



September 26, 2017

File No.: PLDP20170308

BROOKS, DAWN



Dear Dawn Brooks:

RE: Proposed Development Permit

Legal: SW 30-30-2-5 Plan 0311872 Block 1 Lot 1

Development Proposal: Addition to Existing Dwelling, Manufactured with Setback Relaxations

The above noted Development Permit Application on the SW 30-30-2-5 Plan 0311872 Block 1 Lot 1 for a Addition to Existing Dwelling, Manufactured with Setback Relaxations 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 12.1 R-Cr Country Residential District
Discretionary Use
Site Regulations

The Administrative Subdivision & Development Approving Authority concluded that a Addition to Existing Dwelling, Manufactured with Setback Relaxations is suitable development for SW 30-30-2-5 Plan 0311872 Block 1 Lot 1 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.

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. A northerly and easterly setback relaxation for the existing dwelling, manufactured and addition from the property lines is approved for the life of the building.
14. The addition to the dwelling unit shall be incorporated within the existing dwelling, unit manufactured.

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.

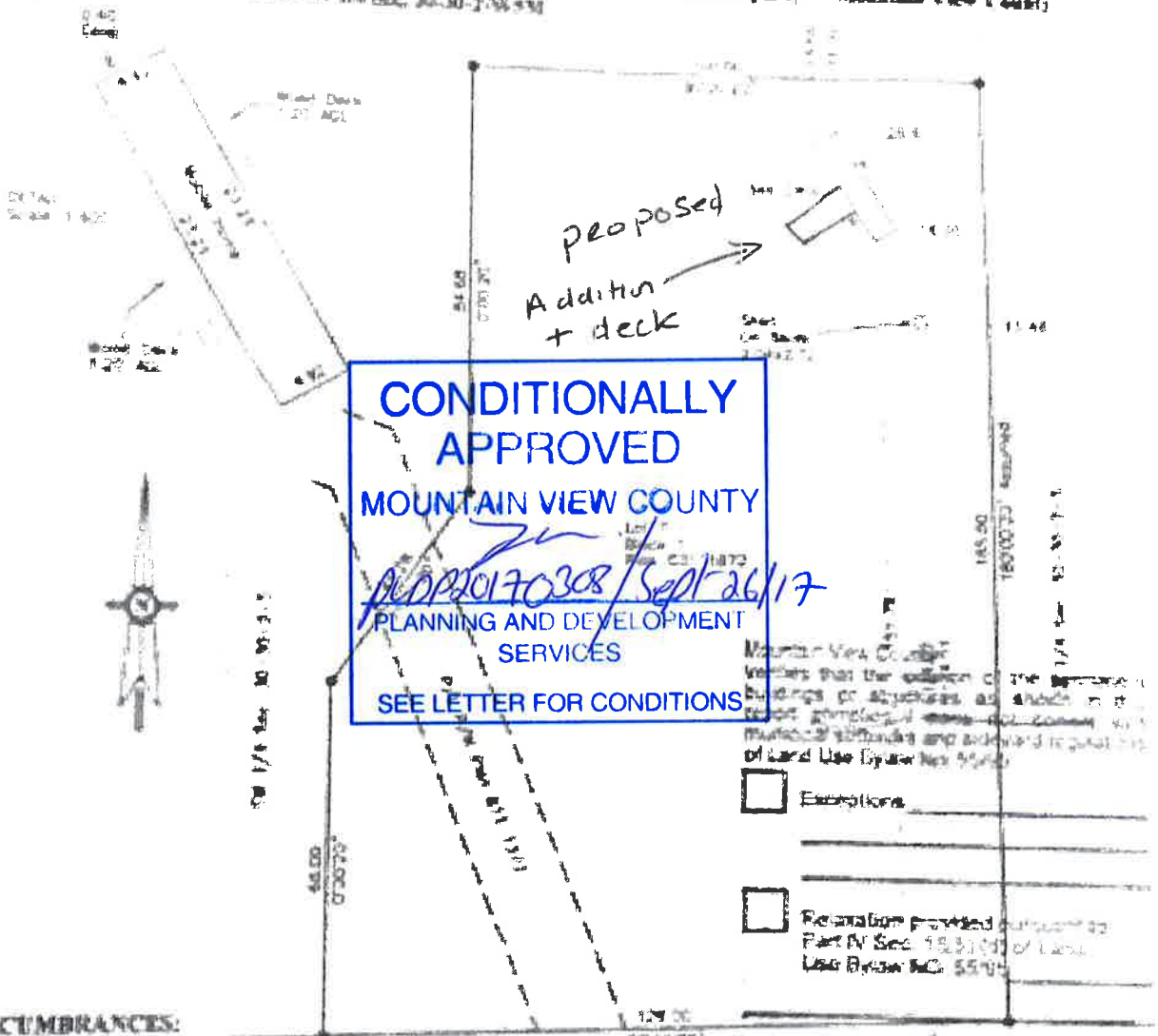
Yours truly,



Jessica Ross, Development Officer
Planning and Development Services

/lc

Enclosures



ENCUMBRANCES:

Registration No.	Particulars
011 225 012	Utility Right of Way - Plan 011 1377
941 058 925	Lies
951 046 069	Caveat - Re: Lease
031 076 775	Mortgage - Alberta Treasury Branches
031 076 776	Mortgage
031 076 777	Postponement
031 139 170	Utility Right of Way - Cochrane Lake Gas Co-op Ltd.
031 216 675	Caveat - Re: Road Widening

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 Existing fences are not shown on this report.

Mountain View County certifies that the collection of the information on buildings or structures as shown on this report complies with the provisions of the Municipal Act and the provisions of the Land Use Bylaw No. 55-97.

Exemptions

Restrictions provided pursuant to Part IV Sec. 19.3(1)(d) of Land Use Bylaw No. 55-97

APPROVED: *[Signature]*
 Development Officer
 File No. *CC 04-004*



Scale: 1:1200 Drawn: GFF
 File No.: 03-976

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