



NOTICE OF DECISION

September 20, 2018

File No.: PLDP20180312

Sent via email and mail: [REDACTED]

WEBB, SHANE DARCEY & DESIREE CHELSEA
[REDACTED]

Dear Shane & Desiree Webb:

RE: Proposed Development Permit
Legal: SW 20-33-1-5 Plan 1810572 Block 1 Lot 1
Development Proposal: Accessory Building - Shop with Business, Contractors for Personal Fitness Training

The above noted Development Permit Application on the SW 20-33-1-5 Plan 1810572 Block 1 Lot 1 for an Accessory Building - Shop with Business, Contractors for Personal Fitness Training was considered by the Municipal Planning Commission on September 20, 2018.

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

Municipal Development Plan Bylaw No. 09/12	Section 5.0 Economic Development Land Use Policies
Land Use Bylaw No. 16/18	Section 10.5 Business (Home Office, Home Based or Contractors) Table 10.5-1 Business, Home Based and Contractors Standards Section 12.1 R-CR - Country Residential District Permitted Use – Accessory Building Discretionary Uses – Business, Contractors

The Municipal Planning Commission concluded that an Accessory Building - Shop with Business, Contractors for Personal Fitness Training is suitable development for SW 20-33-1-5 Plan 1810572 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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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. Permit approval is conditional to information supplied on the application form for a Business, Contractors (Fitness Training Center) to provide personal fitness training. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion of the business, additional work area or additional employees, will require a new permit.
15. The proposed business shall not have more than six (6) customer visits per day and a maximum of thirty (30) per week with the business hours from 5 a.m. to 8 p.m. year-round. There shall be no more than two (2) employees
16. No sign has been approved with issuance of this permit.
17. No outdoor storage has been approved with issuance of this permit.

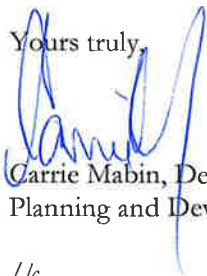
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at www.mountainviewcounty.com/DiscretionaryUse. This decision will also be advertised on **September 25, 2018** and **October 02, 2018** in the Mountain View 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 **October 11, 2018**. 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **October 11, 2018**. 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, Revised Statutes of Alberta 2000.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 135 or by email at cmabin@mvcounty.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/lc

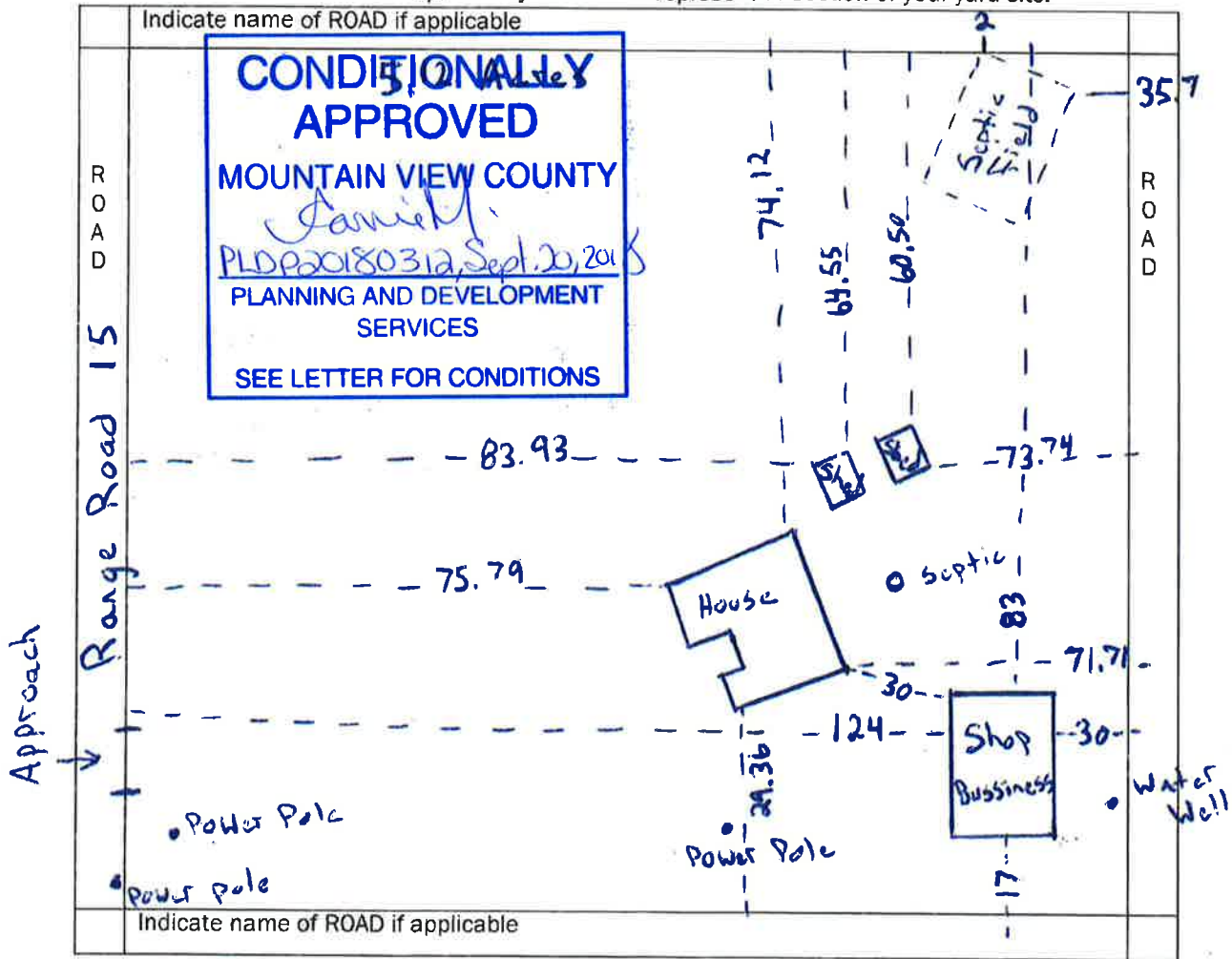
Enclosures

Site Plan of Proposed Development

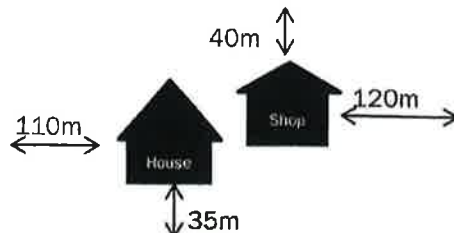
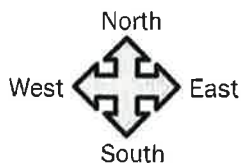
The Site Plan must include all of the following information in order for it to be considered complete;

- 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.

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:





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