



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

**NOTICE OF DECISION**

September 06, 2018

File No.: PLDP20180227

Sent via email and mail: [jkarsten@rbalbi.ca](mailto:jkarsten@rbalbi.ca)

Rick Balbi Architect Ltd.  
c/o Jayda Karsten,  
Suite 15, 5917 1a Street SW  
Calgary, AB T2H 0G4

Dear Jayda Karsten:

**RE: Proposed Development Permit**  
**Legal: S 23-29-1-5 Plan 0612508 Block 1 Lot 3**  
**Development Proposal: Temporary Office (ATCO Trailer); Sign, On-Site Commercial; Industrial Manufacturing/Processing General; Industrial Storage and Warehousing**

The above noted Development Permit Application on the S 23-29-1-5 Plan 0612508 Block 1 Lot 3 for a Temporary Office (ATCO Trailer); Sign, On-Site Commercial; Industrial Manufacturing/Processing General; Industrial Storage and Warehousing was considered by the Municipal Planning Commission on September 06, 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 Use Policies 5.3.8 & 5.3.10
South Carstairs Area Structure Plan Bylaw No. 11/18	Section 5.2 Business Park Policies
Land Use Bylaw No. 15/15 <i>In accordance with Section 1.6 of Bylaw No. 16/18 the application is considered based on the regulations of Bylaw No. 15/15 as it was a complete application prior to the effective date of Bylaw No. 16/18.</i>	Section 14.1. I-BP Business Park District Discretionary Use - Industrial Storage and Warehousing Industrial Manufacturing / Processing, General Site Regulations
Policy and Procedures	Procedure 6018-1: Business, Commercial and Industrial Design Guidelines, Section 5, Section 6 (6.4.1), Section 7, Section 8 (8.1)

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**Building Rural Better**

The Municipal Planning Commission concluded that a Temporary Office (ATCO Trailer); Sign, On-Site Commercial; Industrial Manufacturing/Processing General; Industrial Storage and Warehousing is suitable development for S 23-29-1-5 Plan 0612508 Block 1 Lot 3 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.
4. 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.

**STANDARD CONDITIONS IF APPLICABLE:**

5. N/A
6. N/A
7. 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.
8. N/A
9. N/A
10. N/A
11. 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:**

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 Temporary Office (ATCO Trailer); Sign, On-Site Commercial; Industrial Manufacturing/Processing General; Industrial

Storage and Warehousing. This application does not grant approval for any additional buildings and or structures contained within “phase 2 – future building site” as indicated on the site plan submitted by the applicant.

14. All future development, structures, expansion, signs, new or additional uses will require a new Development Permit.
15. That the landowner and/or applicant complies with the “South Carstairs Area Structure Plan” and the “Business, Commercial and Industrial Design Guidelines”.
16. The landowner and/or applicant shall adhere to all the conditions itemized within the Restrictive Covenant registered on Title as Instrument 061 294 973 and the Development Agreement registered on Title as Instrument 061 294 971.
17. That the landowner and/or applicant adheres to the landscaping plan submitted with this application. The applicant shall maintain all landscaping through watering and care of the landscaped areas according to good horticultural standards.
18. Prior to any landscaping being performed, the landowner and/or 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.
19. That the landowner and/or applicant obtains and adheres to a Roadside Development Permit from Alberta Transportation.
20. That the landowner and/or applicant obtains and adheres to a Sign Permit from Alberta Transportation.
21. The landowner and/or applicant shall organize the storage on the lot so that it is orderly, neat, and tidy. Storage of goods not related to the proposed business shall not be permitted.
22. Storage located within yard setbacks shall be movable and not considered permanent.
23. As the proposed development is located within an Industrial Business Park. The hours of operation associated with this application are 24 hours per day 7 days a week.

**PRIOR TO ISSUANCE:**

24. Prior to issuance of the development permit, that the applicant shall submit a Drainage and Grading plan to be 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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **September 11, 2018** and **September 18, 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 **September 27, 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. 16/18 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **September 27, 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, Revised Statutes of Alberta 2000.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 171 or by email at [kneff@mvcountry.com](mailto:kneff@mvcountry.com).

Yours truly,

  
Kylan Neff, Development Officer  
Planning and Development Services

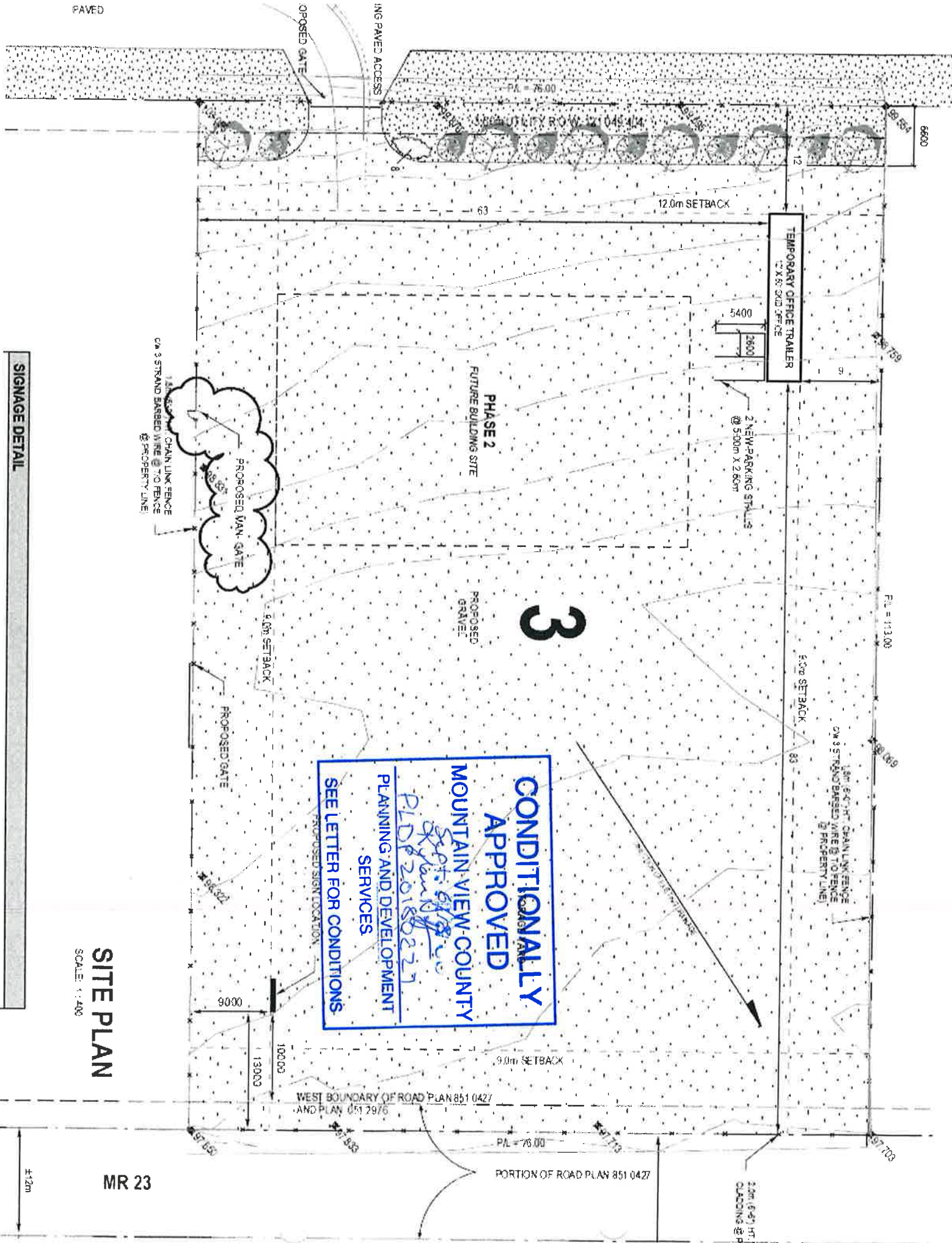
/lc

Enclosures

cc: 2050941 ALBERTA LTD. C/O DAN HOFER  
11 COOPERS CLOSE AIRDRIE, AB T4B 2X1  
- [dan@dbardbuildingsystems.com](mailto:dan@dbardbuildingsystems.com)

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

PAVED



**CONDITIONALLY APPROVED**  
 MOUNTAIN VIEW COUNTY  
 PLANNING AND DEVELOPMENT SERVICES  
 P.L.D.# 20180227  
 SPOT # 18  
 KYAN W  
 SEE LETTER FOR CONDITIONS

SIGNAGE DETAIL

**SITE PLAN**  
SCALE: 1:400

MR 23

±12m



**Mountain View**  
**COUNTY**

# 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