



NOTICE OF DECISION

March 11, 2025

File No.: PLDP20250045

Sent via email and mail:

SCHROEDER, Ryan & Kelly

Calgary, AB T2K 3K6

Dear Ryan & Kelly:

RE: Proposed Development Permit

Legal: NE 7-29-3-5 Plan 0915527 Block 1 Lot 4

Development Proposal: Dwelling, Single Detached with Attached Garage and Setback Relaxation

The above noted Development Permit application on NE 7-29-3-5 Plan 0915527 Block 1 Lot 4 for a Dwelling, Single Detached with Attached Garage and Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on March 11, 2025.

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

Municipal Development Plan
Bylaw No. 20/20

Section 4.0 Residential Land Use Policies

Land Use Bylaw No. 10/24

Section 12.2. R-CR1 Country Residential (1) District

Policy and Procedures

Policy/Procedure 4009 Design Guidelines & General Construction Specifications: Drawing 3.06 Laneless Subdivision Drainage Options - Grass Swale

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached with Attached Garage and Setback Relaxation is suitable development for NE 7-29-3-5 Plan 0915527 Block 1 Lot 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. 10/24.

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. 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. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. 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 regard 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):

11. The applicant/landowner shall adhere to the Overland Stormwater Lot Grading Plan and Proposed Site Drainage Plan prepared by Eagle Engineering Corp., dated February 25, 2025.
12. The applicant/landowner shall adhere to Drawing No. 3.06 with respect to the grass swale design, as submitted with the application.
13. The applicant/landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 091 380 120.
14. Use of the Attached Garage for business, industrial, or commercial purposes is not permitted.
15. As per the submitted application, a northerly setback relaxation 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 18, 2025** and **March 25, 2025** 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 **April 01, 2025**.

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. 10/24 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,

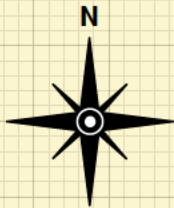


Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures





Township Road 292

◀ 104.41 ▶

March 11, 2025
PLDP20250045 *BAH*

1 OF 3

Proposed Septic Tank Location



Proposed House

Covered Deck

◀ 43.5 ▶

◀ 62.95 ▶

◀ 62.95 ▶

Range Rd 35

Existing Well



Proposed Garage

◀ 45 ▶

◀ 17 ▶

◀ 13.3 ▶

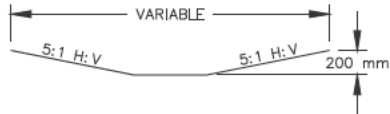
Proposed Gravel Driveway
At Existing Access Point

◀ 5 ▶

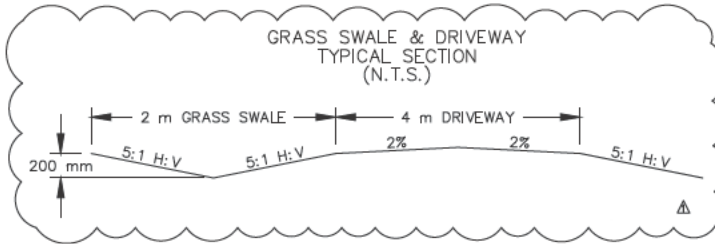
South Property Line With Acreage

◀ 104.41 ▶

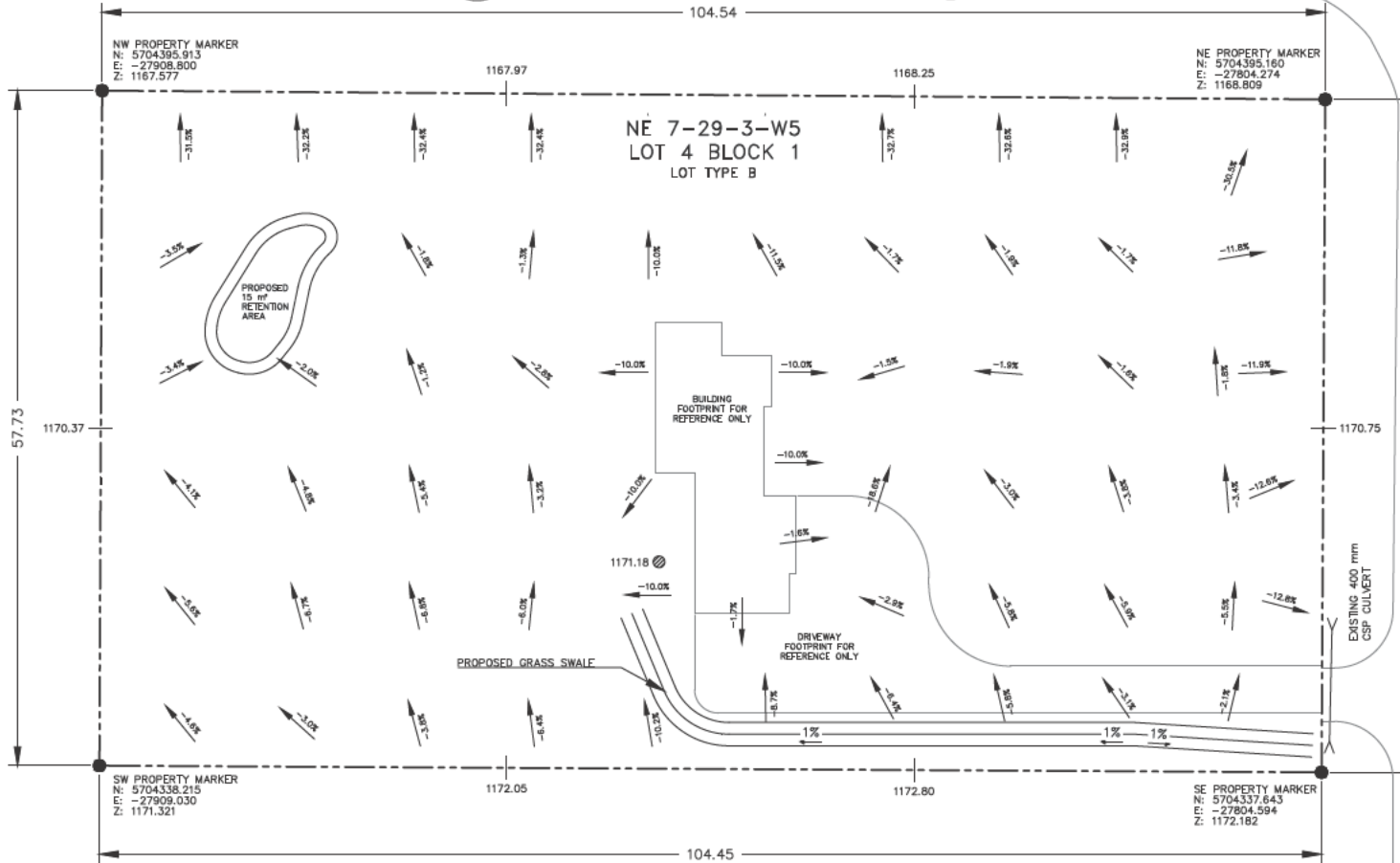
RETENTION AREA
TYPICAL SECTION
(N.T.S.)



GRASS SWALE & DRIVEWAY
TYPICAL SECTION
(N.T.S.)



TWP RD 292



- NOTES**
- RECOMMENDED LOWEST T/O FOOTING: 1168.580
 - RECOMMENDED T/O GARAGE SLAB: 1171.800
 - DOWN SPOUTS TO BE DIRECTED TOWARDS THE RETENTION AREA
 - MAXIMUM WATER RETENTION: 15.4 m³
 - ALL GRADING ADJACENT TO THE HOUSE SHALL BE 10% FOR 2 m

- LEGEND**
- PROPERTY LINE
 - EXISTING WATER WELL
 - EXISTING PROPERTY MARKER
 - PROPOSED GRADING

OWNER
RYAN SCHROEDER

CONSULTANT
EAGLE ENGINEERING CORP.
Transportation & Highways

PERMIT TO PRACTICE

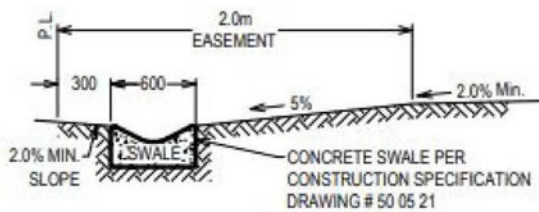
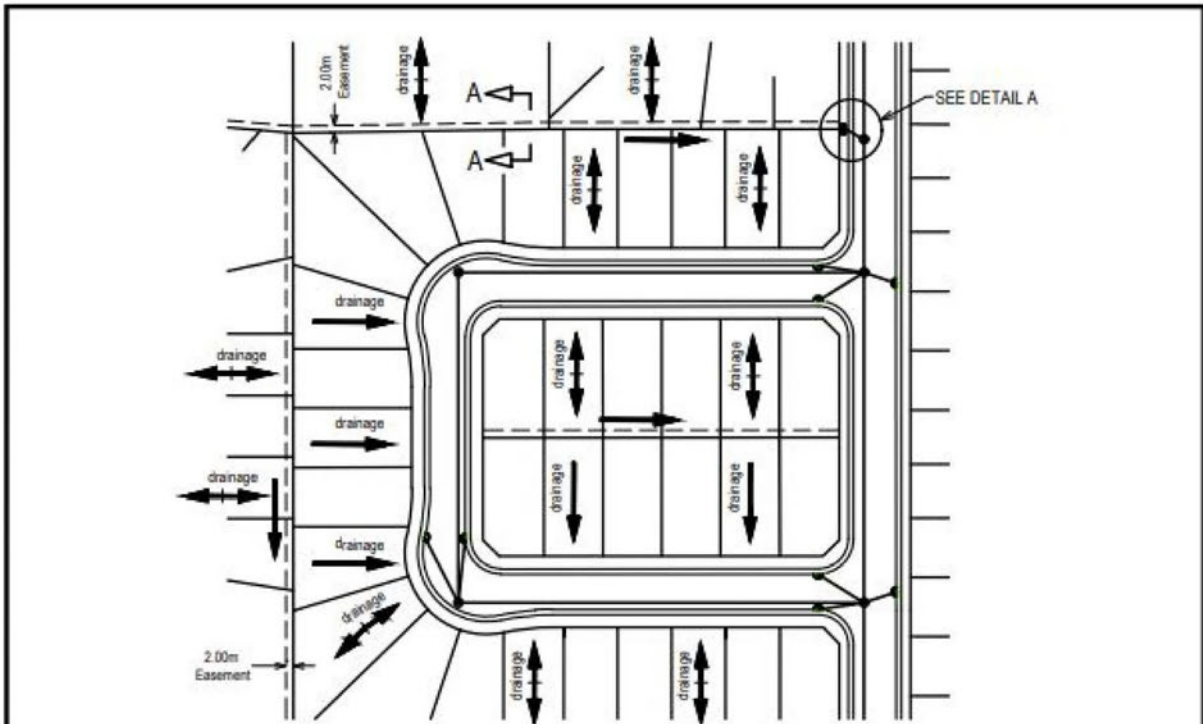
DESIGNER

CHECKER

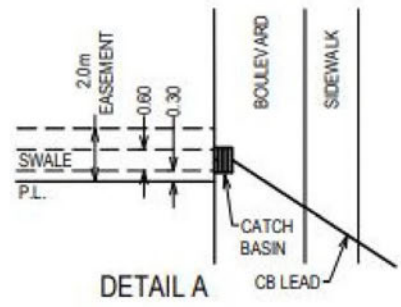
OVERLAND STORMWATER LOT GRADING PLAN PROPOSED SITE DRAINAGE 29178 RGE RD 35

DRAWING NO.: C - 01		JOB NO.: Eagle - 25-01	
5			
4			
3			
2			
1	SWALE TYP. SECTION	HM	JS
No.	Date	Revision	Designer
SCALE - 1:200			
Date: February 25, 2025			

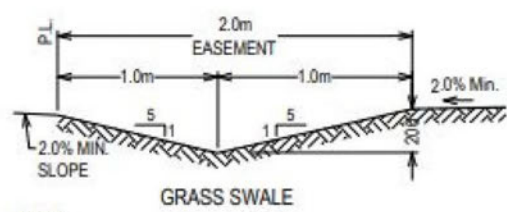
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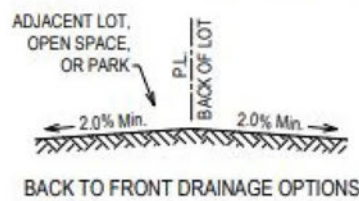
CONCRETE SWALE



DETAIL A



GRASS SWALE



NOTE:
IF LOT IS BACKING ON TO AN OPEN SPACE OR PARK,
CENTER OF GRASS SWALE TO BE 2.0m OFF PROPERTY
LINE, INTO THE PARK OR OPEN SPACE, EASEMENT MAY
NOT BE REQUIRED.

SECTION 'A - A'

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			RED DEER COUNTY	
			DRAWN BY: A.S.L.	DESIGN GUIDELINE DRAWINGS STORMWATER MANAGEMENT DESIGN
			DATE: 25-Mar-16	
			SCALE: N.T.S.	LANELESS SUBDIVISION DRAINAGE OPTIONS
2	May 2016	Added grass swale		
1	Feb. 2008	Revised drawing number		
NO	DATE	REVISION		APPROVED BY: ENGINEER DRAWING NO. 3.06