



Mountain View
C O U N T Y

NOTICE OF DECISION

March 07, 2019

File No.: PLDP20190006

Sent via email and mail: chris.schnaider@richardson.ca

Richardson International Limited
2800 Richardson Building One Lombard Place
Winnipeg, MB R3b 0X8

Dear Chris Schnaider:

RE: Proposed Development Permit
Legal: SW 9-33-1-5 Plan 1113444 Block 1 Lot 1
Development Proposal: Agricultural Processing - Facility Expansion with Easterly Setback Relaxations

The above noted Development Permit Application on the SW 9-33-1-5 Plan 1113444 Block 1 Lot 1 for an Agricultural Processing - Facility Expansion with Easterly Setback Relaxations was considered by the Municipal Planning Commission on March 07, 2019.

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

Town of Olds Inter-Municipal Section D – Referral Area
Development Plan Bylaw No. 14/07

Municipal Development Plan Bylaw No. 09/12 Section 3.1.3, 3.1.4, 5.1.1 & 5.1.2

Land Use Bylaw No. 16/18 Section 11.2 A (2) Agricultural (2) District –
Discretionary Uses: Agricultural Processing
Site Regulations: Side Yard Setback

The Municipal Planning Commission concluded that an Agricultural Processing - Facility Expansion with Easterly Setback Relaxations is suitable development for SW 9-33-1-5 Plan 1113444 Block 1 Lot 1 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.

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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. N/A
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. Approval is granted for Grain Elevator Additions - New Bucket Elevator & Extended Drive Shed & as per the development details included in the application.
14. The applicant/landowner and/or operator shall adhere to all the conditions outlined in the Roadside Development Permit RSDP024031 (File: SW/NW9-33-1-W5(dev)), issued by Alberta Transportation, on January 16, 2019.
15. Future development, structures, expansion, new or additional uses will require a new development permit.
16. The easterly setback relaxation is approved for the life of the structures.
17. The applicant/landowner and/or operator shall not exceed the 3 foot encroachment as indicated on the site sketch and as approved and confirmed by CP Rail as part of the submitted application.

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 **March 12, 2019** and **March 19, 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 Subdivision & Development Appeal Board, at the County Office, prior to 4:00 pm on **March 28, 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@mvcountry.com.

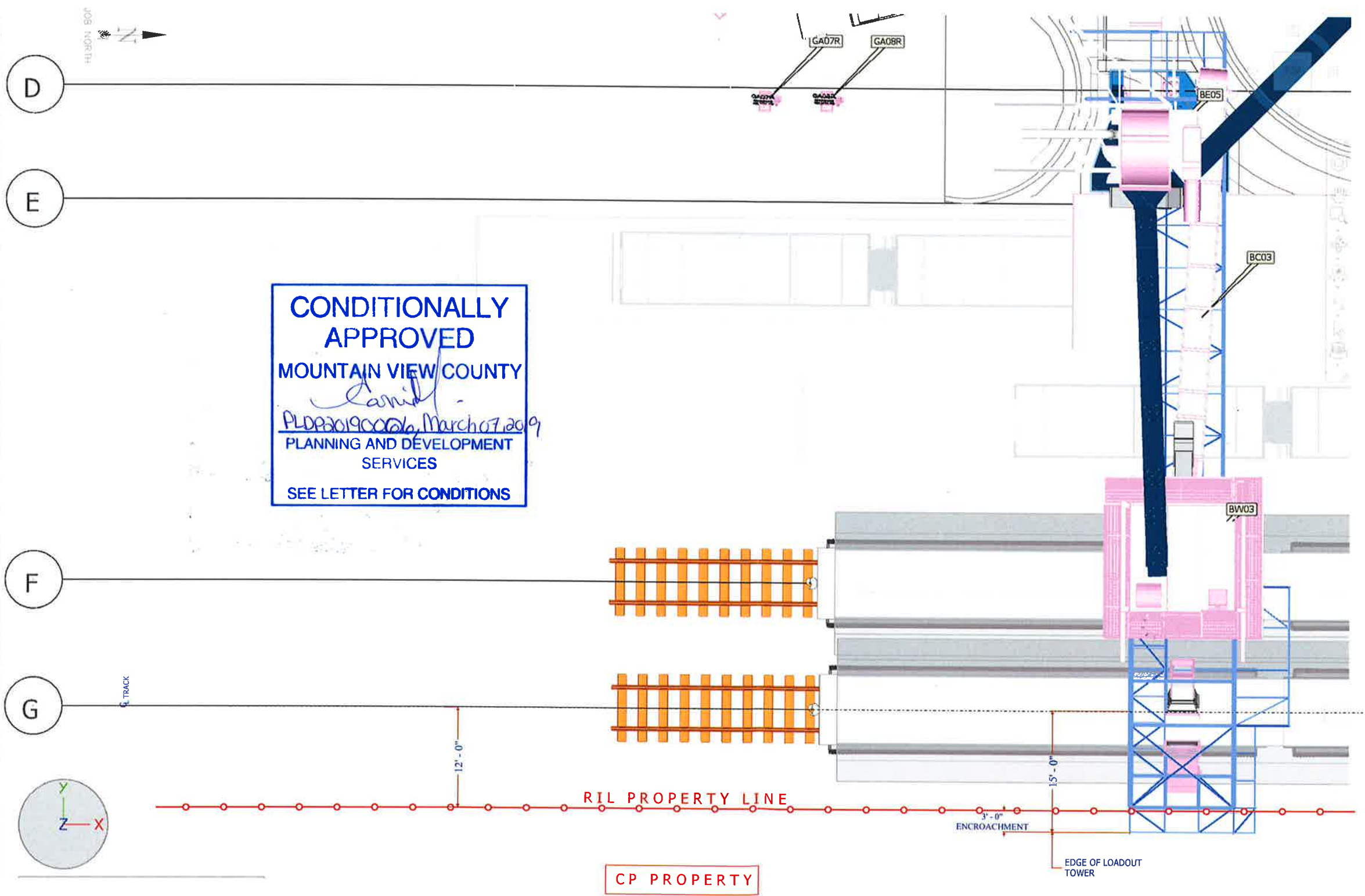
Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

- cc: RICHARDSON INTERNATIONAL LIMITED 2800 Richardson Building One Lombard Place
Winnipeg, MB R3b 0X8 email - Sandra.MacVicar@JRI.ca
- cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Carroll
 PLD 20190006, March 07, 2019
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS

READ THIS DRAWING WITH DRAWINGS NUMBERED:
 08-17-081JN001 GENERAL NOTES

PRELIMINARY NOT FOR CONSTRUCTION

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TITLE: SHIPPING UPGRADE PROPERTY LAYOUT AT LOADOUT TOWER	DRAWN BY: HA DATE: FEBRUARY 2019 SCALE: AS NOTED JOB NO: NR-17-081.1
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RICHARDSON





Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

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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