



## NOTICE OF DECISION

January 10, 2023

File No.: PLDP20220461

Sent via email and mail: [REDACTED]

VARGAS, CARLOS  
[REDACTED]

Dear Carlos Vargas:

**RE: Proposed Development Permit**

**Legal: NE 31-32-27-4**

**Development Proposal: Business, Contractors (Compex Diesel Services) and Sign, On-Site Commercial**

The above noted Development Permit application on the NE 31-32-27-4 for a Business, Contractors (Compex Diesel Services) and Sign, On-Site Commercial was considered by the Administrative Subdivision & Development Approving Authority on January 10, 2023.

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

Municipal Development Plan	4.0 Residential Land Use Policies
Bylaw No. 20/20	5.0 Economic Development Land Use Policies
Land Use Bylaw No. 21/21	10.5. Business (Home Office, Home Based, or Contractors)
	12.1. R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Business, Contractors (Compex Diesel Services) and Sign, On-Site Commercial is suitable development for NE 31-32-27-4 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.
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
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. Permit approval is conditional to information supplied on the application for a Development Permit for a Business, Contractors (Compex Diesel Services) and a Sign, On-Site Commercial. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion and/or intensification of the business, including expansion of the existing storage area, signage, structures or additional uses will require the issuance of a new Development Permit and may require relocation to a Business Park.
15. The conditions set out in Development Permit PLDP20190358 for Business, Contractors (Low Buck Towing), approved on March 27, 2020, shall remain valid, and continued compliance must be maintained, except as varied through issuance of this permit.
16. Only one employee is permitted in addition to the permanent residents of the property.
17. Storage and parking shall be limited to the existing storage yard and parking stalls on the north side of the shop as indicated on the submitted Site Plan.
18. The Hours of Operation shall be from 8:00 a.m. to 6:00 p.m., year-round.
19. The applicant, landowner and/or operator shall obtain a license from AMVIC as businesses that are involved in the buying, selling, leasing, repair and/or maintenance of automobiles, trucks and/or recreation vehicles in Alberta must be licensed by AMVIC.



20. The applicant, landowner and/or operator shall not generate noise, smoke, odour, steam, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive to the Approving Authority.
21. All chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
22. One Sign, On-Site Commercial is permitted for the Business, Contractors (Compex Diesel Services). The sign shall not exceed 4 ft. by 6 ft. and shall be located on subject property. Additional signage shall require additional County approvals. The sign 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.
23. The applicant, landowner and/or operator shall ensure the entire site is maintained in a neat and orderly manner.
24. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation. Permit must be obtained from: <https://www.alberta.ca/roadside-development-permits.aspx>.
25. The applicant, landowner and/or operator shall obtain, and adhere to, a Sign Installation Permit from Alberta Transportation. Permit must be obtained from: <https://www.alberta.ca/roadside-development-permits.aspx>.

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 **January 17, 2023** and **January 24, 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 **January 31, 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. 211 or by email at [bhutchings@mvcountry.com](mailto:bhutchings@mvcountry.com).

Yours truly,



Becky Hutchings, Development Officer  
Planning and Development Services  
lc

Enclosures

cc: Avalos, Katya Larisa [REDACTED]  
cc Alberta Transportation - via Roadside Planning and Application Tracking Hub (RPATH)



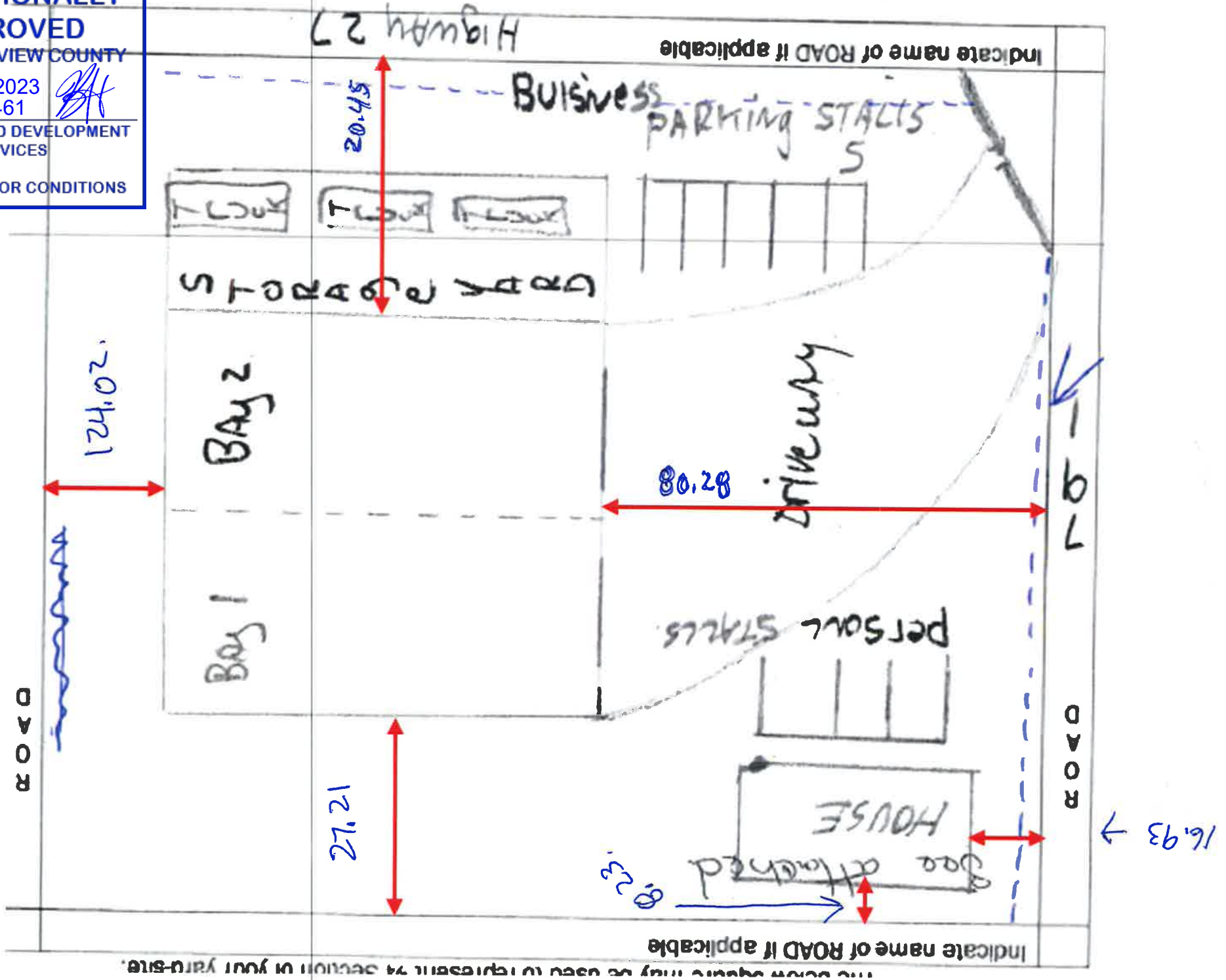
**CONDITIONALLY  
APPROVED**

MOUNTAIN VIEW COUNTY

January 10, 2023  
PLDP20220461

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS





## 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 (Fee \$425.00) (b) \_\_\_\_\_ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

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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