



August 03, 2017

File No.: PLDP20170230

THIESSEN, Daniel, Robert & Brian



Dear Daniel, Robert & Brian Thiessen:

RE: Proposed Development Permit
Legal: NE 7-29-3-5 Plan 0915527 Block 1 Lot 2
Development Proposal: Dwelling, Single Detached with Attached Garage & Easterly Setback Relaxation

The above noted Development Permit Application on the NE 7-29-3-5 Plan 0915527 Block 1 Lot 2 for a Dwelling, Single Detached with Attached Garage & Easterly Setback Relaxation 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 12.2 R-CR (1) Country Residential (1) District
Discretionary Use
Site Regulations

Area Structure Plan

Dogpound ASP Bylaw No. 34/03

The Municipal Planning Commission concluded that a Dwelling, Single Detached with Attached Garage & Easterly Setback Relaxation is suitable development for NE 7-29-3-5 Plan 0915527 Block 1 Lot 2 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.

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.
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 shall conform to all requirements referenced within the Development Agreement #091380120 registered on the subject property's land title.
14. Use of the proposed accessory building - attached garage for business/industrial/commercial purposes or residential occupancy is not permitted.
15. An easterly setback relaxation of 30 meters to the property line for the dwelling, single detached with attached garage shall be approved for the life of the building.
16. PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT the applicant shall provide a grading plan to ensure there are no grading restrictions with the proposed development.

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 #222 or by email at jross@mvcounty.com.

Yours truly,



Jessica Ross, Development Officer
Planning and Development Services

/lc

Enclosures

Site Plan of Proposed Development

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 (ie. 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.

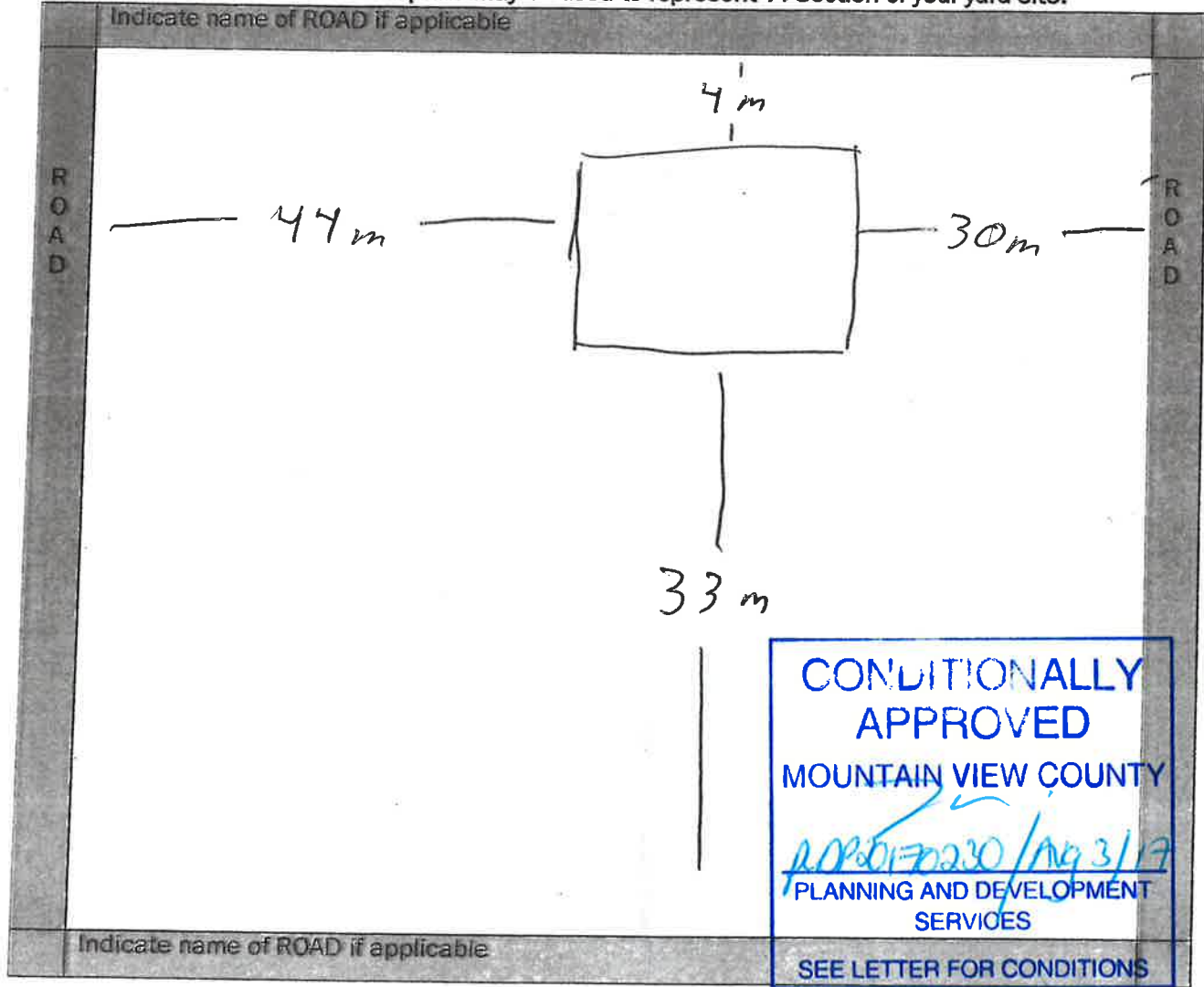
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MOUNTAIN VIEW COUNTY

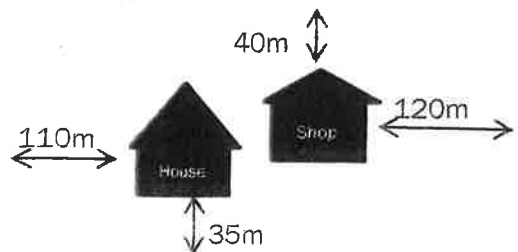
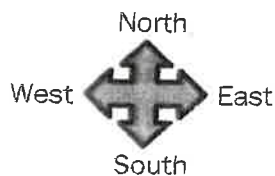
DISPERSE

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:





Mountain View
C O U N T Y

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