



Mountain View
C O U N T Y

August 03, 2017

File No.: PLDP20170228

EDWARDS, Lindsay & HAGELL, Joseph



Dear Lindsay & Joseph:

RE: Proposed Development Permit
Legal: NW 3-29-5-5 Plan 9811870 Block 4 Lot 4
Development Proposal: Dwelling, Single Detached & Temp RV Living & Existing Accessory Buildings

The above noted Development Permit Application on the NW 3-29-5-5 Plan 9811870 Block 4 Lot 4 for a Dwelling, Single Detached & Temp RV Living & Existing Accessory Buildings was considered by the Municipal Planning Commission on August 03, 2017.

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

Land Use Bylaw No. 15/15

Section 12.1 R-CR - Country Residential District
Permitted Uses – Single Detached & Accessory Building
Discretionary Use – Temporary RV Accommodation

The Municipal Planning Commission concluded that a Dwelling, Single Detached & Temp RV Living & Existing Accessory Buildings is suitable development for NW 3-29-5-5 Plan 9811870 Block 4 Lot 4 and conforms to the above noted policies.

As such, the Municipal Planning Commission 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 L 877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

Building Rural Better

STANDARD CONDITIONS IF APPLICABLE:

4. N/A
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. 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.
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.

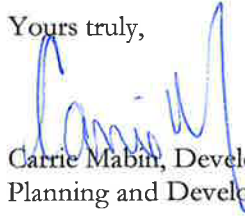
ADDITIONAL CONDITION(S):

13. The applicant/landowner shall adhere to all items listed within the Development Agreement registered on title as 981 198 125.
14. As the subject land is located within an ESA 1 (very high significance) designation, measures shall be taken to preserve the integrity of the land, the trees, and any wildlife.
15. The temporary recreational vehicle living accommodation will be permitted only during the active construction of proposed dwelling. Once a final inspection is completed on the proposed dwelling, no further living accommodation within the Recreation Vehicle will be allowed. No camping is permitted on the subject property at any time.
16. All approved development will be encouraged to utilize fire retardant roofing and exterior wall materials such as, but not limited to tile, metal or asphalt shingles and stucco, rock, brick or aluminum siding. Wooden shakes and shingles are discouraged as building material. Residents may wish to consider the use of sprinkler systems. (Winchell Lake ASP 3.10.0; and Fire Protection Plan).
17. The applicant/landowner shall comply with Mountain View County's "Animal Control Bylaw".

A Notice of Decision will be placed in the **August 08, 2017** and **August 15, 2017** issues of the Mountain View Gazette for an appeal period which ends on **August 22, 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 24, 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@mvcounty.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/s/

Enclosures

cc| EDWARDS, JANET & EDWARDS, SIDNEY

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3.

Page 2 of 3

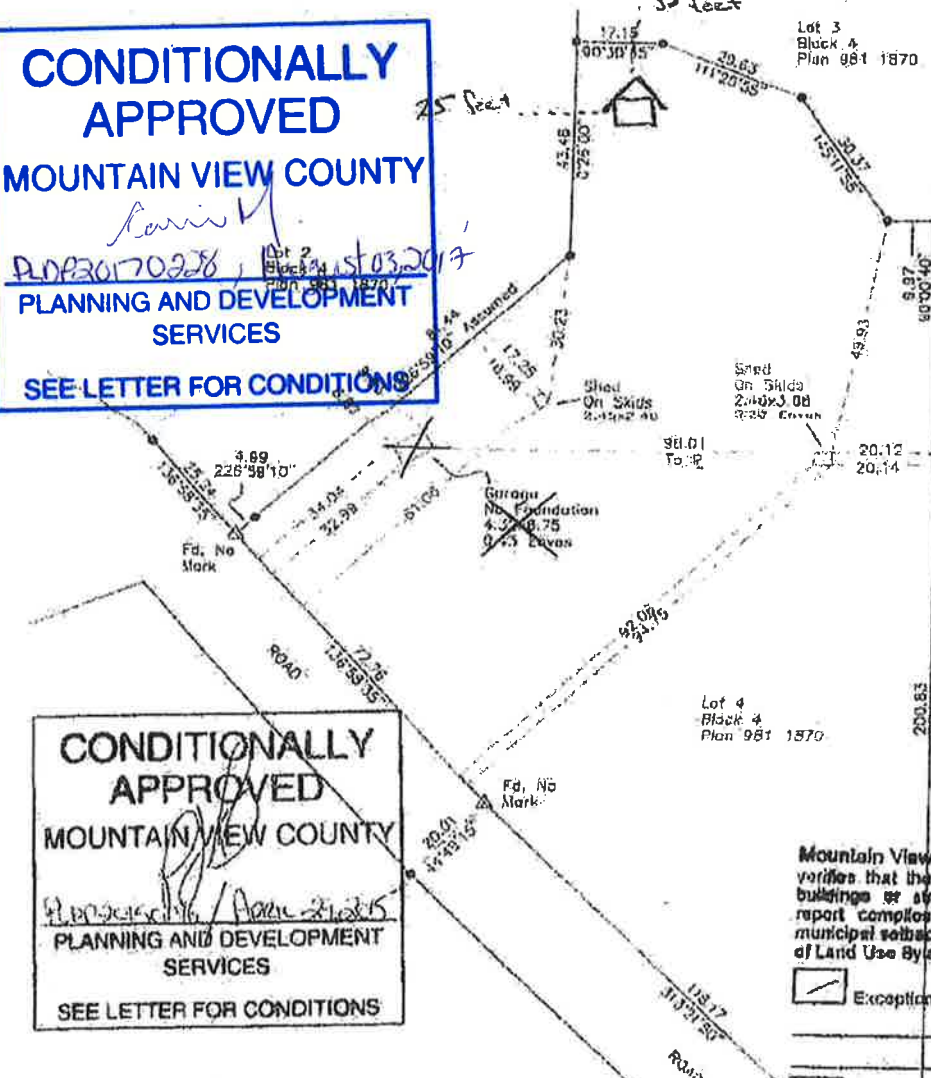
Legal Description: Lot 4 Block 4 Plan 981 1870

Municipality:

N.W. ¼ 3-29-5-W5M.
Mountain View County

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Kerrin
P.L.P. 20170228
Block 4 Plan 981 1870
MOUNTAIN VIEW COUNTY
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
[Signature]
MOUNTAIN VIEW COUNTY
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



RECEIVED
APR 14 2015
MOUNTAIN VIEW COUNTY
DIDSBURY

Mountain View County
verifies that the location of the permanent buildings or structures as shown in this report complies / does not comply with municipal setbacks and okayland regulations of Land Use Bylaw No.01/14.

Exceptions: *See attached letter*

Relaxation provided pursuant to

2015 March 05
Year Month Day

Development Officer
[Signature]
File No. : 15-107

ENCUMBRANCES:

| Registration No. | Particulars |
|------------------|--------------------------------|
| 801 004 136 | Utility Right of Way |
| 811 091 984 | Utility Right of Way |
| 981 198 123 | Caveat - Re: Roadway |
| 981 198 125 | Caveat - Development Agreement |

LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Sex Smith Surveys Ltd.
Box 3123, High River, Alberta, T1V 1M3
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