



September 26, 2017

File No.: PLDP20170322

KLEINKNECHT, JENIFER & CLOST, DEREK J



Dear Jennifer & Derek:

**RE: Proposed Development Permit**

**Legal: NW 18-29-4-5 Plan 0812805 Block 1 Lot 1**

**Development Proposal: Addition to Existing Dwelling with Front Yard Setback Relaxation and Northerly Side and Rear Yard Setback Relaxations to Existing Structures**

The above noted Development Permit Application on the NW 18-29-4-5 Plan 0812805 Block 1 Lot 1 for a Addition to Existing Dwelling with Front Yard Setback Relaxation and Northerly Side and Rear Yard Setback Relaxations to Existing Structures 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  
Site Regulations

The Administrative Subdivision & Development Approving Authority concluded that a Addition to Existing Dwelling with Front Yard Setback Relaxation and Northerly Side and Rear Yard Setback Relaxations to Existing Structures is suitable development for NW 18-29-4-5 Plan 0812805 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.

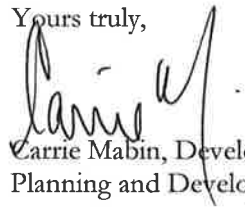
**ADDITIONAL CONDITION(S):**

13. A westerly front yard setback relaxation for the proposed development and easterly rear yard and northerly side yard setback relaxations are granted for the life of the buildings.
14. The appearance, design, and construction of the addition shall complement the design of the existing dwelling.

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 #135 or by email at [cmabin@mvcounty.com](mailto:cmabin@mvcounty.com).

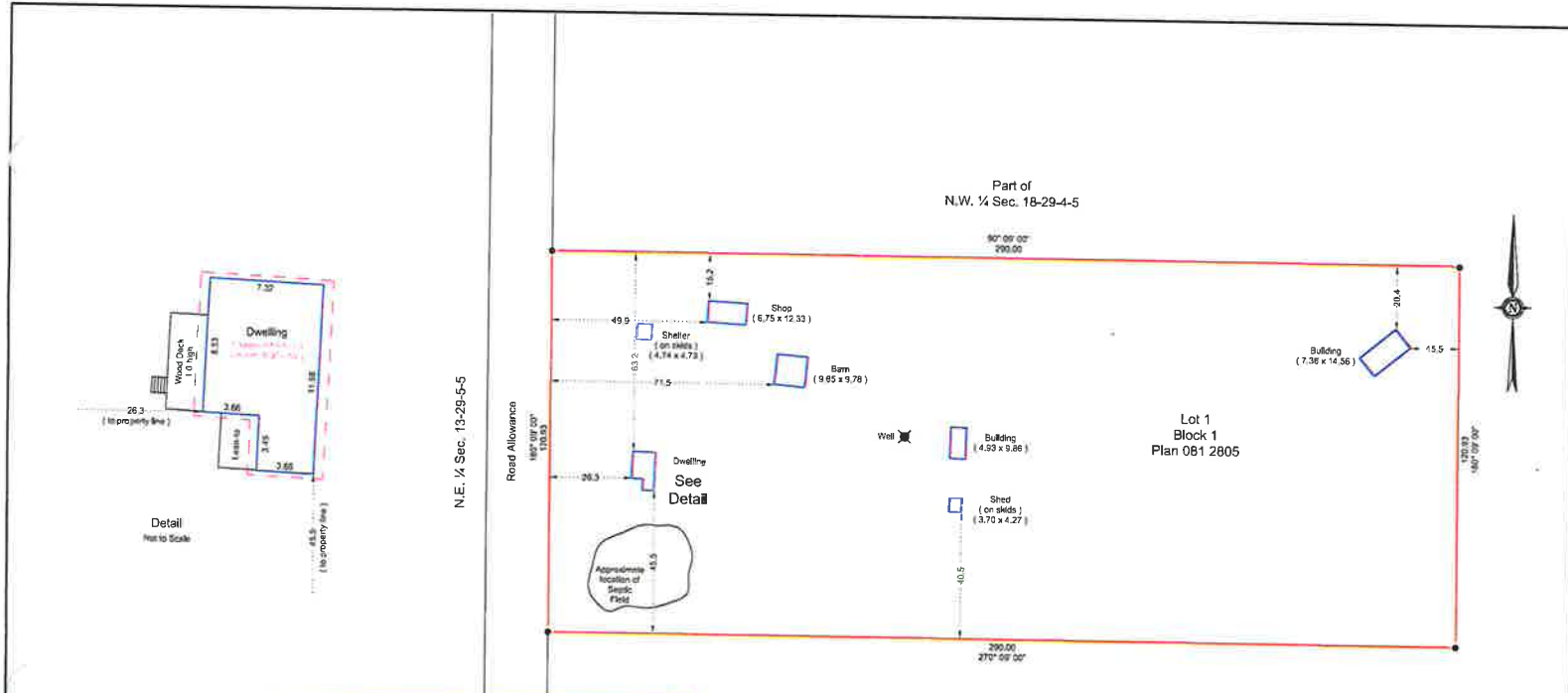
Yours truly,



Carrie Mabin, Development Officer  
Planning and Development Services

/s/

Enclosures



**ALBERTA LAND SURVEYOR'S  
REAL PROPERTY REPORT**

Re: Legal Description: Lot 1, Block 1, Plan 081 2805  
Municipal Address: 29263 Range Road 5  
Client: Craig White

Date of Survey: July 15, 2008  
Date of Title Search: July 17, 2009  
Certificate of Title No.: 081 202 942 (Owners: Craig White, Melissa White, Robert Jacobs and Anne Jacobs)

**Certifications:** I, Jeff Blatz, Alberta Land Surveyor, do hereby certify that this report, which includes the attached plan and related surveys, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and signs-of-way affecting the extent of the title to the property.
2. The improvements are wholly within the boundaries of the property.
3. No visible encroachments exist on the property from any improvements situated on an adjoining property.
4. No visible encroachments exist on registered easements, or right-of-ways affecting the extent of property.

**Purpose:** This report and related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of (a) land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of those parties, and only if the plan remains attached. Where applicable, registered easements and utility right-of-ways affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on 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.

- Legend:**
1. Distances are in metres.
  2. Unless otherwise specified the dimensions shown relate to distances from property boundaries at right angles to foundation/perimeter walls at the time of survey.
  3. Statutory iron posts found are shown thus:
  4. Calculated points are shown thus:
  5. Subject Property Lines are shown thus:
  6. Edge of Acreage are shown thus:
  7. Property subject to:
    - a) No. 071 043 300 Mortgage
    - b) No. 071 388 421 Power of Attorney
    - c) No. 071 388 422 Amending Agreement
    - d) No. 071 467 016 Utility Right of Way
    - e) No. 071 467 017 Utility Right of Way
    - f) No. 081 202 941 Caveat

Dated at the City of Aldred, Alberta this 23rd day of July, 2008  
© Jeff Blatz, A.L.S. 2008



Jeff Blatz, A.L.S.

**Boundary Technical Group Inc.**  
88 - 421 East Lake Road, N.E.  
Aldred, Alberta T6A 2J7  
Tel: (403) 948-2198 fax: (403) 948-8924  
www.btg.ca

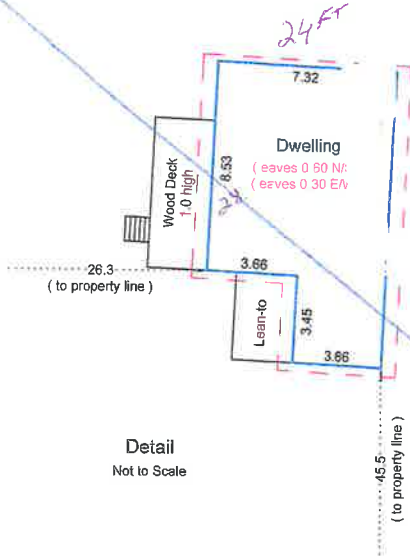
Drawn By: LHR  
Scale: 1:2000  
Job No. 06-055  
Cart File: 06-055PPR.dwg

**CONDITIONALLY  
APPROVED**  
MOUNTAIN VIEW COUNTY  
*Carrick*  
PLD/P20170323, Sept. 26, 2017  
PLANNING AND DEVELOPMENT  
SERVICES  
SEE LETTER FOR CONDITIONS

RECEIVED

SEP 05 2017

MOUNTAIN VIEW COUNTY  
DIDSBURY

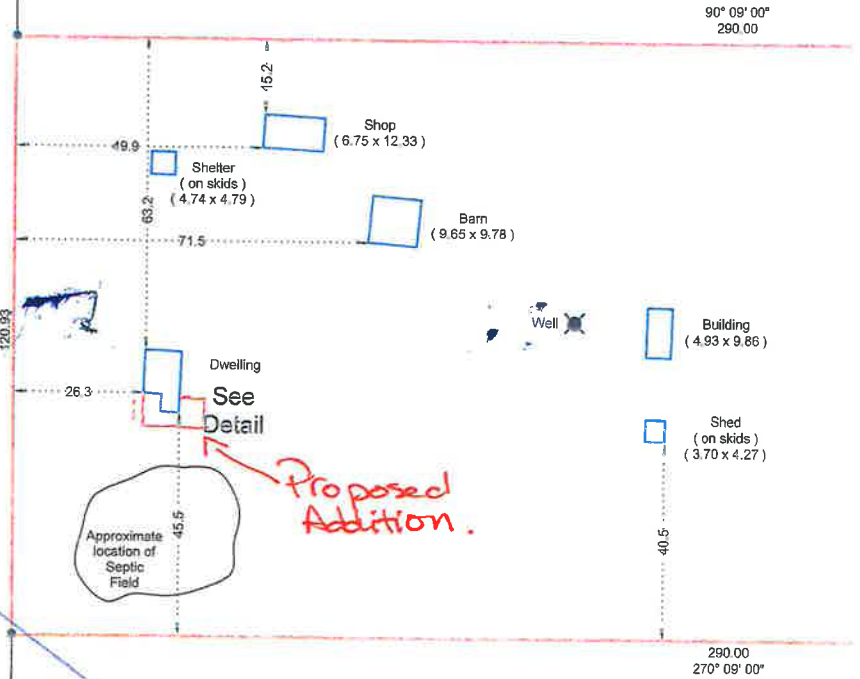


Detail  
Not to Scale

N.E. 1/4 Sec. 13-29-5-5

Road Allowance

180° 09' 00"  
120.93



CONDITIONALLY  
APPROVED

MOUNTAIN VIEW COUNTY

*Lain M.*

*PLN 20170322, Sept. 26, 2017*

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS



**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