



May 10, 2017

File No.: PLDP20170129

FOLEY, Steve & HENDERSON, Jessica



Dear Steve Foley & Jessica Henderson:

RE: Proposed Development Permit

Legal: S 5-32-1-5 Plan 0915012 Block 1 Lot 37

Development Proposal: Accessory Use - Aerospace Aviation Services Inc. & Foley Flight Leasing Inc. (in existing hanger) & Two (2) Signs, On-Site Commercial

The above noted Development Permit Application on the S 5-32-1-5 Plan 0915012 Block 1 Lot 37 for a Accessory Use - Aerospace Aviation Services Inc. & Foley Flight Leasing Inc. (in existing hanger) & Two (2) Signs, On-Site Commercial was considered by the Administrative Subdivision & Development Approving Authority on May 09, 2017.

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

Land Use Bylaw No. 15/15 Section 16.2 AS-AP Airport District: Discretionary Use – Accessory Use

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Use - Aerospace Aviation Services Inc. & Foley Flight Leasing Inc. (in existing hanger) & Two (2) Signs, On-Site Commercial is suitable development for S 5-32-1-5 Plan 0915012 Block 1 Lot 37 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. 15/15.
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.

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1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

Building Rural Better

STANDARD CONDITIONS IF APPLICABLE:

4. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

11. N/A
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):

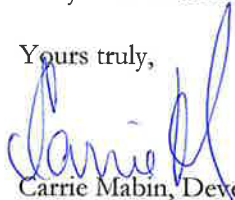
13. Permit approval is conditional to information supplied on the application form for an Accessory Use - Aerspace Aviation Services Inc. & Foley Flight Leasing Inc. (in existing hanger) & Two (2) Signs, On-Site Commercial Permit. Aerspace Aviation Services Inc. will provide aircraft maintenance services and parts; Foley Flight Leasing Inc. will provide aerial surveillance and metering. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion, work area or additional employees for either business, will require a new permit.
15. Two (2) Signs, On-Site Commercial are permitted. The sign shall be located on the subject property as indicated on the application. The signs must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required. Any future signage shall be applied for through the Development Permit process.
16. That the applicant and/or landowner obtains and/or adheres to a Roadside Development Permit from Alberta Transportation.
17. That the applicant obtains a Sign Installation Permit for the proposed signs from Alberta Transportation.
18. That the applicant obtains an Aeronautical Obstruction Clearance Form from Transport Canada.

A Notice of Decision will be placed in the **May 16, 2017** and **May 23, 2017** issues of the Mountain View Gazette for an appeal period which ends on **May 30, 2017** at 4:00 p.m. Should you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the County Office on or before **May 31, 2017**. 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. 15/15 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 extension #135 or by email at cmabin@mvcountry.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/s/

Enclosures

cc: J & J BALDWIN LIMITED [REDACTED]

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

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.

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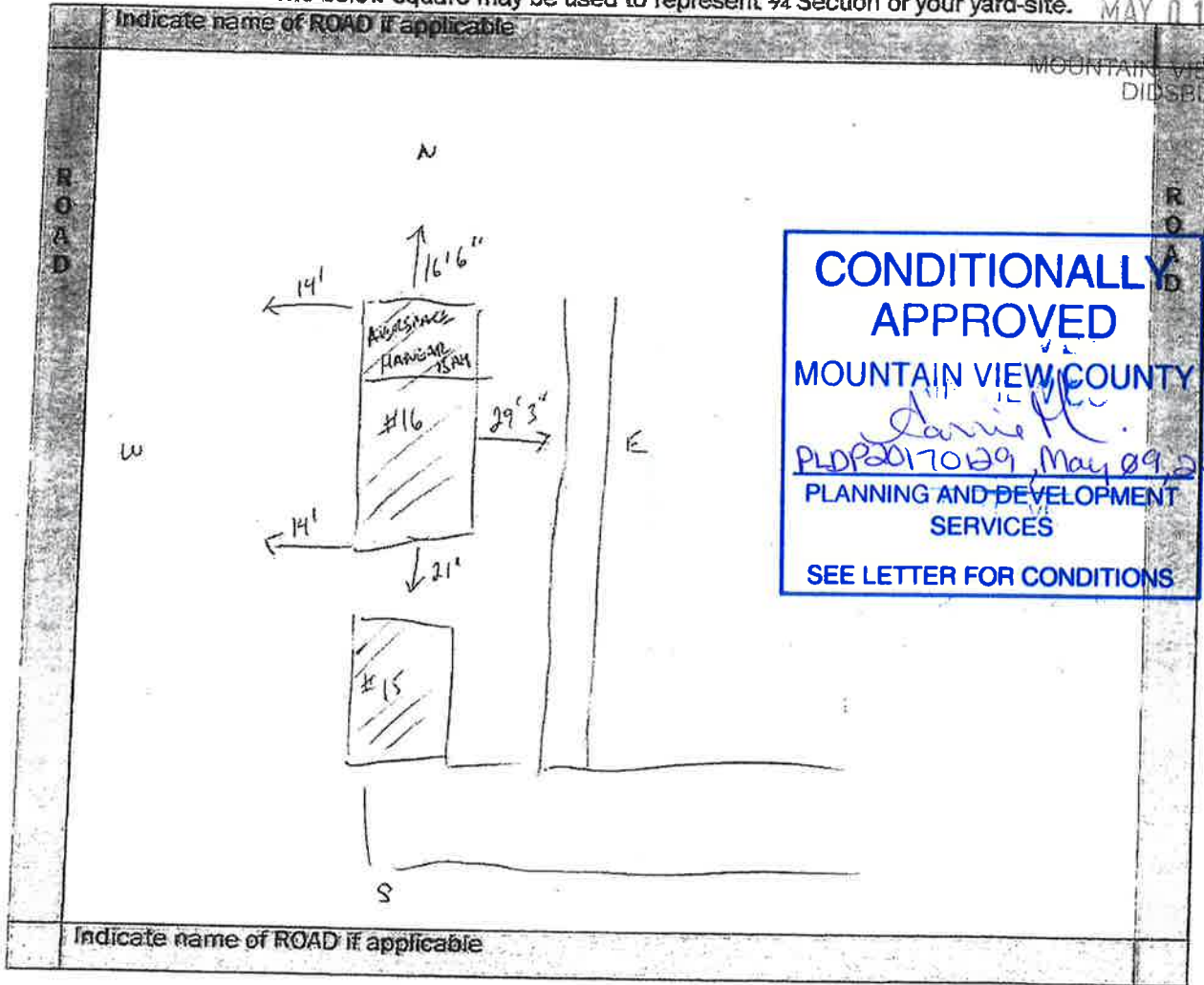
MOUNTAIN VIEW COUNTY
DIDSBURY

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

MAY 01 2017

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

For Example:

