



NOTICE OF DECISION

September 20, 2018

File No.: PLDP20180327

Sent via email and mail: [REDACTED]

STEDEL, BRADLEY ALBERT & LOIS ARLENE
[REDACTED]

Dear Bradley & Lois Stedel:

RE: Proposed Development Permit

Legal: SE 15-33-4-5

Development Proposal: Setback Relaxations for the Existing Dwelling (Front and Side Yards)

The above noted Development Permit Application on the SE 15-33-4-5 for a Setback Relaxations for the Existing Dwelling (Front and Side Yards) was considered by the Municipal Planning Commission on September 20, 2018.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Land Use Bylaw No. 16/18

Section 11.1 – A Agricultural District

Site Regulations – Front & Side Yard Setbacks

The Municipal Planning Commission concluded that a Setback Relaxations for the Existing Dwelling (Front and Side Yards) is suitable development for SE 15-33-4-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 16/18.
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. 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, single detached is considered the primary dwelling on the subject property as per the information submitted with this application. There is no provision for a secondary detached dwelling due to the subject property's parcel size.
14. The existing dwelling shall be granted setback relaxations to all property lines as per the Real Property Report submitted with the application, prepared by Axiom Geomatics Ltd. on June 27, 2018.
15. As the subject land is located within an ESA 1 (very high significance) designation, measures shall be taken to preserve the integrity of the land, the trees, and any wildlife.

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 www.mountainviewcounty.com/DiscretionaryUse. This decision will also be advertised on **September 25, 2018** and **October 02, 2018** in the Mountain View Gazette. Should you wish to appeal this decision, or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board, at the County Office, prior to 4:00 pm on **October 11, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the

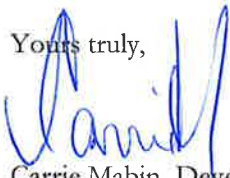
Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 16/18 will be applied.

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 **October 11, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act, Revised Statutes of Alberta 2000.

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

**CONDITIONALLY
APPROVED**
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT
Carroll
PLDP20180327, Sept. 20, 2018
**PLANNING AND DEVELOPMENT
SERVICES**
SEE LETTER FOR CONDITIONS



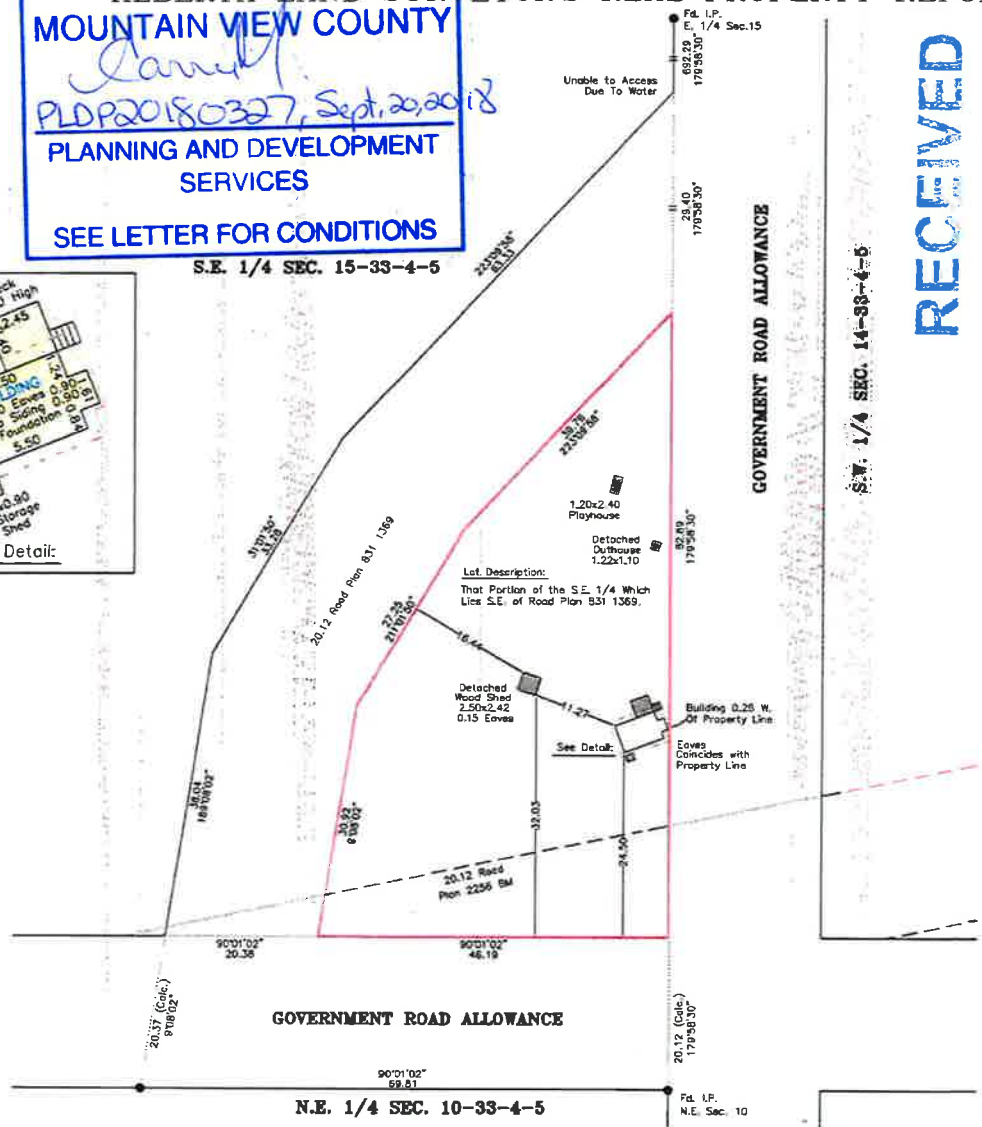
LEGEND
ABBREVIATIONS, SYMBOLS AND NOTES THAT MAY APPEAR/APPLY ON THIS PLAN.

Drill Hole:
 High Bar found:
 Stationary Iron Post found:
 Fences:
 Buildings:
 Property Line:
 Line not to scale:
 Utility Right-Of-Way:
 Core Fascia shown thus:

N: North
 E: East
 S: South
 W: West
 m: Metres
 Conc.: Concrete
 Fd.: Found
 M.R.: Mark
 M.C.: Marks
 B.L.: Block
 A: Length of Arc
 R: Radius of Arc
 Delta: (Central) angle of arc: D
 G.L.: Ground Level
 M/F: Main Floor
 2/F: Second Floor
 C.C.: Cantilever
 W/W: Window Well
 Ret. Wall: Retaining Wall
 A/C: Air Conditioner
 U: Utility
 O.D.: Overland Drainage
 M.A.: Maintenance Access
 R.W.: Right-Of-Way
 Reg. No.: Registration Number

Fences are within 0.20m of the Property Line unless otherwise noted
 Eave dimensions (where applicable) are to line of Fascia
 Eaves are noted unless otherwise shown
 Non-permanent concrete blocks may not be shown

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RECEIVED

SEP 14 2018

MOUNTAIN VIEW COUNTY
DIDSBUY

AXIOM GEOMATICS

P: 403-472-7777 F: 403-775-2602
Email: info@axiomgeomatics.ca

DESCRIPTION OF PROPERTY

Meridian 5 Range 4 Township 33
 Section 15
 That Portion of the S.E. 1/4 Which
 Lies S.E. of Road Plan 831 1369

- Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this report 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 in the opinion that:
- 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-way affecting the extent of the title to the property;
 - The improvements are entirely within the boundaries of the property, except as shown;
 - No visible encroachments exist on the Property from any improvement situated on an adjacent property, except _____; and;
 - No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except _____;
 - Title information is based on a title search dated September 7th A.D. 2017 C. of T. No. 951 090 548;
 - The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
 - Distances are in metres and decimals thereof.
 - This document is not valid unless it bears an original signature (in blue ink).
 - Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.
 - This survey was performed on: June 23rd, 2018

Property is subject to the following Registrations:

NO REGISTRATIONS AFFECTING EXTENT OF TITLE.

Dated this 27th day of June A.D. 2018.

LOCATION: S.E. 1/4 Sec. 15-33-4-5 Mountain View County, Alberta		 Kevin J. Nemrava, A.L.S.
CLIENT Bradley Stedel		
FILE NO.	DRAWN BY VC	
SCALE 1:600	AG FILE NO. 1515	

