



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

**NOTICE OF DECISION**

May 08, 2018

File No.: PLDP20180132

Sent via email and mail: [REDACTED]

ASTORIA COUNTRY HOMES c/o Lisa Stinson  
[REDACTED]  
[REDACTED]

Dear Lisa Stinson:

**RE: Proposed Development Permit**

**Legal: SW 16-29-4-5**

**Development Proposal: Dwelling, Secondary Detached with Attached Garage**

The above noted Development Permit Application on the SW 16-29-4-5 for a Dwelling, Secondary Detached with Attached Garage was considered by the Administrative Subdivision & Development Approving Authority on May 08, 2018.

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 9.8 Dwelling Density - 9.8.3 The maximum number of dwelling units on parcels greater than 28.33 ha (70.0 ac) shall be two (2).**

**Section 9.10. Dwelling, Secondary Detached**

**Section 11.1 Agricultural District - Discretionary Uses: Dwelling, Secondary Detached**

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached with Attached Garage is suitable development for SW 16-29-4-5 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.

T 403.335.3311 1.877.264.9754 F 403.335.9207  
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[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**Building Rural Better**

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. 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. 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 applicant shall obtain a Demolition Permit for demolition of the existing garage unit prior to commencing removal of the building.
14. Permit approval is conditional to information supplied on the application form for a Dwelling, Secondary Detached. Only two detached dwelling units are permitted on the property.

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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised from **May 15, 2018** to **May 29, 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 **May 29, 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. 135 or by email at [cmabin@mvcountry.com](mailto:cmabin@mvcountry.com).

Yours truly,

  
Carrie Mabin, Development Officer  
Planning and Development Services

/kl

Enclosures

cc: 1920931 ALBERTA LTD.

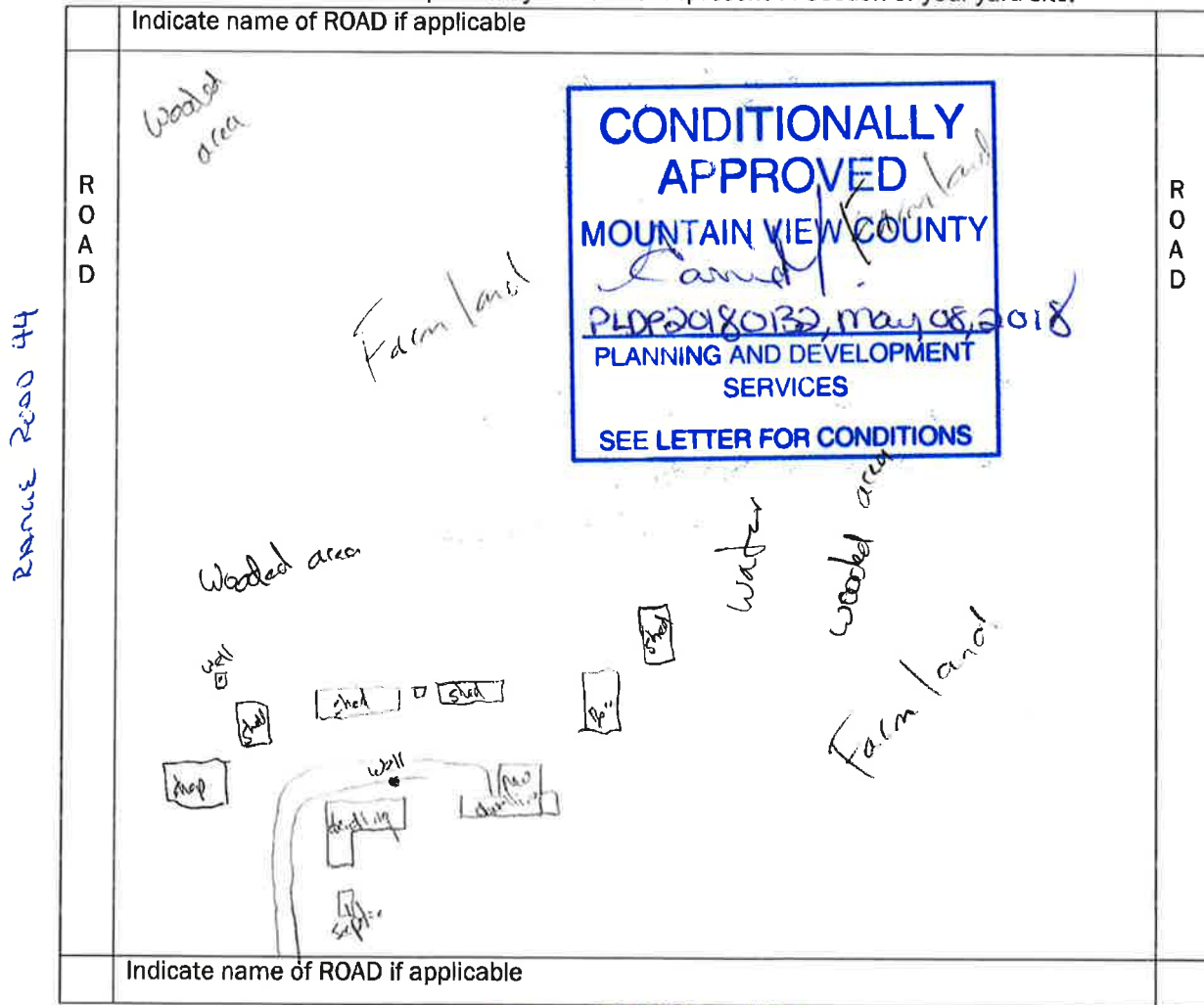


## Site Plan of Proposed Development

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.

The below square may be used to represent ¼ Section or your yard-site.



Please indicate the distances from the closest structure(s) to all property lines.  
For Example:

