



NOTICE OF DECISION

January 04, 2018

File No.: PLDP20170405

WILTON, RITA CHRISTINE & SOMMERFELD, STACEY JAMES



Dear Rita Wilton & Stacey Sommerfeld:

RE: Proposed Development Permit

Legal: NE 8-33-4-5 Plan 0612341 Block 3 Lot 1

Development Proposal: Change of Use from an Accessory Building for Personal Use to Commercial Greenhouse Use; Horticultural Use (Friedt Farms) within existing Buildings (Greenhouses) and Northerly Side Yard Setback Relaxations to Existing Buildings and One (1) Sign, On-Site Commercial

The above noted Development Permit Application on the NE 8-33-4-5 Plan 0612341 Block 3 Lot 1 for a Change of Use from an Accessory Building for Personal Use to Commercial Greenhouse Use; Horticultural Use (Friedt Farms) within existing Buildings (Greenhouses) and Northerly Side Yard Setback Relaxations to Existing Buildings and One (1) Sign, On-Site Commercial was considered by the Municipal Planning Commission on January 04, 2018.

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

Land Use Bylaw No. 15/15

Section 12.1 Country Residential
Discretionary Use & Site Regulations

Municipal Development Plan Bylaw No. 09/12 Section 5.0 Economic Development Land Use Policies

The Municipal Planning Commission concluded that a Change of Use from an Accessory Building for Personal Use to Commercial Greenhouse Use; Horticultural Use (Friedt Farms) within existing Buildings (Greenhouses) and Northerly Side Yard Setback Relaxations to Existing Buildings and One (1) Sign, On-Site Commercial is suitable development for NE 8-33-4-5 Plan 0612341 Block 3 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:

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO
www.townofdidsbury.com

Building Rural Better

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. N/A
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):

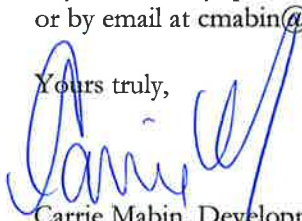
13. Permit approval is conditional to information supplied on the application form for a Business, Contractors -Horticultural Use (Friedt Farms) within existing Accessory Buildings (Greenhouses). The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion, work area or additional employees, shall require a new permit.
15. Outside storage is not permitted with issuance of this permit.
16. With the issuance of this permit (PLDP20170405), previously issued development permit PLDP20130388 for a Subsidiary Occupation - Level 2 (Sign Company) is void and replaced with this permit however the approved setback relaxations remain.

17. A northerly side yard setback relaxation for existing buildings is approved for the life of the buildings.
18. The applicant shall obtain a Building Permit for the change of use of the existing accessory building for personal use (Greenhouse, 32 ft. x 60 ft.) to a commercial horticultural use building.
19. One (1) on-site commercial sign is permitted advertising the business and shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.

A Notice of Decision will be placed in the **January 09, 2018** and **January 16, 2018** issues of the Mountain View Gazette for an appeal period which ends on **January 23, 2018** 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 **January 25, 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. 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@mvcounty.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/lc

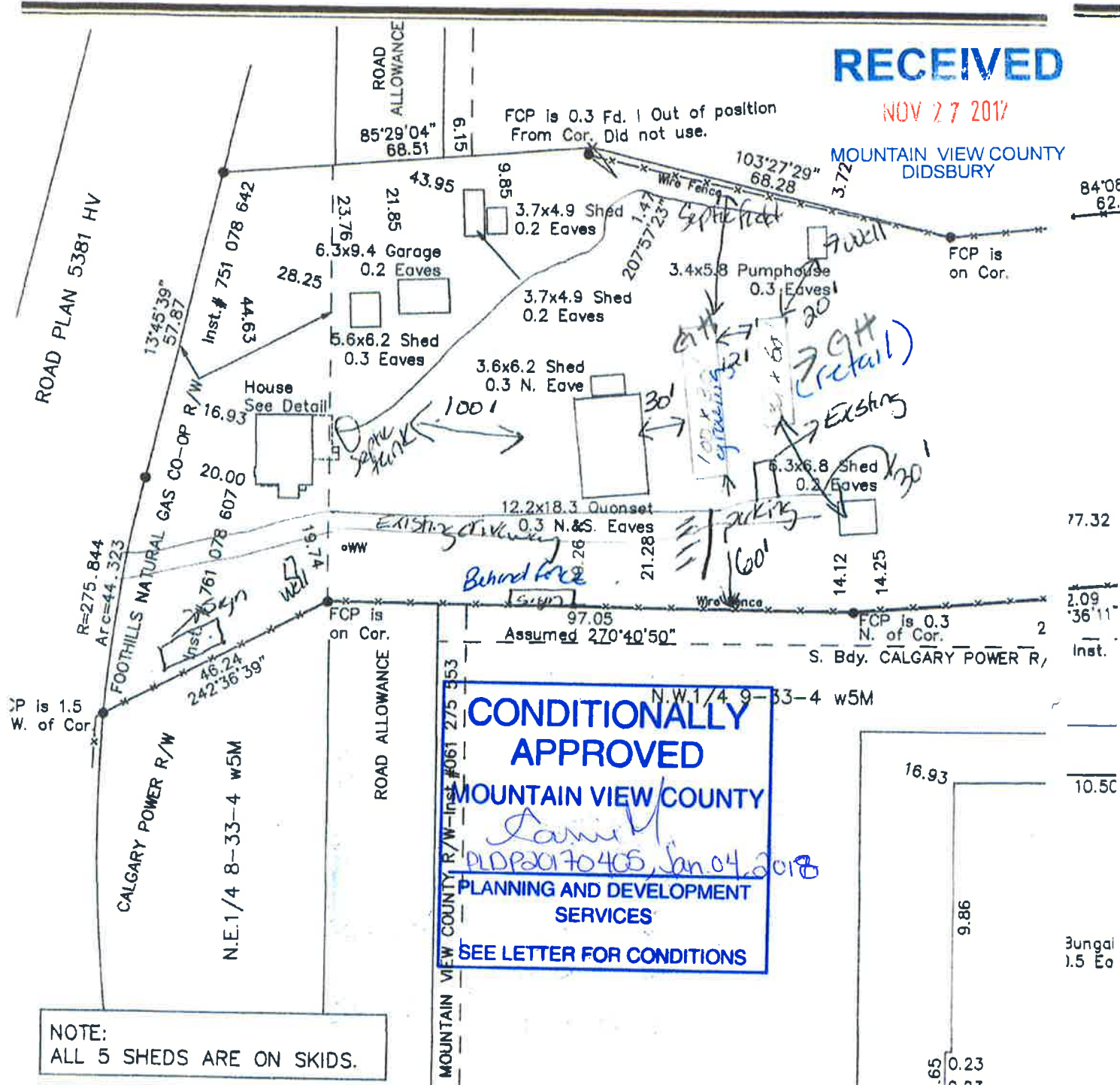
Enclosures

RECEIVED

NOV 27 2017

MOUNTAIN VIEW COUNTY
DIDSBURY

84°06'
62"

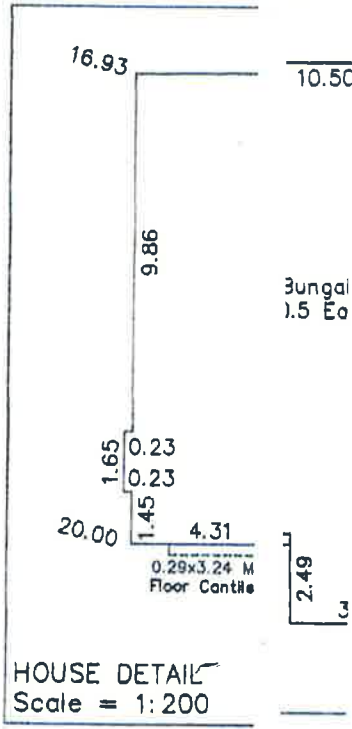


NOTE:
ALL 5 SHEDS ARE ON SKIDS.

ENCUMBRANCE TABLE

6339 HE:	CAVEAT - NORTHERN NATURAL GAS PRODUCING CO..
8715 KD:	CAVEAT - FORTISALBERTA INC..
751 078 642:	URW - FOOTHILLS NATURAL GAS CO-OP LTD.
751 078 643:	URW - FOOTHILLS NATURAL GAS CO-OP LTD.
761 078 607:	URW - FORTISALBERTA INC..
111 333 140:	URW - CENT. ALTA. REA LTD.
131 303 583:	ENCROACHMENT AGMT.

NOTE:
THIS PLAN IS UPDATED FROM R-195-06.1
2 NORTHERLY SHEDS HAVE BEEN ADDED.
TITLE INFORMATION HAS BEEN UPDATED.
THERE ARE NO OTHER CHANGES.



THIS DOCUMENT IS NOT VALID UNLESS SIGNATURE IN BLUE INK



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):

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