



NOTICE OF DECISION

May 07, 2024

File No.: PLDP20240136

Sent via email and mail: [REDACTED]

HANNAH, Anna & Rob
[REDACTED]

Dear Anna & Rob Hannah:

RE: Proposed Development Permit
Legal: NW 27-32-4-5
Development Proposal: Sign, Third Party Commercial

The above noted Development Permit application on the NW 27-32-4-5 for a Sign, Third Party Commercial was considered by the Administrative Subdivision & Development Approving Authority on May 07, 2024.

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

Land Use Bylaw No. 21/21 Section 11.1 Agricultural District

Policy and Procedures 6018 Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that a Sign, Third Party Commercial is suitable development for NW 27-32-4-5 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. 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.

T 403.335.3311 1.877.263.9754 F 403.335.9207
10-1408 Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

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. N/A
7. N/A
8. N/A
9. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. N/A

ADDITIONAL CONDITION(S):

11. A 4 feet x 4 feet Third Party Commercial Sign, secured to a freestanding sign up to 12 feet in height, for the purpose of a rural business directional sign, shall be permitted for the offsite commercial business (Trailing West RV & Boat Storage) and shall be located on the NW 27-32-4-5. Any additional signage will require issuance of an additional Development Permit
12. The applicant and/or landowner shall adhere to Sign Installation Permit #2024-0041096 from Alberta Transportation.
13. The sign shall not be placed within any road right of way and must be maintained in good repair and the owner and/or landowner will be responsible for removal if the sign is no longer required.

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 14, 2024** and **May 21, 2024** 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 Land & Property Rights Tribunal, by 4:00 p.m. on **May 28, 2024**.

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@mvcountry.com.

Yours truly,



Jaydan Reimer, Development Officer
Planning and Development Services
/mh

cc: Negropontes, Elizabeth - Box 7 Site 9 RR 2 Olds, AB T4H 1P3 - omiyomyo@outlook.com

N

Shelter
Belt

To
Indust.
Park

CONDITIONALLY
APPROVED

MOUNTAIN VIEW COUNTY

PLDP20240136

May 7, 2024

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

50'

Proposed
Sign
Location

80'

NW-27-32-4-5



32449 RR 43

Existing
Fence
Line

HWY 22

E

Ticket #

RPATH0041086

Permit # 2024 - 0041086

S

Feb 28



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