



NOTICE OF DECISION

June 21, 2022

File No.: PLDP20220238

Sent via email and mail: jeff@thomasbulthomes.com

Thomas Built Homes Ltd.
Box 2 Site 4 RR2
Carstairs, AB T0M 0N0

Dear Jeff:

RE: Proposed Development Permit

Legal: NE 3-33-5-5 Plan 9913133 Block 7

Development Proposal: Dwelling, Single Detached with Attached Garage & Covered Decks and Change of Use - Cabin to Storage/Office

The above noted Development Permit application on the NE 3-33-5-5 Plan 9913133 Block 7 for a Dwelling, Single Detached with Attached Garage & Covered Decks and Change of Use - Cabin to Storage/Office was considered by the Administrative Subdivision & Development Approving Authority on June 21, 2022.

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

Intermunicipal Development Plan	Sundre IDP
Municipal Development Plan Bylaw No. 20/20	4.0 Residential Land Use Policies
Land Use Bylaw No. 21/21	9.12 Hazard Lands 12.1 Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached with Attached Garage & Covered Decks and Change of Use - Cabin to Storage/Office is suitable development for NE 3-33-5-5 Plan 9913133 Block 7 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. 21/21.

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. This permit is issued for Dwelling, Single Detached with Attached Garage & Covered Decks and Change of Use - Cabin to Storage/Office as per the submitted application. Only one (1) dwelling is permitted.
14. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use of the existing Cabin to an Accessory Building for storage/office purposes only. Residential occupancy is not permitted.
15. The applicant, landowner, and/or operator shall adhere to the flood fringe development standards in Section 9.12. Hazard Lands of our Land Use Bylaw No. 21/21. No basements are permitted.



16. The Dwelling, Single Detached with Attached Garage & Covered Decks and Change of Use - Cabin to Storage/Office shall be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft.) above the 1 in 100-year design flood. New or replacement private sewer systems shall be designed and installed to be flood-proofed.
17. As per the Development Agreement, the applicant/landowner shall not alter the natural drainage course on the parcel without providing a positive alternative means of drainage such as a culvert of sufficient size to carry the run off water.
18. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 991 331 277.
19. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 021 418 246.

PRIOR TO ISSUANCE CONDITIONS:

20. PRIOR TO ISSUANCE: The applicant, landowner and/or operator shall demonstrate that the floor level of the Dwelling, Single Detached with Attached Garage & Covered Decks and Change of Use - Cabin to Storage/Office (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.

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 <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **June 28, 2022** and **July 05, 2022** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **July 12, 2022**.

Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 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. 21/21 may be applied.

Following the appeal period, should no appeals be submitted, you will receive a letter detailing the "Prior To Issuance" conditions that must be met prior to the Development Permit being issued. Once all "Prior To Issuance" conditions have been met, 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 jreimer@mvcounty.com.

Yours truly,



Jaydan Reimer, Development Officer
Planning and Development Services
/lc

Enclosures

cc: Memme, Mary Ann & Lik, Garrett

[Redacted]

[Redacted]

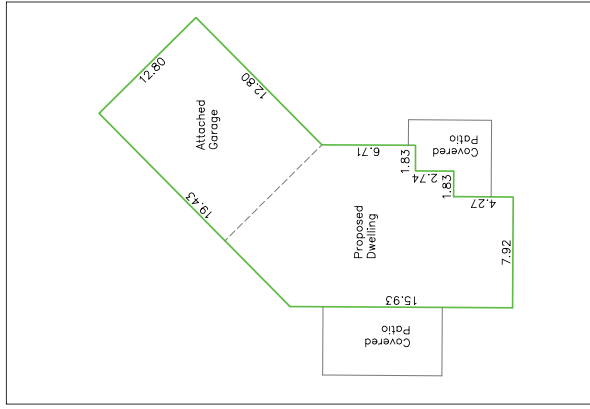
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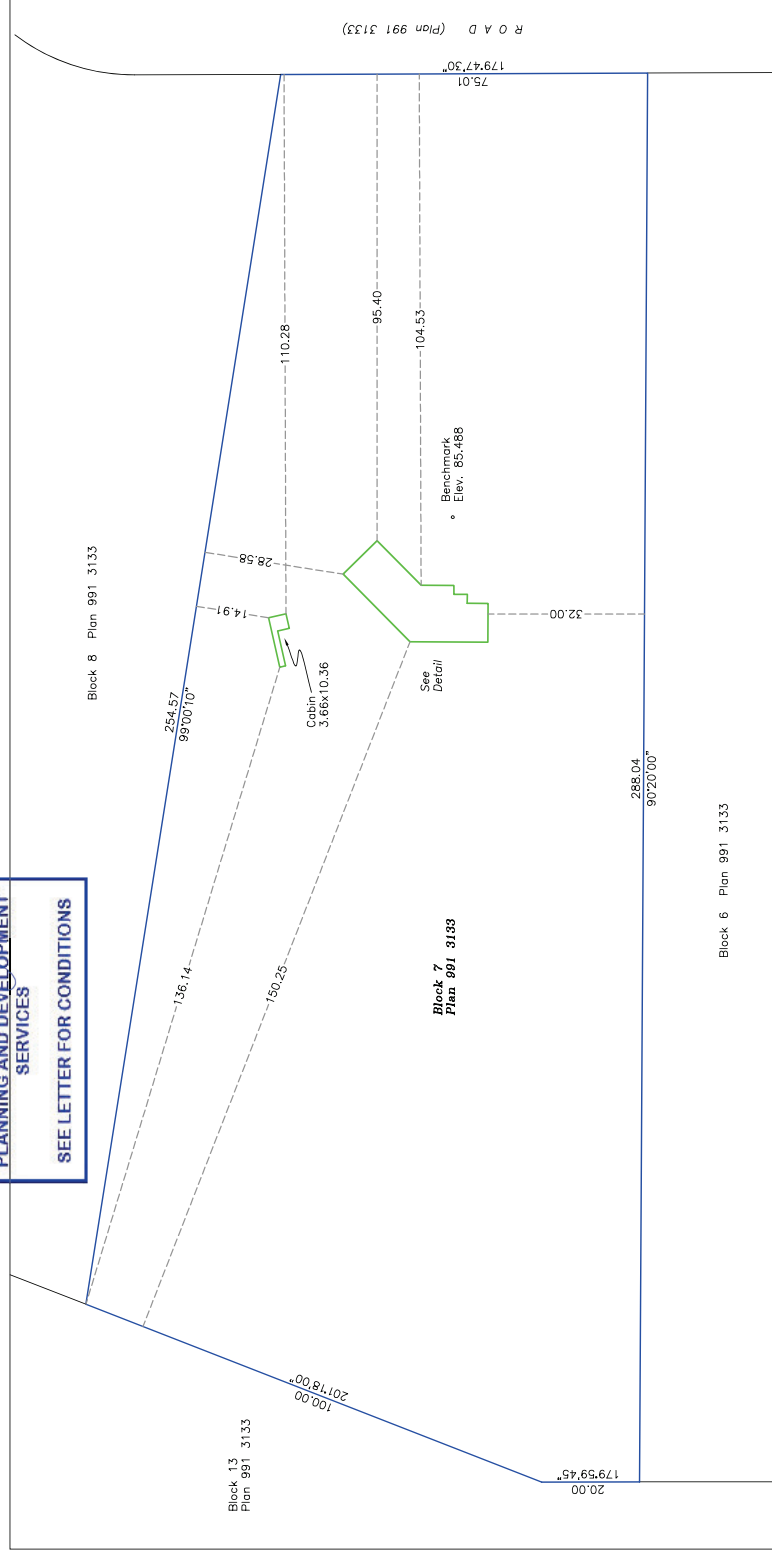
**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20220238
June 21, 2022

**PLANNING AND DEVELOPMENT
SERVICES**

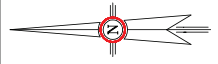
SEE LETTER FOR CONDITIONS



DETAIL
Scale 1:350



LEGAL
Scale 1:1000



Mountain View County – Sketch
Showing
Proposed Buildings
within
Block 7 Plan 991 3133
28–33052 – Rge Rd 52

NOTES
Elevations are geodetic
and derived from
ASCM 872226.
Elevations are truncated
by 1000.00 m.



**SexSmith
Surveys Ltd.**
Box 3122, High River, Alberta, T1V 1M3
www.sexsmithsurveys.com

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SexSmith Surveys Ltd.
08 June, 2022
Scale : As Noted
File 22-340



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 - 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.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority 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 T0M 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date