



NOTICE OF DECISION

November 09, 2021

File No.: PLDP20210464

**Sent via email and mail: thelittledonutbakery@outlook.com
or bedford.jessa@gmail.com**

11391844 CANADA LTD.
c/o Jessa & Keith Bedford
7 Templeside Bay NE
Calgary, AB T1Y 3L6

Dear Jessa & Keith Bedford:

RE: Proposed Development Permit
Legal: NE 17-31-1-5 Plan 9011469 Block 8
Development Proposal: Automotive, Equipment and Vehicle Services & Industrial Storages and Warehousing (The Little Donut Bakery)

The above noted Development Permit application on the NE 17-31-1-5 Plan 9011469 Block 8 for a Automotive, Equipment and Vehicle Services & Industrial Storages and Warehousing (The Little Donut Bakery) was considered by the Administrative Subdivision & Development Approving Authority on November 09, 2021.

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

Town of Didsbury IDP Bylaw No. 20/21	Section 6.0 Referrals and Circulation Process
Municipal Development Plan Bylaw No. 20/20	Section 5.0 Economic Development Land Use Policies Section 7.0 Growth Centre Section 12.0 Intermunicipal Issues
East Didsbury Area Structure Plan Bylaw No. 3/81	Supports commercial and industrial uses as provided for through the conceptual design of a rural industrial park.
Land Use Bylaw No. 21/21	Section 3.4 Administrative Subdivision and Development Approving Authority Section 14.1. I-BP Business Park District
Procedure 6018-1: Business, Commercial and Industrial Design Guidelines	Section 3 Section 5 Section 6

The Administrative Subdivision & Development Approving Authority concluded that a Automotive, Equipment and Vehicle Services & Industrial Storages and Warehousing (The Little Donut Bakery) is suitable development for NE 17-31-1-5 Plan 9011469 Block 8 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. 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. 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 within the application for Automotive, Equipment and Vehicle Services & Industrial Storages and Warehousing (The Little Donut Bakery). A permanent Eating Establishment has not been approved with issuance of this permit.

14. With the issuance of this permit (PLDP20210464) all previously issued Development Permits for this site shall be void and replaced with the issuance of this permit.
15. All future development, structures, expansion, signs, new or additional uses will require a new Development Permit.
16. The existing Accessory Building (Shop with Office and Mezzanine) shall not be used for residential purposes.
17. The applicant, landowner and/or operator shall comply with the "Business, Commercial and Industrial Design Guidelines" and the "East Didsbury Area Structure Plan".
18. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
19. The applicant, landowner and/or operator shall obtain and adhere to a Roadside Development Permit from Alberta Transportation.
20. The applicant, landowner and/or operator shall organize the storage on the lot so that it is orderly, neat, and tidy. Storage of goods not related to the proposed businesses shall not be permitted.
21. Outside storage located within yard setbacks shall be movable and not considered permanent.
22. As the proposed development is located within an Industrial Business Park. The hours of operation associated with this application are 24 hours per day 7 days a week.
23. The applicant, landowner and/or operator shall obtain a license from AMVIC as businesses that are involved in the buying, selling, leasing, repair and maintenance of automobiles, trucks or recreation vehicles in Alberta must be licensed by AMVIC.
24. The applicant, landowner and/or operator shall dispose all used tires, chemicals and vehicle fluids used in conjunction with the business that may be collected and contained on site in a timely manner to prevent possible lot contamination; and shall comply with all environmental standards and permit requirements of the authority having jurisdiction for the containment and disposal of used tires, chemicals and vehicle fluids on site.
25. The applicant, landowner and/or operator shall obtain approvals required from Alberta Health Services related to the business (The Little Donut Bakery).

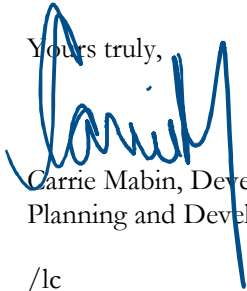
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will be advertised on **November 16, 2021** and **November 23, 2021** in the Mountain View 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 **November 30, 2021**.

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. 135 or by email at cmabin@mvcountry.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

cc: Jester Transport Ltd. c/o Blaine Upshaw Box 2590 Didsbury, AB T0M 0W0 -
jestertransport@xplor.net

cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

SITE PLAN - GATES REMAINING AS MARKED
 SHOP - SEE ATTACHED FLOOR PLAN

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

SUBJECT PROPERTY:

BLOCK 8, PLAN 901 1469
 4-31284 HIGHWAY 2A, MOUNTAIN VIEW COUNTY, ALBERTA

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, in my opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined Part D, Section 8 of the Alberta Land Surveyors' Association's Manual of Standard Practice and registered easements and right-of-ways affecting the extent of the title of the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or right-of-ways affecting the extent of the Property.

CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY

PLDP20210464, November 09, 2021

PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS

PURPOSE OF REPORT:

This report has been prepared for the benefit of the Property owner, subsequent owners and so on for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc). Copying is permitted only for the benefit of those parties.

Unless otherwise registered easements and utility right-of-ways affecting the extent of the Property are shown on the plan.

Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this report reflects the status of this property as of the date of the survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTES:

- This information is based on a title search dated October 7, 2021, C. of T. No. 171 220 826.
- The survey was performed on October 8, 2021.
- Ties to the property lines are at right angles or radial to the curve and are from the exterior walls unless otherwise shown.
- Fences are within 0.20 metres of the property line unless otherwise noted.
- Eaves are dimensioned to the line of fascia.
- All measurements are in metres.
- Property is subject to the following instruments:
- None

Mountain View County verifies that the location of the permanent buildings or structures as shown in this report comply/ does-not-comply with municipal setbacks and sideyard regulations of Land Use Bylaw No. 21/21. Please see attached letter.

Description
 Retention provided pursuant to
 2021, 10, 19
 Year Month Day
 [Signature]
 Development Officer
 File No. PLCC20210450

Dated at Okotoks, Alberta, October 19, 2021.

[Signature]
 M. Kent Croucher, A.L.S.

This document is not valid unless it bears a signature (in blue ink) and an Absolute Surveys Inc. permit stamp (in red ink).

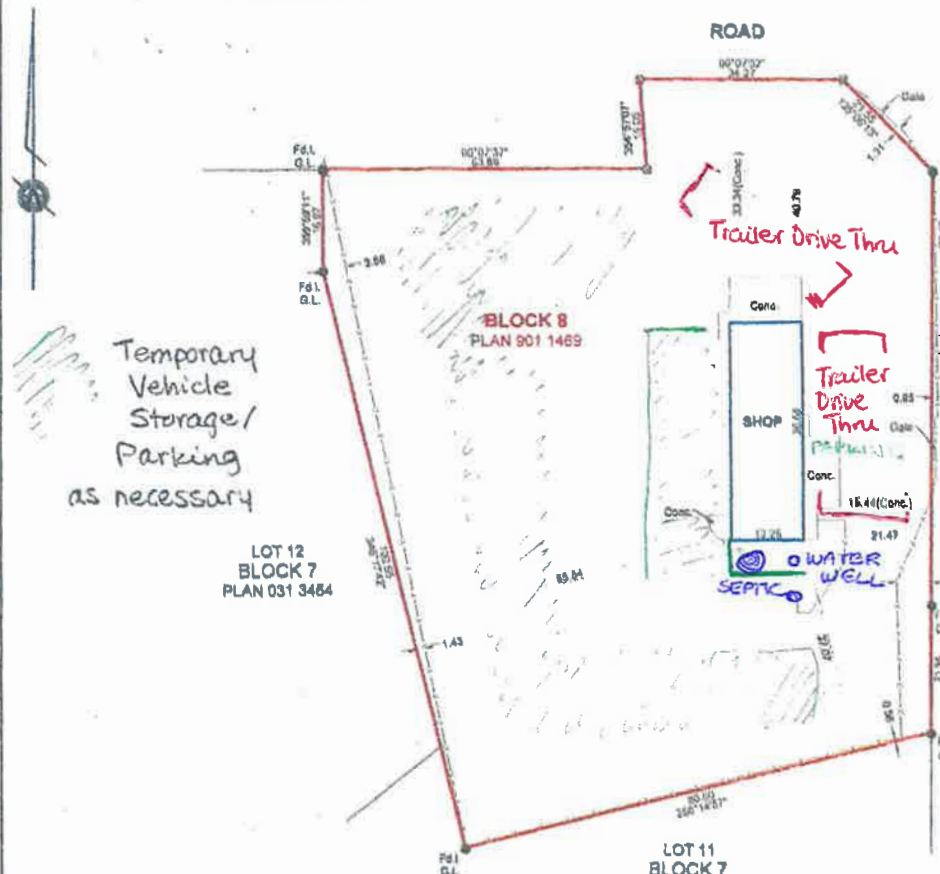


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REV	COMMENT	DATE	INITIALS
1	Add setbacks to Conc. Pads	Oct. 19, 2021	MD/KC
0	Issued	Oct. 15, 2021	KPM/CKE

CAD File: 21-0753RPR-R01
 Job No.: 21-0753

ABSOLUTE SURVEYS
 69 Elma Street West
 Okotoks, Alberta T1S 1J5
 Office: 587-757-0634



Temporary Vehicle Storage/ Parking as necessary

LOT 12
 BLOCK 7
 PLAN 031 3484

LOT 11
 BLOCK 7
 PLAN 031 3454

LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN.

Iron Post found	⊙	A	Arc	I	Iron Post
Iron Bar found	⊙	A.G.	Alt. Condition	m	metre
Drill Hole found	X	A.R.W.	Access Right-of-Way	mm	millimetre
Calculated Position	⊙	CD	Channel	OD	Overhead Drainage
Boundary of Subject Property	—	Chk	Chalk	PL	Property Line
Right-of-Way	—	Clk	Chalk	R	Radius
Exterior Wall	—	Conc.	Concrete	(R)	Radial
Eave	—	c.s.	Countersunk	Res.	Restored
Fence	—	Found	Found	Rein.	Reinforcing
		RL	Reinforced	R.W.	Right-of-Way
		FL	Footings	U.R.W.	Utility Right-of-Way
		G.L.	Ground Level	VIEW	Window Wall





Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO
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,

(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.

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 OWO Ph: 403-335-3311

Signature of Appellant/Agent

Date