



**Mountain View**  
C O U N T Y

**NOTICE OF DECISION**

April 04, 2019

File No.: PLDP20190055

Sent via email and mail: [jfulton@mvcountry.com](mailto:jfulton@mvcountry.com)

MOUNTAIN VIEW COUNTY  
BAG 100  
DIDSBURY, AB T0M 0W0

Dear Jane Fulton:

**RE: Proposed Development Permit**  
**Legal: SE 5-32-1-5**  
**Development Proposal: Waste Management Facility, Minor (Agricultural Plastics Recycling Program) with Accessory Building - Sea Can & Two (2) On-Site Commercial Signs**

The above noted Development Permit Application on the SE 5-32-1-5 for a Waste Management Facility, Minor (Agricultural Plastics Recycling Program) with Accessory Building - Sea Can & Two (2) On-Site Commercial Signs was considered by the Municipal Planning Commission on April 04, 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 2.0 Growth Management Conceptual Strategy Concentration Confined Feed Operations Area
Land Use Bylaw No. 16/18	Section 2.5 Definitions – Waste Management Facility, Minor Section 16.1 S-IEC Institutional, Educational and Cultural District Permitted Use – Accessory Building and Use Waste Management Facility, Minor Discretionary Use – Signs, On-Site Commercial

The Municipal Planning Commission concluded that a Waste Management Facility, Minor (Agricultural Plastics Recycling Program) with Accessory Building - Sea Can & Two (2) On-Site Commercial Signs is suitable development for SE 5-32-1-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

**STANDARD CONDITIONS:**

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**Building Rural Better**

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. 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. The exterior finish of the Sea Can shall match or complement the exterior finish of the principal.
14. Use of the proposed Accessory Building – Sea Can shall be for waste management/collection purposes only.
15. The applicant or landowner shall dispose of any agricultural plastics collected and contained on site at an approved waste facility in a timely manner. The site shall be maintained in a neat and orderly manner and any clean up shall be the responsibility of the applicant or landowner.
16. Two (2) On-Site Commercial signs are permitted and both shall not exceed 10ft x 6ft with 1.5ft x 3ft for the donor recognition. The signs shall be located on the subject property. The signs must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the signs are no longer required.

17. That the applicant shall obtain a Building Permit so an inspection by a Safety Codes Officer can confirm the Sea Can being used for waste management meets the Building Code requirements for this use.
18. That the applicant and/or landowner adheres to the Roadside Development Permit No. RSDP024543 from Alberta Transportation.

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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **April 09, 2019** and **April 16, 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 **April 25, 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. 171 or by email at [kneff@mvcounty.com](mailto:kneff@mvcounty.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services

/s/

Enclosures

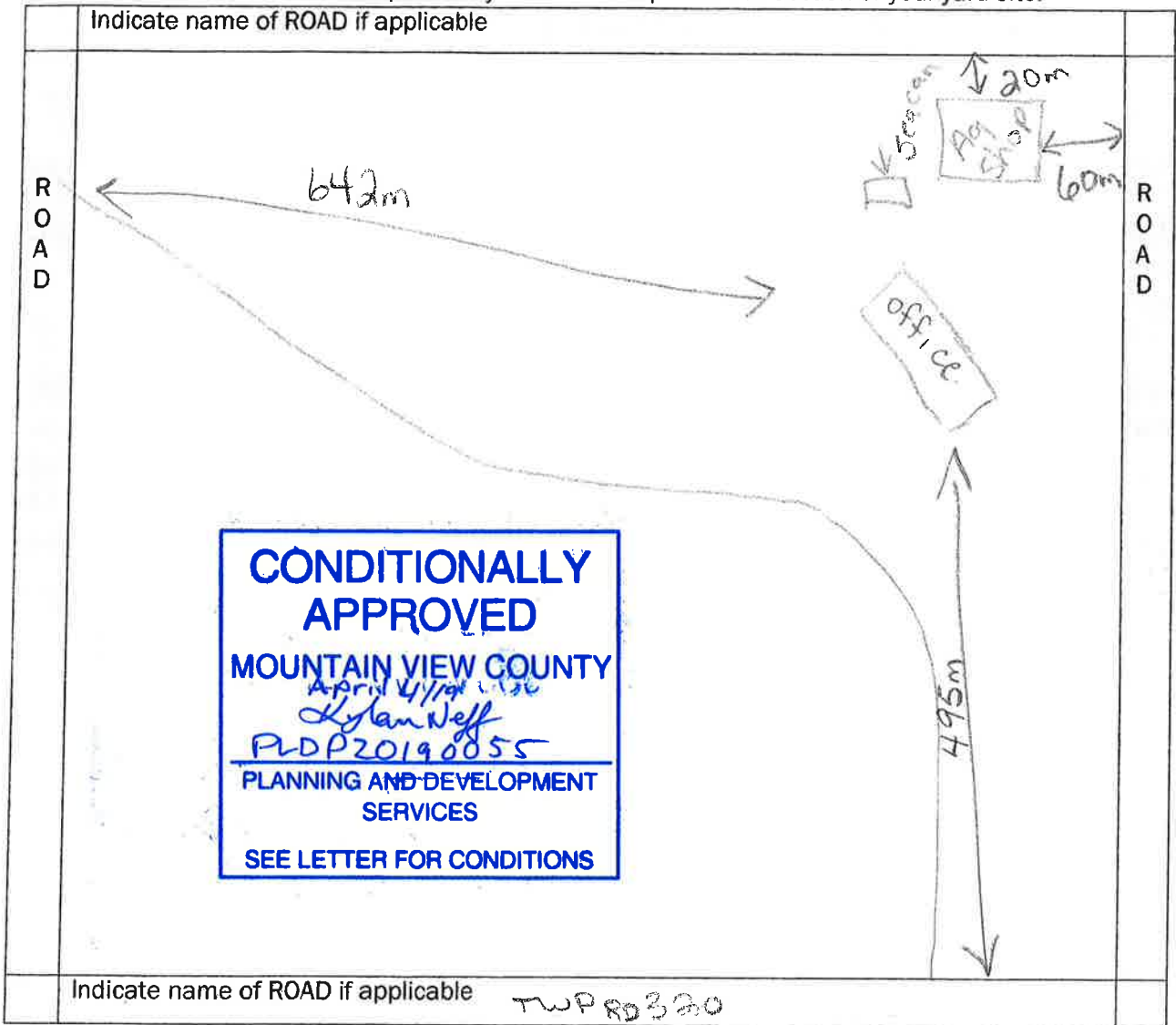
cc Alberta Transportation - Via Email - [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca)

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.

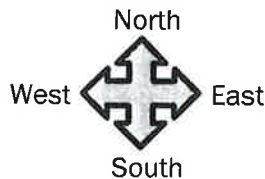
RECEIVED  
 APR - 8 2019  
 MOUNTAIN VIEW COUNTY

The below square may be used to represent 1/4 Section or your yard-site.

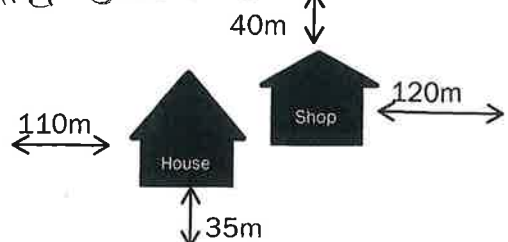


Please indicate the distances from the closest structure(s) to all property lines.

For Example:



and see attached





**Mountain View  
C O U N T Y**

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO  
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):**

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*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