



## NOTICE OF DECISION

May 07, 2024

File No.: PLDP20240139

Sent via email and mail: [REDACTED]

Jensen, Edwin & Gwendolyn  
[REDACTED]

Dear Ed & Gwen:

**RE: Proposed Development Permit**

**Legal: SW 29-29-2-5 Plan 1113490 Block 1 Lot 1**

**Development Proposal: Dwelling, Secondary Suite within an Existing Accessory Building - Shop**

The above noted Development Permit application on the SW 29-29-2-5 Plan 1113490 Block 1 Lot 1 for a Dwelling, Secondary Suite within an Existing Accessory Building - Shop 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      Section 4.0 Residential Land Use Policies  
Bylaw No. 20/20

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, Secondary Suite within an Existing Accessory Building - Shop is suitable development for SW 29-29-2-5 Plan 1113490 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:

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.

**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)

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. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. N/A
7. N/A
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. Issuance of this permit is for a Dwelling, Secondary Suite within an existing Accessory Building - Shop as per the submitted application.
12. The Dwelling, Secondary Suite shall be a maximum of 40% Dwelling, Secondary Suite to 60% existing Accessory Building.
13. The Accessory Building - Shop shall not be used for business, industrial, or commercial purposes.

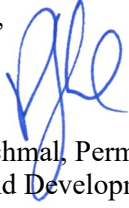
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **May 14, 2024** and **May 21, 2024** in The Albertan. 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. 182 or by email at [pgrochmal@mvcountry.com](mailto:pgrochmal@mvcountry.com).



Yours truly,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services  
/mh

cc: Jensen, Canute  
Box 372Carstairs, AB T0M 0N0 - [nutejensen@gmail.com](mailto:nutejensen@gmail.com)



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Re: Legal Description: Lot 1, Block 1, Plan 111 3490  
Municipal Address: 29431 Rge. Rd. 25, Mountain View County, AB  
Client: Brandon Aarsby

Date of Survey: July 20, 2023  
Date of Title Search: August 3, 2023  
Certificate of Title No.: 121 024 652 (Owners: Brandon Aarsby & Jennifer Aarsby)

**Certification:** I, Kris Jewett, Alberta Land Surveyor, do hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and right-of-ways affecting the extent of the title to the property.
2. The improvements are entirely within the boundaries of the property. (except as shown).
3. No visible encroachments exist on the property from any improvements situated on an adjoining property. (except as shown).
4. No visible encroachments exist on registered easements, or right-of-ways affecting the extent of property. (except as shown).

**Purpose:** This report and related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility right-of-ways affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

## Legend:

1. Distances are in metres and decimals thereof.
2. Unless otherwise specified the dimensions shown relate to distances from property boundaries at right angles to foundation walls at the time of survey.
3. Statutory iron posts found are shown thus:  $\bullet$
4. Calculated points are shown thus:  $\times$ , and when found to be within 0.20 metres of the property line, are shown on the property line unless noted otherwise.
5. Fences are shown thus:  $---$   $\times$   $---$
6. Subject Property Lines are shown thus:  $---$
7. Edge of eaves are shown thus:  $---$
8. Property subject to: a) No. 111 310 805 Caveat  
b) No. 121 159 910 Utility Right of Way  
c) No. 211 072 389 Mortgage

This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a red Midwest Surveys Inc. permit stamp.

Dated at the City of Calgary, Alberta this 4th day of August, 2023

© Kris Jewett, A.L.S. 2023



Kris Jewett, A.L.S.

**MIDWEST SURVEYS INC.**  
2827 SUNRIDGE BLVD NE  
CALGARY, AB  
T1Y 6G1  
TEL: 403-244-7471

Drawn By: LMJ  
Scale: 1:1000  
Job No.: UA-0171-23-J1  
Cad File: RPP\_REV0.dwg

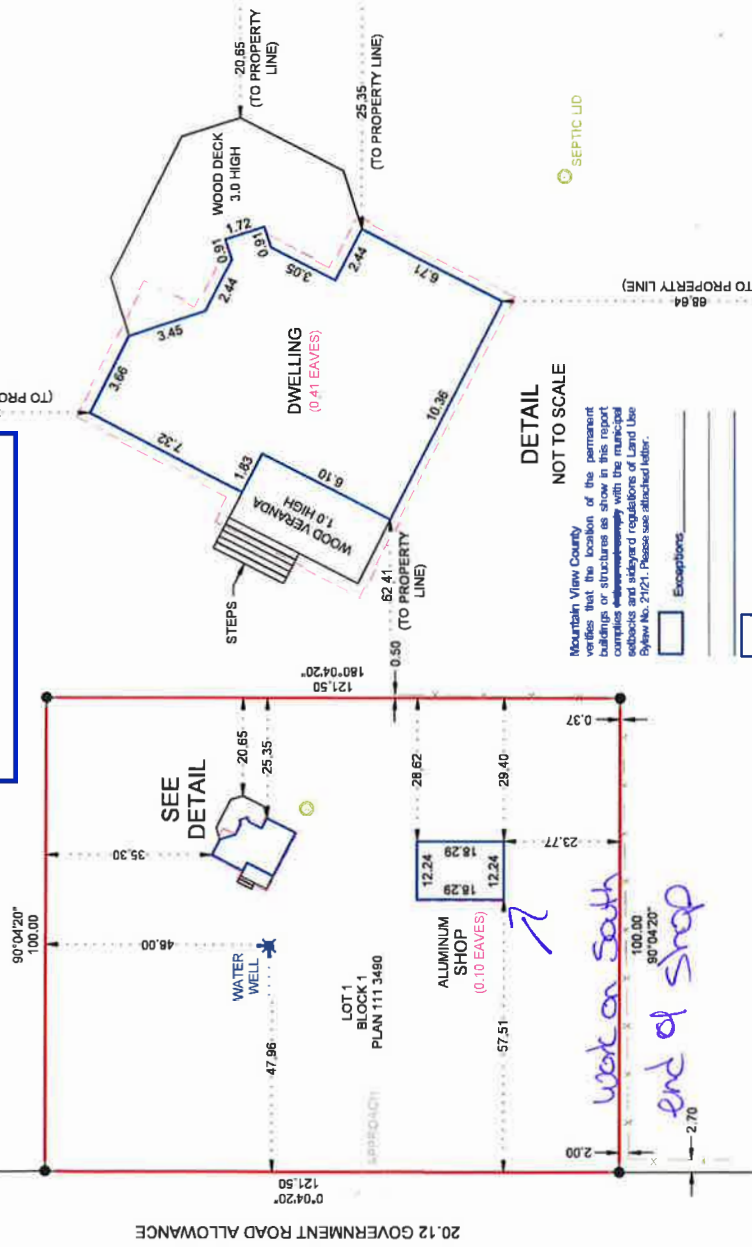
CONDITIONALLY  
APPROVED

MOUNTAIN VIEW COUNTY  
PLDP20240139  
May 7, 2024

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS

S.W. 1/4 Sec. 29-29-2-5



## DETAIL

NOT TO SCALE

Mountain View County verifies that the location of the permanent buildings or structures as shown in this report complies with the municipal setbacks and sideyard regulations of Land Use Bylaw No. 2121. Please see attached letter.

☐ Exceptions

☐ Relocation provided pursuant to

2024 February/ 09  
Year Month Day  
Development Officer  
File No. PICC20240041



## 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