



Mountain View
C O U N T Y

NOTICE OF DECISION

October 18, 2018

File No.: PLDP20180373

Sent via email and mail: [REDACTED]

HINDBO, Monte
[REDACTED]

Dear Monte Hindbo:

RE: Proposed Development Permit

Legal: NW 27-33-3-5

Development Proposal: Dwelling, Single Detached, Dwelling, Secondary Detached and Two (2) Accessory Buildings (Hobby Shop & Farm Building - Cold Storage)

The above noted Development Permit Application on the NW 27-33-3-5 for a Dwelling, Single Detached, Dwelling, Secondary Detached and Two (2) Accessory Buildings (Hobby Shop & Farm Building - Cold Storage) was considered by the Municipal Planning Commission on October 18, 2018.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Land Use Bylaw No. 16/18	Section 9.7 Dwelling Density Section 9.9 Dwelling, Secondary Detached Section 11.1 Agricultural District Permitted Use: Dwelling, Single Detached, Accessory Building(s) Discretionary Uses: Dwelling Secondary
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The Municipal Planning Commission concluded that a Dwelling, Single Detached, Dwelling, Secondary Detached and Two (2) Accessory Buildings (Hobby Shop & Farm Building - Cold Storage) is suitable development for NW 27-33-3-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 16/18.
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.

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

Building Rural Better

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.
4. If the development authorized by a Development Permit is not complete 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.

STANDARD CONDITIONS IF APPLICABLE:

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
7. 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.
8. N/A
9. N/A
10. 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.
11. 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:

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 two (2) Accessory Buildings (Hobby Shop & Farm Building - Cold Storage) shall not be used for business, industrial, commercial purposes or residential occupancy.
14. Permit approval is conditional to information supplied on the application form for a Dwelling, Single Detached, Dwelling, Secondary Detached and Two (2) Accessory Buildings (Hobby Shop & Farm Building - Cold Storage). Only two (2) detached dwelling units are permitted on the property.
15. The applicant shall obtain any approvals required by Alberta Environment and Parks for construction of the driveway on the subject property to the proposed development site.

NOTE: Portions of this property are contained within an Environmentally Significant Area, both Class 1 & Class 2 have been identified, therefore the applicant/landowner is encouraged to maintain and/or return the lands within the riparian area to riparian health assessment rating of 70% or greater as defined by the Cows and Fish – Alberta Riparian Habitat Management Society. In addition, any proposed natural resource extraction (including but not limited to the removal of trees, gravel, clay,

and/or topsoil) shall require municipal approval. In addition, future proposals may require additional studies including a Slope Stability Assessment.

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. This decision will also be advertised on **October 23, 2018** and **October 30, 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 **November 08, 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. 16/18 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 **November 08, 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@mycounty.com.

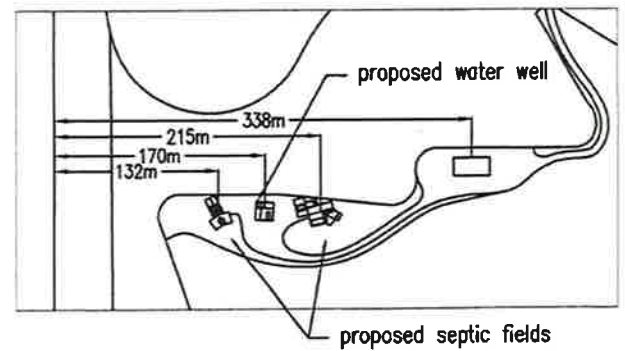
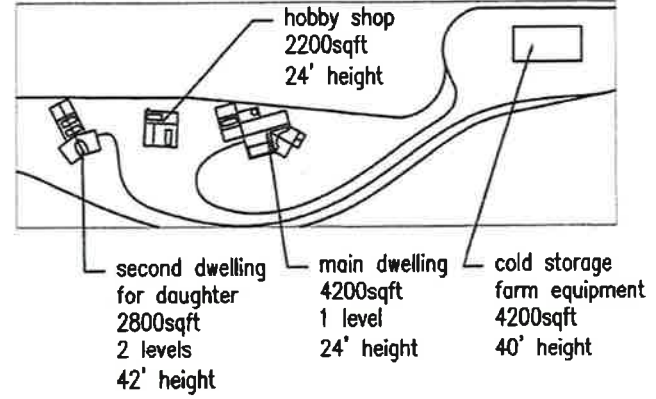
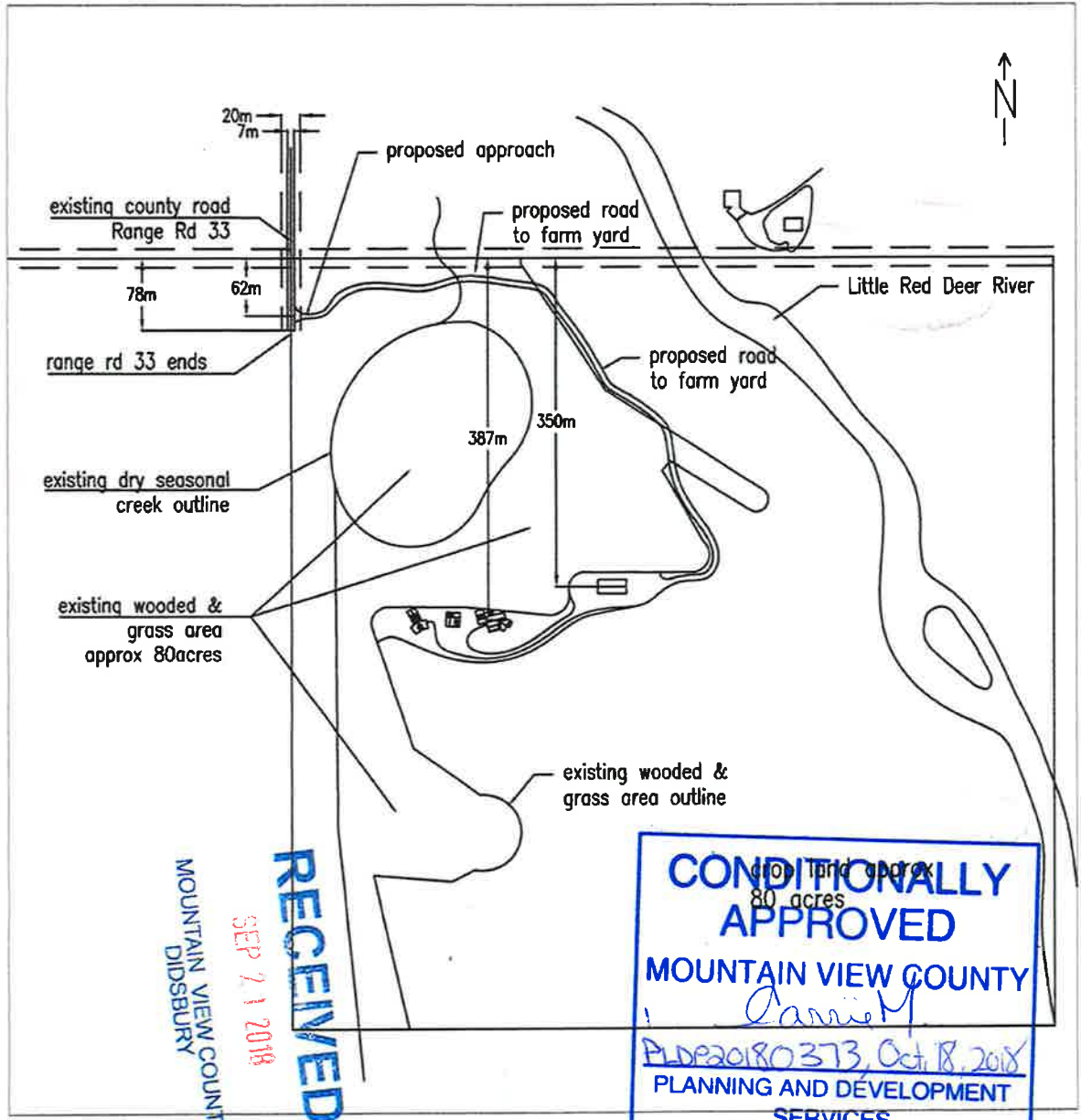
Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

cc: PICKEN, DANIEL CHARLES [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]



160 acres total
 80 farm land
 80 grass/trees

NW-27-33-3-W5
 Development Permit Drawing
 Monte & Janice Hindbo
 403 994 1990/403 556 4062

Sept 20/18

RECEIVED
 SEP 21 2018
 MOUNTAIN VIEW COUNTY
 DIBSBURY

80 acres
CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
Janice M
 PLD 20180373, Oct 18, 2018
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS



Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
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www.mountainviewcounty.com

Excerpt from the Municipal Government Act, Section 685(1) - Grounds for Appeal
685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____

LAND OWNER: Name: _____ Telephone: _____
Address: _____

LAND DESCRIPTION: Registered Plan: _____ Block: _____ Lot: _____
Part: _____ Section: _____ Twp.: _____ Range: _____ Meridian _____

THIS APPEAL IS COMMENCED BY, ON BEHALF OF:

- (a) _____ Adjacent Landowner (Fee \$425.00)
- (b) _____ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.

Signature of Appellant/Agent

Date