



September 21, 2017

File No.: PLDP20170285

RYAN, KEVIN MARK & PATRICIA BERNADETTE

Dear Kevin & Patricia Ryan:

**RE: Proposed Development Permit**

**Legal: NW 7-30-5-5**

**Development Proposal: Business, Agri-Tourism Expansion and Accessory Building - Processing Plant Expansion for Fallentimber Meadery**

The above noted Development Permit Application on the NW 7-30-5-5 for a Business, Agri-Tourism Expansion and Accessory Building - Processing Plant Expansion for Fallentimber Meadery was considered by the Municipal Planning Commission on September 21, 2017.

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

Land Use Bylaw No. 15/15

Section 11.1 A Agricultural District  
Discretionary Use – Business, Agri-tourism & Accessory Use  
Site Regulations

Municipal Development Plan Bylaw No. 09/12

Section 3.0 Agricultural Land Use Policies  
3.3.4 & 3.3.2  
Section 5.0 Economic Development Land Use Policies  
5.1.1

The Municipal Planning Commission concluded that a Business, Agri-Tourism Expansion and Accessory Building - Processing Plant Expansion for Fallentimber Meadery is suitable development for NW 7-30-5-5 and conforms to the above noted policies.

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

**STANDARD CONDITIONS:**

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.

**STANDARD CONDITIONS IF APPLICABLE:**

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. 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.
7. N/A
8. N/A
9. N/A
10. 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:**

11. If the development authorized by a Development Permit is not completed 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.
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. Any future expansion of the business, site area or additional employees and events beyond six (6) annually (as previously approved through PLDP201600140), will require a new permit.
14. That the applicant meet any standards and obtain any approvals required from the Alberta Gaming and Liquor Commission for the expansion of the meadery business.
15. That the applicant obtains and conforms to all provincial and federal legislation requirements when conducting the meadery business.
16. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles outlined in the FireSmart Manual. (Refer to the enclosed FireSmart Manual provided by Alberta Sustainable Resource Development)

17. The existing Development Permits DP 06-158, DP 09-071, and PLDP20160140 shall remain in effect and PLDP20130093, PLDP20140095 and PLDP20150249 shall be considered null and void with issuance of this permit.

A Notice of Decision will be placed in the **September 26, 2017** and **October 03, 2017** issues of the Mountain View Gazette for an appeal period which ends on **October 10, 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 **October 12, 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 #222 or by email at [jross@mvcountry.com](mailto:jross@mvcountry.com).

Yours truly,



Jessica Ross, Development Officer  
Planning and Development Services

/s/

Enclosures

SE 1/4 Sec 12-30-6-5

S.W. 1/4 Sec 18-30-5-5

Township Rd 302

Lot 5 Block 2 Plan 991 1463

SITE PLAN

LEGEND

- ALL DIMENSIONS ARE SHOWN IN METERS (M) UNLESS OTHERWISE SPECIFIED  
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM  
 AND NOT MEASUREMENT FROM CROSS OBSERVATIONS  
 HAD TO BE TAKEN WITH ZONE 11. DATUM 1117. CSU 0 000007  
 CONTROLLING ELEVATION 1.000  
 THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN
- ⊙ - denotes elevation points
  - ⊙ - denotes Major Valve
  - ⊙ - denotes Gas Valve
  - ⊙ - denotes structure
  - ⊙ - denotes Power Pole
  - A—A— denotes Fence
  - S—S— denotes Sanitary Line
  - S—S— denotes Storm Line
  - U—U— denotes Water Line
  - G—G— denotes Gas Line
  - E—E— denotes Electric Line
  - T—T— denotes Trawl Line
  - C—C— denotes Sewer Line
  - H—H— denotes Utility Right of Way Line
  - P—P— denotes Property Line
  - C—C— denotes Major Contour lines
  - M—M— denotes Major Contour lines
  - S—S— denotes Sectioned Tree
  - S—S— denotes Guidance
  - S—S— denotes Contour
  - S—S— denotes Boundary
  - S—S— denotes Right of Way
  - S—S— denotes Right of Way

SCALE 1:2000

LEGAL DESCRIPTION

N.W. 1/4 Sec 7-30-5-8

MUNICIPAL ADDRESS: Mountain View County Alberta

PREPARED FOR: Kevin and Pat Ryan  
DATE OF SURVEY: August 16th, 2016

NOTE:  
 Title information is based on the C of T 061-277-930 which was searched on the 30th day of August, 2016, and is subject to the following instruments  
 Utility Right of Way No. 071 289 025  
 Mortgage No 121 052 913, 151 285 681  
 Control No 121 292 682  
 Postponement No 151 285 683

All survey utility location information is provided by the early-tracker mapping Element Land Surveys accepts no responsibility for the accuracy of this information



Proposed construction



CONDITIONALLY APPROVED  
 MOUNTAIN VIEW COUNTY  
 Planning and Development Services  
 K. Seltzer  
 August 24/16  
 SEE LETTER FOR CONDITIONS

N.E. 1/4 Sec 12-30-6-5

S.W. 1/4 Sec. 7-30-5-5

S.E. 1/4 Sec. 7-30-6-5

S.E. 1/4 Sec. 12-30-6-5

Element Land Surveys Inc.  
 4555 Hwy 148 S. Box 288  
 Calgary, Alberta T2C 2G8 Tel: 403-241-6222  
 Fax: 403-241-6222  
 Website: www.elementland.com  
 Date: 27/08/2016



**Mountain View**  
COUNTY

# 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