



## NOTICE OF DECISION

September 06, 2018

File No.: PLDP20180268

Sent via email and mail: [REDACTED]

MYRA, William  
[REDACTED]  
[REDACTED]

Dear William Myra:

**RE: Proposed Development Permit**  
**Legal: SE 13-29-4-5 Plan 1612040 Block 2 Lot 1**  
**Development Proposal: Agricultural Processing - Chickadee Hills Farm Ltd. & One (1) On-Site Commercial Sign**

The above noted Development Permit Application on the SE 13-29-4-5 Plan 1612040 Block 2 Lot 1 for an Agricultural Processing - Chickadee Hills Farm Ltd. & One (1) On-Site Commercial Sign was considered by the Municipal Planning Commission on September 06, 2018.

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

Municipal Development Plan                      Section 3.0 Agricultural Land Use Policies  
Bylaw No. 09/12                                      Section 3.1 Goals - 3.1.2, 3.1.3 & 3.1.4

Land Use Bylaw No. 16/18                      11.2 A(2) Agricultural (2) District

***In accordance with Section 1.6 of  
Bylaw No. 16/18 the application  
is considered based on the  
regulations of Bylaw No. 15/15 as  
it was a complete application  
prior to the effective date of  
Bylaw No. 16/18.***

The Municipal Planning Commission concluded that an Agricultural Processing - Chickadee Hills Farm Ltd. & One (1) On-Site Commercial Sign is suitable development for SE 13-29-4-5 Plan 1612040 Block 2 Lot 1 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 T0M 0W0  
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.
4. 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.

**STANDARD CONDITIONS IF APPLICABLE:**

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
7. 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.
8. N/A
9. N/A
10. 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.
11. 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:**

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 change of processing or expansion of the business, site area, or additional employees will require issuance of a new Development Permit.
14. That the applicant obtains and conforms to all provincial legislation requirements when conducting the hops processing business.
15. That the applicant conforms to the waste water license issued by Alberta Environment when discharging water onto the subject property.

16. Issuance of this permit does not permit events associated with the business on the subject property.
17. A 4 ft x 4 ft sign shall be permitted for the hops processing service and shall be located on the SE 13-29-4-5. Any additional signage will require issuance of an additional Development Permit.
18. Issuance of this permit is for the hops processing business as described in the submitted application, which shall operate year-round with a maximum of Six (6) employees, and seasonally with up to ten (10) volunteers if necessary for harvest.
19. Issuance of this permit allows for the accessory building - shop to be used for the Agricultural Processing hops processing business as per the submitted application. No residential occupancy has been permitted within the accessory building - shop.

Note: Portions of this property are contained within an Environmentally Significant Area – Class 2, therefore the applicant/landowner is encouraged to maintain and/or return the land to a riparian health assessment rating of 70% or greater as defined by the Cows and Fish – Alberta Riparian Habitat Management Society.

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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **September 11, 2018** and **September 18, 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 **September 27, 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. 16/18 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **September 27, 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, Revised Statutes of Alberta 2000.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 171 or by email at [kneff@mvcounty.com](mailto:kneff@mvcounty.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services

/lc

Enclosures

cc: MYRA, MARTIN FAY [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED]

## Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

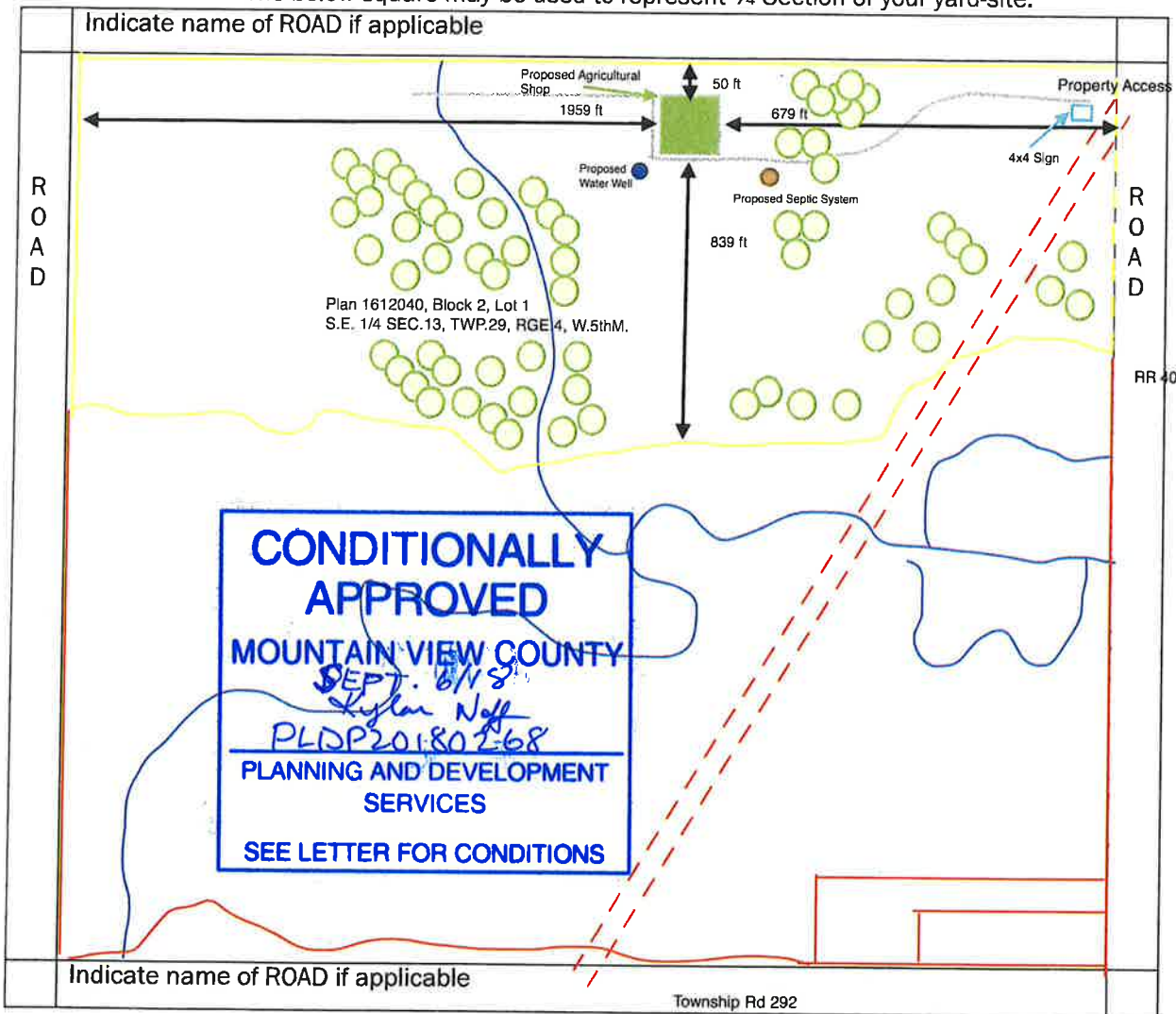
- ❑ Property lines with dimensions and total area of property;
- ❑ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- ❑ Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (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.

RECEIVED

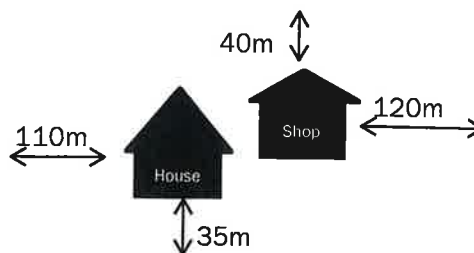
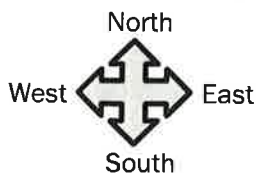
JUL 03 2018

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  
COUNTY**

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
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 or 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