



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

NOTICE OF DECISION

July 05, 2018

File No.: PLDP20180236

Sent via email and mail: [REDACTED]

KEIVER, Wayne

[REDACTED]
[REDACTED] [REDACTED]

Dear Wayne Keiver:

RE: Proposed Development Permit
Legal: SW 14-32-5-5
Development Proposal: Temporary Accessory Use (Sale of existing Sand & Aggregate)

The above noted Development Permit Application on the SW 14-32-5-5 for a Temporary Accessory Use (Sale of existing Sand & Aggregate) was considered by the Municipal Planning Commission on July 05, 2018.

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

Municipal Development Plan	Section 3.0 Agricultural Land Use Policies
Bylaw No. 09/12	Section 5.0 Economic Development Land Use Policies
Bergen Area Structure Plan	Section 7.1 Aggregate Resource Extraction
Bylaw No. 03/15	Figure 7: Aggregate Resource Map
Land Use Bylaw No. 15/15	Section 11.1 A- Agricultural District
	Discretionary Use – Accessory Use

The Municipal Planning Commission concluded that a Temporary Accessory Use (Sale of existing Sand & Aggregate) is suitable development for SW 14-32-5-5 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. 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. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

11. N/A
12. N/A

ADDITIONAL CONDITION(S):

13. Issuance of this Development Permit is for (5) years from the date of issuance and shall be reviewed annually to ensure progressive removal of the existing gravel pile. This Development Permit is considered void after 5 years.
14. This Development Permit is issued for the removal of the existing gravel pile only. No additional uses, including aggregate related uses/operations have been granted with issuance of this permit.
15. The hours of operation for the removal of the existing Sand & Aggregate shall be Monday to Saturday 7:00 am until 7:00 pm annually. No removal of gravel shall occur on Sundays or statutory holidays.
16. The applicant and/or operator shall comply with the Mountain View County Community Aggregate Payment Levy Bylaw.
17. In the case that there are more than five (5) truck loads leaving the site in one day, the applicant and / or operator is responsible to ensure a Haul Route Agreement with Mountain View County is obtained.
18. The applicant and/or landowner shall be responsible to contact Alberta Environment and Parks to reclaim the existing mined area on the subject property.

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 **July 10, 2018** and **July 17, 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 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. 135 or by email at cmabin@mvcountry.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

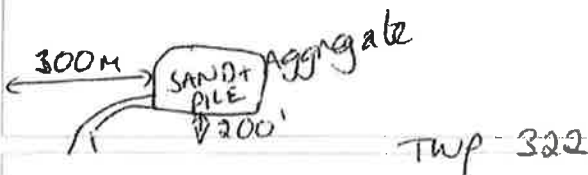
/kl

Enclosures

cc: KEIVER, WAYNE FORBES & DIANE

**CONDITIONALLY
APPROVED** 14
MOUNTAIN VIEW COUNTY
David
Prop 2018036, July 05, 2018
**PLANNING AND DEVELOPMENT
SERVICES**
SEE LETTER FOR CONDITIONS

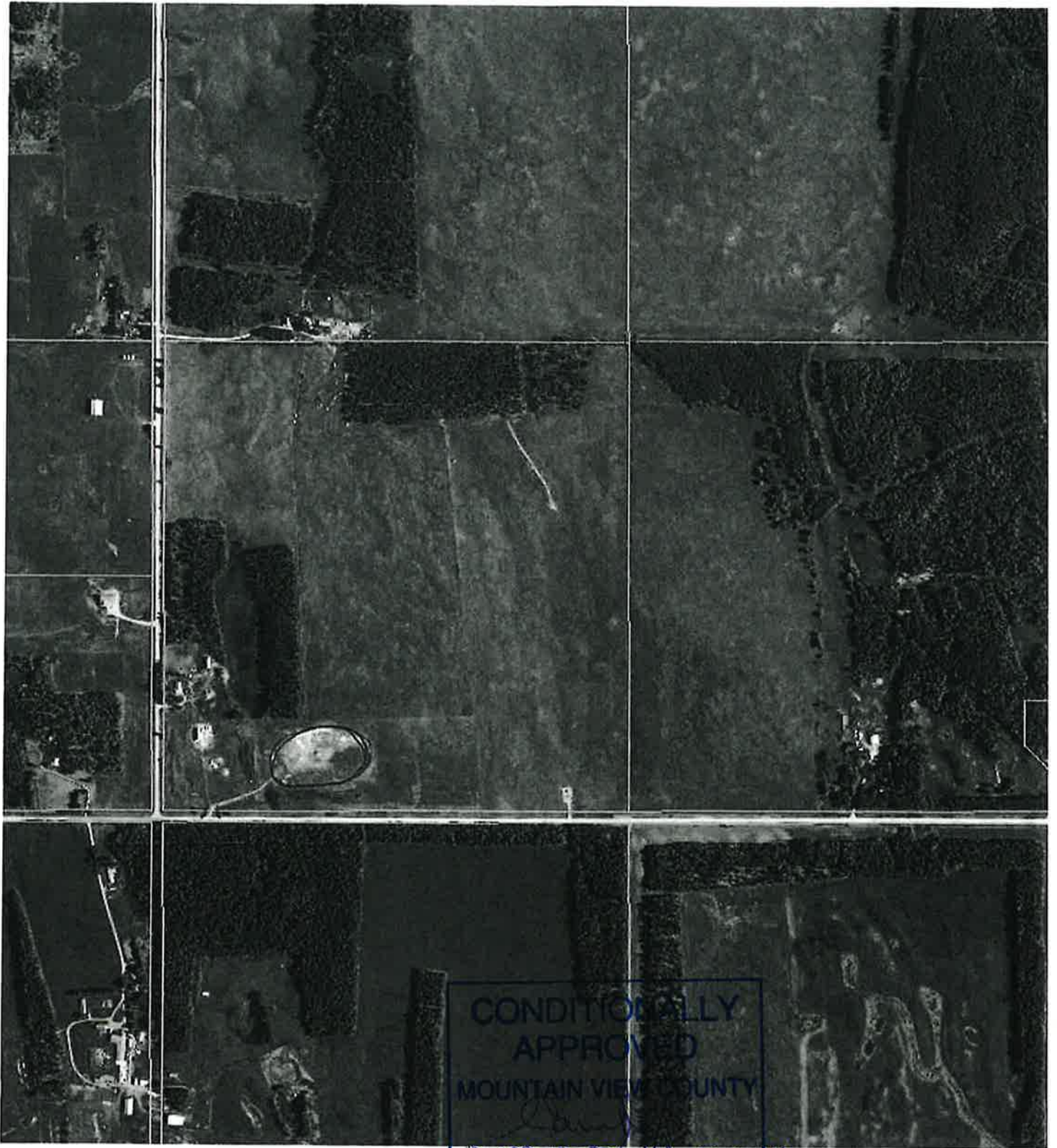
32-5-W5



Rg Rd. 52.

RECEIVED
JUN 12 2018
MOUNTAIN VIEW COUNTY
DIDSBURY

CityView



CONDITIONALLY
APPROVED
MOUNTAIN VIEW COUNTY

[Signature]
PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

