



July 26, 2017

File No.: PLDP20170224

LANZ, DAVID LIONEL & NANCY FAYE



Dear David & Nancy Lanz:

**RE: Proposed Development Permit**

**Legal: SE 14-33-1-5 Plan 9211042 Block A**

**Development Proposal: Addition to an Existing Shop with Southerly Front Yard Setback Relaxation**

The above noted Development Permit Application on the SE 14-33-1-5 Plan 9211042 Block A for a Addition to an Existing Shop with Southerly Front Yard Setback Relaxation 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 Addition to an Existing Shop with Southerly Front Yard Setback Relaxation is suitable development for SE 14-33-1-5 Plan 9211042 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. 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.

T 403.335.3311 1 877.264.9754 F 403.335.9207  
1408 - Twp Rd 320 - Postal Bag 100 - Didsbury, AB, Canada T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

**Building Rural Better**

5. N/A
6. 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.
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. If the development authorized by a Development Permit is not completed 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.
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 exterior finish of addition shall complement the existing accessory building.
14. The accessory building (shop) shall not be used for business, industrial, commercial purposes or residential occupancy.
15. The northerly setback relaxation is approved for the life of the building.

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 #135 or by email at [cmabin@mvcountry.com](mailto:cmabin@mvcountry.com).

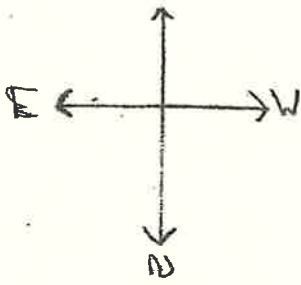
Yours truly,



Carrie Mabin, Development Officer  
Planning and Development Services

/s/

Enclosures

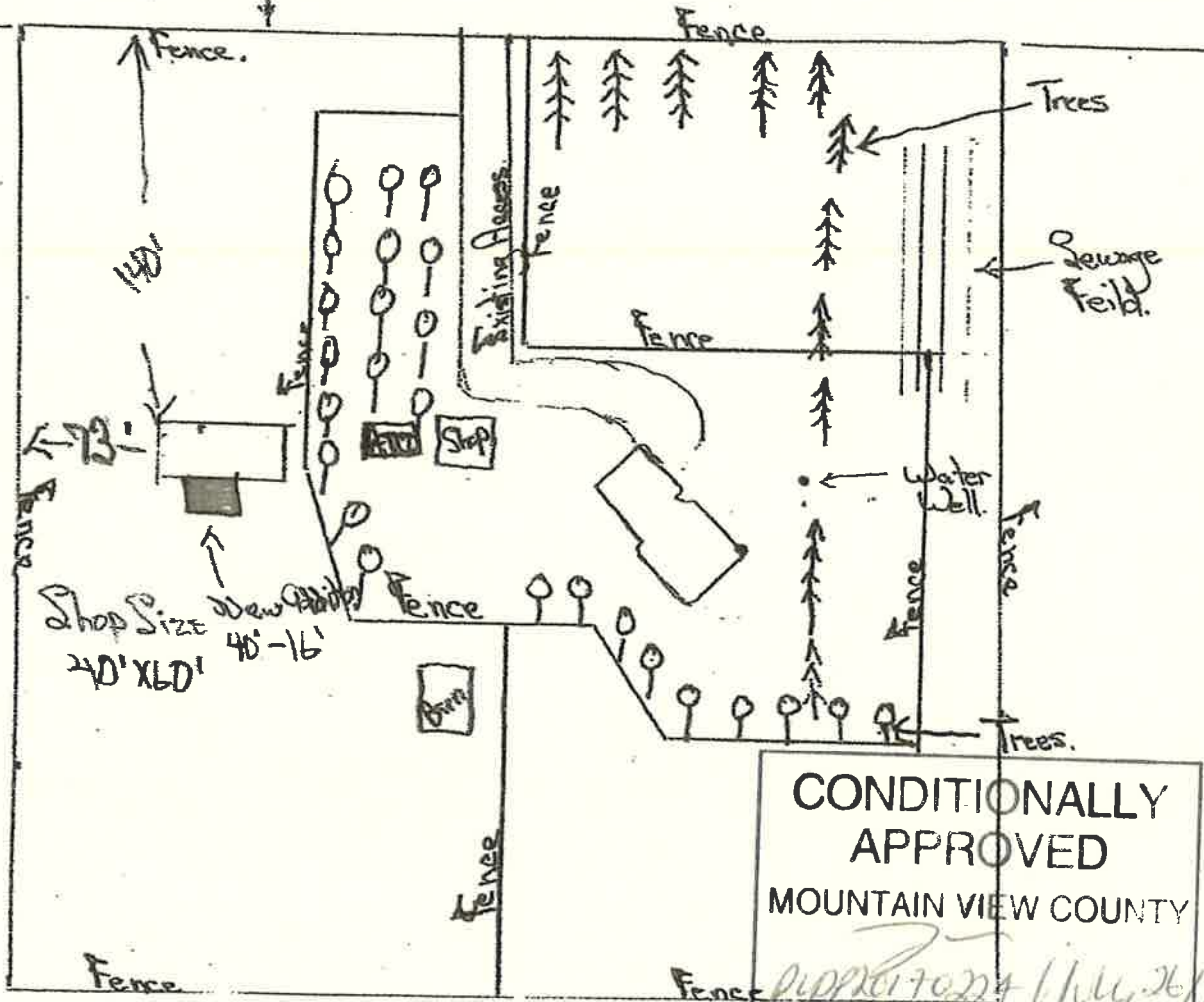


Plot SE 4-14-33-1WS Plan # 9211043 Block A

Owners - David + Nancy Lane

County Road Allowance  $\uparrow$  26'  $\downarrow$

Township Rd 33.2



**CONDITIONALLY APPROVED**  
MOUNTAIN VIEW COUNTY  
PLANNING AND DEVELOPMENT SERVICES  
SEE LETTER FOR CONDITIONS

- S.E. Corner of Garage = 220' - Center of Road
- S.W. Corner of House = 305' - Center of Road
- Side Yard from S.W. Corner of House = 120'
- Proposed New Shop = 140' to Fence line - 173' - Center of Road
- Side Yard to East Edge of Property = 73'
- Proposed New Shop 40' x 60' x 16'
- Proposed Shop Addition - 180' to Fence line - 213' to Center of Road

# NOTICE OF DEVELOPMENT APPEAL



**Mountain View  
COUNTY**

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

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*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