



NOTICE OF DECISION

March 07, 2023

File No.: PLDP20230012

Sent via email and mail: dwayne.seal@shaw.ca

DWAYNE SEAL CUSTOM DESIGNS
168 Douglas Ridge Close SE
Calgary, AB T2Z 2P6

Dear Dwayne Seal:

RE: Proposed Development Permit

Legal: E 24-30-4-5 Plan 1110013 Block 1 Lot 1

Development Proposal: Dwelling, Secondary Suite within Accessory Building - Shop and Setback Relaxation to Existing Structure

The above noted Development Permit application on the E 24-30-4-5 Plan 1110013 Block 1 Lot 1 for a Dwelling, Secondary Suite within Accessory Building - Shop and Setback Relaxation to Existing Structure was considered by the Administrative Subdivision & Development Approving Authority on March 07, 2023.

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

Municipal Development Plan 3.0 Agricultural Land Use Policies
Bylaw No. 20/20

Land Use Bylaw No. 21/21 9.8 Dwelling Density
 9.11. Dwelling, Secondary Suite
 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Suite within Accessory Building - Shop and Setback Relaxation to Existing Structure is suitable development for E 24-30-4-5 Plan 1110013 Block 1 Lot 1 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. 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. Issuance of this permit is for a Dwelling, Secondary Suite within Accessory Building – Shop and Setback Relaxation to Existing Structure as per the submitted application.
14. The Dwelling, Secondary Suite shall not exceed the size of the principal dwelling located on site, and shall be a maximum of 40% Dwelling, Secondary Suite to 60% Accessory Building – Shop.
15. The remainder of the Accessory Building – Shop shall be used for personal use only, and not for business, industrial, or commercial purposes, or residential occupancy.
16. As per the submitted application, a westerly rear yard setback relaxation for the existing structure identified on the Site Plan as "Building 4 Shed w/ Deck" is granted for the life of the building.



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 **March 14, 2023** and **March 21, 2023** 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 **March 28, 2023**.

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, 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. 211 or by email at bhutchings@mvcountry.com.

Yours truly,



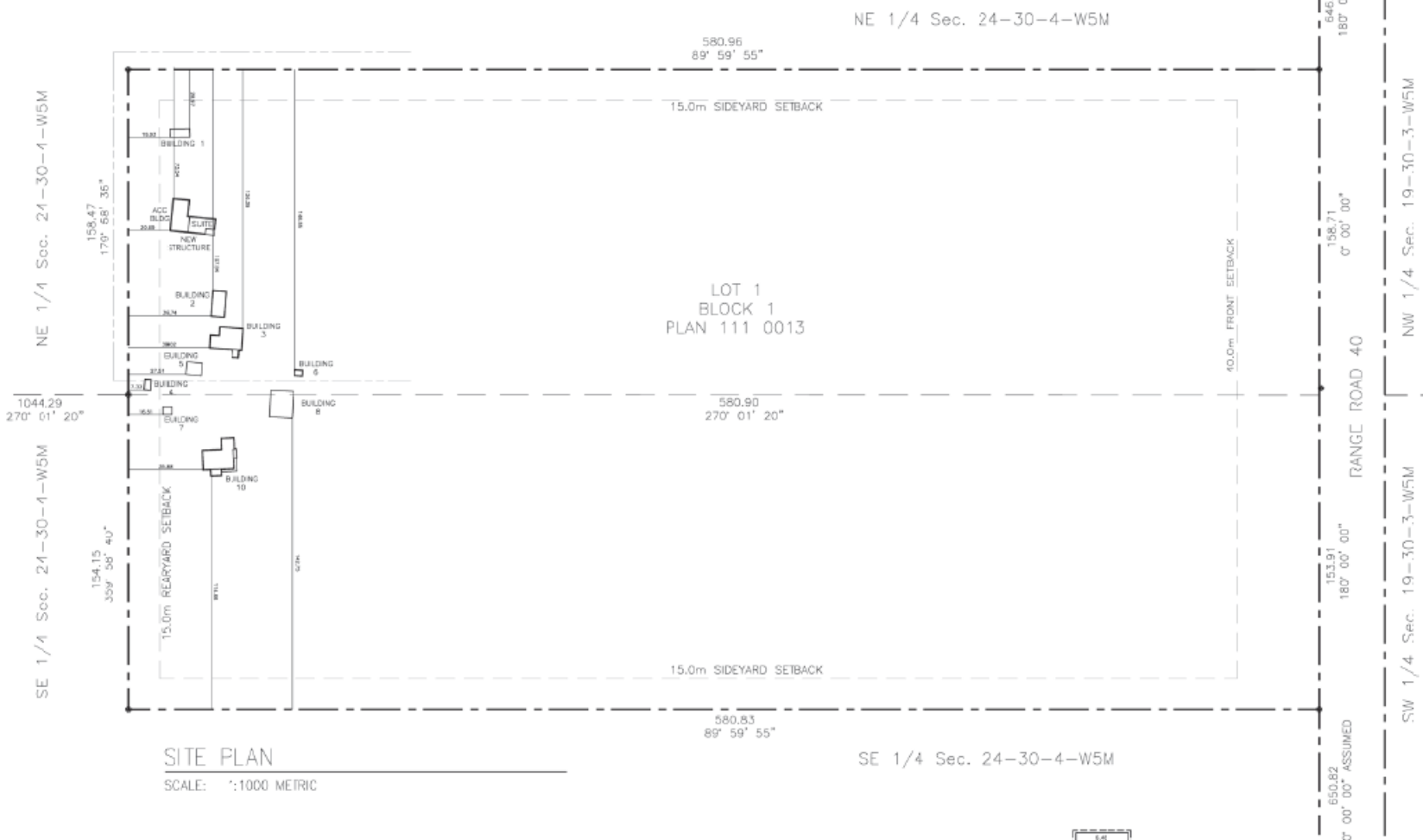
Becky Hutchings, Development Officer
Planning and Development Services

/lc

Enclosures

cc: Olson, Ralph Norman & Mina Noreen 





SITE PLAN

SCALE: 1:1000 METRIC



BUILDING 1
MACHINE SHED
412.0 SQ FT
38.3 m²



BUILDING 2
SHED
804.3 SQ FT
74.7 m²



BUILDING 3
BARN
1693.1 SQ FT
157.3 m²



BUILDING 4
SHED w/
DECK
193.6 SQ FT
18.0 m²



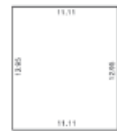
BUILDING 5
SHED on
SKIDS
484.2 SQ FT
45.0 m²



BUILDING 6
WELL HOUSE
100.0 SQ FT
9.3 m²



BUILDING 7
SHED on
SKIDS
176.9 SQ FT
16.4 m²



BUILDING 8
ACCESSORY
1548.7 SQ FT
143.9 m²



BUILDING 10
MAIN
RESIDENCE
2059.1 SQ FT
191.3 m²



NEW STRUCTURE
ACCESSORY BUILDING
1295.98 SQ FT (120.40 m²) 60.29%
AND
SECONDARY SUITE (DISCRETIONARY)
853.43 SQ FT (79.29 m²) 39.71%

BUILDING LIST

SCALE: 1:250 METRIC

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

March 7, 2023

PLDP20230012

**PLANNING AND DEVELOPMENT
SERVICES**

SEE LETTER FOR CONDITIONS



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/Affected Person (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