



Mountain View
C O U N T Y

NOTICE OF DECISION

May 28, 2019

File No.: PLDP20190149

Sent via email and mail: [REDACTED]

WALL, Richard
[REDACTED]
[REDACTED]

Dear Richard Wall:

RE: Proposed Development Permit

Legal: NE 34-31-5-5 Plan 9111945 Lot 60

Development Proposal: Cabin with Setback Relaxations and Change of Use - From Guest Suite to Accessory Building (Non-Residential)

The above noted Development Permit Application on the NE 34-31-5-5 Plan 9111945 Lot 60 for a Cabin with Setback Relaxations and Change of Use - From Guest Suite to Accessory Building (Non-Residential) was considered by the Administrative Subdivision & Development Approving Authority on May 28, 2019.

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

Land Use Bylaw No. 16/18

Section 15.3 P-PCR Parks and Comprehensive Recreational District

The Administrative Subdivision & Development Approving Authority concluded that a Cabin with Setback Relaxations and Change of Use - From Guest Suite to Accessory Building (Non-Residential) is suitable development for NE 34-31-5-5 Plan 9111945 Lot 60 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.

T 403.335.3311 1.877.264.9754 F 403.335.9207
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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. N/A
6. N/A
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. A westerly front yard setback relaxation and easterly and northerly side yard setback relaxations are granted for the life of the building(s) as per the Site Sketch, submitted by the applicant on May 17, 2019.
14. The applicant shall obtain a Building Permit for the change of use of the existing guest suite to an Accessory Building for Cold Storage. Change of use will entail the removal of the kitchen sink, range, and cupboards. Residential occupancy is not permitted within this building.
15. Use of the proposed Accessory Building for Cold Storage for business, industrial, commercial purposes, or residential occupancy is not permitted.

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 04, 2019** and **June 11, 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 18, 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. 171 or by email at kneff@mvcountry.com.

Yours truly,



Kylan Neff, Development Officer
Planning and Development Services

/lc

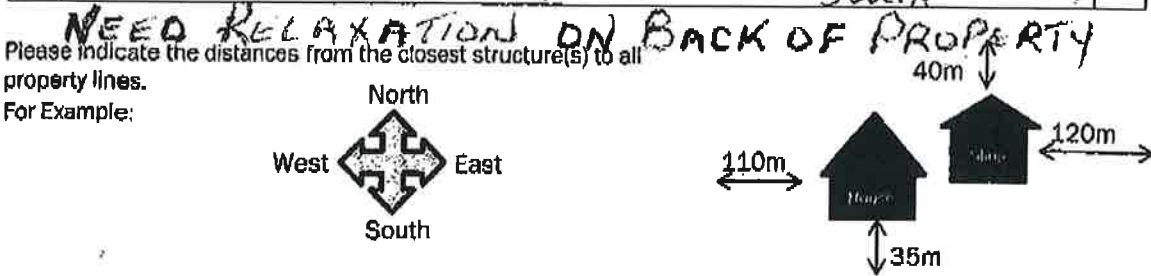
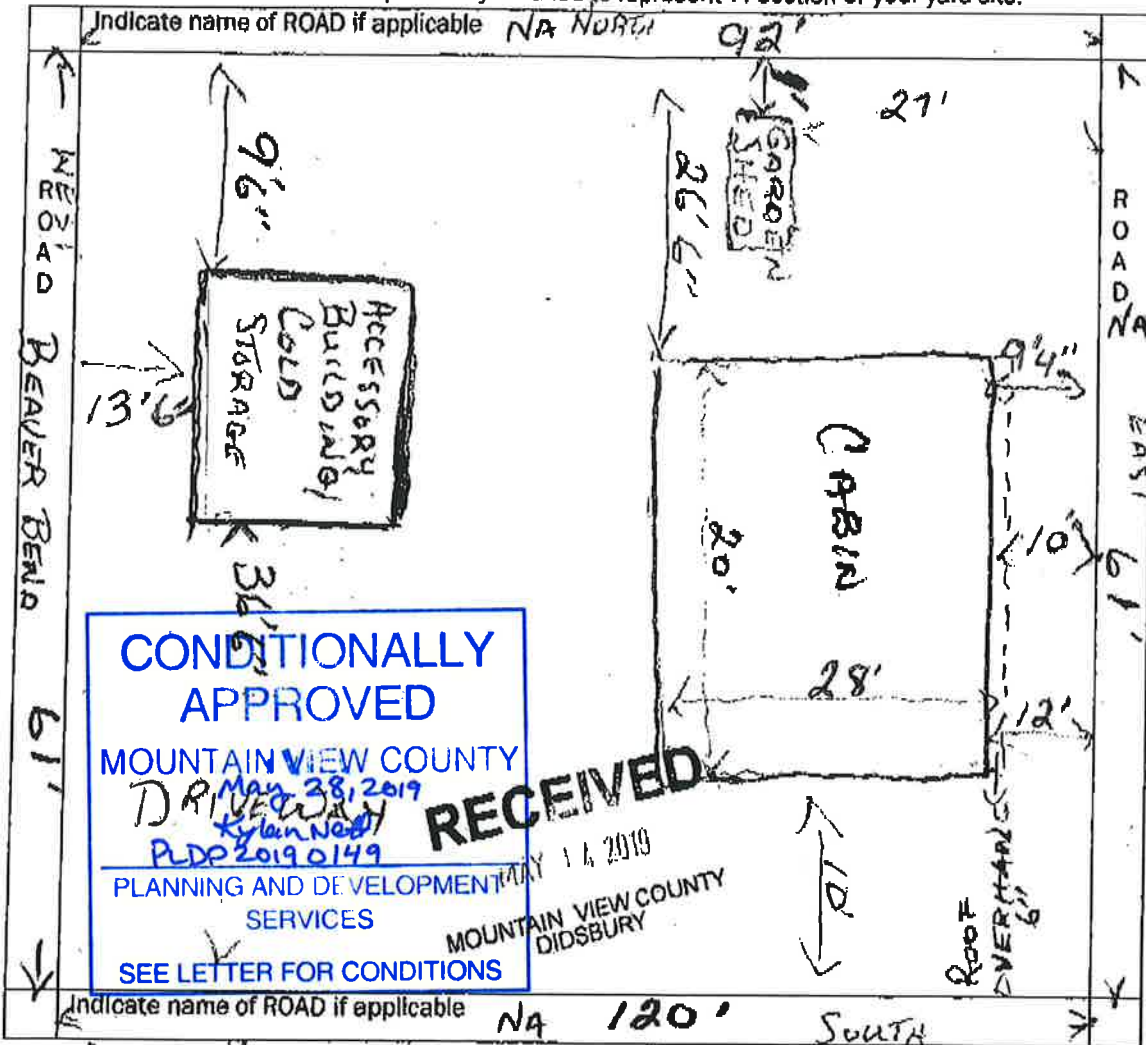
Enclosures

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.

The below square may be used to represent ¼ Section or your yard-site.





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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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):

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 OW0 Ph: 403-335-3311

Signature of Appellant/Agent

Date