



## NOTICE OF DECISION

June 12, 2018

File No.: PLDP20180195

Sent via email and mail: [REDACTED] a

LAND, JOHN & PHYLLIS  
[REDACTED]

Dear John and Phyllis Land:

**RE: Proposed Development Permit**

**Legal: SW 33-33-7-5**

**Development Proposal: Dwelling, Secondary within an Accessory Building - Garage and Change of Use from Cottage to Accessory Building**

The above noted Development Permit Application on the SW 33-33-7-5 for a Dwelling, Secondary within an Accessory Building - Garage and Change of Use from Cottage to Accessory Building 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 9.8.3 The maximum number of dwelling units on parcels great than 28.33 ha (70.0 acres) shall be two (2)
	Section 9.10 Dwelling, Secondary Detached
	Section 11.1 A Agricultural District
	Permitted Use – Accessory Building
	Discretionary Use – Dwelling, Secondary Detached

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary within an Accessory Building - Garage and Change of Use from Cottage to Accessory Building is suitable development for SW 33-33-7-5 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. 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 Dwelling, Secondary within an Accessory Building - Garage and Change of Use from Cottage to Accessory Building. Only two (2) detached dwelling units are permitted on the property.
14. The applicant shall obtain a Roadside Development Permit from Alberta Transportation.

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. 135 or by email at [cmabin@mvcounty.com](mailto:cmabin@mvcounty.com).

Yours truly,

  
Carrie Mabin, Development Officer  
Planning and Development Services

/lc

Enclosures

cc: LAND, NICOLE [REDACTED]  
LAND, DYLAN [REDACTED]

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



