



NOTICE OF DECISION

March 21, 2023

File No.: PLDP20230049

Sent via email and mail: christian.rousseau@technometalpost.com

TECHNO METAL POST ALBERTA INC
c/o CHRISTIAN ROUSSEAU
25 HOWSE MOUNT NE
CALGARY, AB T3P 1N9

Dear Christian Rousseau:

RE: Proposed Development Permit
Legal: S 23-29-1-5 Plan 0612508 Block 1 Lot 10
Development Proposal: Industrial Storage and Warehousing, Accessory Buildings - Office, Tarp Shed and Storage Building with Setback Relaxation and Sign, On-Site Commercial Sign (One Freestanding)

The above noted Development Permit application on the S 23-29-1-5 Plan 0612508 Block 1 Lot 10 for an Industrial Storage and Warehousing, Accessory Buildings - Office, Tarp Shed and Storage Building with Setback Relaxation and Sign, On-Site Commercial Sign (One Freestanding) was considered by the Administrative Subdivision & Development Approving Authority on March 21, 2023.

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

Municipal Development Plan Bylaw No. 20/20	Section 5.0 Economic Development Land Use Policies Section 7.5 Area Structure Plan and Area Redevelopment Plan Policies
South Carstairs Area Structure Plan Bylaw No. 11/18	Section 5.2 Business Park
Land Use Bylaw No. 21/21	Section 14.1 Business Park District (I-BP)
Policy and Procedures	Policy 6018: Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that an Industrial Storage and Warehousing, Accessory Buildings - Office, Tarp Shed and Storage Building with Setback Relaxation and Sign, On-Site Commercial Sign (One Freestanding) is suitable development for S 23-29-1-5 Plan 0612508 Block 1 Lot 10 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. 21/21.
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. Permit approval is conditional to information supplied on the application form for Industrial Storage and Warehousing, Accessory Buildings - Office, Tarp Shed and Storage Building with Setback Relaxation and Sign, On-Site Commercial Sign (One Freestanding). 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.
14. Previously issued Development Permit, PLDP20180226, shall be void and replaced with the issuance of this permit.



15. As per the submitted application a northerly setback relaxation is granted for the life of the Accessory Building – Storage Building.
16. The applicant, landowner and/or operator shall comply with the landscaping plan as per the submitted application. Landscaping shall be completed within 24 months of the date of issuance of the permit. 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.
17. One (1) On-Site Commercial sign is permitted and shall not exceed 5 meters x 2 meters. 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.
18. The applicant, landowner and/or operator shall comply with the “Business, Commercial and Industrial Design Guidelines” and the "South Carstairs Area Structure Plan".
19. The applicant, landowner and/or operator shall organize the storage on the lot so that it is orderly, neat, and tidy. Storage of goods not related to the proposed businesses shall not be permitted.
20. Storage located within yard setbacks shall be movable and not considered permanent.
21. All future development, structures, expansion, signs, new or additional uses will require a new Development Permit.
22. The Accessory Buildings – Office, Storage Building and Tarp Shed shall not be used for residential purposes.
23. The applicant, landowner and/or operator shall obtain and adhere to a Roadside Development Permit from Alberta Transportation. Permit must be obtained from:
<https://www.alberta.ca/roadside-development-permits.aspx>
24. The applicant, landowner and/or operator shall obtain, and adhere to, a Sign Installation Permit from Alberta Transportation. Permit must be obtained from: <https://www.alberta.ca/roadside-development-permits.aspx>
25. The applicant, landowner and/or operator 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.
26. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 061 294 973 and 061 294 969.
27. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 061 294 971.

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 <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **March 28, 2023** and **April 04, 2023** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **April 11, 2023**.

Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 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. 21/21 may 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. 171 or by email at jreimer@mvcountry.com.

Yours truly,



Jaydan Reimer, Development Officer
Planning and Development Services

/lc

Enclosures

cc Alberta Transportation - via Roadside Planning and Application Tracking Hub (RPATH)



PROJECT: 47-293339 HWY 2A
DATE: 2023.02.09
SCALE: 1" = 20' (AS SHOWN)
PROJECT NO.: 20230049

PROPOSED BUILDING:
A. STORAGE SHED: 222.57 sq ft (10.56' x 21.09')
B. STORAGE SHED: 132.33 sq ft (12.00' x 11.03')
C. STORAGE SHED: 132.33 sq ft (12.00' x 11.03')

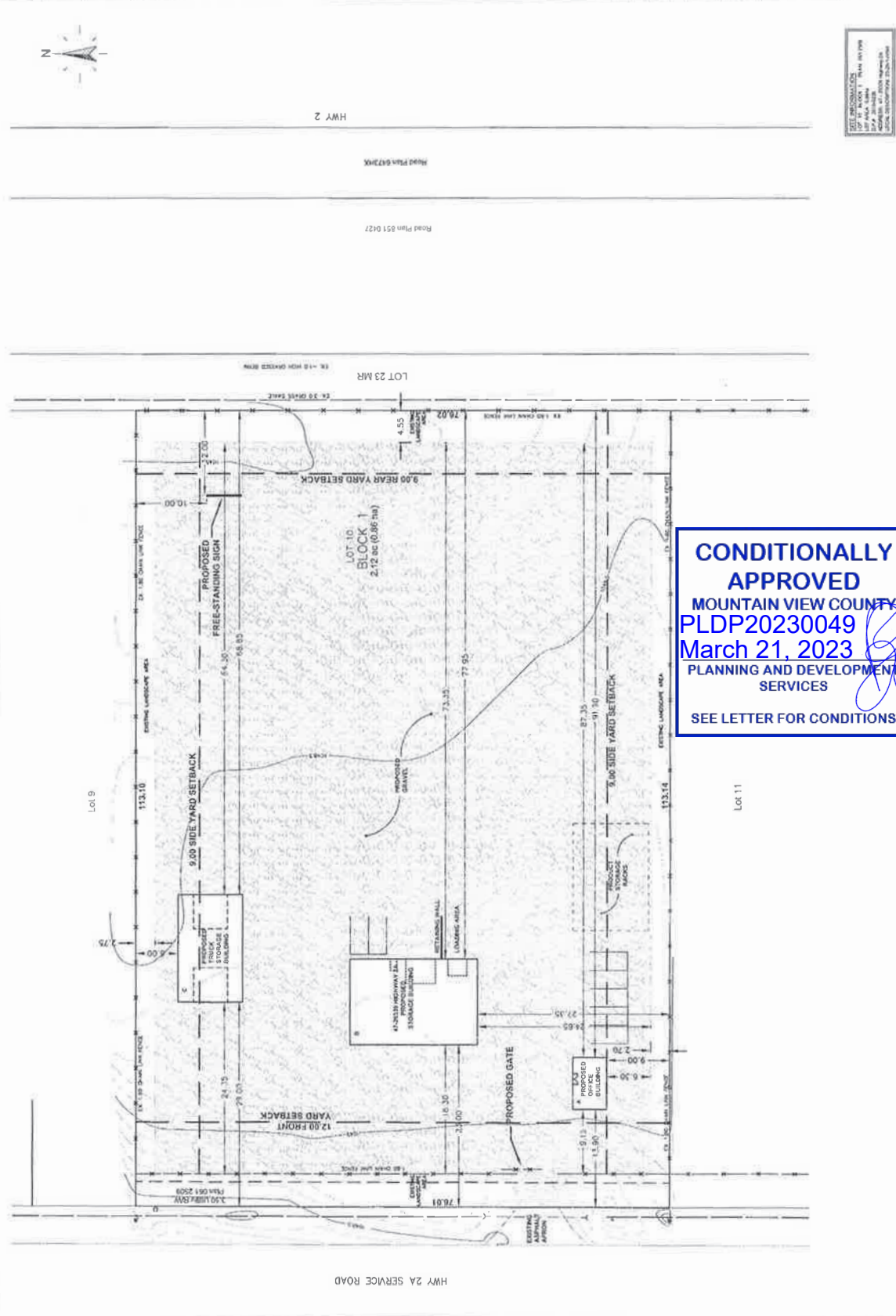
PROPOSED GRAVEL: 6,481.61 sq m (71,834.50 sq ft)
PAVING REQUIREMENTS:
1. Industrial Storage and Warehouse
2. Loading Area per Building up to 2000 sq m
3. 100mm concrete
4. 100mm gravel
5. 100mm sand
6. 100mm subgrade

LANDSCAPING REQUIREMENTS:
1. 100mm concrete
2. 100mm gravel
3. 100mm sand
4. 100mm subgrade

UTILITIES:
1. 100mm concrete
2. 100mm gravel
3. 100mm sand
4. 100mm subgrade

PROPOSED LIGHTING:
1. 100mm concrete
2. 100mm gravel
3. 100mm sand
4. 100mm subgrade

PROPOSED SIGNAGE:
1. 100mm concrete
2. 100mm gravel
3. 100mm sand
4. 100mm subgrade



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
PLDP20230049
March 21, 2023
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

SCALE: 1" = 20' (AS SHOWN)
DATE: 2023.02.09
PROJECT NO.: 20230049

NO.	DESCRIPTION	DATE
1	PRELIMINARY	02/09/23
2	REVISED	02/09/23
3	REVISED	02/09/23
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SITE LAYOUT

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