



NOTICE OF DECISION

November 21, 2023

File No.: PLDP20230391

Sent via email and mail: [REDACTED]

SWAB, Braden
[REDACTED]

Dear Braden:

RE: Proposed Development Permit

Legal: SE 35-29-6-5

Development Proposal: Dwelling, Caretaker/Manager - to replace existing and Setback Relaxation for Shipping Containers (sea cans)

The above noted Development Permit application on the SE 35-29-6-5 for a Dwelling, Caretaker/Manager - to replace existing and Setback Relaxation for Shipping Containers (sea cans) was considered by the Administrative Subdivision & Development Approving Authority on November 21, 2023.

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

Municipal Development Plan Section 5.4 Recreational Development Policies
Bylaw No. 20/20

Water Valley/Winchell Section 4 Land Use Policy Areas
Lake Area Structure Plan
Bylaw No. 10/13

Land Use Bylaw No. 21/21 Section 15.2 P-PR Parks and Recreation District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Caretaker/Manager - to replace existing and Setback Relaxation for Shipping Containers (sea cans) is suitable development for SE 35-29-6-5 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.

T 403.335.3311 1.877.263.9754 F 403.335.9207
10-1408 Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

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. 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 a Dwelling, Caretaker/Manager to replace the existing Caretaker Suite as per the information submitted with the application.
 14. The Dwelling, Caretaker/Manager shall be used in association with the management and security of Camp Kindle.
 15. The Shipping Containers (sea cans) are for storage purposes only. Use of the proposed storage containers for residential occupancy is not permitted.
 16. As per the submitted application, a westerly setback relaxation for the placement of the Shipping Containers (sea cans) is granted for the life of the building.
 17. The applicant, landowner and/or operator shall obtain a Demolition Permit for demolition of the existing dwelling unit prior to commencing demolition of the structure.
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18. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation. Permit must be obtained from: <https://www.alberta.ca/roadside-development-permits.aspx>

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 **November 28, 2023** and **December 05, 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 **December 12, 2023**.

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. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/mh

Enclosures

cc: Kids Cancer Care Foundation Of Alberta 5757 - 4 St SE Calgary, AB T2H 1K8
doslowy@kidscancercare.ab.ca



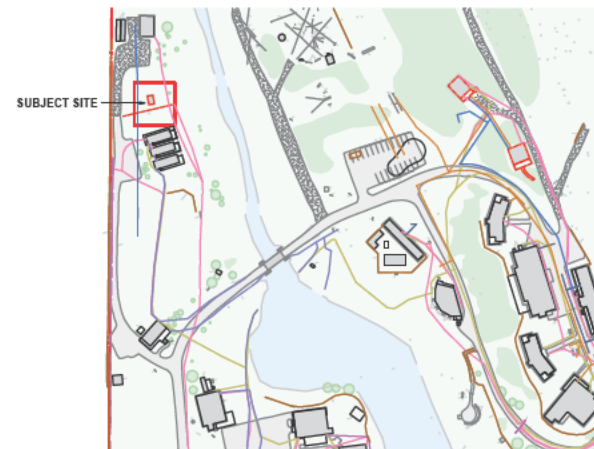
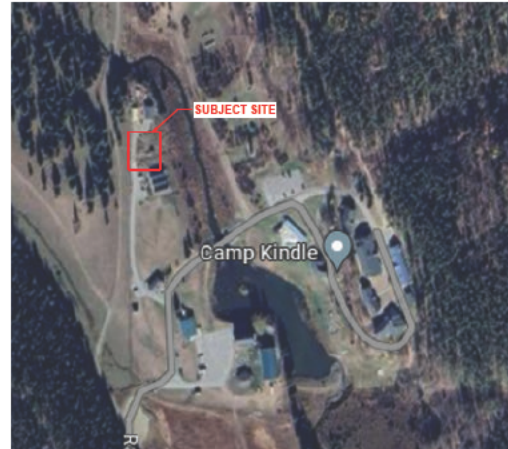
SITE INFORMATION:
 LEGAL DESCRIPTION: S.E. 1/4 SEC 35, TWP 28, RGE 8, W5M
 AREA: MOUNTAIN VIEW COUNTY
 ZONING: P-PR PARKS & RECREATION
 LANDUSE BYLAW 21-21

**CONDITIONALLY
 APPROVED**
 MOUNTAIN VIEW COUNTY

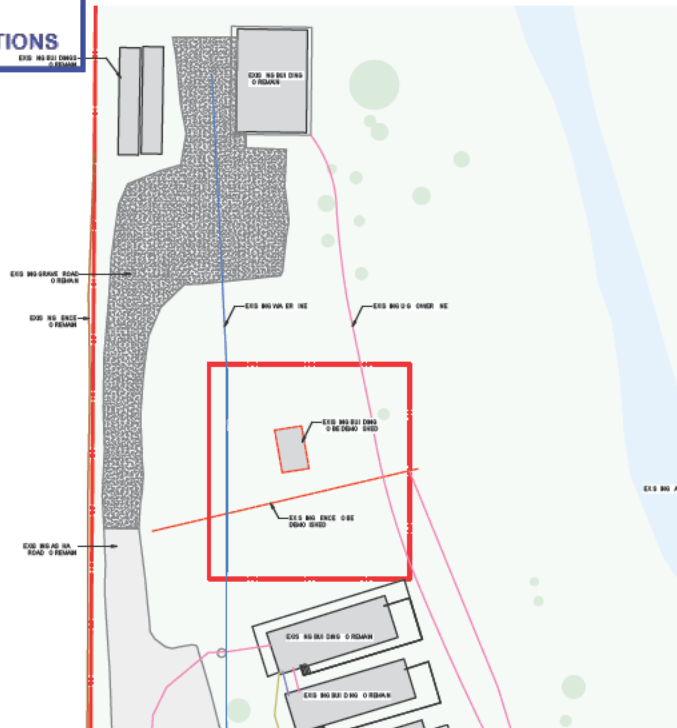
PLDP20230391
 November 21, 2023

PLANNING AND DEVELOPMENT
 SERVICES

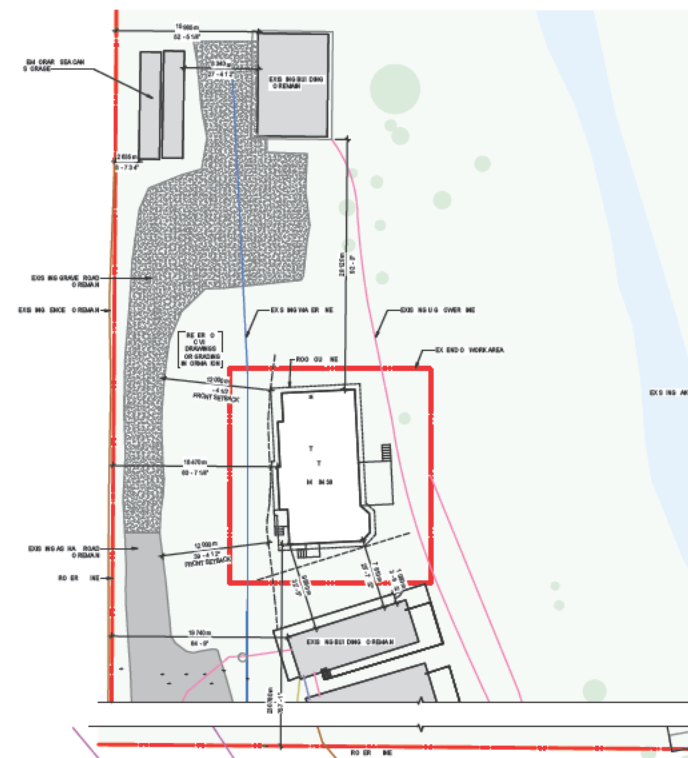
SEE LETTER FOR CONDITIONS



1 SITE LOCATION PLAN - EXISTING DIRECTOR'S HOUSE
 1"=100' SGA 6 383



2 ENLARGED SITE PLAN - EXISTING SITE #3 - DIRECTOR'S HOUSE
 1"=100' SGA 6 383



3 ENLARGED SITE PLAN - PROPOSED SITE #3 - DIRECTOR'S HOUSE
 1"=100' SGA 6 383



DATE	ISSUED FOR	REV
2023-11-21	NOVA 2.0000 0000	
<p>For all existing lots having a separate survey or boundary in the area of the (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) 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Mountain View
COUNTY

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