



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

**NOTICE OF DECISION**

August 22, 2018

File No.: PLDP20180262

Sent via email and mail: [REDACTED]

ALGRA, STEVEN HENRY



Dear Mr. ALGRA:

**RE: Proposed Development Permit**  
**Legal: SW 18-32-1-5SW 18-32-1-5 Plan 1511688 Block 1 Lot 1**  
**Development Proposal: Parking Facility**

The above noted Development Permit Application on the SW 18-32-1-5SW 18-32-1-5 Plan 1511688 Block 1 Lot 1 for a Parking Facility was considered by the Council on August 22, 2018.

The following policies were taken into consideration by the Council when reviewing the application:

Municipal Development Plan Bylaw No. 09/12	<b>Section 5.0 Economic Development Land Use Policies</b>
Land Use Bylaw No. 15/15 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.	<b>17.9 Direct Control District - Discretionary Uses: Parking Facility</b>
Policy and Procedures	<b>Procedure 6018-1: Commercial and Industrial Design Guidelines</b>

Council concluded that a Parking Facility is suitable development for SW 18-32-1-5SW 18-32-1-5 Plan 1511688 Block 1 Lot 1 and conforms to the above noted policies.

As such, the Council 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.

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**Building Rural Better**



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. N/A
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 complete 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. N/A

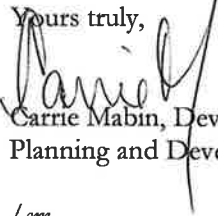
**ADDITIONAL CONDITION(S):**

13. The applicant shall ensure all site regulations included within the Direct Control District (Section 17.9) are met.
14. Future expansion of the business, intensification of use(s) and addition(s) to building(s) or any new use(s) or new building(s), will require the issuance of a new Development Permit or may require relocation to a Business Park.
15. The applicant shall then provide screening in the form of solid board fencing as per the landscaping plan submitted by the applicant for Development Permit PLDP20140133 around the entire perimeter of the Direct Control area. The screening shall be completed within one (1) year and shall be maintained to the satisfaction of the Approving Authority. No additional storage or parking of vehicles related to the business shall be permitted outside of the Direct Control zoned area.
16. The hours of operation shall be from 7:00 am to 6:00 pm Monday to Saturday only. There shall be no business conducted on Sundays and statutory holidays.
17. Previously issued Development Permit PLDP20140133 remains valid and applicant/landowner shall adhere to approved conditions.

A Notice of Decision will be placed in the August 28, 2018 and September 04, 2018 issues of the Mountain View Gazette. Council made the decision on this Development Permit under the Direct Control District zoning, there is no appeal to the Subdivision and Development Appeal Board (SDAB) therefore the Development Permit is included with this Notice of Decision.

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](mailto:cmabin@mvcountry.com).

Yours truly,



Carrie Mabin, Development Officer  
Planning and Development Services

/cm

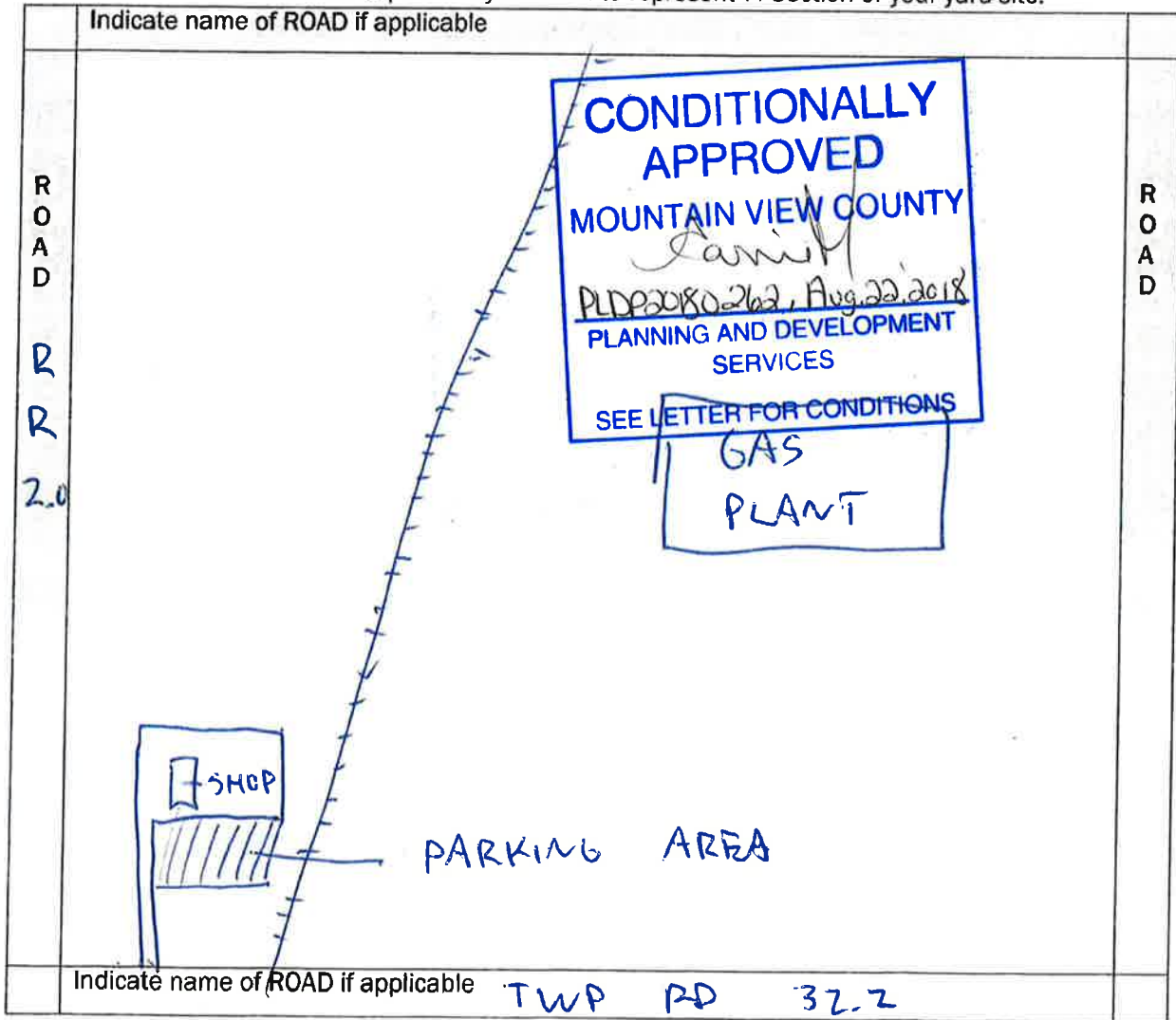
Enclosures

## Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

- ❑ Property lines with dimensions and total area of property;
- ❑ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- ❑ Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- ❑ Label roadways and indicate existing and/or proposed access to the site;
- ❑ If applicable, location of oil & gas wells, pipelines & facilities;
- ❑ Indicate the location of water wells and septic tank/sewage disposal systems;
- ❑ If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- ❑ If applicable, location of all easements such as utility right of way, caveat, etc.

The below square may be used to represent 1/4 Section or your yard-site.



Please indicate the distances from the closest structure(s) to all property lines.

For Example:



MOUNTAIN VIEW COUNTY  
DIDSBUY