



Mountain View
C O U N T Y

July 26, 2017

File No.: PLDP20170246

GRANT-SOSNOSKI, SHARON SYLVIA & SOSNOSKI, GUY RANDALL



Dear Sharon & Guy Sosnoski:

RE: Proposed Development Permit
Legal: SW 22-33-7-5 Plan 9211372 Block 1
Development Proposal: Setback Relaxation to Existing Accessory Building - Shed (northerly)

The above noted Development Permit Application on the SW 22-33-7-5 Plan 9211372 Block 1 for a Setback Relaxation to Existing Accessory Building - Shed (northerly) was considered by the Administrative Subdivision & Development Approving Authority on July 25, 2017.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Land Use Bylaw No. 15/15

Section 11.1 A – Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxation to Existing Accessory Building - Shed (northerly) is suitable development for SW 22-33-7-5 Plan 9211372 Block 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. 15/15.
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.

STANDARD CONDITIONS IF APPLICABLE:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.

5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. 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:

11. N/A
12. N/A


ADDITIONAL CONDITION(S):

13. A northerly side yard setback relaxation is granted for the life of the building as per the Real Property Report, prepared by High Country Surveys on July 6, 2017.

A Notice of Decision will be placed in the **August 01, 2017** and **August 08, 2017** issues of the Mountain View Gazette for an appeal period which ends on **August 15, 2017** at 4:00 p.m. Should you wish to appeal this decision or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the County Office on or before **August 16, 2017**. 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. 15/15 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.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 extension #182 or by email at pgrochmal@mvcounty.com.

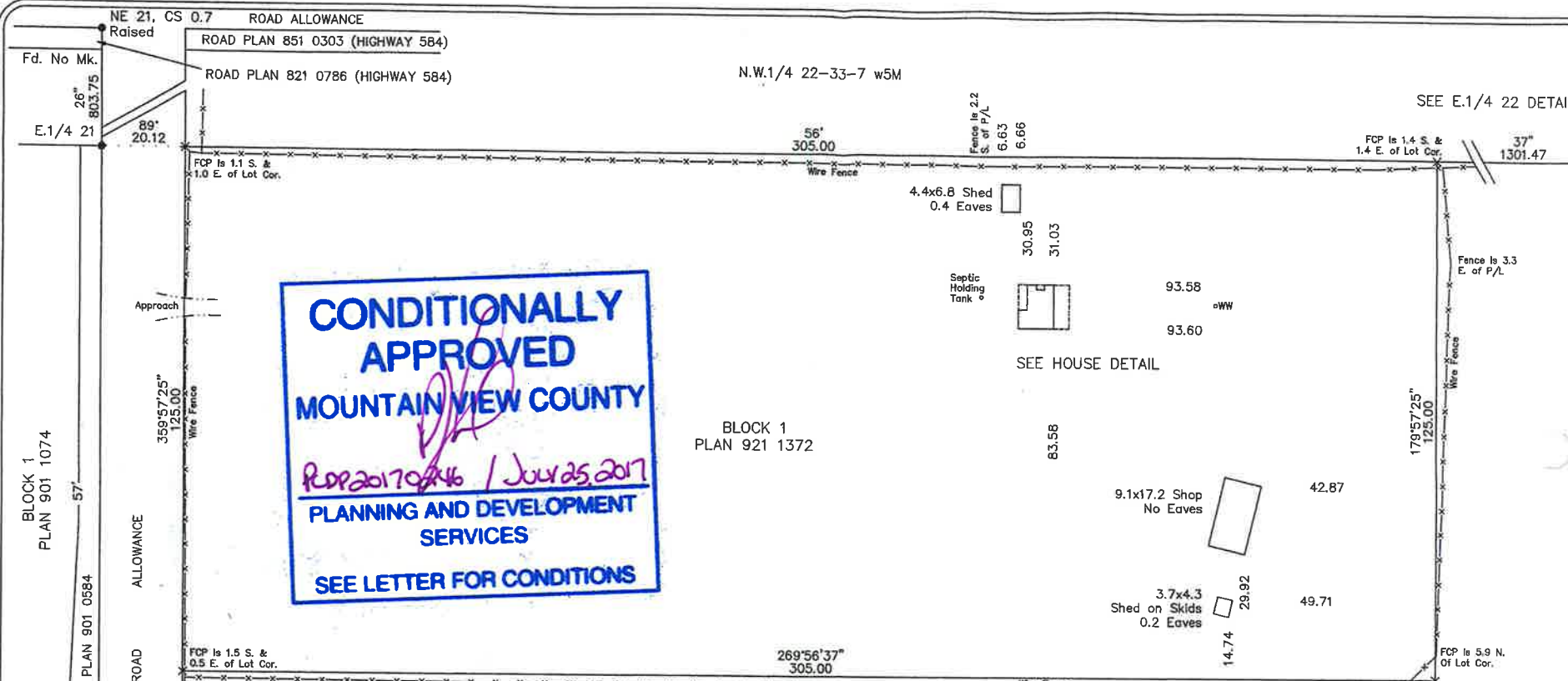
Yours truly,



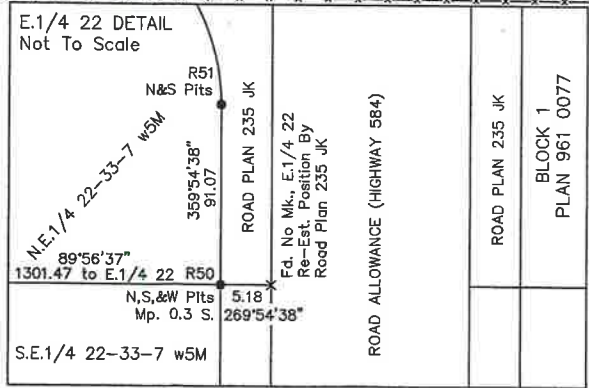
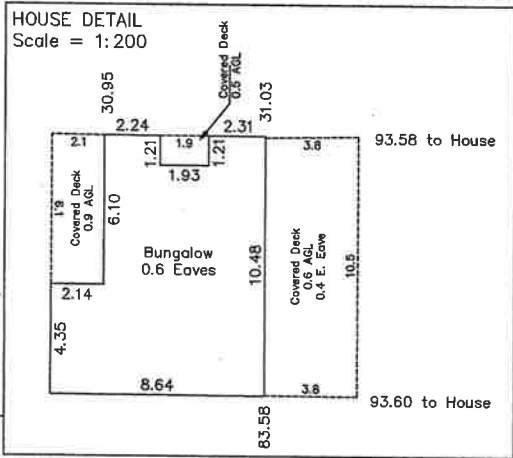
Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/lc

Enclosures



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Permit 20170246 / July 25, 2017
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE IN BLUE INK AND A PERMIT STAMP IN RED INK

RECEIVED
 MOUNTAIN VIEW COUNTY
 DILLSBURY
 JUL - 7 2017



**Mountain View
COUNTY**

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 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(1) - 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.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____

LAND OWNER: 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):

In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.

Signature of Appellant/Agent _____

Date _____