



July 26, 2017

File No.: PLDP20170236

MARTENS, LARRY & ANNA

[REDACTED]
[REDACTED], [REDACTED] [REDACTED]

Dear Larry & Anna Martens:

RE: Proposed Development Permit
Legal: SW 20-30-2-5 Plan 1014014 Block 1 Lot 1
Development Proposal: Dwelling, Manufactured (2011) & Accessory - Detached Garage

The above noted Development Permit Application on the SW 20-30-2-5 Plan 1014014 Block 1 Lot 1 for a Dwelling, Manufactured (2011) & Accessory - Detached Garage 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 12.2 – R-CR1 - Country Residential (1) District
Permitted Uses
Discretionary Uses

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Manufactured (2011) & Accessory - Detached Garage is suitable development for SW 20-30-2-5 Plan 1014014 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. 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. 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 garage shall not be used for business, industrial, commercial purposes or residential occupancy.
14. This permit is issued for a Dwelling, Manufactured with a manufacture date of 2011 as per the information and photos submitted with the application.
15. The owner/applicant shall adhere to all the requirements, including but not limited to the Stormwater Management Plan, Private Sewage, Groundwater, within the Development Agreement registered on Title as Instrument 101 320 220.

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.

Yours truly,



 Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

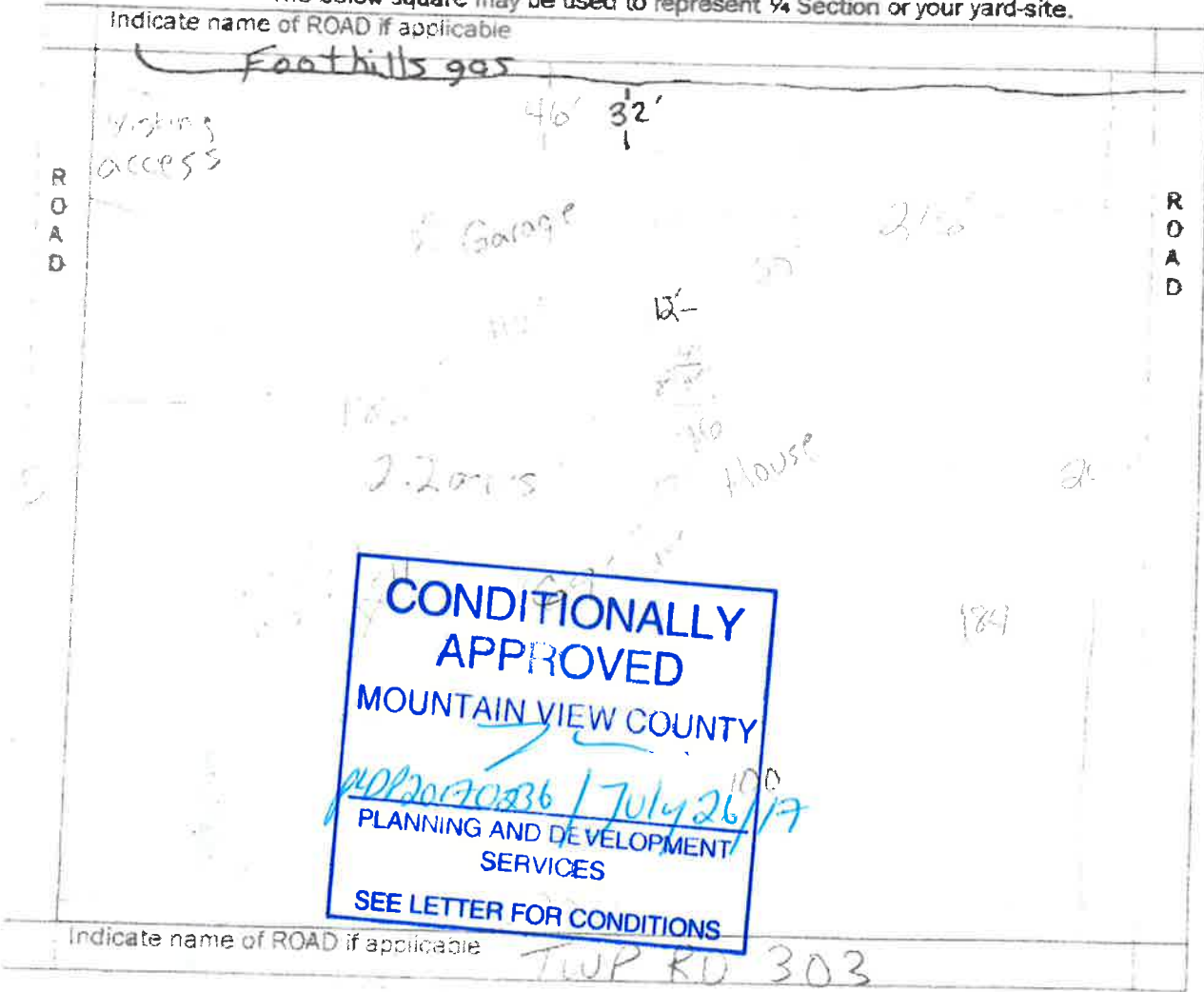
Site Plan of Proposed Development

RECEIVED

The Site Plan **must** include all of the following information in order for it to be considered complete:

- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (i.e. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- Label roadways and indicate existing and/or proposed access to the site;
- If applicable, location of oil & gas wells, pipelines & facilities;
- Indicate the location of water wells and septic tank/sewage disposal systems;
- If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- If applicable, location of all easements such as utility right of way, caveat, etc.

The below square may be used to represent 1/4 Section or your yard-site.



Please indicate the distances from the closest structure(s) to all property lines.

For Example:

