



**Mountain View
C O U N T Y**

NOTICE OF DECISION

April 10, 2018

File No.: PLDP20180069

Sent via email and mail: [REDACTED]

KOLB, BRENT & DUX, ASHLEE

[REDACTED]
[REDACTED]

Dear Brent Kolb & Ashlee Dux:

RE: Proposed Development Permit
Legal: NE 17-32-1-5 Plan 0413526 Block 1 Lot 1
Development Proposal: Change of Use for a portion of the Shop from Personal Use to Commercial Use (450 sq. ft.) and Business, Contractors (Butcher Shop) in Existing Shop and One (1) Sea Can

The above noted Development Permit Application on the NE 17-32-1-5 Plan 0413526 Block 1 Lot 1 for a Change of Use for a portion of the Shop from Personal Use to Commercial Use (450 sq. ft.) and Business, Contractors (Butcher Shop) in Existing Shop and One (1) Sea Can was considered by the Administrative Subdivision & Development Approving Authority on April 10, 2018.

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

Municipal Development Plan Bylaw No. 09/12	Section 5.0 – Economic Development Land Use
Land Use Bylaw No. 15/15	Table 4.2-2: Structures and Development That Do Not Require Development Permit (shall meet noted and district regulations) Section 10.5. Business (Home Office, Home Based, or Contractors) Table 10.5-1 Home Office, Home Based, or Contractors Section 12.1 Country Residential Districts <u>Discretionary Use:</u> Business, Contractors, Sea Can

The Administrative Subdivision & Development Approving Authority concluded that a Change of Use for a portion of the Shop from Personal Use to Commercial Use (450 sq. ft.) and Business, Contractors (Butcher Shop) in Existing Shop and One (1) Sea Can is suitable development for NE 17-32-1-5 Plan 0413526 Block 1 Lot 1 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.

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. 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, Home Based (Butcher Shop). 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, will require a new permit.
15. As per the application, the hours of 8 a.m. - 10 p.m. with no client visits, no employees, no signs and no retail sales on site.
16. The applicant shall obtain a Building Permit for the Change of Use for a portion of the existing Shop - Personal Use to a Commercial Use - Butcher Shop (450 sq. ft.).

17. That the applicant meets any standards and obtain any approvals required from the Alberta Health Services.
18. The issuance of this permit does not include the use of an abattoir.
19. The applicant shall obtain a Roadside Development Permit from Alberta Transportation.
20. Only one (1) Sea Can is permitted with the issuance of this permit. The applicant and/or landowner shall ensure the exterior finish of the Sea Can matches or complements the exterior finish of the principal building and that it is screened from view with appropriate landscaping and/or screening.
21. The applicant shall not generate excessive noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive to the Approving Authority.
22. The applicant shall dispose of any waste produced on site related to the Business, Contractors (Butcher Shop) within an approved waste facility.

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 from **April 17, 2018** to **May 01, 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 **May 01, 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@mvcountry.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/k/

Enclosures

cc: KOLB, CHERRY -

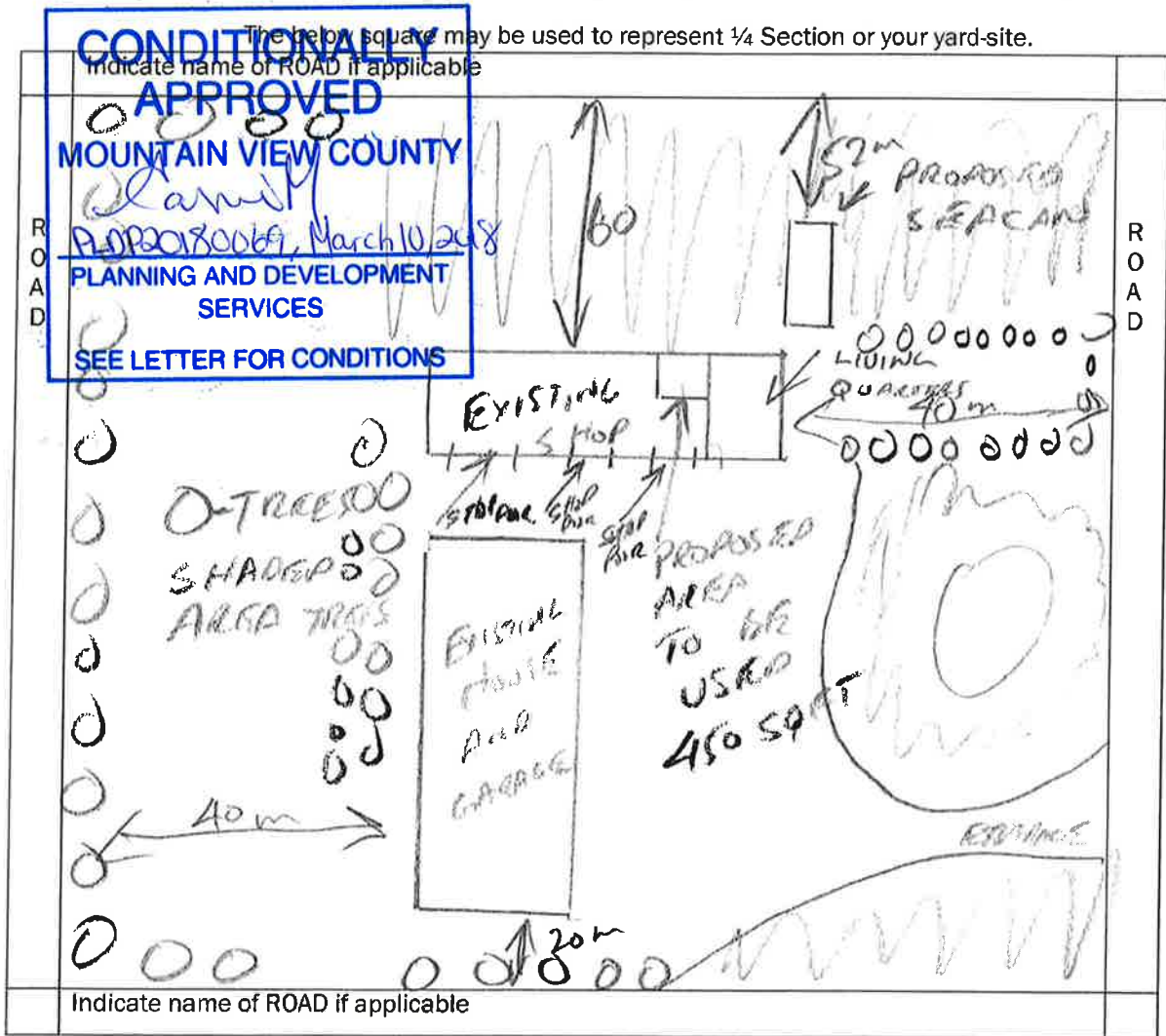
[REDACTED]

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

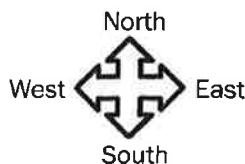
Site Plan of Proposed Development

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.



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





**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):

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