



September 26, 2017

File No.: PLDP20150497

MACKAY, MICHAEL & SHEEDY, KATHERINE



Dear Michael & Katherine:

RE: Proposed Development Permit
Legal: NE 34-29-5-5 Plan 5460 JK Lot 4
Development Proposal: Dwelling, Manufactured (Existing Dwelling to be Decommissioned)

The above noted Development Permit Application on the NE 34-29-5-5 Plan 5460 JK Lot 4 for a Dwelling, Manufactured (Existing Dwelling to be Decommissioned) was considered by the Development Officer on September 26, 2017.

The following policies were taken into consideration by the Development Officer when reviewing the application:

Land Use Bylaw No. 15/15

Section 9.9 Dwelling, Manufactured
Section 12.1 R-CR Country Residential District
Discretionary Use
Site Regulations

Area Structure Plan

Water Valley / Winchell Lake ASP

The Development Officer concluded that a Dwelling, Manufactured (Existing Dwelling to be Decommissioned) is suitable development for NE 34-29-5-5 Plan 5460 JK Lot 4 and conforms to the above noted policies.

As such, the Development Officer 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.

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.mountainview.ab.ca

Building Rural Better

STANDARD CONDITIONS IF APPLICABLE:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. 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.
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. 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.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. 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.
11. 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):

12. Upon final building inspection and occupancy of the new dwelling, the living area within the existing cabin dwelling will be decommissioned. Decommissioning will consist of: removing the kitchen sink, range, all kitchen cupboards, and disconnection of the 220 wiring. Residential occupancy is not permitted. Only one (1) dwelling is permitted with this permit. Please contact the Planning and Development Department when completed for a site inspection.
13. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles outlined in the FireSmart Manual (Refer to the enclosed Fire Smart Manual provided by Alberta Sustainable Resource Development).
14. As there may be Historical Resources (Archaeological) affecting the subject property, the applicant/landowner shall obtain historic resources approval via <https://www.opac.alberta.ca/Login.aspx>.
15. All setbacks must comply with Provincial regulations with regards to the pipelines and well within the property.
16. The structure shall not be constructed over an easement or utility right of way; the applicant/owner is responsible for contacting Alberta-One-Call.

17. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
18. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
19. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.

A Notice of Decision will be placed in the **October 03, 2017** and **October 10, 2017** issues of the Mountain View Gazette for an appeal period which ends on **October 17, 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 **October 17, 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 #222 or by email at jross@mvcountry.com.

Yours truly,



Jessica Ross, Development Officer
Planning and Development Services

/lc

Enclosures

RECEIVED

DEC 03 2015

MOUNTAIN VIEW COUNTY
DIDSBURY



Amended Development Permit

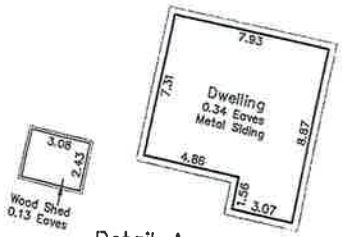
CONDITIONALLY APPROVED

MOUNTAIN VIEW COUNTY
~~DECEMBER 11, 2015~~
PLDP20150497

PLANNING AND DEVELOPMENT SERVICES

September 26, 2017

SEE LETTER FOR CONDITIONS



Detail A:
Scale 1:250



- ABBREVIATIONS**
- A/C--Air Conditioner
 - BOC--Back of Curb
 - BOW--Back of Walk
 - Calc.--Calculated
 - Cont.--Cantilever
 - Conc.--Concrete
 - C. Countersunk
 - D. Drill Hole
 - Enc.--Encroaches
 - Fd.--Found
 - I.--Iron Post
 - I.B.--Iron Bar
 - Mk.--Mark
 - O.D.--Overland Drainage
 - Ret.--Retaining
 - R/W--Right of Way
 - W/O--Walkout Basement
 - W.W.--Window Well

NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

Lot 4
Plan 5460JK

MUNICIPAL ADDRESS:
Township Road 295A
Mountain View County, Alberta

PREPARED FOR: Techien Chen
DATE OF SURVEY: October 10th, 2014.

- LEGEND**
- Distances are in metres and decimals thereof.
- Found Iron Posts are shown thus: _____
 - Drill Holes are shown thus: _____
 - Found Iron Bars are shown thus: _____
 - Found Concrete Nails are shown thus: _____
 - Calculation points are shown thus: _____
 - Power Poles are shown thus: _____
 - Property lines are shown thus: _____
 - Utility Right of Ways are shown thus: _____
 - Eaves are shown thus: _____
 - Fences are shown thus: _____
- All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submitted to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown 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.

NOTE:

Title information is based on the C. of T. 931 311 606 which was searched on the 22nd day of August, 2014, and is subject to:
No Pertinent Registrations.

- CERTIFICATION:**
- I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:
1. 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 rights-of-way affecting the extent of the title to the property,
 2. the improvements are entirely within the boundaries of the Property
 3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
 4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
 5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this
15th day of October, 2014.

Jerrad Garein, P. Eng., G. Surv. Ltd.

This document is not valid unless it bears an original signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

Arc Surveys Ltd.
201B 38th Avenue NE, Calgary, AB T2E 2M3
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

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File No.: 141915	Scale: 1:2000	Surveyed: GP	Drawn: HW	Date: Oct 15th, 2014.
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**Mountain View
COUNTY**

NOTICE OF DEVELOPMENT APPEAL

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 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