



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

**NOTICE OF DECISION**

June 26, 2018

File No.: PLDP20180233

Sent via email and mail: [REDACTED]

TURLEY, JO ANNE  
[REDACTED]

Dear Jo Anne Turley:

**RE: Proposed Development Permit**  
**Legal: NW 15-32-4-5 Plan 0111179 Block 1 Lot 1**  
**Development Proposal: Dwelling, Secondary Detached**

The above noted Development Permit Application on the NW 15-32-4-5 Plan 0111179 Block 1 Lot 1 for a Dwelling, Secondary Detached was considered by the Administrative Subdivision & Development Approving Authority on June 26, 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 Dwelling, Secondary Detached is suitable development for NW 15-32-4-5 Plan 0111179 Block 1 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:**

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**Building Rural Better**

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. This permit is issued for a Dwelling, Secondary Detached - Manufactured Dwelling with a manufacture date of 1998 as per the information and photos submitted with the application. Only two (2) dwellings are permitted with this permit.
14. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
15. It shall be the responsibility of the landowner and/or applicant to place the manufactured dwelling on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
16. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.
17. That the applicant obtains and adheres to 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 **July 03, 2018** and **July 10, 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

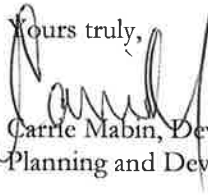
Appeal Board, at the County Office, prior to 4:00 pm on **July 17, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act. Please note that if development commences prior to the end of the appeal 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **July 17, 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, Revised Statutes of Alberta 2000.

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

/lc

Enclosures

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

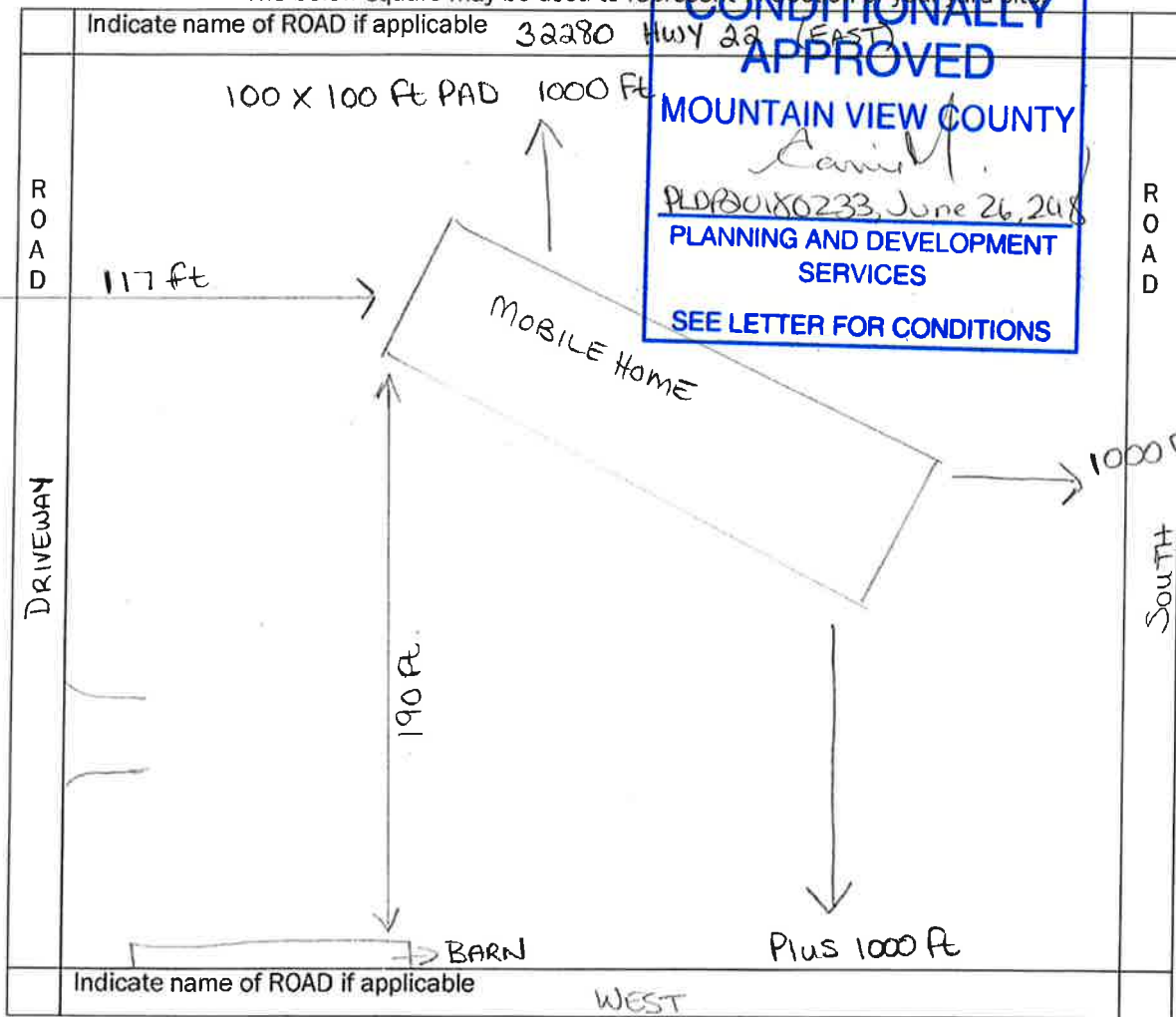


Site Plan of Proposed Development

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 a Section of your yard-site.



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



**RECEIVED**  
 JUN 10 2018  
 MOUNTAIN VIEW COUNTY  
 DIDSBURY

PROPERTY LINE

- EAST -

- POWER POLES
- FENCE LINES
- NEW FENCE LINE

32280

Hwy 22

**CONDITIONALLY APPROVED**  
 PASTURE HANDFIELD  
**MOUNTAIN VIEW COUNTY**  
*Lanell*  
 PLDP2018733, June 26, 2018  
**PLANNING AND DEVELOPMENT SERVICES**  
**SEE LETTER FOR CONDITIONS**

PASTURE

984 Ft From Hwy

100 x 100  
FOOT PAD FOR HOME & GARAGE

CORRAL

RUNWAY

FENCELINE & FOREST

FOREST

BARN

CORRAL

WATER WELL

DRIVEWAY

WOODSHED

HOUSE

KENNEL

QUAIL

FENCELINE GRASS & TREES

TURKEY DUCK/GANDER PEN

GATE → 19 FT WIDE

63 FT

DRIVEWAY

87 FT

103 FT

507 FT

FENCELINE & FOREST

- WEST -

RIVER

- NORTH -

PROPERTY LINE

- SOUTH -

PROPERTY LINE

**RECEIVED**

JUN 1 2018

MOUNTAIN VIEW COUNTY  
DIDSBURY

