



NOTICE OF DECISION

October 23, 2018

File No.: PLDP20180345

Sent via email and mail: [REDACTED]

1259107 ALBERTA LTD.
[REDACTED]
[REDACTED]

Dear 1259107 ALBERTA LTD.:

RE: Proposed Development Permit

Legal: NE 32-32-5-5 Plan 0110262 Block 3 Lot 1

Development Proposal: Industrial Storage & Warehousing and Accessory Building

The above noted Development Permit Application on the NE 32-32-5-5 Plan 0110262 Block 3 Lot 1 for a Industrial Storage & Warehousing and Accessory Building was considered by the Administrative Subdivision & Development Approving Authority on October 23, 2018.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Town of Sundre Intermunicipal Development Plan 15/09	Section D. Referral Area
South East Sundre Area Structure Plan Bylaw No. 12/13	Section 5.1.9 Commercial and Business Park Uses
Land Use Bylaw No. 16/18	Section 14.1 Industrial Business Parks Permitted Use: Accessory Building Discretionary Use: Industrial Storage and Warehousing
Policy and Procedures	6018 – Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that a Industrial Storage & Warehousing and Accessory Building is suitable development for NE 32-32-5-5 Plan 0110262 Block 3 Lot 1 and conforms to the above noted policies.

As such, the Administrative Subdivision & Development Approving Authority has approved the application subject to the following conditions:

STANDARD CONDITIONS:

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

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www.mountainviewcounty.com

Building Rural Better

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. 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. 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 applicant obtains a Roadside Development Permit and a Sign Installation Permit for the proposed sign from Alberta Transportation.
14. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
15. All outdoor storage shall be kept in a neat, orderly manner that is aesthetically acceptable to the Approving Authority. Storage inside of the proposed Accessory Building is encouraged. Storage of goods not approved with this permit is prohibited.
16. Permit approval is conditional to information supplied on the application form for Industrial Storage & Warehousing and an Accessory Building. The applicant shall maintain a non-intrusive business and

preserve the privacy and enjoyment of adjacent properties. 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.

17. Future expansion, work area or additional employees, will require a new permit.
18. As identified within the Town of Sundre's Bunt Transportation Study, the landowner shall enter into a road widening agreement of 1.75 meters with respect to the eastern property boundary of the subject property. The landowner shall also enter into a deferred servicing agreement with the Town of Sundre. The landowner shall provide confirmation to Mountain View County that the agreements have been registered by way of caveat. The landowner shall contact the Town of Sundre to arrange compliance with this condition.
19. The owner/applicant shall adhere to all the conditions itemized within the Development Agreement registered on Title as Instrument 011 022 930.

PRIOR TO ISSUANCE CONDITIONS:

20. **PRIOR TO ISSUANCE:** The applicant/landowner shall provide a lot Grading and Drainage Plan completed by a qualified professional Engineer accredited by APEGA in support of the application. Issuance of the Development Permit shall be when the County has accepted the plan.
21. **PRIOR TO ISSUANCE:** The applicant/landowner shall provide a landscaping plan for the subject property. Landscaping is required on Business Park lots and shall be in conformance with the Business, Commercial and Industrial Design Guidelines. The landscaping features shall be continued to be maintained and cared for. If any of the trees or shrubs either die and/or are removed from the property, replacement trees or shrubs shall be planted.

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 **October 30, 2018** and **November 06, 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 **November 13, 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.

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

/s/

Enclosures

cc: SNL ENERGY SERVICES INC [REDACTED]

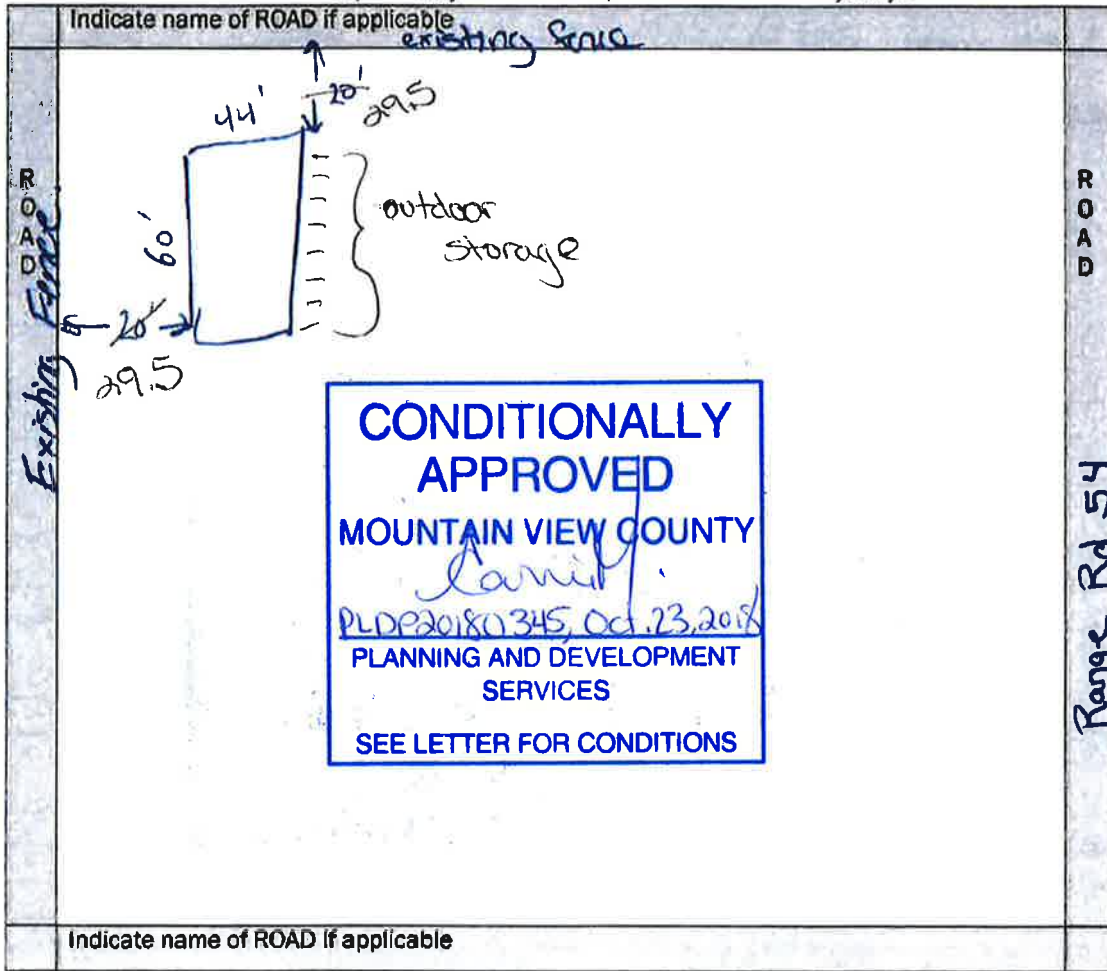
cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

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 ¼ Section or your yard-site.



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

For Example:

