



NOTICE OF DECISION

May 18, 2023

File No.: PLDP20230107

Sent via email and mail: captainb_5@hotmail.com

SKYWEST AVIATION LTD.
587 Red Cedar Place
Springbrook, AB T4S 0E6

To Boumediene & Victoria Soufi:

RE: Proposed Development Permit

Legal: SE 5-32-1-5 Plan 1112014 Block 1 Lot 49

Development Proposal: Educational Services (Flight Training School) within Accessory Building (ATCO Trailer) with Setback Relaxation and One (1) Sign, On Site Commercial (5 Year Temporary Development Permit)

The above noted Development Permit application on the SE 5-32-1-5 Plan 1112014 Block 1 Lot 49 for a Educational Services (Flight Training School) within Accessory Building (ATCO Trailer) with Setback Relaxation and One (1) Sign, On Site Commercial (5 Year Temporary Development Permit) was considered by the Municipal Planning Commission on May 18, 2023.

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

| | |
|----------------------------|--|
| Municipal Development Plan | 5.0 Economic Development Land Use Policies |
| Bylaw No. 20/20 | |

| | |
|---------------------------|-------------------------|
| Olds Didsbury Airport ASP | 5.0 Land Use Plan |
| Bylaw No. 26/06 | 5.2 Airside Development |

| | |
|--------------------------|-------------------------------|
| Land Use Bylaw No. 21/21 | Section 16.2 Airport District |
|--------------------------|-------------------------------|

The Municipal Planning Commission concluded that a Educational Services (Flight Training School) within Accessory Building (ATCO Trailer) with Setback Relaxation and One (1) Sign, On Site Commercial (5 Year Temporary Development Permit) is suitable development for SE 5-32-1-5 Plan 1112014 Block 1 Lot 49 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
10-1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

1. The provisions of the Land Use Bylaw No. 21/21.
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. N/A
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. This permit is valid for a temporary period of five (5) years from the date of issuance of the permit. After five (5) years the temporary permit is considered null and void. Re-application for the Educational Service shall be required prior to the permit becoming null and void.
 14. Permit approval is conditional to information supplied on the application form for Educational Services (ATCO Trailer) with Setback Relaxation and One (1) Sign, On Site Commercial (5 Year Temporary Development Permit).
 15. As per the submitted application a northerly and westerly setback relaxation is granted for the life of the ATCO Building.
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16. One (1) Sign, On-Site Commercial is permitted and shall not exceed 4 ft by 9 ft The sign shall be located on the subject property as indicated on the application. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required. Any future signage shall be applied for through the Development Permit process.
17. The applicant, landowner and/or operator shall obtain and adhere to Sign Installation Permit from Alberta Transportation.
18. The applicant, landowner and/or operator shall obtain and adhere to Roadside Development Permit from Alberta Transportation.
19. Future expansion, work area, additional employees or change in operational details included in the application will require a new permit.
20. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Restrictive Covenants registered on Title as Instruments 071 240 016 and 111 152 027.
21. No outside storage, except for the associated aircraft(s), shall be stored on the lot at any given time.
22. Should a hanger be constructed within the 5-year term of this Development Permit, the ATCO building shall be removed from the subject property within 6 months of final inspection of the Building Permit.

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 <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **May 23, 2023** and **May 30, 2023** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **June 08, 2023**.

Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 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. 21/21 may 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. 171 or by email at jreimer@mvcounty.com.

Yours truly,



Jaydan Reimer, Development Officer
Planning and Development Services

/lc

Enclosures

cc: Alberta Transportation - via Roadside Planning and Application Tracking Hub (RPATH)



Site Plan of Proposed Development

The Site Plan shall include:

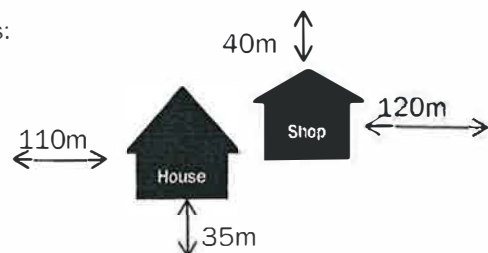
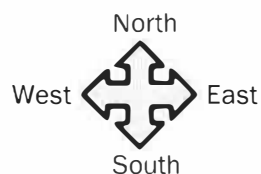
- ☐ Property dimensions (all sides)
- ☐ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ☐ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ☐ Identify roadways and indicate existing and/or proposed access to the site
- ☐ Identify the location of oil & gas wells, pipelines & facilities - if applicable
- ☐ Indicate the location of water wells and septic tank/sewage disposal systems
- ☐ Location of all easements such as utility right of way, caveat, etc. - if applicable

NOTE: For clarity of the details on the sketch, site plans on aerials are not accepted

The below square represents the subject parcel

| | |
|------------------------------|---|
| | <div style="border: 1px solid black; padding: 10px; position: relative;"> <div style="position: absolute; top: 0; right: 0; color: blue;">NORTH ↑</div> <div style="position: absolute; top: 10%; left: 10%; color: blue;">5 FT</div> <div style="position: absolute; top: 10%; right: 10%; color: blue;">5 FT</div> <div style="position: absolute; top: 40%; left: 10%; color: blue;">5 FT</div> <div style="position: absolute; top: 40%; right: 10%; color: blue;">14 Ft.</div> <div style="position: absolute; top: 50%; left: 10%; color: blue;">60 Ft.</div> <div style="position: absolute; top: 50%; right: 10%; color: blue;">14 Ft.</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>14x60 Feet 2004 ATCO Well site Building</p> <p>ONSTEEL SKIDS</p> </div> <div style="position: absolute; top: 60%; left: 10%; border: 1px solid blue; padding: 5px; color: blue;">PARKING</div> <div style="position: absolute; top: 60%; right: 10%; border: 1px solid blue; padding: 5px; color: blue;">PARKING</div> <div style="position: absolute; top: 60%; left: 50%; transform: translate(-50%, -50%); color: blue;">50 FT</div> </div> |
| Name of ROAD (if applicable) | |
| | <p>Lot 49 Olds/Didsbury Airport</p> <div style="border: 2px solid blue; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center; margin: 0;">CONDITIONALLY APPROVED</p> <p style="text-align: center; margin: 0;">MOUNTAIN VIEW COUNTY</p> <p style="text-align: center; margin: 0;">PLDP20230107</p> <p style="text-align: center; margin: 0;">May 18, 2023</p> <p style="text-align: center; margin: 0;">PLANNING AND DEVELOPMENT SERVICES</p> <p style="text-align: center; margin: 0;">SEE LETTER FOR CONDITIONS</p> </div> |
| | |
| | Name of ROAD (if applicable) |
| | |
| | Name of ROAD (if applicable) |

Indicate the distances from the closest structure(s) to all property lines:
For Example:





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 - **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.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority 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/Affected Person (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 T0M 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date