



**Mountain View
COUNTY**

NOTICE OF DECISION

September 06, 2018

File No.: PLDP20180306

Sent via email and mail: [REDACTED]

VAN EATON, SHAWNA MICHELE
[REDACTED]

Dear Shawna Van Eaton:

RE: Proposed Development Permit

Legal: SW 2-33-2-5

Development Proposal: Business, Agri-Tourism and Change of Use for an Existing Building (Lower Level - Greenhouse/Garden Market to Retail Store & Coffee Shop & Upper Level - Commercial to Dwelling, Secondary) and One (1) Sign, On-Site Commercial

The above noted Development Permit Application on the SW 2-33-2-5 for a Business, Agri-Tourism and Change of Use for an Existing Building (Lower Level - Greenhouse/Garden Market to Retail Store & Coffee Shop & Upper Level - Commercial to Dwelling, Secondary) and One (1) Sign, On-Site Commercial 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 Bylaw No. 09/12	Section 5.0 Economic Development Land Use Policies 5.1.1
Land Use Bylaw No. 16/18	Section 9.8 Dwelling Density Section 9.9 Dwelling, Secondary Section 2.5 Business, Agri-Tourism Section 11 Agricultural District: <u>Discretionary Uses:</u> Business, Agri-Tourism & Dwelling, Secondary

The Municipal Planning Commission concluded that a Business, Agri-Tourism and Change of Use for an Existing Building (Lower Level - Greenhouse/Garden Market to Retail Store & Coffee Shop & Upper Level - Commercial to Dwelling, Secondary) and One (1) Sign, On-Site Commercial is suitable development for SW 2-33-2-5 and conforms to the above noted policies.

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

STANDARD CONDITIONS:

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



1. The provisions of the Land Use Bylaw No. 16/18.
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 complete 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. N/A
7. N/A
8. N/A
9. N/A
10. N/A
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. The landowner and/or applicant shall obtain a Building Permit for the Change of Use of the Existing Building Lower level - Greenhouse/Garden Market to Retail Store & Coffee Shop.
14. The landowner and/or applicant shall obtain a Building Permit for the Change of Use of the Existing Building Upper Level 2 - Commercial to Residential (Dwelling, Secondary). Only two detached dwelling units are permitted on the property.
15. Permit approval is conditional to information supplied on the application form for a Business, Agri-Tourism (Retail Shop & Coffee Shop) to provide a clothing boutique, handmade wooden, paper and crocheted items as well as a coffee shop serving baked goods. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
16. Future expansion, work area or additional employees, will require a new Development Permit.
17. Outside storage related to the business is not permitted.
18. The landowner and/or applicant shall meet any standards and obtain any approvals required from the Alberta Health Services.
19. The hours of operation for the retail store and coffee shop shall be Monday to Saturday from 10 a.m. to 5 p.m. year-round with one (1) employee.

20. Workshops are permitted Monday and Tuesday only up to twice a month from 10 a.m. to 5 p.m. and evening hours 7:00 p.m. to 9:00 p.m. up to two nights a week for a maximum of 6 participants per workshop. In addition, the applicant may participate in Olds Midnight Madness twice a year until 9:00 p.m.
21. One (1) Sign, On-Site Commercial is permitted as per the submitted sign details and shall not exceed 5ft x 12ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the landowner and/or applicant will be responsible for removal if the sign is no longer required. Additional signage shall require additional County approvals.
22. The landowner and/or applicant shall obtain a Roadside Development Permit from Alberta Transportation for the Business, Agri-Tourism and Dwelling, Secondary.
23. The landowner and/or applicant shall adhere to the Sign Installation Permit issued by Alberta Transportation, Permit Number RSDP022015-1 Sign.
24. With the issuance of this permit PLDP20180306, previously issued development permit DP98-139 shall be void.

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 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. 135 or by email at cmabin@mvcounty.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/s/

Enclosures

- cc: VAN EATON, TERRY MITCHEL [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;

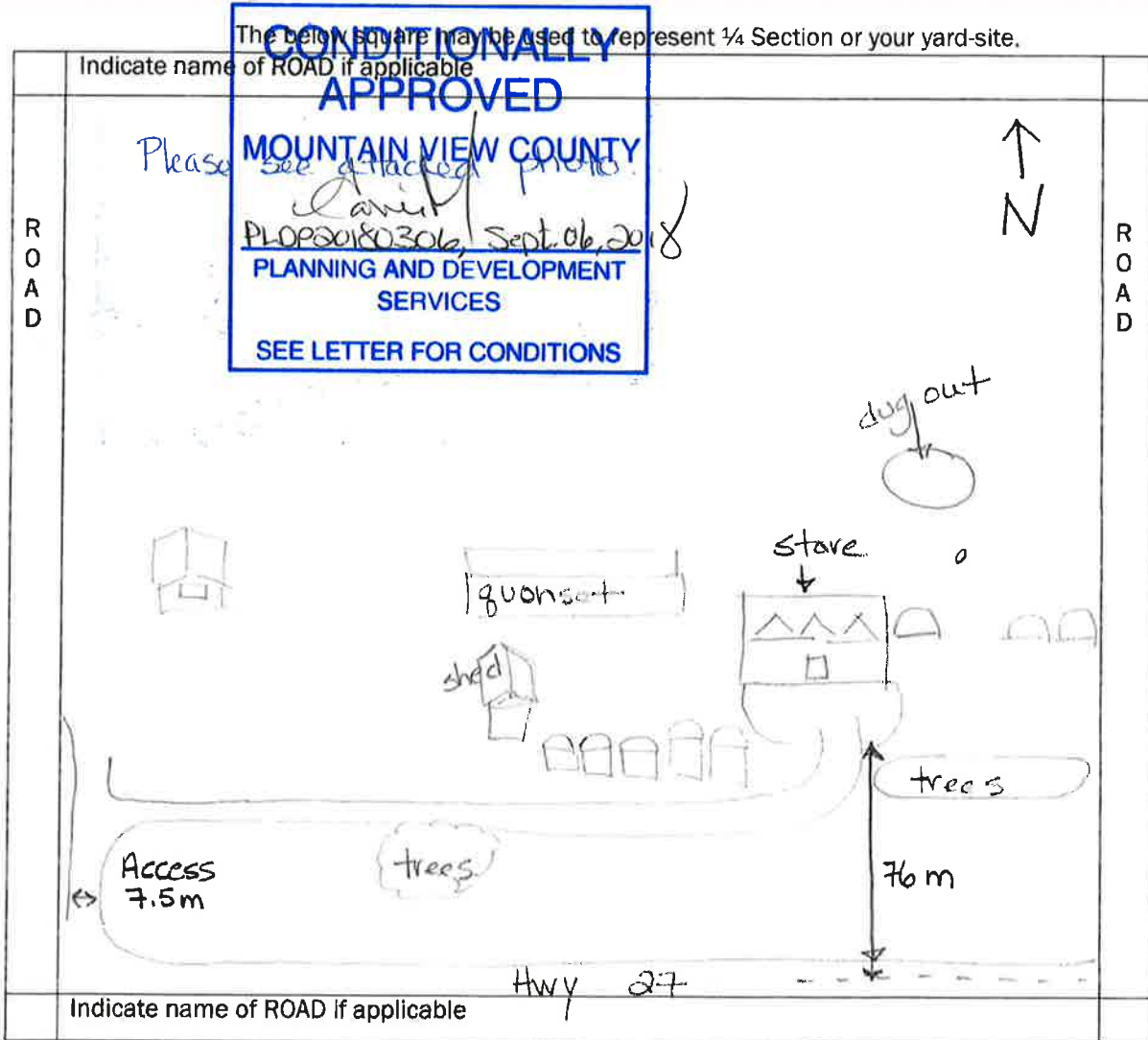
- ❑ Property lines with dimensions and total area of property;
- ❑ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- ❑ Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line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

RECEIVED

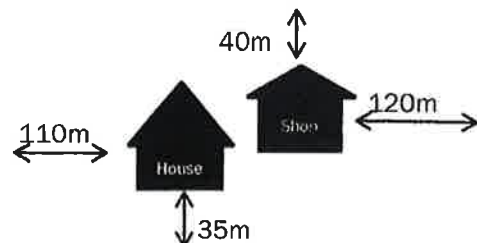
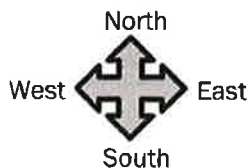
AUG 17 2018

MOUNTAIN VIEW COUNTY

CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS



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



**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
Lamb
PROP 20180706 Sep. 06, 2018
**PLANNING AND DEVELOPMENT
SERVICES**
SEE LETTER FOR CONDITIONS

RECEIVED

AUG 17 2018

**MOUNTAIN VIEW COUNTY
DIDSBURY**



