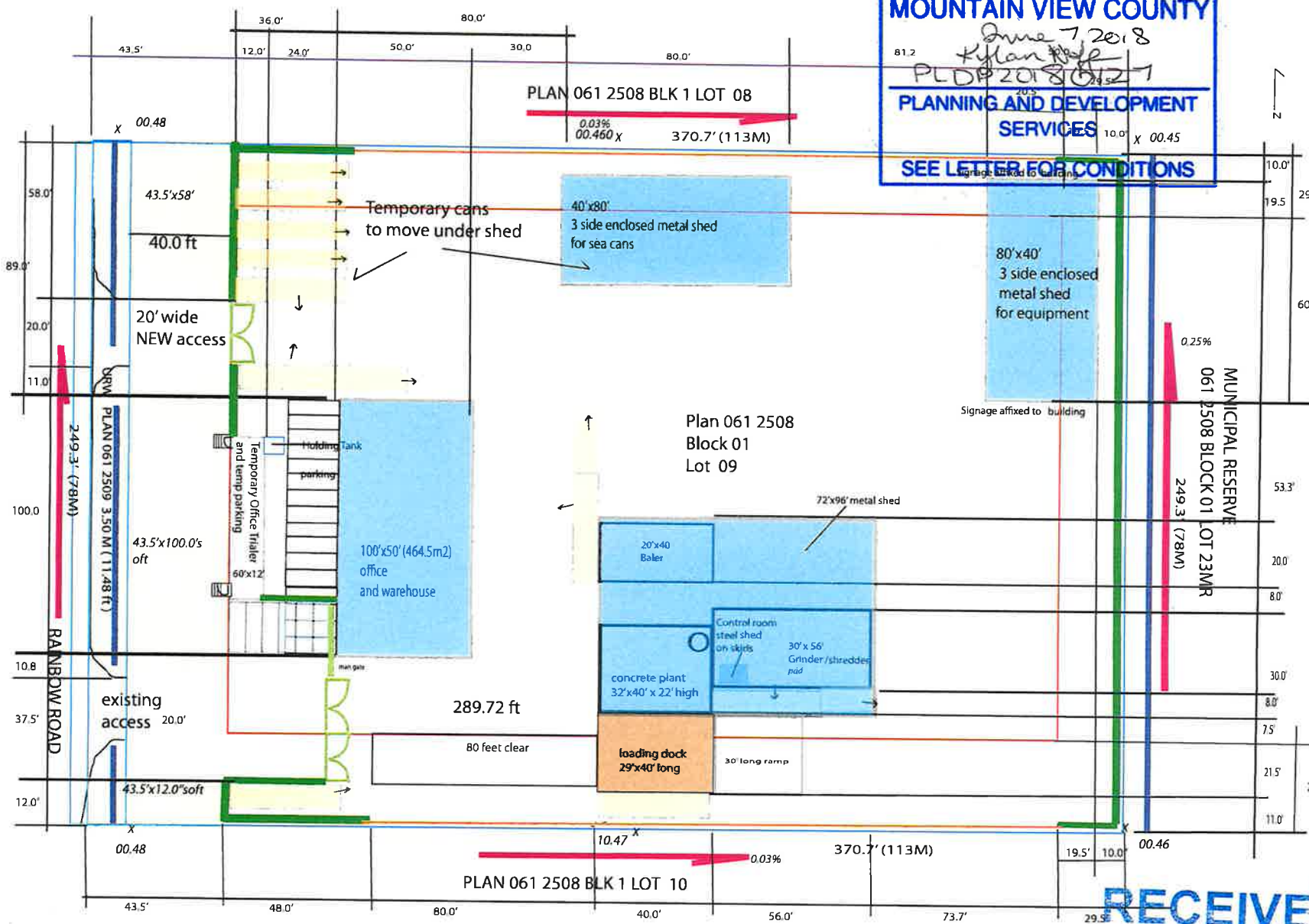
cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
June 7, 2018
Kyllan [Signature]
 PLDP 20180127
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

PLOT PLAN
 LOT 9 Block 01
 Plan 061 2508

Mountainview County
 #63 - 29339 Highway 2A,
 Buildings 18312 Sq ft
 Temporary building 720 Sq Ft
 Envelope 55,133 Sq ft
 Lot 92,424 Sq ft
 Buildings
 19.813 % of lot

- Soft landscape
7395sq ft - 8.0% of lot
- Sea Cans
8'x40'/8'x20'
- Chain link fence
inside p/l
- Decorative concrete
fence w metal gates
inside p/l
- 18' L x 9' w
parking stall
- Grass drainage
swale
- Temporary office
Trailer & parking
- 18'x9' Parking
- Metal sheds
& office/wrhs



Building Envelope

RECEIVED

22 2018

MOUNTAIN VIEW COUNTY
 DIDSBURG



**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 an 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):

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