



NOTICE OF DECISION

May 28, 2019

File No.: PLDP20190155

Sent via email and mail: b [REDACTED]

DOWELL, ROY BRUCE & COLLEEN
[REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED]

Dear Bruce & Colleen Dowell:

RE: Proposed Development Permit

Legal: NW 21-30-28-4

Development Proposal: Dwelling, Secondary Move In/Relocation and Addition

The above noted Development Permit Application on the NW 21-30-28-4 for a Dwelling, Secondary Move In/Relocation and Addition 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:

Land Use Bylaw No. 16/18

Section 11.1 a) Agricultural Districts
Discretionary Use
Dwelling, Move in/Relocation
Dwelling, Secondary Detached

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Move In/Relocation and Addition is suitable development for NW 21-30-28-4 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. 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. The applicant shall remove existing dwelling unit or obtain a building permit to demolish the existing dwelling unit and reclaim the site within 6 months of occupancy of the proposed dwelling, secondary detached. Only two (2) detached dwelling units are permitted on the property.
14. 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.
15. The applicant shall ensure that the move-in dwelling is finished or painted so that the design and construction complements the surrounding area.

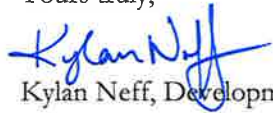
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will also be advertised on **June 04, 2019** and **June 11, 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

/k

Enclosures



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

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
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):

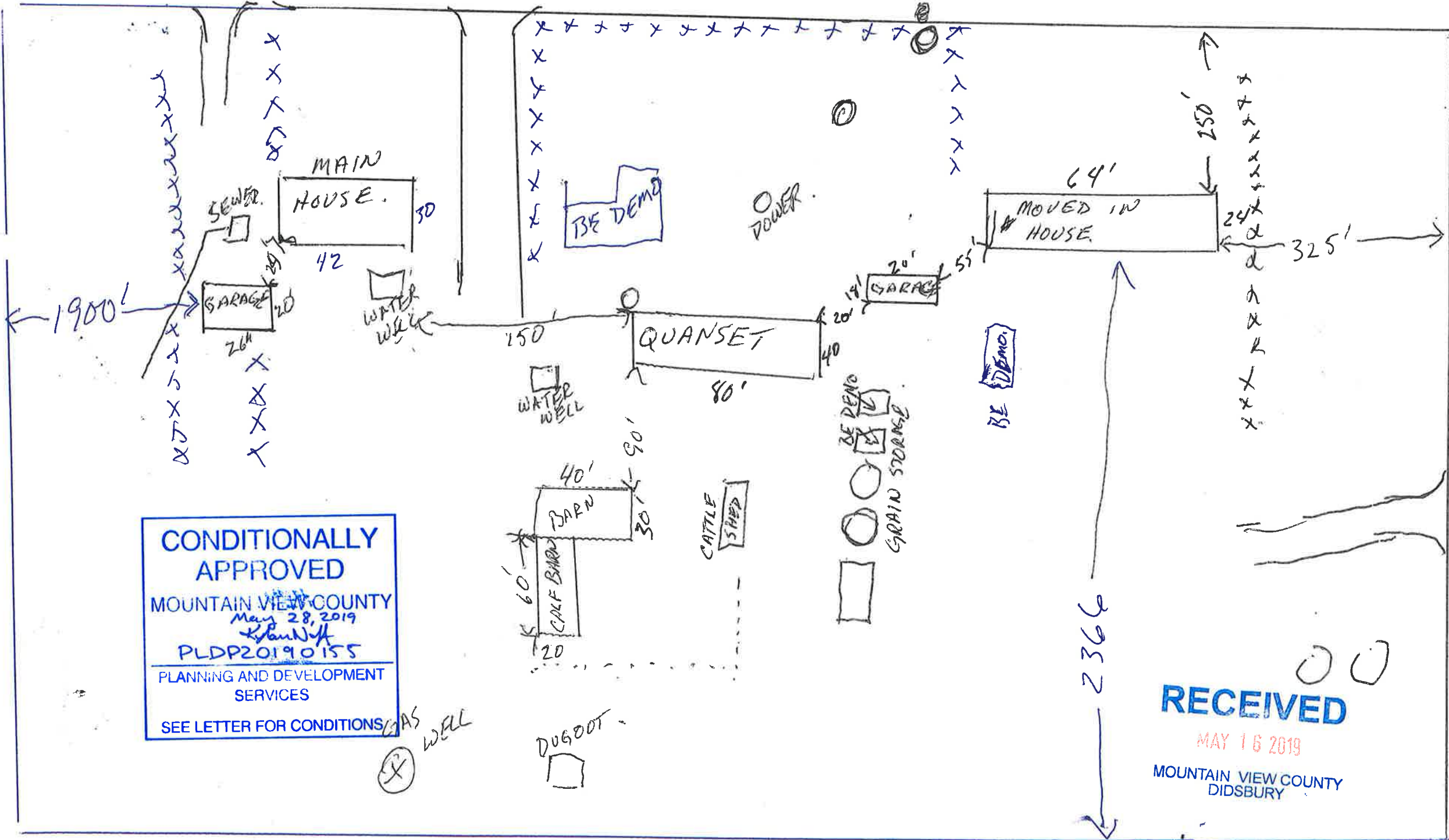
The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the 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 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date

ROAD RR 284

ROAD TWP 304



CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
 May 28, 2019
 Kylan Niff
 PLDP20190155
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS

RECEIVED

MAY 16 2019
MOUNTAIN VIEW COUNTY
DIDSBURY