



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

**NOTICE OF DECISION**

June 06, 2019

File No.: PLDP20190141

Sent via email and mail: [REDACTED]

WALLACE, NORMAN ROBERT  
[REDACTED]

Dear Norman Robert Wallace:

**RE: Proposed Development Permit**

**Legal: SW 27-33-2-5 Plan 0915119 Block 1 Lot 2**

**Development Proposal: Dwelling, Single Detached and Dwelling, Secondary Suite with attached Accessory Building - Shop and Accessory Building (Saw Shed)**

The above noted Development Permit Application on the SW 27-33-2-5 Plan 0915119 Block 1 Lot 2 for a Dwelling, Single Detached and Dwelling, Secondary Suite with attached Accessory Building - Shop and Accessory Building (Saw Shed) was considered by the Municipal Planning Commission on June 06, 2019.

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

Land Use Bylaw No. 16/18

**Section 9.10 Dwelling, Secondary Suite**

**Section 12.2 Country Residential**

The Municipal Planning Commission concluded that a Dwelling, Single Detached and Dwelling, Secondary Suite with attached Accessory Building - Shop and Accessory Building (Saw Shed) is suitable development for SW 27-33-2-5 Plan 0915119 Block 1 Lot 2 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.

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. N/A
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.

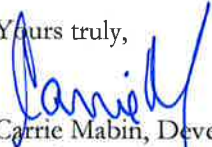
**ADDITIONAL CONDITION(S):**

13. Permit approval is conditional to information supplied on the application form for a Dwelling, Single Detached and Dwelling, Secondary Suite with attached Accessory Building (Shop) and Accessory Building (Saw Shed).
14. The Accessory Building – Saw Shed and Accessory Building - Shop attached to the Dwelling, Secondary Suite, shall not be used for business, industrial, commercial purposes or residential occupancy.
15. The Dwelling, Secondary Suite attached to the Accessory Building - Shop shall not exceed the size of the principal dwelling located on site, and the building shall be a maximum of 40% secondary suite to 60% accessory building.
16. The owner/applicant shall adhere to all the conditions itemized within the Development Agreement registered on Title as Instrument 091 352 942 including the Stormwater Management Plan prepared by Veritas Development Solutions (dated August 31, 2009).

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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will also be advertised on **June 11, 2019** and **June 25, 2019** 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 **June 27, 2019**. 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. 135 or by email at [cmabin@mvcounty.com](mailto:cmabin@mvcounty.com).

Yours truly,  


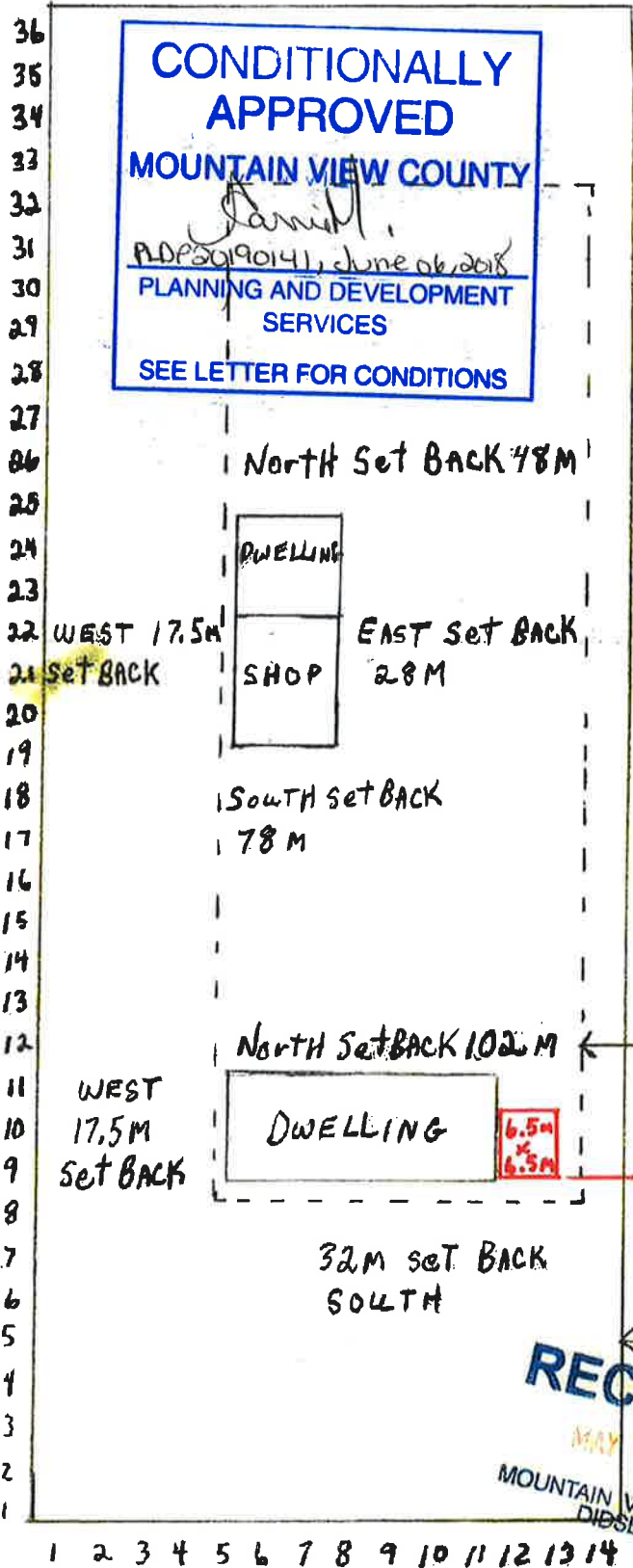
Carrie Mabin, Development Officer  
Planning and Development Services

/kl

Enclosures

HG 17M SETBACK MIN

APPOX SCALE  
1 BLOCK = 4 M



**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**  
*Jarnett*  
 ADP 20190141, June 06, 2018  
 PLANNING AND DEVELOPMENT SERVICES  
 SEE LETTER FOR CONDITIONS

North Set Back 78M



WEST 17.5M SETBACK

EAST SET BACK 2.8M

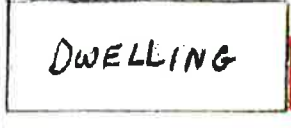
South set BACK 78M

CR1 SET BACK 4M MIN

North Set Back 102M

MIN SET BACK

WEST 17.5M Set Back



DWELLING 12M SET BACK EAST  
SAW SHED ON SKIDS 5.5M SET BACK

32M set BACK SOUTH

PROPERTY LINES

**RECEIVED**

MAY - 8 2018  
MOUNTAIN VIEW COUNTY  
DIBSBURY

PAVED ROAD SET BACK 30M MIN



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

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
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: \_\_\_\_\_  
Email: \_\_\_\_\_

LANDOWNER: 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):

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The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, **the applicant consents to the information being made available to the public and Appeal Board in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB TOM OWO Ph: 403-335-3311

\_\_\_\_\_  
Signature of Appellant/Agent

\_\_\_\_\_  
Date