



NOTICE OF DECISION

January 17, 2019

File No.: PLDP20180485

Sent via email and mail: bhydrie@inclusiveenergy.com

INCLUSIVE ENERGY LTD.
1000, 888 3 ST SW (Bankers Hall)
Calgary, AB T2P 5C5

Dear INCLUSIVE ENERGY LTD.:

RE: Proposed Development Permit
Legal: S 23-29-1-5 Plan 0612508 Block 1 Lot 4
Development Proposal: Industrial Storage and Warehousing & One (1) Sign, On-Site Commercial

The above noted Development Permit Application on the S 23-29-1-5 Plan 0612508 Block 1 Lot 4 for a Industrial Storage and Warehousing & One (1) Sign, On-Site Commercial was considered by the Municipal Planning Commission on January 17, 2019.

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. 16/18	Section 14.1 I-BP Business Park District
Policy and Procedures	Procedure 6018-1 Commercial and Industrial Design Guidelines

The Municipal Planning Commission concluded that an Industrial Storage and Warehousing & One (1) Sign, On-Site Commercial is suitable development for S 23-29-1-5 Plan 0612508 Block 1 Lot 4 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. 16/18.

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO
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. 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. N/A

ADDITIONAL CONDITION(S):

13. That the landowner and/or applicant complies with the “South Carstairs Area Structure Plan” and the “Business, Commercial and Industrial Design Guidelines”.
14. Permit approval is conditional to information supplied on the application form and site sketch for Industrial Storage & Warehousing - Storage of Oilfield Equipment and One (1) Sign, On-Site Commercial. All future development, structures, expansion, signs, new or additional uses will require a new Development Permit.
15. The applicant and/or landowner shall adhere to the recommendations of the Stormwater Master Drainage Plan, as per the Development Agreement caveat on Title (Instrument 061 294 971). There shall be no alteration to any natural drainage courses without a positive alternative means of drainage satisfactory to the County.
16. The applicant and/or landowner shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 061 294 969, Development Agreement registered on Title as Instrument 061 294 971, and Restrictive Covenant – Rainbow Highway Industrial Park Architectural Control Guidelines registered on title as Instrument 061 294 973.
17. The applicant and/or landowner 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.
18. The landscaping plan submitted with the application shall be completed within two (2) years of issuance of the Development Permit. Landscaping should include a mix of trees, shrubs and grasses as identified in the applicant’s landscaping plan and shall be maintained to the satisfaction of the County.

19. Prior to any landscaping being performed, the 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.
20. Oilfield equipment stored onsite shall be restricted to items included in application: empty storage tanks (400bbl, 750bbl, 1,000 bbl), separator vessels, rig matting, line heaters and office trailers. Occupancy of any kind is not permitted in any office trailers on the lot.
21. The applicant and/or landowner shall obtain a Roadside Development Permit from Alberta Transportation.
22. The applicant and/or landowner shall obtain a Sign Installation Permit from Alberta Transportation.
23. With the issuance of this Development Permit (PLDP20180485) previously issued Development Permit (PLDP20180228) shall be void.
24. 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.
25. One (1) Sign, On-Site Commercial is permitted and shall not exceed 5ft x 21ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.

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 **January 22, 2019** and **January 29, 2019** in the Mountain View Gazette. Should you wish to appeal this decision, or any of its conditions, you must file your appeal to the Select Appeal Board, at the County Office, prior to 4:00 pm on **February 05, 2019**. 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@mvcounty.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/s/

Enclosures

- cc: 2050941 ALBERTA LTD. c/o Dan Hofer 11 Coopers Close Airdrie, AB T4B 2X1 - dan@dbardbuildingsystems.com
- cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca



SPRING TREE

9m setback

113m

CHAIN LINK
AROUND
PERIMETER

RIGHTWAY
STACKED
if required

office TRAILER
if required

office TRAILER
if required

office TRAILER

ENTRY - LOCKED GATE



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Carol
PLO20180185 - Jan 17 2019
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

RAINBOW ROAD

12m setback

SEPARATOR
if required

SEPARATOR

9m setback

Hiway #2

spaces on existing site sheets

TANK TANK TANK TANK TANK

113m

PERMANENT OR LESS

9m setback

* - yard circled *

* LOT IS FENCED w/ SECURE GATE *

SIE 23-21-1-WSM



Mountain View
C O U N T Y

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):

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