



NOTICE OF DECISION

August 01, 2019

File No.: PLDP20190204

Sent via email and mail: [REDACTED]

LITTLE, LAUREEN C
[REDACTED]
[REDACTED]

Dear Laureen Little:

RE: Proposed Development Permit

Legal: SE 19-31-5-5

Development Proposal: Change of Use of from Agricultural Building to Farm Gate Store (168 sq. ft.) and Business, Agri-Tourism (Tall Timber Cattle Company) and One (1) Sign, Onsite Commercial

The above noted Development Permit Application on the SE 19-31-5-5 for a Change of Use of from Agricultural Building to Farm Gate Store (168 sq. ft.) and Business, Agri-Tourism (Tall Timber Cattle Company) and One (1) Sign, Onsite Commercial was considered by the Municipal Planning Commission on August 01, 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
3.3.4 & 3.3.2
Section 5.0 Economic Development Land Use Policies
5.1.1

Bergen Area Structure Plan
Bylaw No. 03/15

Bergen Area Structure Plan

Land Use Bylaw No. 16/18

Section 11.1 A – Agricultural District
Discretionary Use

The Municipal Planning Commission concluded that a Change of Use of from Agricultural Building to Farm Gate Store (168 sq. ft.) and Business, Agri-Tourism (Tall Timber Cattle Company) and One (1) Sign, Onsite Commercial is suitable development for SE 19-31-5-5 and conforms to the above noted policies.

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

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

Building Rural Better

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.
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. The buildings will be flood proofed to the satisfaction of an Accredited Safety Codes Officer who must provide this documentation to Mountain View County.
10. N/A
11. N/A

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 form for a Change of Use for a portion of the Agricultural Building (Lean To) to Retail Sales Store (168 sq. ft. area) and Business, Agri-Tourism (Tall Timber Cattle Company) for the sale of processed beef meats and beef products within an existing structure. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant shall obtain a Building Permit for the Change of Use for the Agricultural Building to Retail Sales Store (168 sq. ft. area).
15. Future expansion, work area or additional employees, will require a new permit.

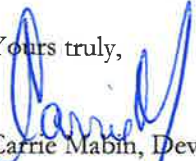
16. The remainder of the agricultural buildings shall not be used for personal, business, industrial, commercial purposes or residential occupancy.
17. One (1) Sign, On-Site Commercial is permitted and shall not exceed 2ft x 4ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
18. The applicant shall meet any standards and obtain any approvals required from Alberta Health Services.
19. An abattoir has not been approved with issuance of this Development Permit.
20. The Hours of Operation shall be daily from 10 a.m. – 6 p.m. year-round with a maximum of 10 client visits a week.

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 **August 06, 2019** and **August 13, 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 **August 22, 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

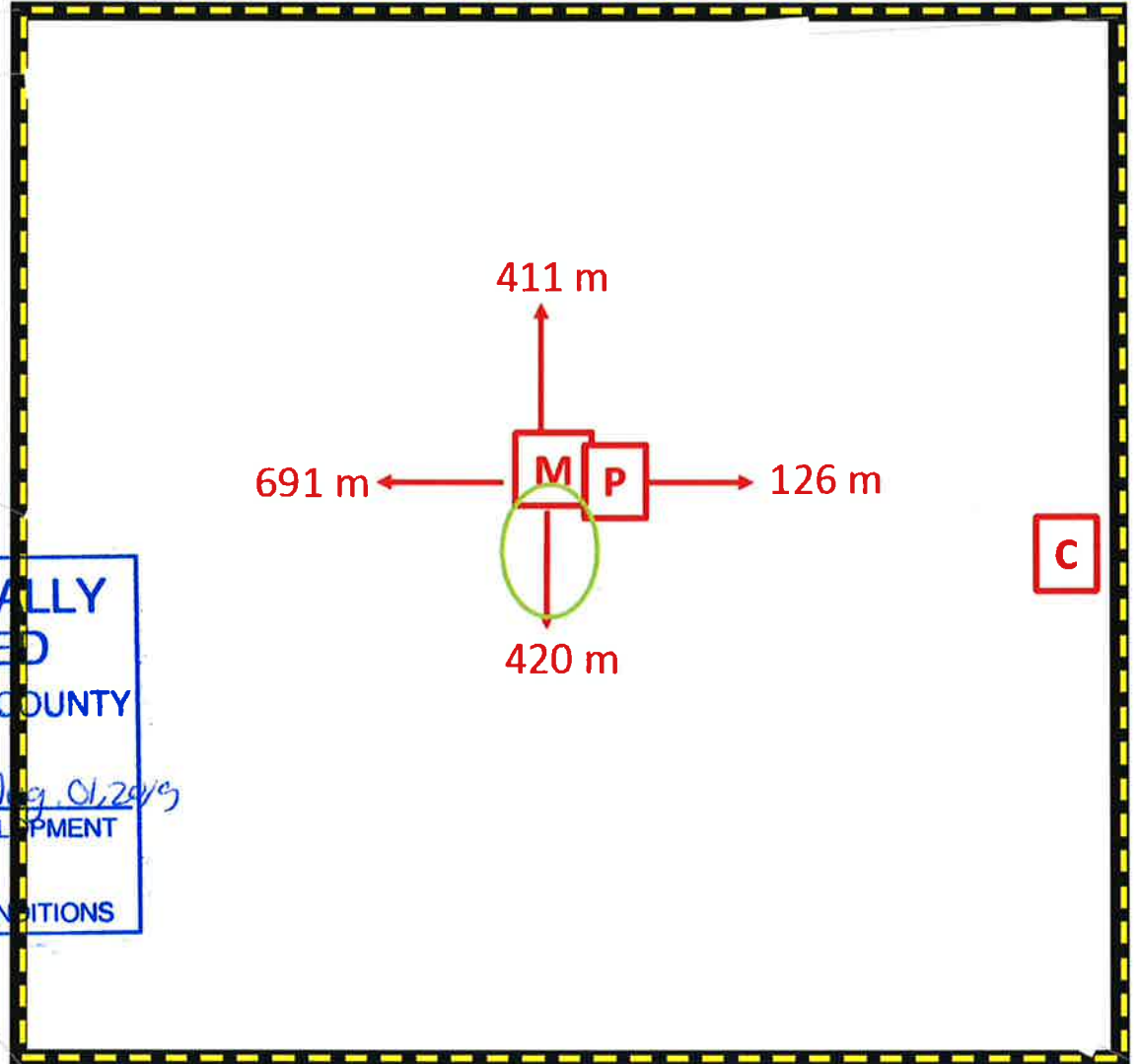
/lc

Enclosures

Figure 5A: Map showing Existing Barn/Residence Location and Proposed Meat Shop Location



Detail
Map
Area
Expanded



Detail Map Area



Existing Barn/Residence

- M: Proposed Meat Shop
- P: Proposed Parking
- C: Proposed Sign

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Carroll
PUPP 20190201, Aug. 01, 2019
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 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):

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