



## NOTICE OF DECISION

September 26, 2023

File No.: PLDP20230319

Sent via email and mail: [REDACTED]

CAMPFU, Hayma  
[REDACTED]

Dear Hayma Camphu:

**RE: Proposed Development Permit**

**Legal: NW 34-31-5-5 Plan 0813697 Block 1 Lot 1**

**Development Proposal: Dwelling, Single Detached with Secondary Suite and Accessory Building - Shop with Setback Relaxations**

The above noted Development Permit application on the NW 34-31-5-5 Plan 0813697 Block 1 Lot 1 for a Dwelling, Single Detached with Secondary Suite and Accessory Building - Shop with Setback Relaxations was considered by the Administrative Subdivision & Development Approving Authority on September 26, 2023.

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

Bergen Area Structure Plan  
Bylaw No. 03/15

Section 6 Land Use Policy Areas  
Section 7.4 Residential Development

Land Use Bylaw No. 21/21

Section 9.11 Dwelling, Secondary Suite  
Section 12.1 Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached with Secondary Suite and Accessory Building - Shop with Setback Relaxations is suitable development for NW 34-31-5-5 Plan 0813697 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:

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](http://www.mountainviewcounty.com)

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. The Dwelling, Secondary Suite shall be a maximum of 40% Dwelling, Secondary Suite to 60% Dwelling, Single Detached.
14. Use of the proposed Accessory Building - Shop for business, industrial, commercial purposes, or residential occupancy is not permitted.
15. As per the submitted application, a northerly setback relaxation is granted for the life of the Dwelling, Single Detached and a southerly setback relaxation is granted for the life of the Accessory Building - Shop.



16. The applicant and/or landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 081 303 157 and the Restrictive Covenant registered on Title as Instrument 081 345 554.
17. The applicant and/or 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 and/or landowner 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>

Note: Portions of this property are contained within an Environmentally Significant Area, therefore the applicant/landowner is encouraged to maintain and preserve the natural state of the land.

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 **October 03, 2023** and **October 10, 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 **October 17, 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. 171 or by email at [jreimer@mvcountry.com](mailto:jreimer@mvcountry.com).

Yours truly,



Jaydan Reimer, Development Officer  
Planning and Development Services

/mh

Enclosures

cc: Decosse, Michelle Mary & Samletzki, Linda Marie

[Redacted contact information]





**SEE LETTER FOR CONDITIONS**



PHONE: (780)-674-9494  
TOLL FREE: (800)-997-9471

VISIT: [WWW.GUATTROMANAGEMENTSERVICES.CA](http://WWW.GUATTROMANAGEMENTSERVICES.CA)

SCALE:

1" = 50'-0"

DRAWN BY

ΚΑ

APPROVED BY:

DATE:

September 1, 2023

REVISIONS:

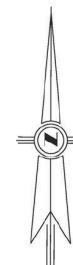
**LEGAL:**

LOT - 1 BLOCK: 1 PLAN: 0813679  
NW 1/4 SEC 34 TWP 31 RGE 5 W5

CIVIC:  
MOUNTIAN VIEW COUNTY  
BERGEN AB.  
5253 TR 320

ENVIRONMENTAL EASEMENT

----- **PAVE** ----- **PROPERTY LINE**



NOTES:

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF QUATTRO MANAGEMENT SERVICES, AND MAY NOT BE USED OR REPRODUCED WITH OUT THE PRIOR WRITTEN CONSENT OF QMS, LTD.

1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE ALBERTA BUILDING CODE PART 9 AND APPLICABLE LOCAL BYLAWS.
2. ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS IS TO BE VERIFIED BY THE CONTRACTOR / OWNER. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE.
3. ENGINEERING AND SPECIFICATIONS FOR TRUSSES, FLOOR SYSTEMS AND P. ENG BEAMS AND LINTELS TO BE SUPPLIED BY VENDORS.
4. ALL FRAMING LUMBER TO BE #2 OR BETTER KD SPF U.O.N.
5. ALL LINTELS TO BE 2"x10" U.O.N.

CUSTOMER:

LINDA &amp; MICHELLE

LOCATION:

**JOB:**

## BARNDOMINIUM

DRAWING NAME:

## SITE PLAN

PAGE:

2

SITE PLAN 3  
SCALE: 1" = 50'-0"

NW 1/4 SEC.34, TWP.31, RGE.5, W.5M.



**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):

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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