



NOTICE OF DECISION

April 05, 2018

File No.: PLDP20180068

Sent via email and mail: [REDACTED]

VERKERK, MICHAEL STEPHEN & KIMBERLY ANN
[REDACTED]
[REDACTED]

Dear Michael & Kimberly Verkerk:

RE: Proposed Development Permit

Legal: NW 1-33-7-5

Development Proposal: Recreational Resort - 10 rooms; Eating Establishment, Indoor and Outdoor (patio); and Cabins (4) (consolidation of existing permits); and Accessory Building - sea cans (2)

The above noted Development Permit Application on the NW 1-33-7-5 for a Recreational Resort - 10 rooms; Eating Establishment, Indoor and Outdoor (patio); and Cabins (4) (consolidation of existing permits); and Accessory Building - sea cans (2) was considered by the Municipal Planning Commission on April 05, 2018.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan Bylaw No. 09/12	Section 5.4 Economic Development Land Use Policies
Bearberry/Red Deer River Corridor Area Structure Plan - Bylaw No. 02/15	Section 2.3 Land Use Section 7.7 Plan Area Economy Section 7.10 Specific Land Uses and General Policies
Land Use Bylaw No. 15/15	Section 15.2 P-PR Parks and Recreation District

The Municipal Planning Commission concluded that a Recreational Resort - 10 rooms; Eating Establishment, Indoor and Outdoor (patio); and Cabins (4) (consolidation of existing permits); and Accessory Building - sea cans (2) is suitable development for NW 1-33-7-5 and conforms to the above noted policies.

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

STANDARD 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

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 Recreational Resort - 10 rooms; Eating Establishment, Indoor and Outdoor (patio); and Cabins (4) (consolidation of existing permits); and Accessory Building - sea cans (2) Development Permit. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. The applicant, landowner and/or operator shall establish physical access onto the NW 1-33-7-5 or enter into an access easement agreement with the landowner(s) of the SW 1-33-7-5 (Curtis Luzi) for access into the property. Mountain View County requires confirmation, within 6 months of issuance

of this permit, that either an agreement has been entered into with the southerly property owner for access or that physical access be located on the subject property.

15. Future development, expansion, new or additional uses, will require a new development permit.
16. A maximum of two (2) sea can units shall be considered an Accessory Building on this property. The sea cans must meet district regulations (setbacks) and shall not be stacked one upon the other. The exterior finish shall match or complement the exterior finish of the principal building and the containers shall be screened from view through the provision of appropriate landscaping and/or screening.
17. The applicant shall obtain a Building Permit for the change of use for the two existing Mobile Homes to an Accessory Building for storage purposes only. If the mobile homes are being demolished, the applicant, landowner and/or operator shall obtain a Demolition Permit for demolition of the units prior to commencing demolition.
18. That the applicant, landowner and/or operator meet any standards and obtain any approvals required from Alberta Health Services and Alberta Gaming and Liquor Commission.
19. Parking shall be contained within a specified area as established on the site. No parking of vehicles shall be permitted on any County road allowances at any time.
20. The applicant, landowner and/or operator shall ensure that use of firepits shall be in conformance with Mountain View County's Fire Bylaw No. 11/13.
21. That the applicant obtains a Roadside Development Permit from Alberta Transportation.
22. The applicant, landowner and/or operator are encouraged to incorporate BearSmart principles into their proposal. Additional information may be obtained at www.bearsmart.alberta.ca
23. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles outlined in the FireSmart Manual which can be obtained from www.wildfire.alberta.ca/firesmart/default.aspx
24. With issuance of this permit, all previously issued Development Permits shall be considered null and void.
25. The hours of operation shall be 24 hours per day 7 days 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 www.mountainviewcounty.com/DiscretionaryUse. This decision will also be advertised from **April 10, 2018** to **April 24, 2018** 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 **April 26, 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. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/k/

Enclosures

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

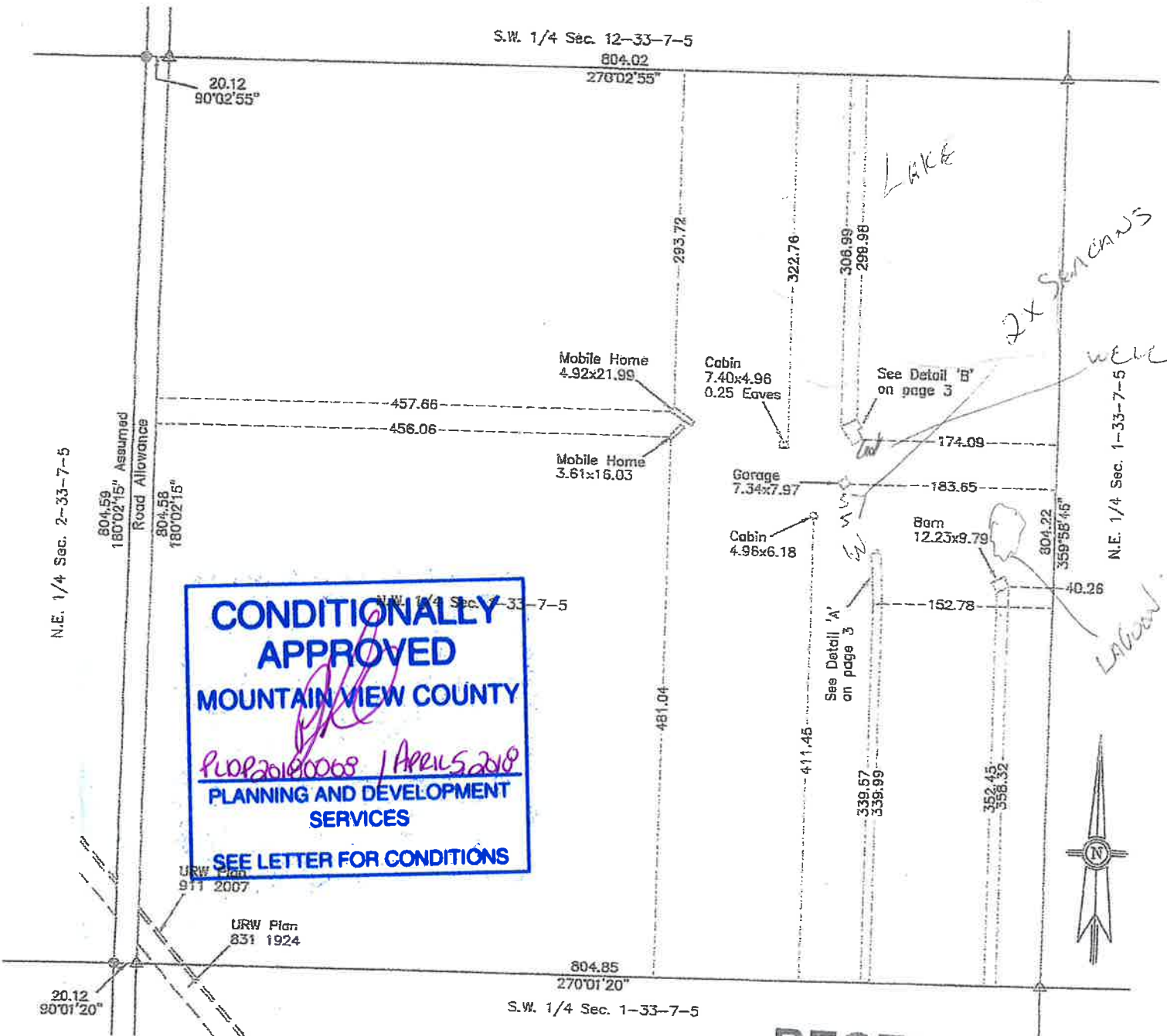
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3.

Page 2 of 3

Legal Description: NW 1/4 Sec. 1-33-7-W5M

Municipality: Mountain View County



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
PROP 201800068 / APRIL 5 2018
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

RECEIVED

FEB 22 2018

MOUNTAIN VIEW COUNTY
 DIDSBURY
 Scale: 1:5000 Drawn: GWF
 File No.: 06-921

ENCUMBRANCES:
Registration No. Particulars
 See Page 3 for Encumbrances
LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Existing fences are not shown on this report.



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