



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

**NOTICE OF DECISION**

November 06, 2018

File No.: PLDP20180454

Sent via email and mail: [REDACTED]

MARSHALL, SHAWN & SUSAN

[REDACTED]

Dear Shawn & Susan Marshall:

**RE: Proposed Development Permit**  
**Legal: SE 2-32-6-5 Plan 1612027 Block 2 Lot 3**  
**Development Proposal: Dwelling, Move In /Relocation**

The above noted Development Permit Application on the SE 2-32-6-5 Plan 1612027 Block 2 Lot 3 for a Dwelling, Move In /Relocation was considered by the Administrative Subdivision & Development Approving Authority on November 06, 2018.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Bergen Area Structure Plan Bylaw No. 03/15	Section 7.4 Residential Development
Land Use Bylaw No. 16/18	Section 12.2 R-CR1 Country Residential (1) District Discretionary Use – Dwelling, Move In/Relocation

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Move In /Relocation is suitable development for SE 2-32-6-5 Plan 1612027 Block 2 Lot 3 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. 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.



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. Prior to issuance of a Development Permit in the Flood Fringe, the applicant shall demonstrate that the floor level (including the construction system of the floor) is above the 1 in 100 year design flood. A qualified professional Engineer accredited by APEGA shall provide a detailed site survey and cross section drawings in support of the application.
9. The buildings will be flood proofed to the satisfaction of an Accredited Safety Codes Officer who must provide this documentation to Mountain View County.
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. Issuance of this permit is for the dwelling as shown in the photograph submitted with the application and will be verified by the Safety Codes Officer as part of the inspection of the building once moved onto the property.
14. Issuance of this permit renders previous permit PLDP20180297 for a Dwelling, Single Detached void.

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 **November 13, 2018** and **November 20, 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 27, 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.

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,



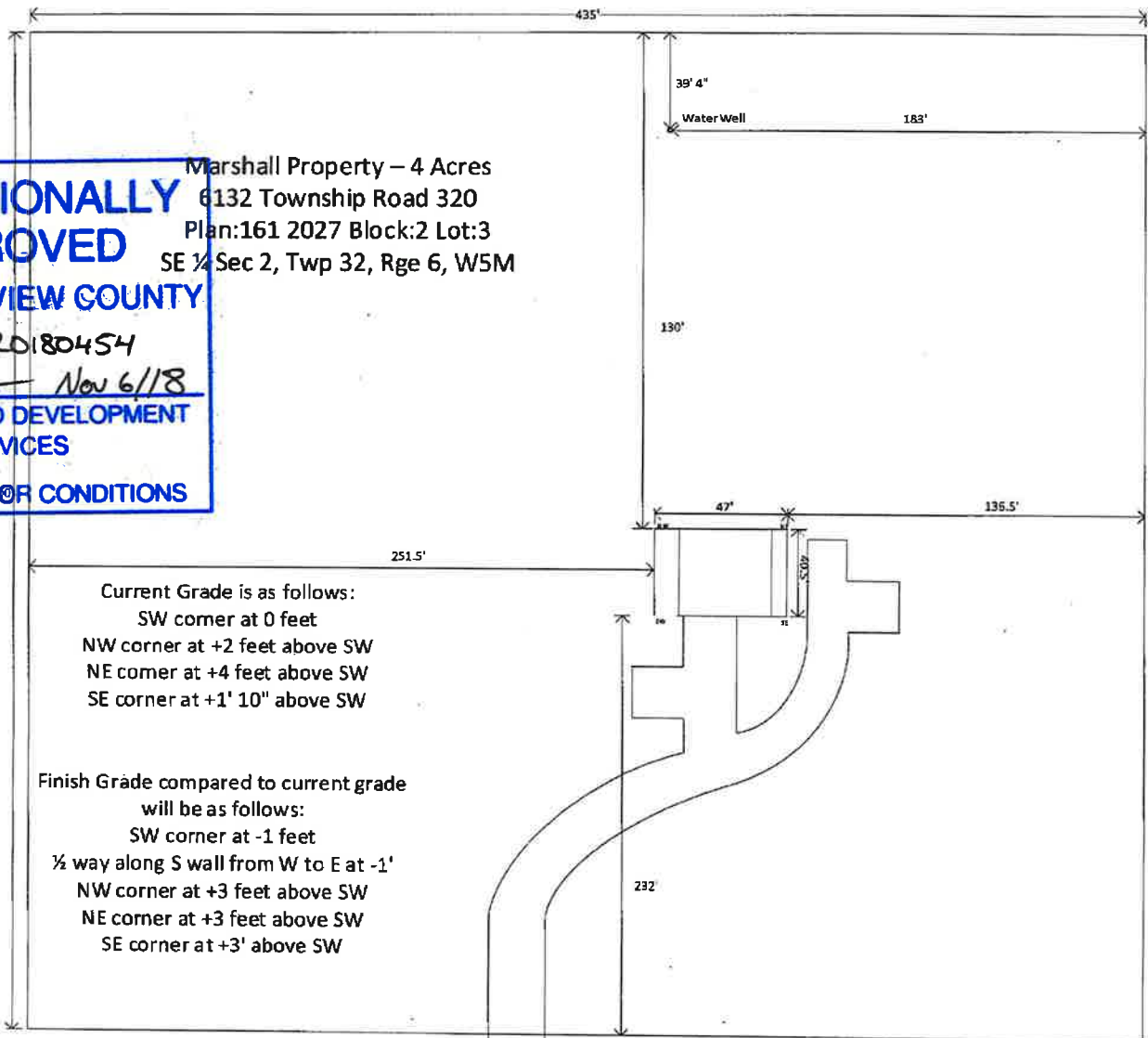
Kylan Neff, Development Officer  
Planning and Development Services

/lc

Enclosures

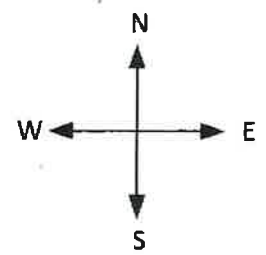
**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**  
 PLDP20180454  
*Kylan Neff* Nov 6/18  
 PLANNING AND DEVELOPMENT SERVICES  
 SEE LETTER FOR CONDITIONS

Marshall Property – 4 Acres  
 6132 Township Road 320  
 Plan:161 2027 Block:2 Lot:3  
 SE ¼ Sec 2, Twp 32, Rge 6, W5M



Current Grade is as follows:  
 SW corner at 0 feet  
 NW corner at +2 feet above SW  
 NE corner at +4 feet above SW  
 SE corner at +1' 10" above SW

Finish Grade compared to current grade will be as follows:  
 SW corner at -1 feet  
 ½ way along S wall from W to E at -1'  
 NW corner at +3 feet above SW  
 NE corner at +3 feet above SW  
 SE corner at +3' above SW



Scale = 10' x 10'

Note – SW corner is 3' lower than NE corner. Drive way will be graded to 3' below current SW corner. E side (Front) will be raised 3' above current grade.

**RECEIVED**

OCT 30 2018

MOUNTAIN VIEW COUNTY  
 DIDSBURY

