



September 12, 2017

File No.: PLDP20160262

CORMACK, JASON & KARLENE



Dear Jason & Karlene Cormack:

RE: Proposed Development Permit
Legal: NW 26-31-5-5 Plan 1313416 Block 1 Lot 1
Development Proposal: Dwelling, Manufactured (1985) and Business- Contractors (Salvador Electric) with Sign, On-site Commercial

The above noted Development Permit Application on the NW 26-31-5-5 Plan 1313416 Block 1 Lot 1 for a Dwelling, Manufactured (1985) and Business- Contractors (Salvador Electric) with Sign, On-site Commercial was considered by the Administrative Subdivision & Development Approving Authority on September 06, 2016.

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 9.9.3 Dwelling, Manufactured Section 11.1 A – Agricultural District
Municipal Development Plan Bylaw No. 09/12	Section 5.0 Economic Development Land Use Policies 5.3.18
Area Structure Plan	Bergen ASP Bylaw No. 08/08

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Manufactured (1985) and Business- Contractors (Salvador Electric) with Sign, On-site Commercial is suitable development for NW 26-31-5-5 Plan 1313416 Block 1 Lot 1 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.
5. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. 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:

11. If the development authorized by a Development Permit is not completed 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.
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):

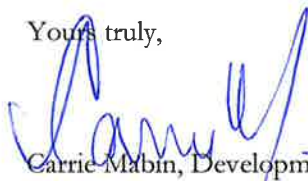
13. Permit approval is conditional to information supplied on the application form for a Business, Contractors (Salvador Electric). The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion, work area or additional employees, will require a new permit.
15. Outside storage related to the business is not permitted.
16. The dwelling, manufactured shall be setback a minimum of 100 meters from the wells site located on the subject property.

17. The applicant is permitted to place one (1) Sign, On-site Commercial on the subject property advertising the business, contractors approved with this Development Permit. The sign shall not be placed within the County Road Allowance.
18. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
19. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
20. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.

A Notice of Decision will be placed in the **September 19, 2017** and **September 26, 2017** issues of the Mountain View Gazette for an appeal period which ends on **October 03, 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 **October 03, 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 #135 or by email at cmabin@mvcounty.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

Not to scale

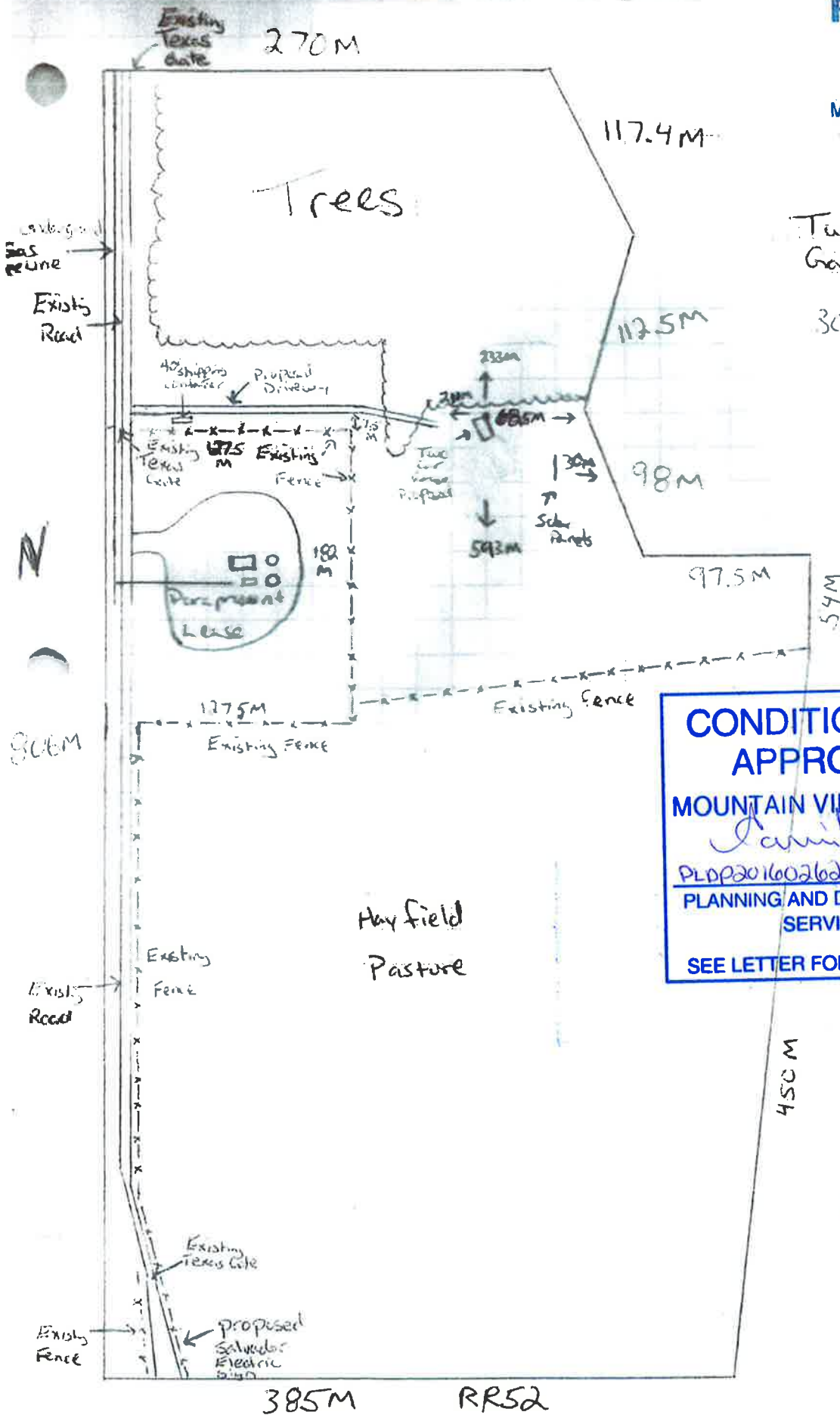
RECEIVED

AUG 26 2016

MOUNTAIN VIEW COUNTY
DIDSBURY

Two Car Two story
Garage

30' x 35'



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Janine - AMENDED PERMIT
 PLDP20160262, Sept. 12, 2017
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

DWELLING, MANUFACTURED

RECEIVED

AUG 26 2016

MOUNTAIN VIEW COUNTY
DIDSBURY

385M RR52

DO NOT REMOVE/NE PAS ENLEVER

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Carrick
PLD000102062, Sept. 12, 2017
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

ALBERTA BUILDING BRANCH LABEL NO. 81-01679
 FACTORY INSTALLED APPLIANCES
 APPAREILS INSTALLÉS À L'USINE

	MAKE MARQUE	MODEL MODÈLE	FUEL TYPE / TYPE DE COMBUSTIBLE (gas, electric, propane, etc.)	VOLTAGE
1. STOVE	Intertherm	MG-068AC	GAS	
2. WATER HEATER	G.S.W.	5ET40-778	Electric	
3. RANGE			Electric	
4. DRYER	N/A	N/A	N/A	
5. WASHER	BISH White Westinghouse	3761DD3	Electric	
6. REFRIGERATOR			Electric	
7. FIREPLACE/STOVE	N/A	N/A	N/A	
ELECTRICAL SYSTEM / INSTALLATION ÉLECTRIQUE		120/240 volts	60 cycles	100 amperes
PLUMBING SYSTEM / INSTALLATION DE PLOMBERIE				

WARNING / AVERTISSEMENT

GAS SYSTEM / INSTALLATION DE GAZ



CONDITIONALLY
APPROVED
MOUNTAIN VIEW COUNTY
L. Smith
Prepared Sept 13, 2017
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

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**Mountain View
C O U N T Y**

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
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(1) – 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.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____

LAND OWNER: 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):

In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.

Signature of Appellant/Agent

Date