



NOTICE OF DECISION

November 23, 2021

File No.: PLDP20210477

Sent via email and mail: [REDACTED]

SNYDER, DAVID & DARLENE
[REDACTED]

Dear David & Darlene Snyder:

RE: Proposed Development Permit
Legal: SW 13-34-5-5 Plan 8311528 Block A
Development Proposal: Dwelling, Secondary Suite within an Accessory Building (Shop) with Setback Relaxation (Westerly)

The above noted Development Permit application on the SW 13-34-5-5 Plan 8311528 Block A for a Dwelling, Secondary Suite within an Accessory Building (Shop) with Setback Relaxation (Westerly) was considered by the Administrative Subdivision & Development Approving Authority on November 23, 2021.

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 3.0 Agricultural Land Use Policies
Land Use Bylaw No. 21/21	Section 3.4. Administrative Subdivision and Development Approving Authority Section 9.7 Dwelling Density Section 9.10 Dwelling, Secondary Suite Section 11.1 Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Suite within an Accessory Building (Shop) with Setback Relaxation (Westerly) is suitable development for SW 13-34-5-5 Plan 8311528 Block A 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 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO
www.mountainviewcounty.com

Building Rural Better

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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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. Issuance of this permit is for a Dwelling, Secondary Suite within an Accessory Building (Shop) as per the information submitted with the application.
14. The Dwelling, Secondary Suite within Accessory Building - Shop shall not exceed the size of the principal dwelling located on site and shall be a maximum of 40% secondary suite to 60% accessory building.
15. The remainder of the Accessory Building – Shop shall be used for personal use only and not for business, industrial, commercial purposes or residential occupancy.
16. The Dwelling, Secondary Suite within Accessory Building - Shop 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.
17. A westerly setback relaxation is approved for the life of the building as per the submitted site plan.

PRIOR TO ISSUANCE CONDITIONS:

18. PRIOR TO ISSUANCE: The applicant and/or landowner shall demonstrate that the floor level of the proposed Dwelling, Secondary Suite within an Accessory Building (Shop) is above the 1 in 100-year design flood. A qualified professional Engineer accredited by APEGA shall provide a detailed site survey and cross section drawings in support of the application.

Note: This parcel is 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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will be advertised on **November 30, 2021** and **December 07, 2021** in the Mountain View 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 14, 2021**.

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, you will receive a letter detailing the "Prior To Issuance" conditions that must be met prior to the Development Permit being issued. Once all "Prior To Issuance" conditions have been met, 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. 135 or by email at cmabin@mvcountry.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

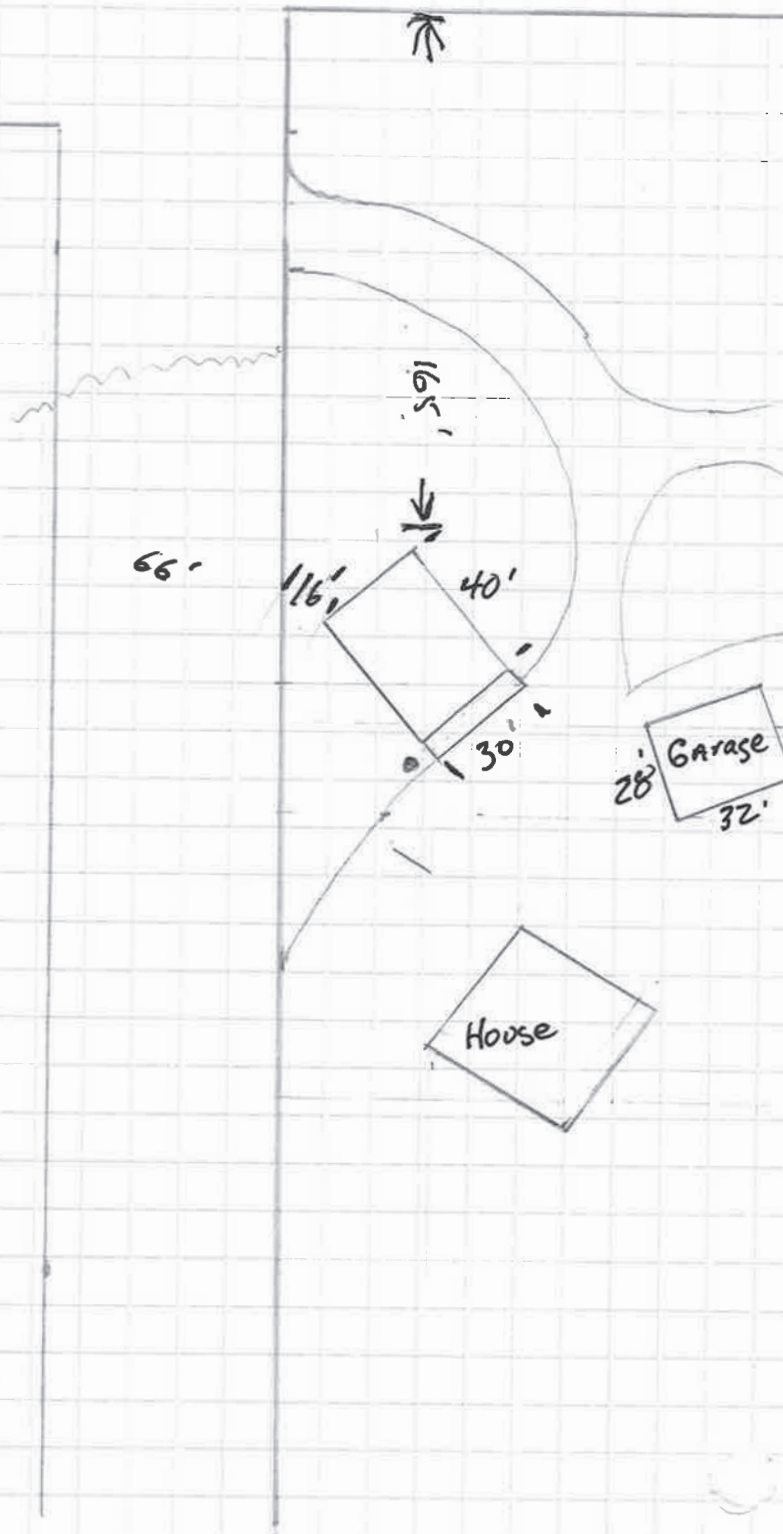
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Mountain View County 403-335-3311

5W-13-034-05 W5M

Plan 8311528

W



**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY

Handwritten signature

PLDP20210477, November 23, 2021

**PLANNING AND DEVELOPMENT
SERVICES**

SEE LETTER FOR CONDITIONS



Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO
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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,

(2) In additional 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.

the person applying for the permit or affected by the order under section 645 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 (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 TOM OWO Ph: 403-335-3311

Signature of Appellant/Agent

Date