



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

**NOTICE OF DECISION**

July 10, 2018

File No.: PLDP20180252

Sent via email and mail: [REDACTED]

MACNUTT, KELLY BRIAN & RHONDA LEE  
[REDACTED]

Dear Kelly & Rhonda MacNutt:

**RE: Proposed Development Permit**

**Legal: SE 10-29-5-5 Plan 0612351 Block 1 Lot 1**

**Development Proposal: Change of Use for a Portion of an Accessory Building (Shop - 1,000 sq. ft.) from Personal Storage to a Dwelling within an Accessory Building and Change of Use of Three (3) Cabins to Accessory Buildings – Personal Storage and Setback Relaxation for Existing Structures**

The above noted Development Permit Application on the SE 10-29-5-5 Plan 0612351 Block 1 Lot 1 for a Change of Use for a Portion of an Accessory Building (Shop - 1,000 sq. ft.) from Personal Storage to a Dwelling within an Accessory Building and Change of Use of Three (3) Cabins to Accessory Buildings – Personal Storage and Setback Relaxation for Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on July 10, 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 12.1 Residential District

Permitted Uses: Accessory Building, Dwelling

Site Regulations: Front Yard Setback, Minimum Dwelling Floor Area (1,000 sq. ft.)

The Administrative Subdivision & Development Approving Authority concluded that a Change of Use for a Portion of an Accessory Building (Shop - 1,000 sq. ft.) from Personal Storage to a Dwelling within an Accessory Building and Change of Use of Three (3) Cabins to Accessory Buildings – Personal Storage and Setback Relaxation for Existing Structures is suitable development for SE 10-29-5-5 Plan 0612351 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:

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 - Two Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
www.mountainviewcounty.com

**Building Rural Better**

### **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. 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. N/A
10. N/A

### **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 Change of Use for a Portion of an Accessory Building (Shop - 1,000 sq. ft.) from Personal Storage to a Dwelling within an Accessory Building and Change of Use - Cabins x 2 to Accessory Buildings - Storage and Setback Relaxation for Existing Structures as per the information submitted with the application. With the issuance of this permit PLDP20180252, previously issued development permit DP09-050 will be void.
14. The applicant shall obtain a Building Permit for the Change of Use for a portion of the existing Accessory Building (1,000 sq.ft.) to a Dwelling.
15. All Accessory Buildings shall not be used for business, industrial, commercial purposes or residential occupancy.

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 17, 2018** and **July 24, 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 31, 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 31, 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@mvcounty.com](mailto:cmabin@mvcounty.com).

Yours truly,



Jessica Ross for Carrie Mabin, Development Officer  
Planning and Development Services

/lc

Enclosures

Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

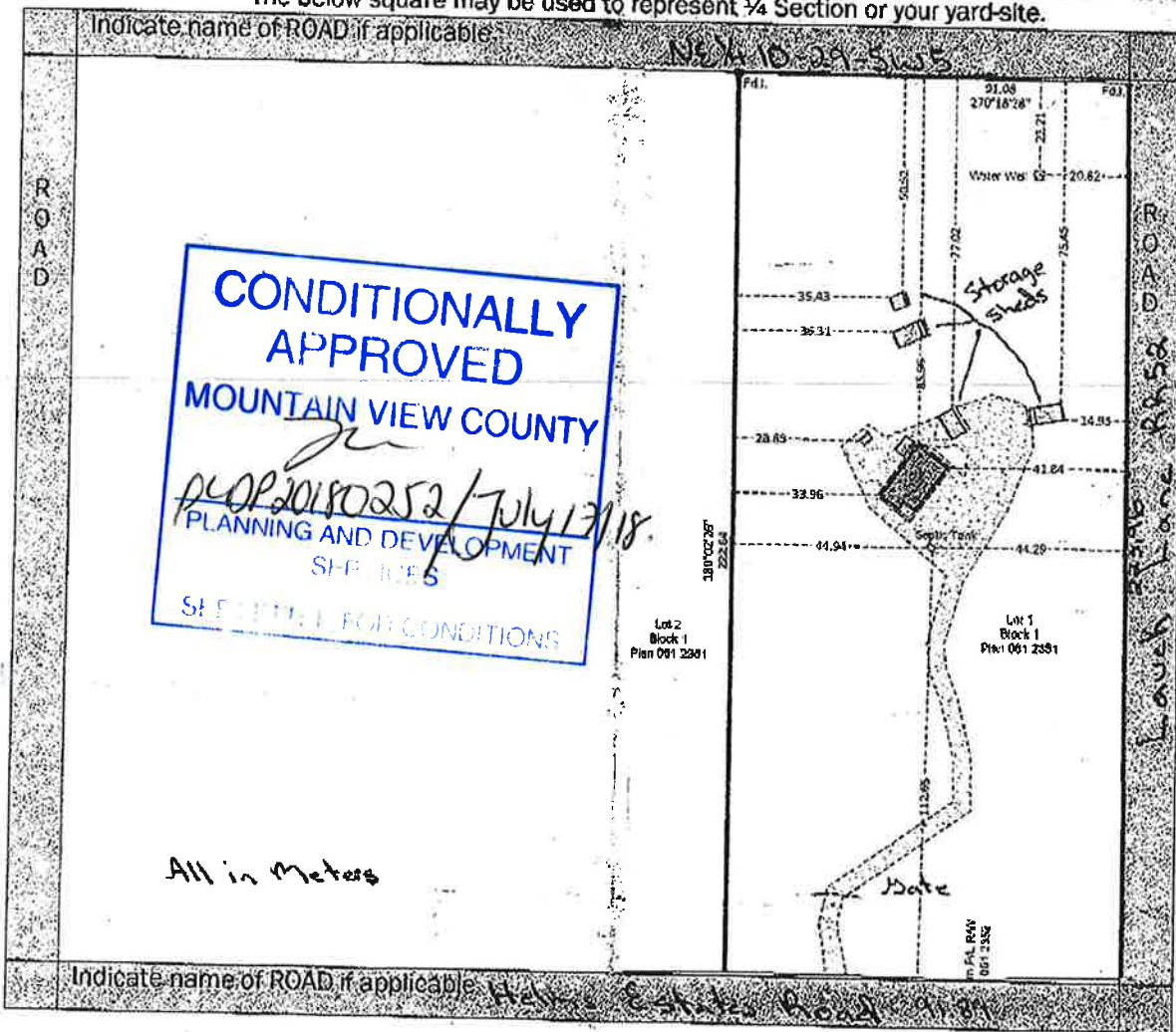
- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front 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.

RECEIVED

JUN 22 2018

MOUNTAIN VIEW COUNTY  
DIBSBURY

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:

