



**Mountain View**  
C O U N T Y

May 16, 2017

File No.: PLDP20170143

CIPPERLEY, WAYNE GEORGE

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Dear Wayne Cipperley:

**RE: Proposed Development Permit**  
**Legal: NE 20-32-1-5**  
**Development Proposal: Dwelling Unit (Third) (Manufactured)**

The above noted Development Permit Application on the NE 20-32-1-5 for a Dwelling Unit (Third) (Manufactured) was considered by the Olds Intermunicipal Planning Commission on May 16, 2017.

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

Land Use Bylaw No. 15/15      Section 5.2 – Decision on a Development Permit Application  
Section 9.8 – Dwelling Density  
Section 9.9 – Dwelling, Manufactured  
Section 11.1 – A Agricultural District

Intermunicipal Development Plan      Olds Fringe Area – Section C - Urban Fringe  
Bylaw No 14/07

The Olds Intermunicipal Planning Commission concluded that a Dwelling Unit (Third) (Manufactured) is not suitable development for NE 20-32-1-5 and does not conform to the above noted policies.

As such, the Olds Intermunicipal Planning Commission has refused the application for the following reasons:

***The proposed application exceeds the maximum number of dwelling units of two (2) on parcels greater than 28.33 ha (70.0 acres) as outlined in the Land Use Bylaw 15/15, Section 9.8 Dwelling Density.***

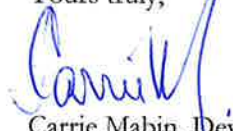
***Please note that PLDP20120176 expires on August 17, 2017, and Condition #16 needs to be complied with.***

Should you wish to appeal this decision, you must file your appeal to the Olds Intermunicipal Subdivision & Development Appeal Board. Your appeal must be received by the Olds Intermunicipal Subdivision & Development Appeal Board on or before **May 30, 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, Revised Statutes of Alberta 2000.

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

cc Alberta Transportation - Via Email - [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca)



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# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 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):

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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