



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

**NOTICE OF DECISION**

May 08, 2018

File No.: PLDP20180134

Sent via email and mail: [REDACTED]

HOUSCH, JOHN W & VALENTINI, MARYANNE B  
[REDACTED]

Dear Maryanne Valentini & John Housch:

**RE: Proposed Development Permit**  
**Legal: SE 6-32-6-5 Plan 6324 HN Block 6 Lot 1**  
**Development Proposal: Change of Use from Existing Cabin to Dwelling, Single Detached with Size Variance (522 sq.ft.) with Front Yard Setback Relaxation & an Accessory Building (Garage) with Front Yard Setback Relaxation**

The above noted Development Permit Application on the SE 6-32-6-5 Plan 6324 HN Block 6 Lot 1 for a Change of Use from Existing Cabin to Dwelling, Single Detached with Size Variance (522 sq.ft.) with Front Yard Setback Relaxation & an Accessory Building (Garage) with Front Yard Setback Relaxation 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	<b>Section 12.1 Country Residential</b> <b>Permitted Uses: Accessory Building (Garage), Dwelling, Single Detached</b> <b>Site Regulations: Setback Requirements, Dwelling Floor Area</b>
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The Administrative Subdivision & Development Approving Authority concluded that a Change of Use from Existing Cabin to Dwelling, Single Detached with Size Variance (522 sq.ft.) with Front Yard Setback Relaxation & an Accessory Building (Garage) with Front Yard Setback Relaxation is suitable development for SE 6-32-6-5 Plan 6324 HN Block 6 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. 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.
10. 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.

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

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 Dwelling, Single Detached as per the information submitted with this application is considered the primary dwelling on the subject property. There is no provision for a secondary detached dwelling due to the subject property's parcel size.
14. A size variance for the Dwelling, Single Detached to 522 sq. ft. is approved for the life of the building. Any additions or changes will require new development and safety code permits.
15. A front yard setback relaxation for the existing Dwelling, Single Detached and the proposed Accessory building (Garage) is granted for the life of the building(s).
16. As the subject land is located within an ESA 1 (very high significance) designation, measures shall be taken to preserve the integrity of the land, the trees, and any wildlife. Future proposals may require additional studies to support a development application.

17. The Accessory Building (Garage) shall not be used for business, industrial, commercial purposes or residential occupancy.
18. No recreational use, including camping shall be permitted on the subject property at any time.
19. No structure shall not be located with Municipal Right-of-Way.
20. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles outlined by Alberta Agriculture and Forestry.
21. The proposed Accessory Building (Garage) shall be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft) above the 1 in 100 year design flood.

PRIOR TO ISSUANCE:

22. PRIOR TO ISSUANCE The applicant and/or landowner shall demonstrate that floor level (including the construction system of the floor) of the proposed Accessory Building (Garage) is above the 1 in 100 year design flood. A qualified professional Engineer accredited by APEGA shall provide a detailed site survey and cross section drawings in support of the application.

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).

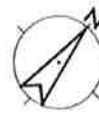
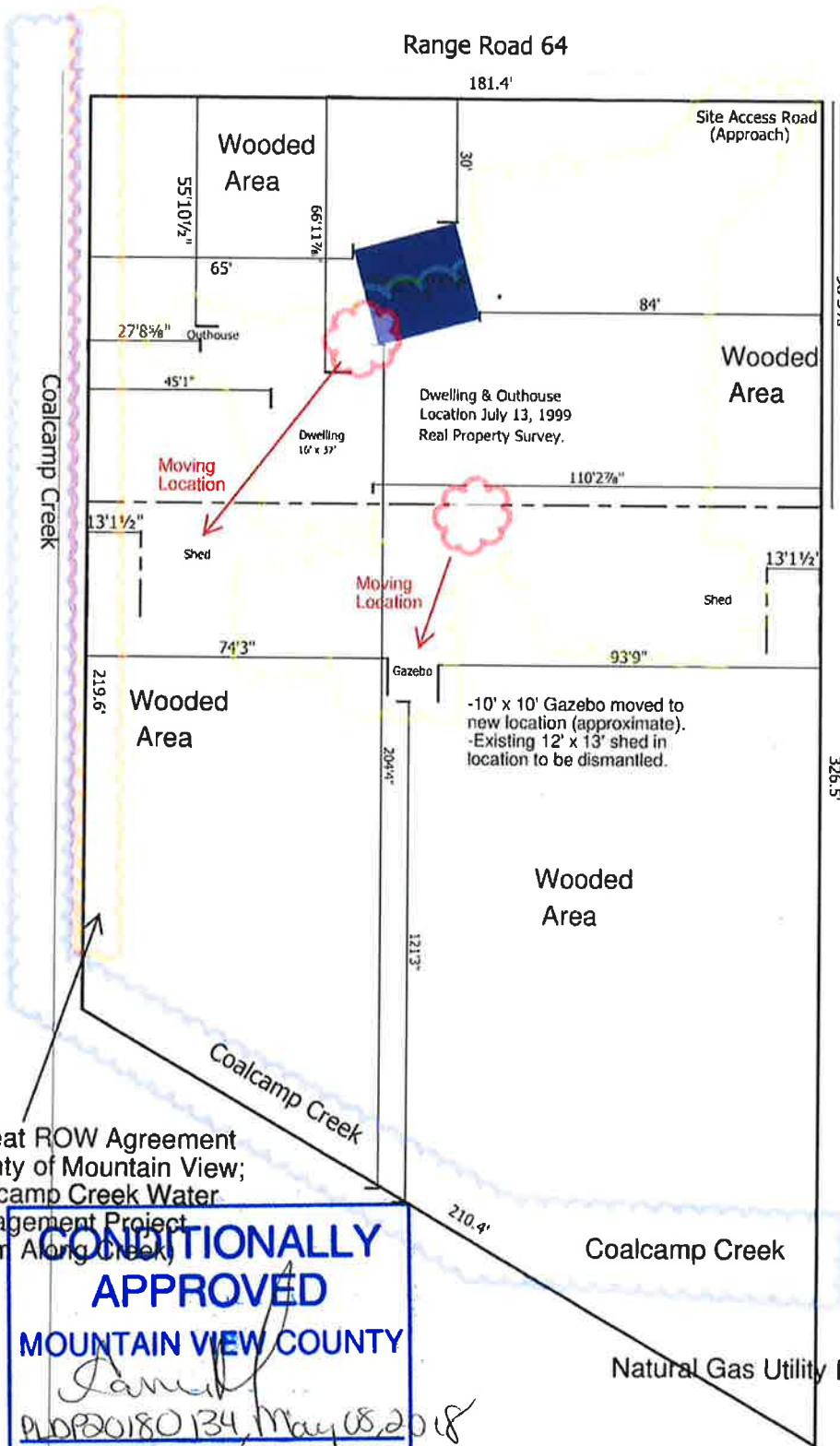
Yours truly,

  
Carrie Mabin, Development Officer  
Planning and Development Services

/k/

Enclosures

Range Road 64



**RECEIVED**

APR 23 2018

MOUNTAIN VIEW COUNTY  
DIDSBURY

Caveat ROW Agreement  
County of Mountain View;  
Coalcamp Creek Water  
Management Project  
(Berm Along Creek)

**CONDITIONALLY  
APPROVED**  
MOUNTAIN VIEW COUNTY  
*Janet*  
PLD 20180134, May 08, 2018  
**PLANNING AND DEVELOPMENT  
SERVICES**  
**SEE LETTER FOR CONDITIONS**

Natural Gas Utility ROW

