



**Mountain View
COUNTY**

NOTICE OF DECISION

May 22, 2019

File No.: PLDP20190014

Sent via email and mail: [REDACTED]

IDEA Group Inc. c/o Tyler Moir
[REDACTED]
[REDACTED]

Dear IDEA Group Inc. c/o Tyler Moir:

RE: Proposed Development Permit

Legal: NE 12-30-1-5 & NW 12-30-1-5 Plan 9312585 Lot 2

Development Proposal: Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area), Accessory Building and Use (Helicopter Pad), Berm, Fence, Parking Facility (Parking Area), and Site Preparation

The above noted Development Permit Application on the NE 12-30-1-5 & NW 12-30-1-5 Plan 9312585 Lot 2 for a That Council approve the proposed Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area), Accessory Building and Use (Helicopter Pad), Berm, Fence, Parking Facility (Parking Area), and Site Preparation was considered by Council on May 22, 2019.

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

Intermunicipal Development Plan

Not located within an approved IDP.

Municipal Development Plan Bylaw No. 09/12

Section 5.0 Economic Development Land Use Policies

5.3.2 Development within Economic Growth Nodes shall be planned in a comprehensive manner and be concentrated at highway intersections, interchanges and service road locations.

Notwithstanding Policy 5.3.4, piecemeal development along the highway and major county road corridors is generally discouraged as the intent is to locate commercial and industrial uses in well integrated nodes in close proximity to highway access points.

5.3.5 Where supported by an ASP, a concept plan may be required for all proposed Business Parks.

Wessex Area Structure Plan Bylaw No. 12/15

4.3 Business Park Development

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO
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4.3.3

- c) *Concept Plans shall be prepared as part of Redesignation applications that may include multiple phases; Architectural and design controls are very important in this district, as it, too, will provide an entranceway to the Town of Carstairs. Business Parks shall provide architectural, design and landscape plans to conform to the County's Design Guidelines. The following policies are for Business Park designations along Highways 2, 581:*
- I. *Landscaping and buffering shall be provided, especially in cases where the use is "unsightly", or involves outside storage;*
 - II. *The frontages of the buildings must face the highways and internal roads implying double frontage where loading bays may be designed for side yards;*
 - III. *The majority of outdoor surface parking should be behind the buildings and must be landscaped;*
 - IV. *Signage should be consistent with the design guidelines for the Entranceway;*
 - V. *Developers shall consult the County's Commercial and Industrial Design Guidelines for examples and implementation of these policies.*
- g) *All future points of access shall be consistent with the Alberta transportation policy.*

Land Use Bylaw No. 16/18

17.18 Direct Control District Regulations - Lot 2, Plan 9312585 and East ½ 12-30-1-5

To accommodate a unique regionally-significant and comprehensively-planned motorsports park with related accessory uses that include a motorsports racetrack, driver and police services training facilities, a motor vehicle services business area, commercial retail services, outdoor recreation, sports fields and agricultural transitional zones.

Policy and Procedures

#6002 Development Permit Standard Conditions

#6018 Business, Commercial and Industrial Design Guidelines

Council concluded that a Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area), Accessory Building and Use (Helicopter Pad), Berm, Fence, Parking Facility (Parking Area), and Site Preparation is suitable development for NE 12-30-1-5 & NW 12-30-1-5 Plan 9312585 Lot 2 and conforms to the above noted policies.

As such, Council has approved the application subject to the following conditions:

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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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. 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. Permit approval is conditional to information supplied on the application form for Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area), Accessory Building and Use (Helicopter Pad), Berm, Fence, Parking Facility (Parking Area), and Site Preparation. Additional uses listed within the Direct Control District will require issuance of a new Development Permit.
14. The applicant shall ensure all site Regulations included within Direct Control District section 17.18 are met.
15. The applicant shall conform to the Activity Management Plan, Development Regulations, Master Fire Safety and Emergency Response Plan, Noise Management Plan, Servicing Design Brief, Weed Management Plan, Construction Management Plan, and Landscaping drawings submitted with the application.
16. The applicant shall be responsible for all costs associated with a Mountain View County approved Sound Consultant for the purpose of verifying the initial placement, testing, and monitoring of equipment required for the purpose of monitoring noise on-site.
17. The applicant shall be responsible for all costs associated with a Mountain View County approved Sound Consultant for the purpose of undertaking annual verification of calibration of equipment required for the purpose of monitoring noise on-site.
18. The applicant shall obtain a Roadside Development Permit from Alberta Transportation for the proposed development.

19. Hours of operation for the Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area), Accessory Building and Use (Helicopter Pad), and Parking Facility (Parking Area) shall be between 9 am to 9 pm Monday through Saturday, and between 9 am and 6 pm Sunday and Statutory Holidays.
20. The Accessory Building and Use (Helicopter Pad) shall be restricted to emergency use only in accordance with the Master Fire Safety and Emergency Response Plan submitted with the application.
21. No drag strips or drag racing shall be permitted on site at any time.
22. A separate Development Permit will be required for any Sign, Gateway and Directional or Sign, On-Site Commercial.
23. A maximum of two (2) Construction and Property Management Signs may be located on-site in accordance with Mountain View County Business, Commercial and Industrial Guidelines. The Signs shall be removed when the construction has been completed.
24. The applicant shall obtain a Sign Installation Permit from Alberta Transportation for the temporary placement of signs during the construction of the proposed development.
25. A separate Topsoil Removal Permit will be required for the removal of any topsoil not associated with the requirements of a Development Agreement.
26. The applicant shall provide Mountain View County's Planning and Development Department with a Noise Generation Report, once per month. Noise generated by the Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area) shall not exceed the specified levels indicated within Direct Control District Section 17.18. Sound averaging will not be an acceptable method of reporting.
27. The Motorsports Racetrack (Motorsports Facility Phase 1, Administrative Trailer; Medical Trailer; Washroom Trailer; Race Control Trailer, Staging/Viewing/Paddock Area), Accessory Building and Use (Helicopter Pad), and Parking Facility (Parking Area) shall not commence operations until the Construction Completion Certificate (CCC) as defined in the Development Agreement is issued by Mountain View County.

PRIOR TO ISSUANCE CONDITIONS:

28. Prior to issuance of the Development Permit the applicant shall enter into a Development Agreement with Mountain View County regarding all infrastructure related to Phase 1 and shall include but is not limited to roads (easements, rights-of-way, road widening) stormwater management, noise mitigation measures (berms/walls) and utilities.
29. Prior to issuance of the development permit the applicant shall obtain approval from Alberta Environment and Parks for all stormwater management and wetland compensation.
30. Prior to issuance of the Development Permit the applicant shall obtain Alberta Transportation's approval for all Provincial highway/intersection improvements.

A Notice of Decision will be placed in the **May 28, 2019** and **June 04, 2019** issues of the Mountain View Gazette. Following the advertising period, the Development Permit will be issued ***once all the Prior To Issuance conditions have been met.*** 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.

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Council made the decision on this Development Permit under a Direct Control District zoning, there is no appeal to the Subdivision and Development Appeal Board (SDAB).

If you have any questions regarding the above, please do not hesitate to contact me at 403-335-3311 ext. 211 or by email at mpawlow@mvcounty.com.

Sincerely,

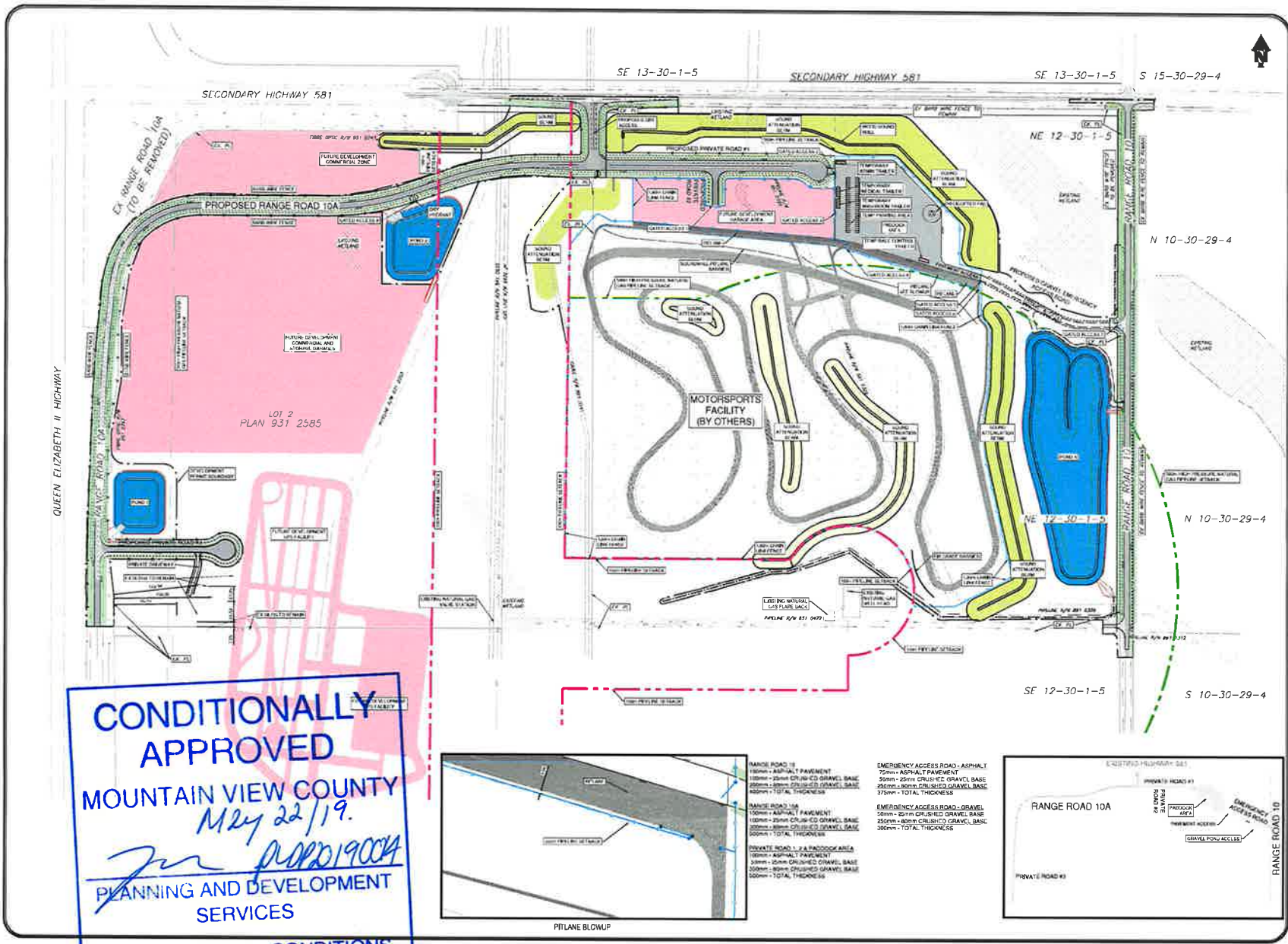


Matthew Pawlow, Planning Manager
Planning and Development Services

/k/

cc SNYDER, WILLIAM DAVID & JUDITH MAE [REDACTED]

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



LEGEND:

PROPERTY INFORMATION:
 TIME ADDRESS: AB-01, CARTERS, AB 12002
 LOT 2 PLAN 931 2585
 LAND USE: DC
 ASSIGNMENT: 100 M (64.1 HA)
 DEVELOPMENT PLAN: 2019

0 100 200 M

FORMED TO PRACTICE
 SUE J. GARDNER
 SUE J. GARDNER
 SUE J. GARDNER

ROCKY MOUNTAIN MOTORSPORTS PARK
 PHASE I
 MOUNTAIN VIEW COUNTY, ALBERTA
 ROCKY MOUNTAIN MOTORSPORTS

DATE: 2019

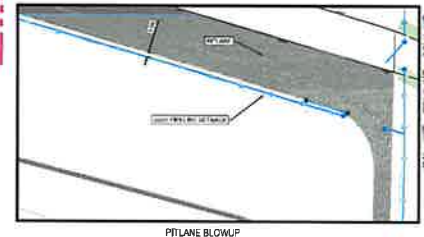
SCALE: 1:1000

ROCKY MOUNTAIN MOTORSPORTS PARK
 PHASE I
 MOUNTAIN VIEW COUNTY, ALBERTA
 ROCKY MOUNTAIN MOTORSPORTS

DATE: 2019

SCALE: 1:1000

CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
 May 22/19.
 [Signature]
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS



RANGE ROAD 10
 100mm ASPHALT PAVEMENT
 100mm 20mm CRUSHED GRAVEL BASE
 200mm 10mm CRUSHED GRAVEL BASE
 200mm 10mm CRUSHED GRAVEL BASE
 600mm TOTAL THICKNESS

EMERGENCY ACCESS ROAD - ASPHALT
 75mm ASPHALT PAVEMENT
 50mm 20mm CRUSHED GRAVEL BASE
 95mm 10mm CRUSHED GRAVEL BASE
 320mm TOTAL THICKNESS

EMERGENCY ACCESS ROAD - GRAVEL
 50mm 20mm CRUSHED GRAVEL BASE
 250mm 10mm CRUSHED GRAVEL BASE
 300mm TOTAL THICKNESS

