



September 26, 2017

File No.: PLDP20170307

TINSLEY, TIMOTHY B



Dear Timothy B Tinsley:

RE: Proposed Development Permit

Legal: SW 27-30-4-5

Development Proposal: Accessory Building - Garage (to replace existing) with Southerly Setback Relaxation

The above noted Development Permit Application on the SW 27-30-4-5 for an Accessory Building - Garage (to replace existing) with Southerly Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on September 26, 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 11.1 A Agricultural District
Discretionary Use
Site Regulations

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Building - Garage (to replace existing) with Southerly Setback Relaxation is suitable development for SW 27-30-4-5 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.

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - fwp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0

www.mountainviewcounty.com

Building Rural Better

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. Use of the proposed replacement accessory building – garage for business/industrial/commercial purposes or residential occupancy is not permitted.
14. A southerly setback relaxation for the proposed accessory building – garage from the property line shall be approved for the life of the building.
15. That the applicant obtain a Roadside Development Permit from Alberta Transportation.

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 **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

/s/

Enclosures

cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

RECEIVED

AUG 24 2017

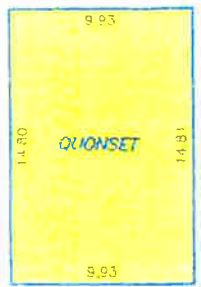


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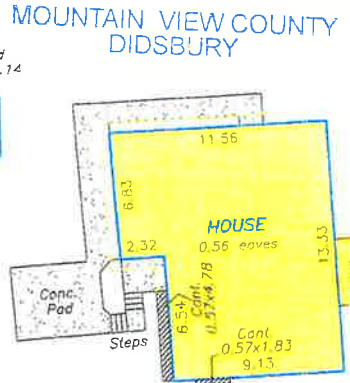
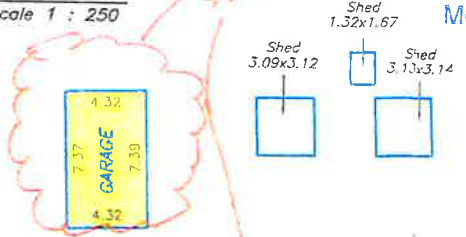
DESCRIPTION OF PROPERTY

THE EASTERLY 82.30m OF
 THE WESTERLY 146.30m OF
 THE SOUTHERLY 73.15m OF
 S.W. 1/4 SEC. 27-30-4-5

- Dennis G. Clouton, Alberta Land Surveyor do hereby certify that the survey represented by this plan is true and correct to the best of my knowledge, and has been carried out in accordance with the Alberta Land Surveyors' Association Manual Of Standard Practice, or of the date of this Report. I am of the opinion that:
 - The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 7.8 of the Alberta Land Surveyors' Association's Manual Of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
 - The improvements are entirely within the boundaries of the property, except _____;
 - No visible encroachments exist on the Property from any improvement situated on an adjacent property, except _____ and;
 - No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except _____;
- Title information is based on a title search dated October 3rd A.D. 2006 Co.' T. No. 741 088 370
- The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink) and a red Vista Geomatics Ltd. permit stamp.
- Usage: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information in 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.
- Date of Survey: December 6th 2006.



Detail A
 Scale 1 : 250



Detail B
 Scale 1 : 250

Mountain View County verifies that the location of the permanent buildings or structures as shown in this report complies with municipal bylaws and other regulations of Land Use Bylaw No. 55/05.

Southerly setback for house is within the setback for quonset do not comply

Use of this plan is pursuant to Part IV Sec. 13(5) (3) of Land Use Bylaw No. 55/05 64.01



- LEGEND
- ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN
- Iron Pin found shown thus ...
 - Statutory Iron Post found shown thus ...
 - Delta (Control) angle of arc shown thus ...
 - Survey are shown thus ...
 - Fences are shown thus ...
 - Line not to scale shown thus ...
 - Utility Right-of-Way are shown thus ...
 - Building foundation shown thus ...
 - Property line shown thus ...
 - A denotes length of arc
 - B.M. denotes Bench
 - Cont. denotes contour
 - Conc. denotes concrete
 - D. denotes Delta (Control) Angle
 - E denotes east
 - FG denotes found
 - G.L. denotes ground level
 - on denotes on top
 - M. denotes mark
 - M.A. denotes Maintenance Access
 - M. denotes mark
 - N. denotes north
 - O.D. denotes Overland Drainage
 - R. denotes radius of arc
 - Reg. No. denotes registration number
 - Ret. Wall denotes retaining wall
 - R.W. denotes Right-Of-Way
 - S. denotes south
 - U. denotes Utility
 - W. denotes west



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

Dated this 15th day of December A.D. 2006.

| | |
|---|---------------------------|
| MUNICIPAL ADDRESS: S.W. 1/4 27-30-4-5 Mountain View County, Alberta | |
| CLIENT Mabbott & Company | Dennis G. Clouton, A.L.S. |
| FILE NO. | Drawn by: G. J. Fisher |
| SCALE 1: 1000 | V.G. FILE NO. 06R105673 |

0607-092 July 11/07

