



July 26, 2017

File No.: PLDP20170249

JONES, KELVIN DALE & JENNIFER LYNNE



Dear Kelvin & Jennifer Jones:

**RE: Proposed Development Permit**  
**Legal: NW 32-29-1-5**  
**Development Proposal: Dwelling, Secondary Detached (Existing Mobile)**

The above noted Development Permit Application on the NW 32-29-1-5 for a Dwelling, Secondary Detached (Existing Mobile) was considered by the Administrative Subdivision & Development Approving Authority on July 25, 2017.

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

Land Use Bylaw No. 15/15

Section 9.10 Dwelling, Secondary Detached  
Section 11.1 A – Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached (Existing Mobile) is suitable development for NW 32-29-1-5 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. 15/15.
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.

**STANDARD CONDITIONS IF APPLICABLE:**

4. Landowners shall be responsible for dust control on the County road adjacent to their property.

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](http://www.mountainviewcounty.com)

Building Rural Better

5. N/A
6. 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.
7. N/A
8. N/A
9. 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.
10. N/A

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

11. N/A
12. N/A

**ADDITIONAL CONDITION(S):**

13. That the applicant obtains and adheres to a Roadside Development Permit from Alberta Transportation.
14. Only two (2) dwellings are permitted - no additional dwellings will be allowed on the subject property.

A Notice of Decision will be placed in the **August 01, 2017** and **August 08, 2017** issues of the Mountain View Gazette for an appeal period which ends on **August 15, 2017** at 4:00 p.m. Should you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the County Office on or before **August 16, 2017**. 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. 15/15 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 extension #182 or by email at [pgrochmal@mvcountry.com](mailto:pgrochmal@mvcountry.com).

Yours truly,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/s/

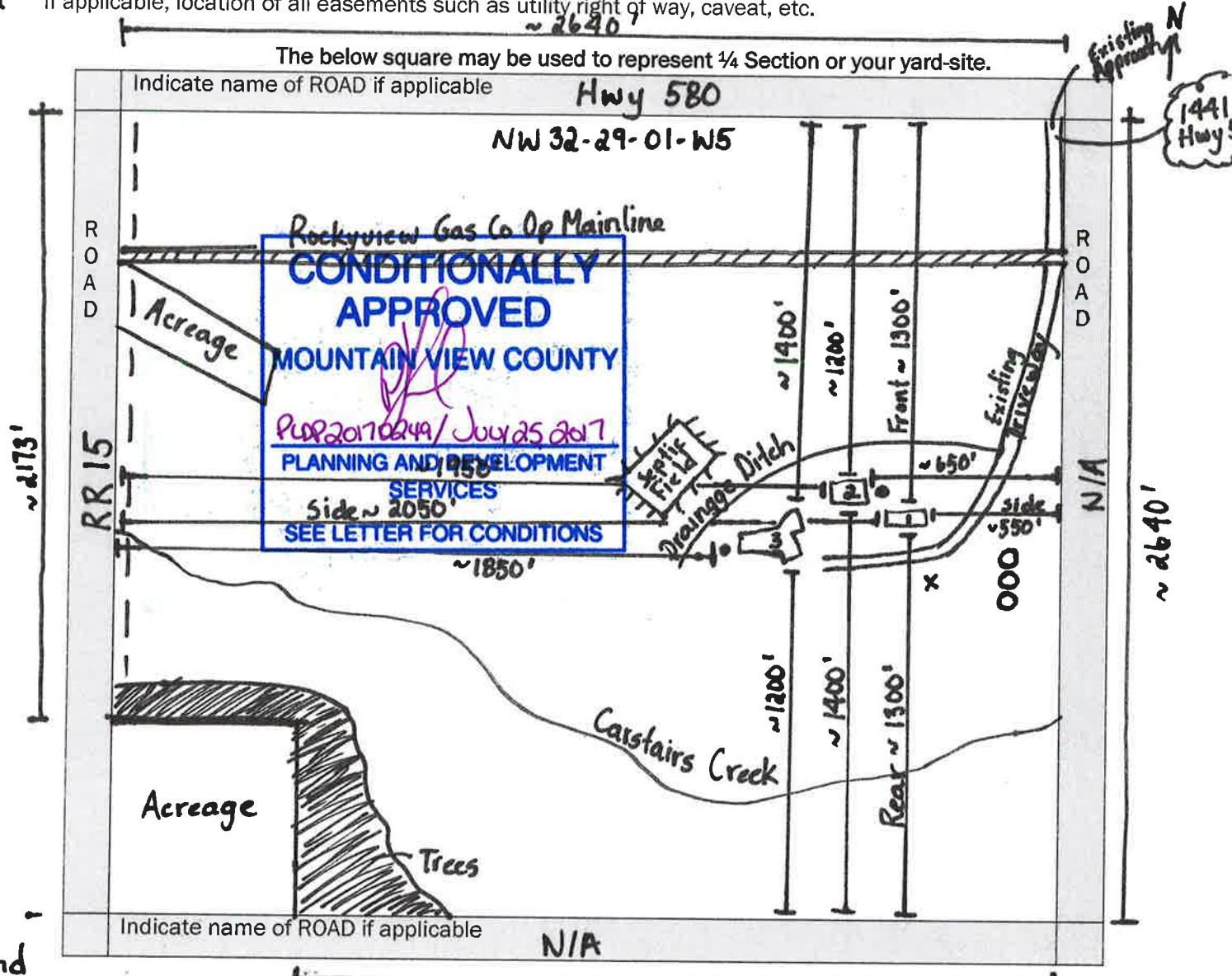
Enclosures

cc Alberta Transportation - Via Email - [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca)

# Site Plan of Proposed Development

The Site Plan **must** include all of the following information in order for it to be considered complete;

- ✗ Property lines with dimensions and total area of property;
- ✗ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- ✗ Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- ✗ Label roadways and indicate existing and/or proposed access to the site;
- ✗ If applicable, location of oil & gas wells, pipelines & facilities;
- ✗ Indicate the location of water wells and septic tank/sewage disposal systems;
- ✗ If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- ✗ If applicable, location of all easements such as utility right of way, caveat, etc.

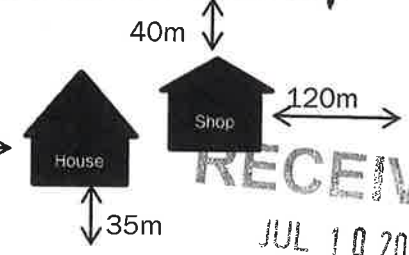


### Legend

- x = well
  - = septic tank
  - ☼ = septic field
  - = road widening MVC
  - ||||| = utility right of way - Rockyview Gas Co Op
- Please indicate the distances from the closest structure(s) to all property lines.  
For Example:
- O = bins
- North

South

- #1 = Mobile Home
- #2 = Ag Shop
- #3 = House



RECEIVED

JUL 10 2017

MOUNTAIN VIEW COUNTY  
DIDSBURY

**\* NOTE: Access is via existing approach + driveway**

