



NOTICE OF DECISION

September 06, 2018

File No.: PLDP20180293

Sent via email and mail: Chris@saferoads.net

CBPG REAL ESTATE HOLDINGS INC.
BOX 1407
CROSSFIELD, AB T0M 0S0

Dear Chris Bokenfohr:

RE: Proposed Development Permit
Legal: S 23-29-1-5 Plan 0612508 Block 1 Lot 5
Development Proposal: Industrial Storage and Warehousing (Highway Material & Machinery/Equipment) with One (1) Sign, On-Site Commercial

The above noted Development Permit Application on the S 23-29-1-5 Plan 0612508 Block 1 Lot 5 for an Industrial Storage and Warehousing (Highway Material & Machinery/Equipment) with One (1) Sign, On-Site Commercial 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
South Carstairs Area Structure Plan Bylaw No. 11/18	Section 5.2 Business Park
Land Use Bylaw No. 16/18	Section 14.1 Business Park District Permitted Use: Sign, On-Site Commercial Discretionary Use: Industrial Storage and Warehousing
Policy and Procedures #6018	Business, Commercial and Industrial Design Guidelines

The Municipal Planning Commission concluded that an Industrial Storage and Warehousing (Highway Material & Machinery/Equipment) with One (1) Sign, On-Site Commercial is suitable development for S 23-29-1-5 Plan 0612508 Block 1 Lot 5 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 T0M 0W0
www.mountainviewcounty.com

Building Rural Better

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 16/18.
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 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.

STANDARD CONDITIONS IF APPLICABLE:

5. N/A
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
7. N/A
8. N/A
9. N/A
10. 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.
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. That the landowner and/or applicant complies with the "South Carstairs Area Structure Plan" and "Business, Commercial and Industrial Design Guidelines".
14. The landowner and/or applicant shall adhere to the submitted landscaping plan and the applicant shall maintain all landscaping through watering and care of the landscaped areas according to good horticultural standards.
15. 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.

16. Permit approval is conditional to the information supplied on the application form and the Conditionally Approved Site Sketch for Industrial Storage and Warehousing on the subject property.
17. 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.
18. The landowner and/or applicant shall organize the storage on the lot as per the Site Sketch 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.
19. All future development, structures, expansion, new or additional uses will require a new Development Permit.
20. One (1) Sign, On-Site Commercial on the easterly side of the property, advertising the on-site business approved by this permit, to a maximum of 6 feet x 30 feet. It shall only be used as advertising for the on-site business approved by this application. Mountain View County's Business, Commercial and Industrial Design Guidelines shall be adhered too, and the sign must be maintained in good repair. The landowner and/or applicant will be responsible for removal if the sign is no longer required.
21. The landowner and/or applicant must obtain a Sign Installation Permit for the proposed sign from Alberta Transportation.
22. The landowner and/or applicant must obtain a Roadside Development Permit for the proposed business from Alberta Transportation.
23. No hazardous materials will be stored on the property at any time.
24. Storage located within yard setbacks shall be movable and not considered permanent.
25. 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.


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 **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. 135 or by email at cmabin@mvcountry.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

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

CBPG REAL ESTATE HOLDINGS INC. - LOT 5
92,500 sq. feet

LOT # 5 STORAGE

Material Storage min. 2' setback from C.L.P. property line

Truck Loading / Unloading / Parking Area

Telehandler

Tractor & 53' Open Deck Trailer

Tractor & EDD trailer

Tractor Pallet Trucks

Spare 1 - Ton

Landscaped
Penic Area

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
Lawrence
Approved 8/20/18, Sept. 6, 2018
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

RECEIVED
AUG - 1 2018
MOUNTAIN VIEW COUNTY
DIDSBURY

