



NOTICE OF DECISION

March 06, 2018

File No.: PLDP20180053

MCDOWELL & ASSOCIATES INC.
c/o Abe Martens
501 - 933 17th Ave SW
Calgary, AB T2T 5R6

Dear Abe Martens:

RE: Proposed Development Permit
Legal: NE 19-32-1-5
Development Proposal: Secondary Suite & Addition with Attached Garage & Northerly Setback Relaxations

The above noted Development Permit Application on the NE 19-32-1-5 for a Secondary Suite & Addition with Attached Garage & Northerly Setback Relaxations was considered by the Administrative Subdivision & Development Approving Authority on March 06, 2018.

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

Municipal Development Plan Bylaw No. 09/12	Section 3.3.14
Land Use Bylaw No. 15/15	Section 9.11.6 Section 9.11.7a, b & c

The Administrative Subdivision & Development Approving Authority concluded that a Secondary Suite & Addition with Attached Garage & Northerly Setback Relaxations is suitable development for NE 19-32-1-5 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.

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

Building Rural Better

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. N/A
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. N/A
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):

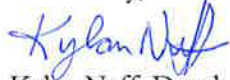
13. The appearance, design, and construction of any additions shall complement the design of the existing dwelling.
14. A northerly front yard setback relaxation has been granted for the life of the building as per the submitted site sketch.
15. Use of the proposed Attached Garage for business, industrial, commercial purposes, or residential occupancy is not permitted.

A Notice of Decision will be placed in the **March 13, 2018** and **March 20, 2018** issues of the Mountain View Gazette for an appeal period which ends on **March 27, 2018** 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 **March 27, 2018**. 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 ext. 171 or by email at kneff@mvcountry.com.

Yours truly,



Kylan Neff, Development Officer
Planning and Development Services

/s/

Enclosures

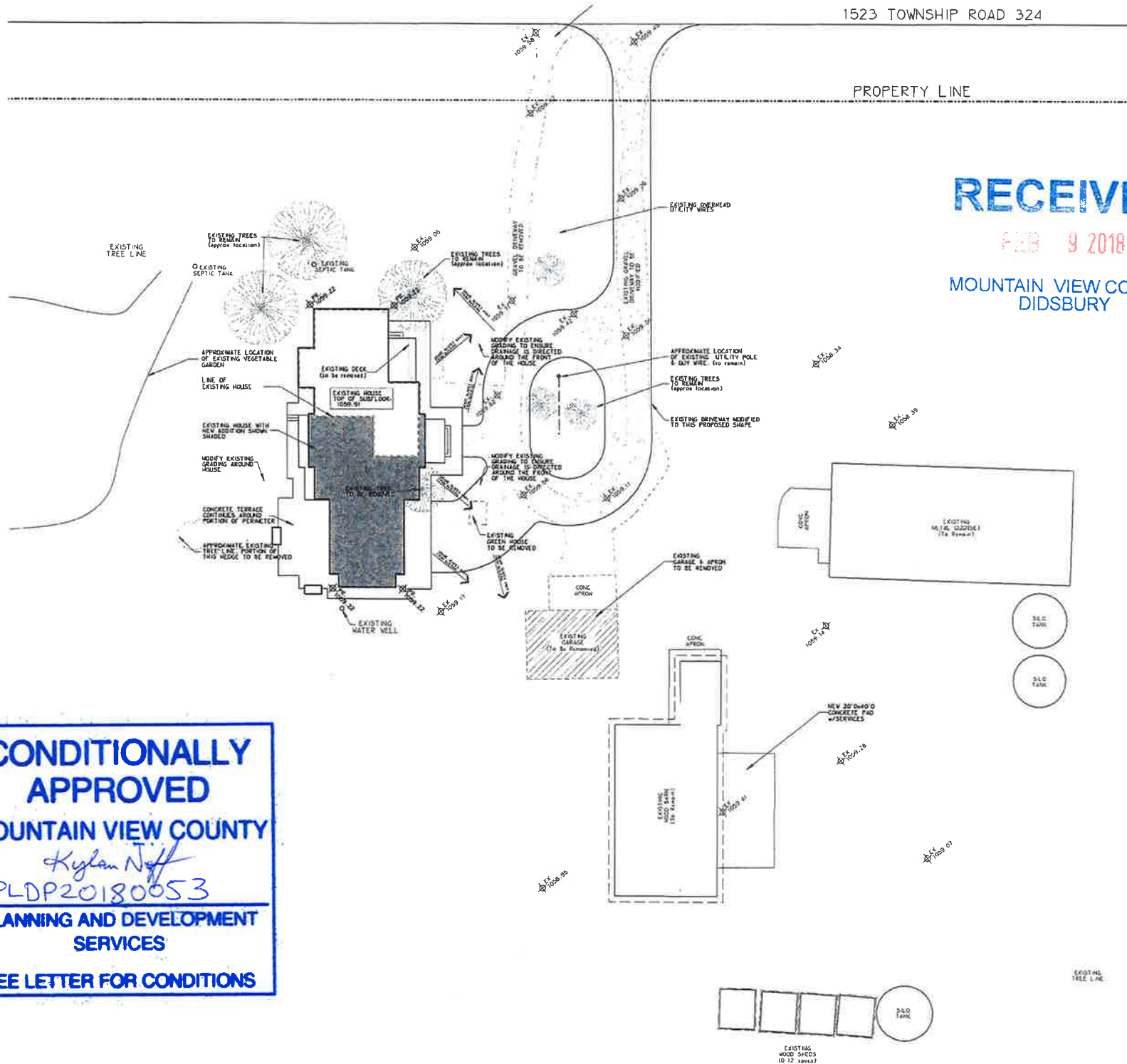
cc: RANDERS, ROBIN [REDACTED]

PROPERTY LINE

RECEIVED

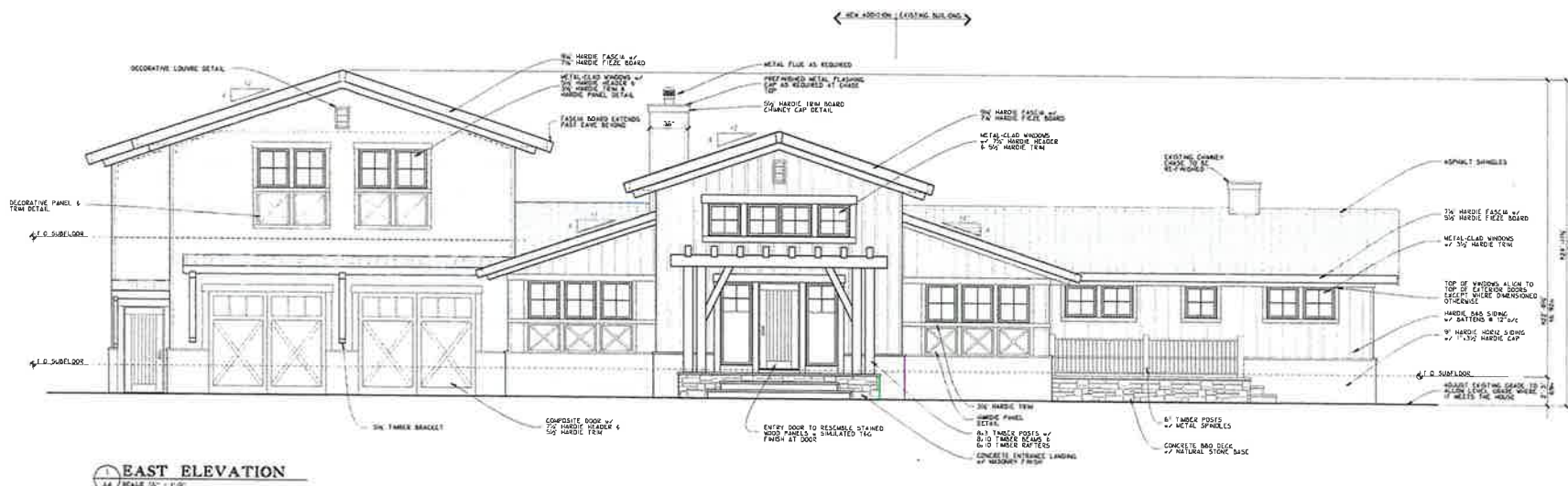
FEB 9 2018

MOUNTAIN VIEW COUNTY
DIDSBURY



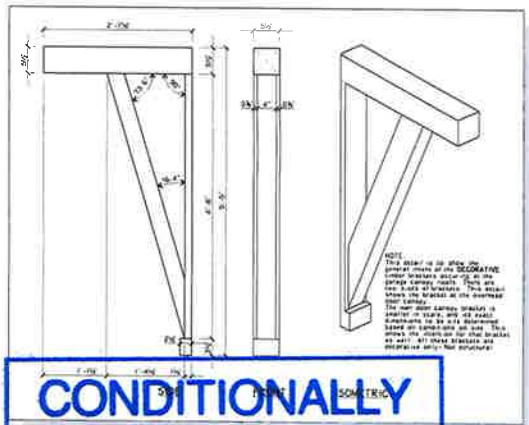
CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Kylian Jeff
 PLDP20180053
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

- GENERAL NOTES**
1. Review all interdependencies, permits, and approvals on these drawings - MOUNTAIN VIEW COUNTY.
 2. In the Event of a PERMIT, AND APPROVAL, ALL OF THE INFORMATION ON THESE DRAWINGS IS TO BE USED AS A GUIDE ONLY AND NOT AS A BASIS FOR CONSTRUCTION.
 3. Without prior written approval, no changes shall be made to these drawings.
 4. It is the responsibility of the Contractor to check and verify all dimensions and materials prior to construction and report to the Designer.



EAST ELEVATION
SCALE 1/4" = 1'-0"

FINISHING NOTE
ALL HARDIE PRODUCTS TO BE SMOOTH FINISH



CONDITIONALLY APPROVED

MOUNTAIN VIEW COUNTY

Kylar Noff

PLDP 2018 0053

PLANNING AND DEVELOPMENT SERVICES

SEE LETTER FOR CONDITIONS



NORTH ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED

FEB 22 2018

MOUNTAIN VIEW COUNTY
DIDSBURY

MCDOWELL & ASSOCIATES

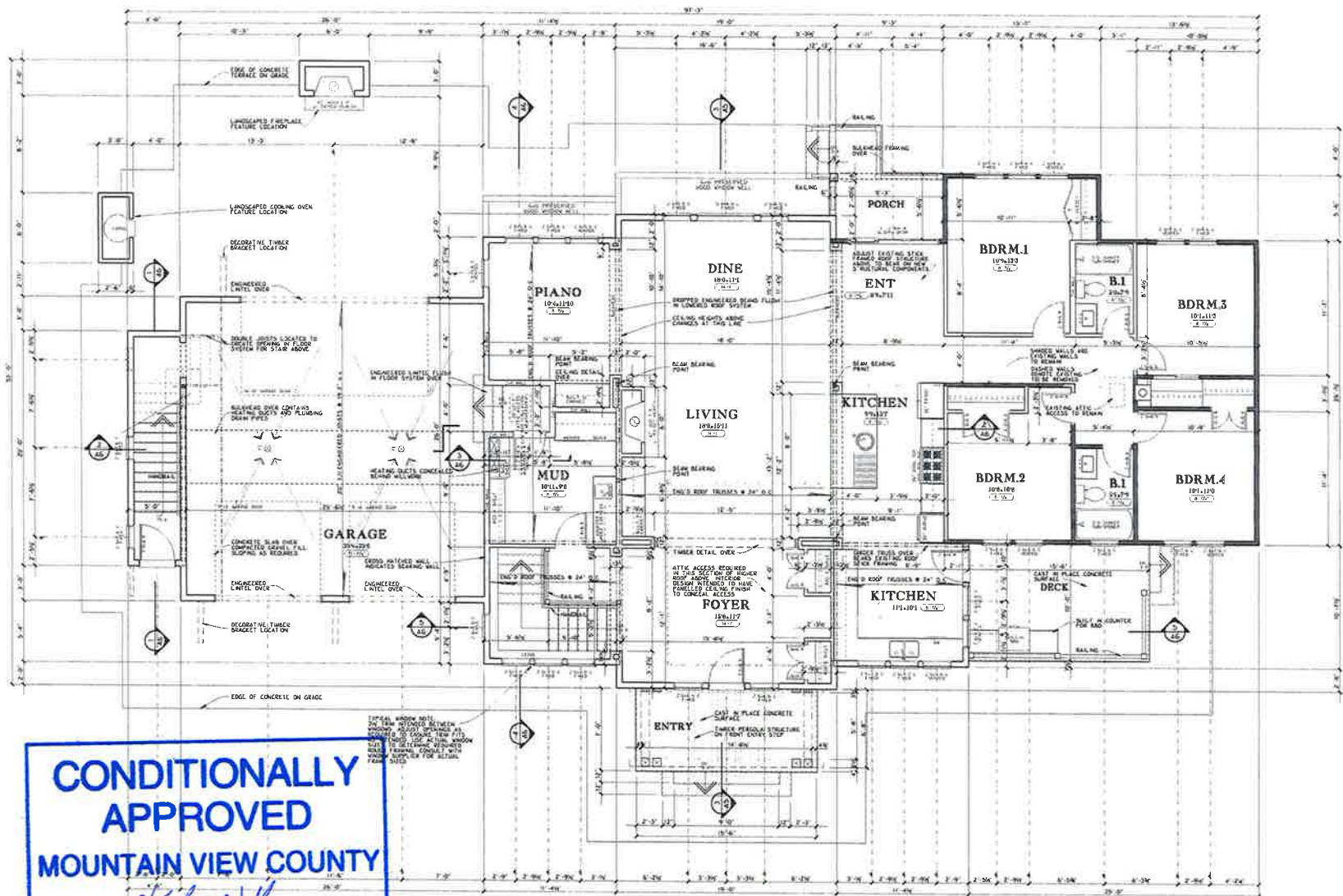
501 1033 17TH AVENUE SW
CALGARY, ALBERTA CANADA
T2T 3B6

403.243.8101
INFO@MCDOWELLDISIGN.COM
WWW.MCDOWELLDISIGN.COM

116-32
JAN 19, 2018
M. DUNOVAN & A. MARLENS

MCCLEARY FARM
OLDS, AB.

EAST & NORTH ELEVATIONS



- GENERAL NOTES**
1. All work shall be in accordance with the City of Didsbury, Alberta, and the Alberta Building Code, 2015 Edition, unless otherwise noted.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Didsbury, Alberta, and the Alberta Building Code, 2015 Edition, prior to construction.
 3. All work shall be in accordance with the City of Didsbury, Alberta, and the Alberta Building Code, 2015 Edition, unless otherwise noted.
 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Didsbury, Alberta, and the Alberta Building Code, 2015 Edition, prior to construction.

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY

Kyle Noff
PLDP 20180053

PLANNING AND DEVELOPMENT SERVICES

SEE LETTER FOR CONDITIONS

STRUCTURAL NOTE:
 REINFORCING BARS SHALL BE SPACED AT 12" ON CENTER UNLESS OTHERWISE NOTED. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
 REINFORCING BARS SHALL BE SPACED AT 12" ON CENTER UNLESS OTHERWISE NOTED. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.

FRAMING NOTE:
 ALL WINDOW SILLINGS SHALL BE 2" MINIMUM FLOORING OVER 2" MINIMUM SILLING UNLESS OTHERWISE NOTED. ALL WINDOW SILLINGS SHALL BE 2" MINIMUM FLOORING OVER 2" MINIMUM SILLING UNLESS OTHERWISE NOTED.

WINDOW NOTE:
 ALL WINDOW SILLINGS SHALL BE 2" MINIMUM FLOORING OVER 2" MINIMUM SILLING UNLESS OTHERWISE NOTED. ALL WINDOW SILLINGS SHALL BE 2" MINIMUM FLOORING OVER 2" MINIMUM SILLING UNLESS OTHERWISE NOTED.

FINISHING NOTE:
 ALL WINDOW SILLINGS SHALL BE 2" MINIMUM FLOORING OVER 2" MINIMUM SILLING UNLESS OTHERWISE NOTED. ALL WINDOW SILLINGS SHALL BE 2" MINIMUM FLOORING OVER 2" MINIMUM SILLING UNLESS OTHERWISE NOTED.

RECEIVED

FEB 22 2018

MOUNTAIN VIEW COUNTY
DIDSBURY

MCDOWELL & ASSOCIATES

301 - 933 13TH AVENUE SW
 CALGARY, ALBERTA, CANADA
 T2T 2R6
 403.245.5341
 INFO@MCDOWELLDESIGN.COM
 WWW.MCDOWELLDDESIGN.COM

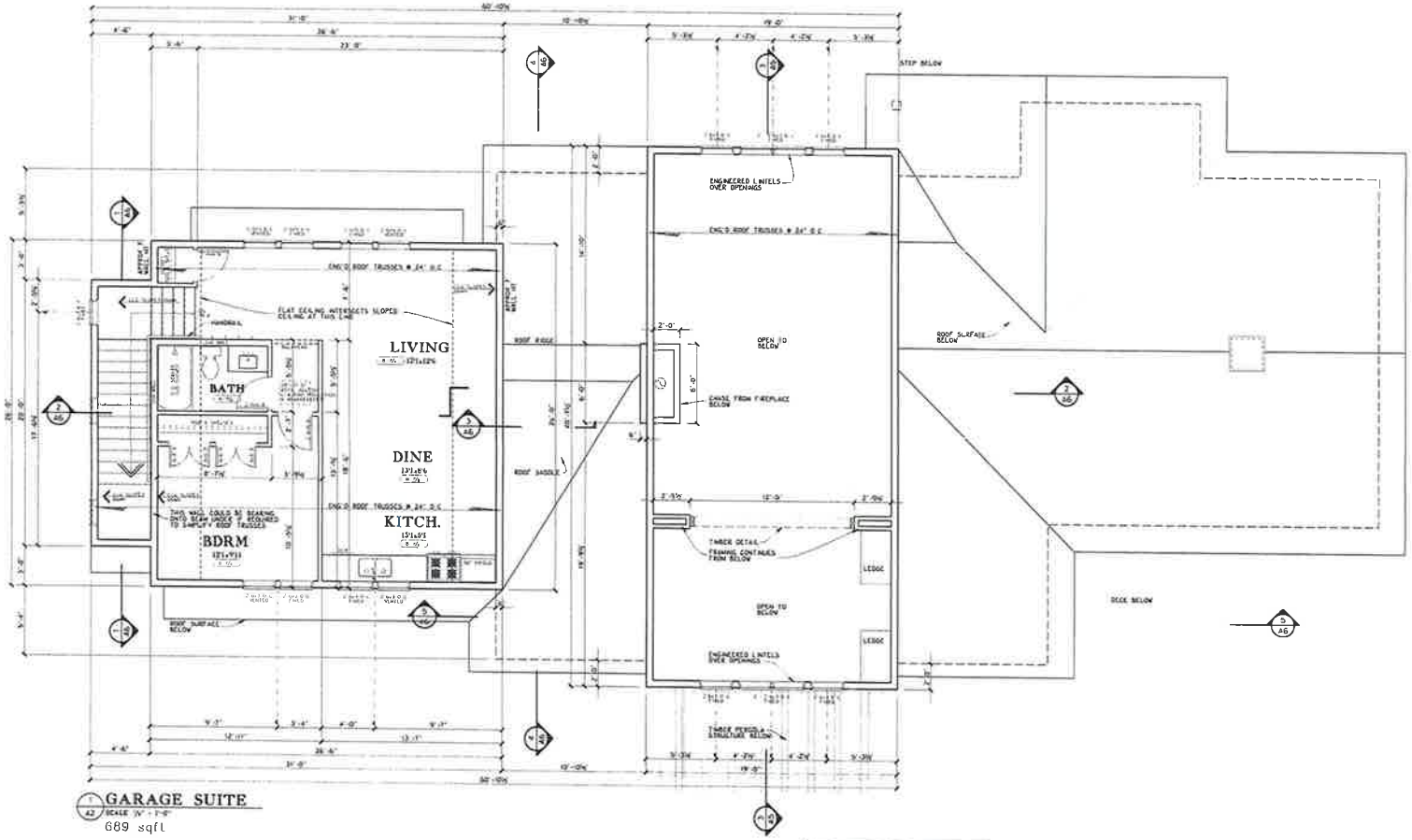
116-32
 JAN 19, 2018
 M. DONOVAN & A. MCKEESSE

MCCLEARY FARM
 OLDS, A.B.

MAIN FLOOR PLAN

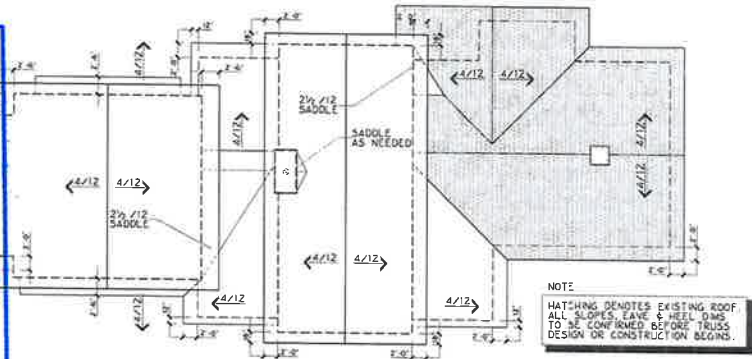
GENERAL NOTES

1. Appoint any subcontractors, trades, & materials and their drawings to MCDOWELL & ASSOCIATES.
2. It is the Owner's RESPONSIBILITY to VERIFY ALL INFORMATION is included here that is to be shown on their plans, appear on any related permit or proceeding.
3. Verify the extent of any drawings in MCDOWELL & ASSOCIATES' prior to construction.
4. It is the responsibility of the Contractor to read and verify all drawings, and to take responsibility for any errors or omissions on their part of construction.



GARAGE SUITE
SCALE 1/4" = 1'-0"
689 sqft

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Kylon Noff
PLDP 20180053
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



ROOF PLAN
SCALE 1/4" = 1'-0"

MCDOWELL & ASSOCIATES
903 245 8241
903 277A Avenue SW
CALGARY, ALBERTA, CANADA
T2L 5M6
WWW.MCDOWELLDISIGN.COM

MCCLEARY FARM
OLDS, AB.

116-32
JAN 19 2018
M. DODDINS & A. MARLENE

RECEIVED

FEB 22 2018

MOUNTAIN VIEW COUNTY
DIDSBUY

GARAGE SUITE & ROOF PLAN

