



NOTICE OF DECISION

March 01, 2018

File No.: PLDP20180047

AMMIRATI, TEODORO



Dear Teodoro Ammirati:

RE: Proposed Development Permit

Legal: NW 32-30-4-5

Development Proposal: Change of Use from existing Cabin to Accessory Building – Personal Use; Change of Use for a portion of the existing Accessory Building to Commercial Use and Secondary Suite (1,400 sq. ft.) & Business, Contractors

The above noted Development Permit Application on the NW 32-30-4-5 for a Change of Use from existing Cabin to Accessory Building – Personal Use; Change of Use for a portion of the existing Accessory Building to Commercial Use and Secondary Suite (1,400 sq. ft.) & Business, Contractors was considered by the Municipal Planning Commission on March 01, 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. 15/15

Section 10.5. Business (Home Office, Home Based, or Contractors)
Table 10.5-1 Home Office, Home Based, or Contractors
Section 11.1 Agricultural Districts
Discretionary Use: Business, Contractors, Dwelling, Secondary Suite

The Municipal Planning Commission concluded that a Change of Use from existing Cabin to Accessory Building – Personal Use; Change of Use for a portion of the existing Accessory Building to Commercial Use and Secondary Suite (1,400 sq. ft.) & Business, Contractors is suitable development for NW 32-30-4-5 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 TOM OWO
www.mountainviewcounty.com

Building Rural Better

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. N/A
7. N/A
8. N/A
9. 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.
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. The building identified as a cabin on the submitted site plan shall be decommissioned to an accessory building - work shop for personal use. Decommissioning will require the removal of the appliances and 220 wiring. The applicant shall provide administration with confirmation once decommissioning is completed within three (3) months from the date of issuance of the Development Permit. Residential occupancy is not permitted. Only one (1) dwelling is permitted.
14. Permit approval is conditional to information supplied on the application form for a Business, Contractors for the storage and distribution of clay targets and outdoor storage of equipment

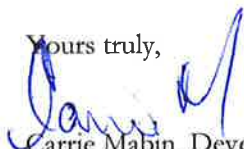
referenced in Condition #16. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.

15. Future expansion, work area or additional employees, will require a new permit and may require relocation to a Business Park.
16. Outdoor storage associated with the Business, Contractors shall be limited to two (2) highway tractors and four (4) tractor trailers.
17. The accessory buildings - shop and wood shop, shall not be used for business, industrial, commercial purposes or residential occupancy.
18. The hours of operation shall be restricted to Monday to Friday from 9 a.m. to 5 p.m. Additional employees (other than the applicant), client visits and signage have not been approved with this permit.
19. The applicant shall obtain a Building Permit for the Change of Use for a portion of the existing Accessory Building to Commercial and Residential Use.
20. With the issuance of this permit PLDP20180047, previously issued Development Permit DP07-171 for Business, Contractors (Office & Equipment Storage for Construction Business) will be null and void.

A Notice of Decision will be placed in the **March 06, 2018** and **March 13, 2018** issues of the Mountain View Gazette for an appeal period which ends on **March 20, 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 **March 22, 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 ext. 135 or by email at cmabin@mvcounty.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

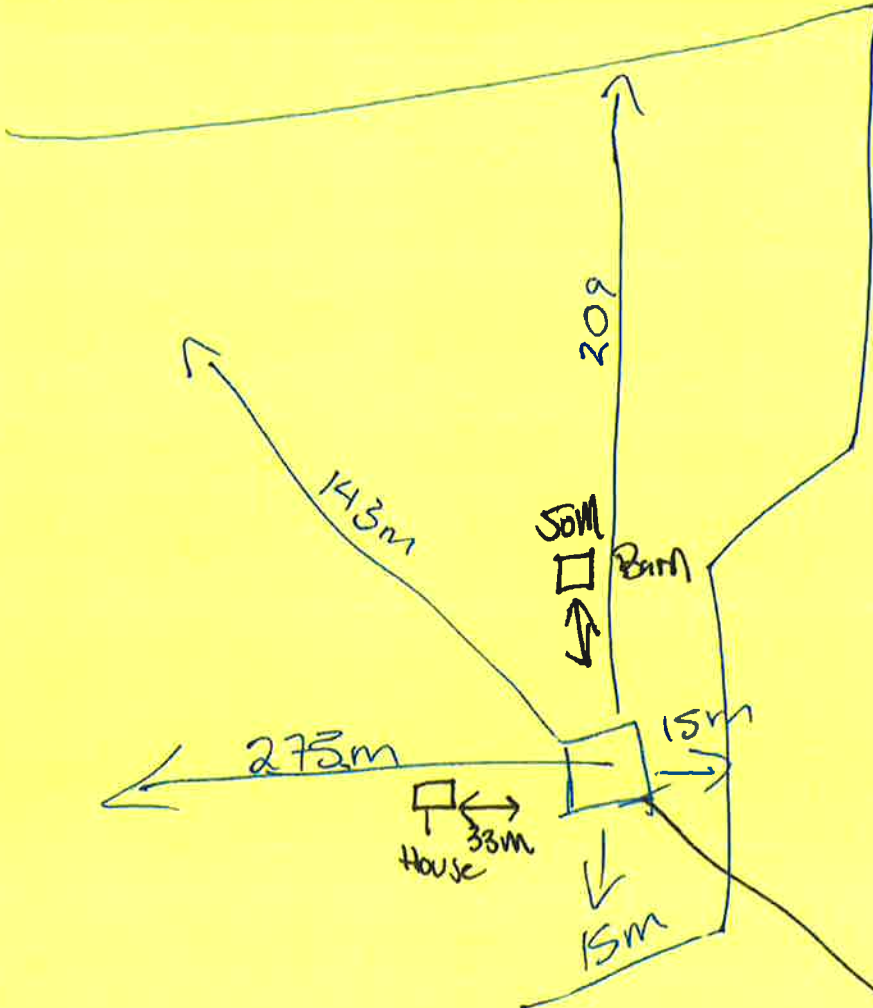
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Enclosures

RECEIVED

FEB 02 2018

MOUNTAIN VIEW COUNTY
DIDSBURY



To be Converted

CONDITIONALLY
APPROVED
MOUNTAIN VIEW COUNTY
Larvick
PLD730180047, March 1, 2018
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

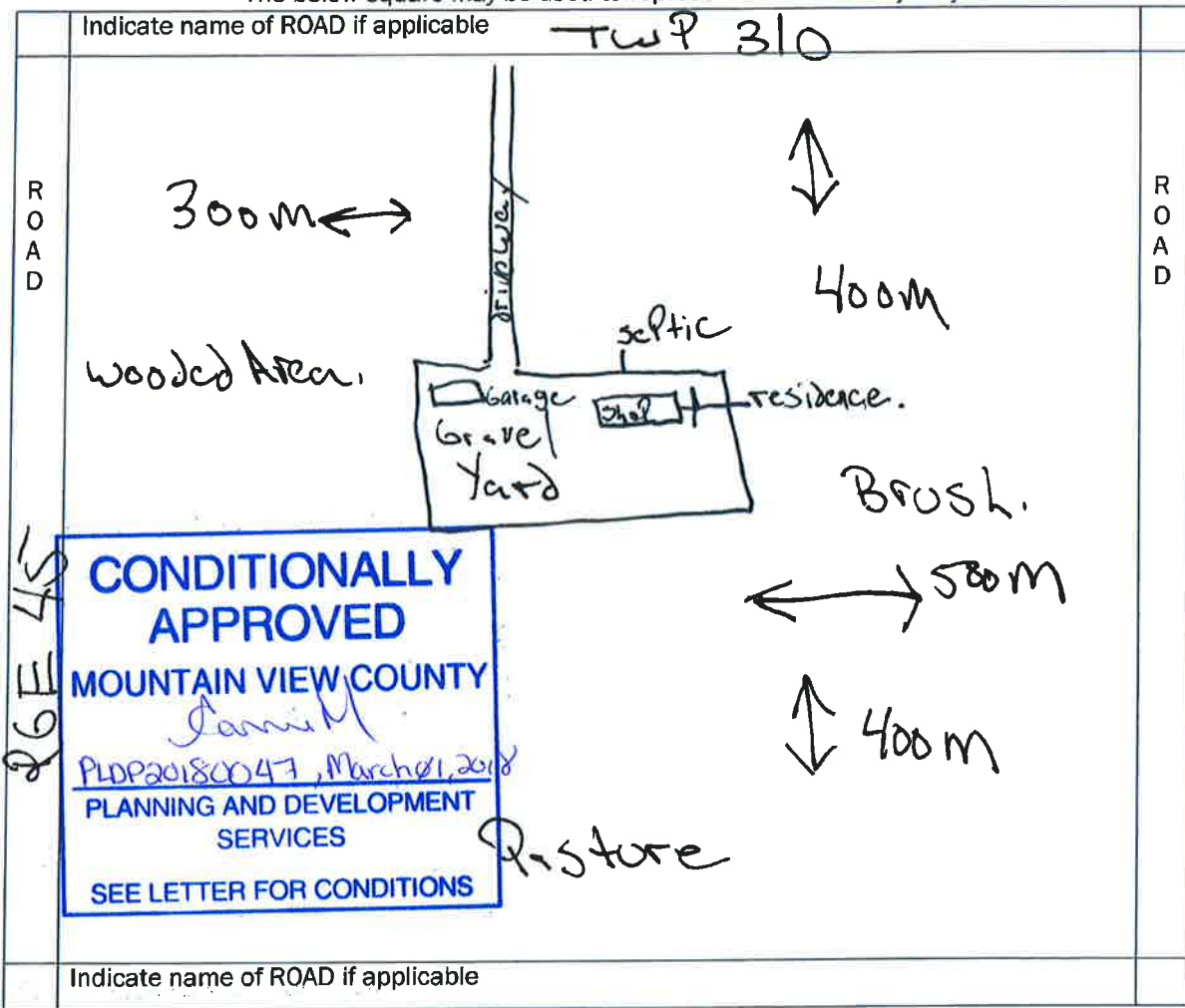
Site Plan of Proposed Development

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.

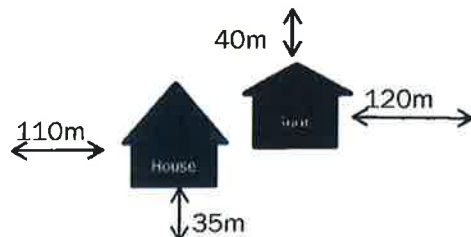
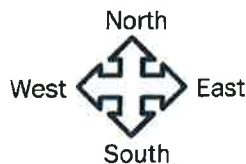
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 MAY 2 2018
 MOUNTAIN VIEW COUNTY
 DIDSBURY

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

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