



## NOTICE OF DECISION

June 12, 2018

File No.: PLDP20180178

Sent via email and mail: [REDACTED]

WALTON, Kim



Dear Kim Walton:

**RE: Proposed Development Permit**  
**Legal: SW 34-32-4-5**  
**Development Proposal: Addition to Animal Medical Health Facility**

The above noted Development Permit Application on the SW 34-32-4-5 for a Addition to Animal Medical Health Facility was considered by the Administrative Subdivision & Development Approving Authority on June 12, 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 11.1 A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Addition to Animal Medical Health Facility is suitable development for SW 34-32-4-5 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.
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 applicant and/or landowner will comply with all conditions of development Permit PLDP20140256.
14. That the applicant will comply with all conditions of Roadside Development Permit File # SW34-32-4-W5 (DEV) issued by Alberta Transportation on May 31, 2018.
15. Future development, expansion, new or additional uses, will require a new development permit.
16. The appearance, design, and construction of any additions shall complement the design of the existing building.

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 on **June 19, 2018** and **June 26, 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 **July 03, 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](mailto:kneff@mvcountry.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services

/lc

Enclosures

cc: SEIDLE, AMIE & LUZI, CURTIS [REDACTED]

cc Alberta Transportation - Via Email - [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca)

RECEIVED

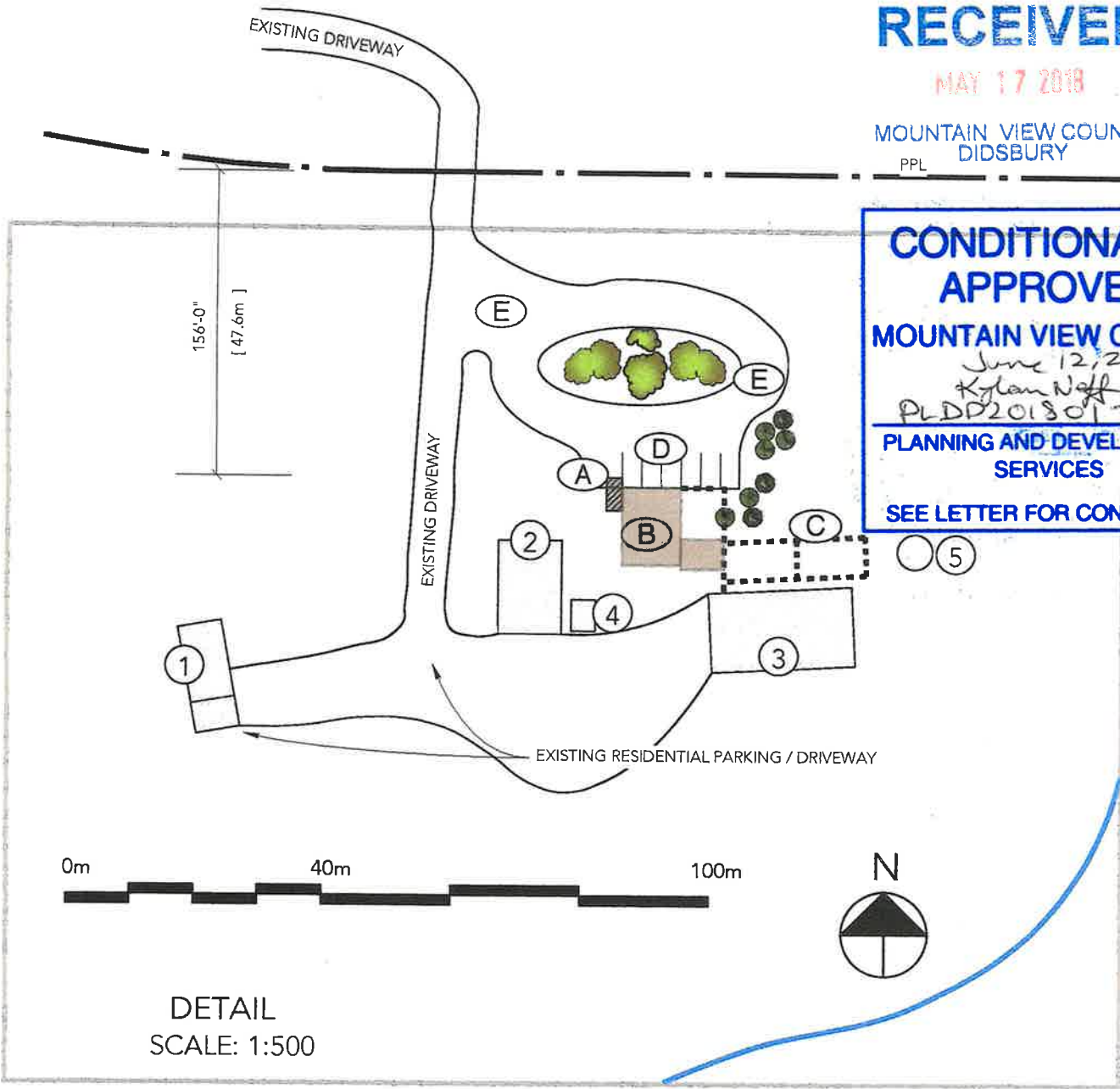
MAY 17 2018

MOUNTAIN VIEW COUNTY  
DIDSBURY  
PPL

LANDSCAPING LEGEND:

- SHRUBS & MULCH  
EG. POTENTILLA  
COTONEASTER  
LILAC
- 8' -10' DECIDUOUS TREE  
EG: POPLAR  
ROBERTS CHOKCHERRY
- 6' - 8' CONIFEROUS TREE  
EG: SPRUCE  
PINE

**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**  
*June 12, 2018*  
*Kylan Jeff*  
*PLDD20180178*  
**PLANNING AND DEVELOPMENT SERVICES**  
**SEE LETTER FOR CONDITIONS**



**EXISTING STRUCTURES**

- ① EXISTING RESIDENCE
- ② EXISTING SHOP WITH CONC. SLAB
- ③ EXISTING POLE BARN
- ④ STORAGE SHED (SKIDS)
- ⑤ GRAINERY

**NEW STRUCTURES**

- Ⓐ PROPOSED ADDITION
- Ⓑ EXISTING VET CLINIC
- Ⓒ EXISTING LARGE ANIMAL PADDOCK
- Ⓓ EXISTING PARKING
- Ⓔ EXISTING DRIVEWAY

DETAIL  
SCALE: 1:500

RIVERSTONE CLINIC SITE PLAN

MAY 17 2018

