



## NOTICE OF DECISION

May 07, 2024

File No.: PLDP20240116

Sent via email and mail: [REDACTED]

Sundre Volunteer Search & Rescue c/o Ken Taylor  
[REDACTED]

Dear Ken Taylor:

**RE: Proposed Development Permit**

**Legal: NW 29-32-5-5 Plan 1312831 Block 10 Lot 1**

**Development Proposal: Addition to Existing Structure for Protective and Emergency Services and Office with Setback Relaxation**

The above noted Development Permit application on the NW 29-32-5-5 Plan 1312831 Block 10 Lot 1 for a Addition to Existing Structure for Protective and Emergency Services and Office with Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on May 07, 2024.

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. 21/21

Section 16.2 Airport District

Policy and Procedures

Policy 6018: Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that a Addition to Existing Structure for Protective and Emergency Services and Office with Setback Relaxation is suitable development for NW 29-32-5-5 Plan 1312831 Block 10 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. 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. Permit approval is conditional to information supplied on the application form for Protective and Emergency Services - Sundre Search and Rescue.
12. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 131 278 555.
13. The addition 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. New or replacement private sewer systems shall be designed and installed to be flood-proofed.
14. As per the submitted application, a westerly setback relaxation is granted for the life of the addition.



15. The addition shall match the exterior of the existing structure and shall not be used for residential occupancy.
16. Outside storage related to the business is not permitted.
17. One Sign, On-Site Commercial is permitted as per the submitted application. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.

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 **May 14, 2024** and **May 21, 2024** 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 **May 28, 2024**.

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@mvcounty.com](mailto:jreimer@mvcounty.com).

Yours truly,



Jaydan Reimer, Development Officer  
Planning and Development Services  
/mh





26.5 0 13.23 26.5 Meters  
NAD\_1983\_CSRS\_10TM\_AE P\_Forest  
© Mountain View County

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**CONDITIONALLY  
APPROVED**

**MOUNTAIN VIEW COUNTY**

PLDP20240116

May 7, 2024

**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):

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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