



NOTICE OF DECISION

March 25, 2025

File No.: PLDP20250077

Sent via email and mail:

PAQUETTE, RICHARD BRIAN
DESS, SUSAN

CALGARY, AB T3H 6G4

Dear Richard & Susan:

RE: Proposed Development Permit
Legal: NW 20-32-5-5 Plan 0212509 Lot 71
Development Proposal: Accessory Building - Covered Deck and Sunroom

The above noted Development Permit application on the NW 20-32-5-5 Plan 0212509 Lot 71 for a Accessory Building - Covered Deck and Sunroom was considered by the Administrative Subdivision & Development Approving Authority on March 25, 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 5.0 Economic Development Land Use Policies
South McDougal Flats Area Structure Plan Bylaw No. 01/24	Section 7 Land Use Policy Areas
Land Use Bylaw No. 10/24	Section 9.3 Accessory Building and Uses Section 9.12 Hazard Lands Section 15.3 Parks and Comprehensive Recreation District (P-PCR)

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Covered Deck and Sunroom is suitable development for NW 20-32-5-5 Plan 0212509 Lot 71 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. A rural address is required to be posted on the property. The landowner shall contact the Corporate Services Department of Mountain View County to obtain a rural address including the requirements for posting it on the property in accordance with the Rural Addressing Bylaw.
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 Accessory Building - Covered Deck and Sunroom 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.
12. Use of the proposed Accessory Building - Covered Deck and Sunroom for business, industrial, commercial purposes or residential occupancy is not permitted.
13. The applicant and/or landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 021 258 959.

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 **April 01, 2025** and **April 08, 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 15, 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **April 15, 2025**.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 171 or by email at jreimer@mvcountry.com.

Yours truly,



Jaydan Reimer, Development Officer
Planning and Development Services

/dr

Enclosures



TOTAL COVERED DECK

46x12 552 sq'

SUNROOM

29x12 288 sq'

SUNROOM COVERAGE 51%

95.6'
29.15 m

CONDITIONALLY APPROVED

MOUNTAIN VIEW COUNTY
PLDP20250077
March 25, 2025
PLANNING AND DEVELOPMENT SERVICES

SEE LETTER FOR CONDITIONS



