



NOTICE OF DECISION

August 15, 2019

File No.: PLDP20190229

Sent via email and mail: bschmitt@barr-ag.com

BARR-AG LTD.
5837 Imperial Drive
Olds , AB T4H 1G6

Dear Barry Schmitt:

RE: Proposed Development Permit
Legal: SW 12-33-1-5 Plan 0611405 Block 1 Lot 1
Development Proposal: Agricultural Processing & Accessory Building - Office

The above noted Development Permit Application on the SW 12-33-1-5 Plan 0611405 Block 1 Lot 1 for a Agricultural Processing & Accessory Building - Office was considered by the Municipal Planning Commission on August 15, 2019.

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

Municipal Development Plan Bylaw No. 09/12 (MDP)	Section 3.0 Agricultural Land Use Policies 3.1 Goals 3.1.1, 3.1.2, 3.1.3 & 3.1.4
Highway 2/27 Area Structure Plan Bylaw No. 01/07 (ASP)	Section 5.1 Agricultural Land Use Goals i, ii, iii & iv
Land Use Bylaw No. 16/18 (LUB)	Section 2.5 Definitions Section 4.2.1 Activities and Uses that do not require a Development Permit Section 11.1 A – Agricultural District Discretionary Use – Agricultural Processing

The Municipal Planning Commission concluded that a Agricultural Processing & Accessory Building - Office is suitable development for SW 12-33-1-5 Plan 0611405 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:

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

Building Rural Better

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. 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. 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 an Agricultural Processing Development Permit to provide hay and grain processing services. The applicant, landowner and /or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion, work area or additional employees, will require a new permit.


15. That the development shall maintain on-site positive drainage and shall not alter the natural drainage on the parcel without providing a positive alternative means of drainage deemed appropriate by the County.
16. The applicant, landowner and /or operator shall ensure that all storage and/or parking of commercial vehicles shall be located a minimum of 15 meters from the north, south, east and west property lines. No parking and/or storage of vehicles shall be placed within the Agricultural District yard setbacks.
17. All setbacks must comply with Provincial regulations with regards to the oil and gas facilities and associated sour gas pipelines within and near the property.
18. That the applicant, landowner and/or operator obtain and adhere to a new Roadside Development Permit from Alberta Transportation.
19. That the applicant, landowner and /or operator shall ensure that outside storage of waste hay product will be cleaned up continuously not to cause fire hazard or offsite impacts.

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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will also be advertised on **August 20, 2019** and **August 27, 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 **September 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. 171 or by email at kneff@mvcounty.com.

Yours truly,



Kylan Neff, Development Officer
Planning and Development Services

/lc

Enclosures

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

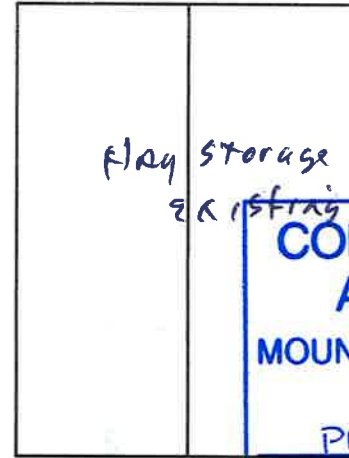
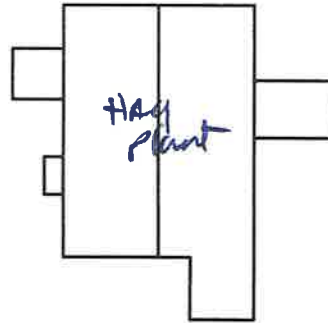
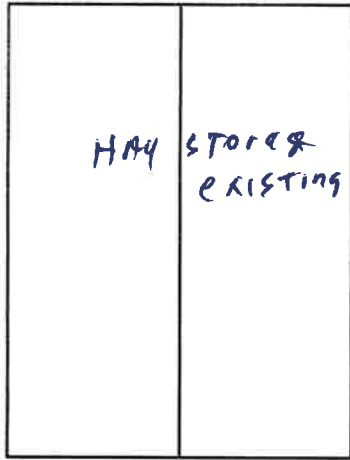
2

1

RECEIVED

JUL 19 2019

MOUNTAIN VIEW COUNTY
DIDSBURY



**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
August 15/19
Kylan Hoff
PLDP20190229
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

B

B

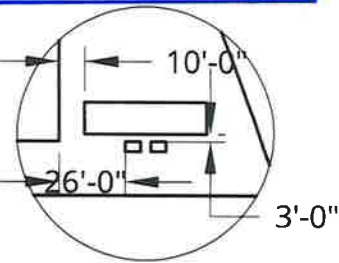
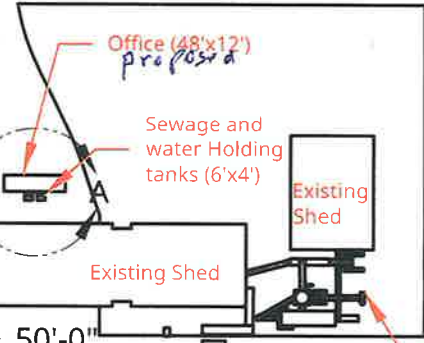
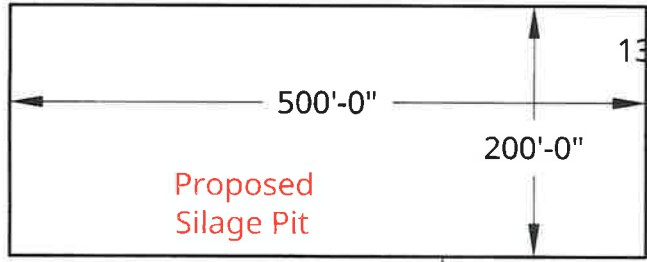
RR 10A

Existing Pumpout

Existing Sewage
With Pumpout



90'-7"
71'-10" 10'-0"



50'-0"

Existing Drying
System

Proposed New
Dryer System

A

A

Property Line

2

1

		NAME	DATE
		RYLEY SCHMITT	07/19/2019
SIZE A	DWG NO.	REV.	
SCALE 1:1750	SHEET		1 of 1



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 - 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,

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

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: _____
Email: _____

LANDOWNER: 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):

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, **the applicant consents to the information being made available to the public and Appeal Board in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 – Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date