



Mountain View
C O U N T Y

NOTICE OF DECISION

June 06, 2019

File No.: PLDP20190102

Sent via email and mail: [REDACTED]

1341653 ALBERTA LTD
EL SHADDAI FARM [REDACTED]
[REDACTED]

Dear 1341653 ALBERTA LTD:

RE: Proposed Development Permit
Legal: SW 7-33-28-4
Development Proposal: Business, Agri-Tourism - Willow Lane Barn

The above noted Development Permit Application on the SW 7-33-28-4 for a Business, Agri-Tourism - Willow Lane Barn was considered by the Municipal Planning Commission on June 06, 2019.

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

Municipal Development Plan Bylaw No. 09/12	Section 3.0 Agricultural Land Use Policies
Land Use Bylaw No. 16/18	Section 5.0 Economic Development Land Use Policies Section 11.1 A - Agricultural District

The Municipal Planning Commission concluded that a Business, Agri-Tourism - Willow Lane Barn is suitable development for SW 7-33-28-4 and conforms to the above noted policies.

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

STANDARD CONDITIONS:

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.

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM 0W0
www.mountainviewcounty.com

Building Rural Better

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. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

12. N/A

ADDITIONAL CONDITION(S):

13. With issuance of this permit, previously issued Development Permit PLDP20160335 shall be considered null and void.
14. Permit approval is conditional to the information supplied on the application form for a Business, Agri-Tourism (Willow Lane Barn) Development Permit to provide an Event Barn for weddings, corporate events, Christmas parties etc. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
15. Any future expansion of the business, site area or additional employees or additional uses will require a new permit.
16. The applicant, landowner and/or operator is permitted to have one (1) Sign, On-Site Commercial to be located at the approach entrance to the accessory building location. All signs must be maintained in good repair and the applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
17. The applicant, landowner and/or operator shall ensure that use of fire pits to facilitate the business shall be in conformance with Mountain View County's Fire Bylaw No. 26/18.
18. The hours of operation of an event shall be restricted to 9:00 am until 1:00 am. The applicant, landowner and/or operator should minimize the noise impacts associated with events from the hours of 11 pm through to 8 am.
19. The applicant, landowner and/or operator shall ensure that the Business, Agri-Tourism events shall not generate excessive noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Approving Authority.
20. There shall be no camping permitted on the subject property at any time.
21. That the applicant, landowner and/or operator meet any standards and obtain any approvals required from Alberta Health Services prior to an event.

22. That the applicant, landowner and/or operator meet any standards and obtain any approvals required from the Alberta Gaming and Liquor Commission prior to an event.
23. The applicant, landowner and/or operator shall provide the County with a letter of approval from the oil and gas company utilizing the lease road. The letter shall demonstrate that the oil and gas company are satisfied with the potential increase in traffic and/or long term use of the lease road to access the existing parking and accessory building.
24. The applicant, landowner and/or operator shall ensure all provincial approvals are obtained prior to commencing each event.
25. The applicant, landowner and/or operator shall dispose of all waste products in a timely manner to a designated waste facility.
26. Parking shall be contained within a specified area, as mentioned within the applicant's site plan. No parking of vehicles shall be permitted on any County road allowances at any time.
27. All events shall be located within the specified developed site area mentioned on the applicant's site plan.
28. The applicant, landowner and/or operator shall contact the local fire department and RCMP to submit an event plan to their satisfaction.
29. The applicant, landowner and/or operator shall recognize farming practices exist in the surrounding area. The proposed development shall not unduly interfere with neighbouring agricultural practices.

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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will also be advertised on **June 11, 2019** and **June 25, 2019** 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 **June 27, 2019**. 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.

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

/s/

Enclosures

Site Plan of Proposed Development

RECEIVED

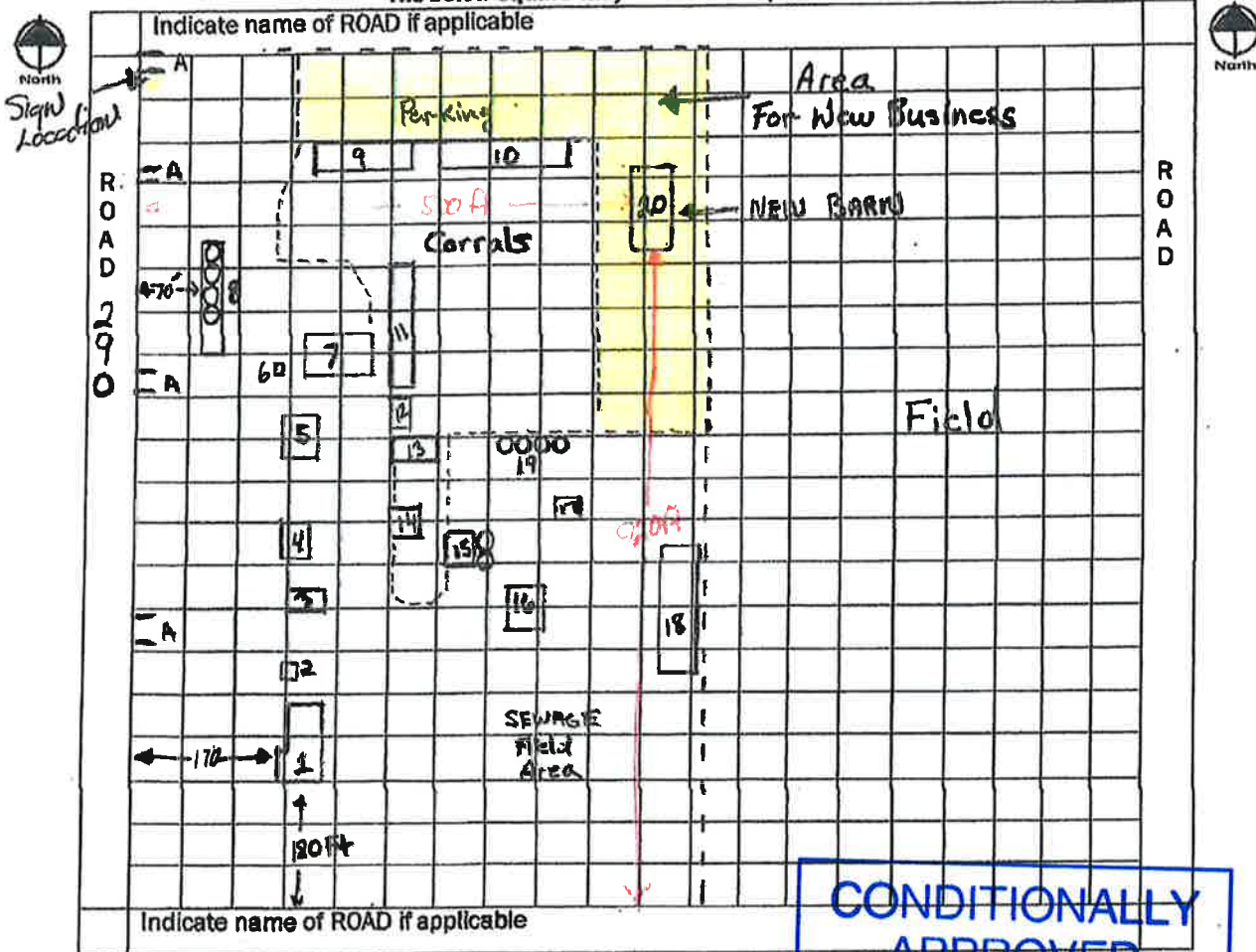
The Site Plan must include all of the following information in order for it to be considered complete;

- 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);
- 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.

APR 16 2019

MOUNTAIN VIEW COUNTY
DIDSBURY

The below square may be used to represent a ¼ Section



Scale: 1 square = 60 ~~feet~~ meters (please circle)

A - Existing Approaches.

NEW BARN 500 ft from west property line
420 920 ft from south property line

20 ac. Total Farm yard.

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Lanell
PLDP20190102, June 06, 2018
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
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: _____
Email: _____

LANDOWNER: 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):

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, the applicant consents to the information being made available to the public and Appeal Board in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 – Twp Rd 320 Postal Bag 100 Didsbury AB TOM OW0 Ph: 403-335-3311

Signature of Appellant/Agent

Date