



**Mountain View**  
C O U N T Y

**NOTICE OF DECISION**

December 19, 2017

File No.: PLDP20170406

MUCENSKI, Jutta & Vladimir



Dear Jutta & Vladimir Mucenski:

**RE: Proposed Development Permit**

**Legal: NW 23-34-4-5 Plan 0112501 Block 1 Lot 7**

**Development Proposal: Setback Relaxation to Existing Structures**

The above noted Development Permit Application on the NW 23-34-4-5 Plan 0112501 Block 1 Lot 7 for a Setback Relaxation to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on December 19, 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 Country Residential District  
Site Regulations - Setbacks

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxation to Existing Structures is suitable development for NW 23-34-4-5 Plan 0112501 Block 1 Lot 7 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 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
[www.mountviewcounty.ab.ca](http://www.mountviewcounty.ab.ca)

**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. N/A
7. N/A
8. N/A
9. N/A
10. N/A

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

11. N/A
12. N/A

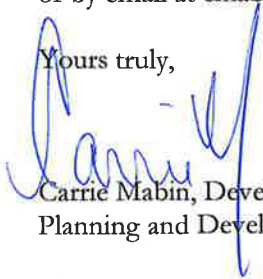
**ADDITIONAL CONDITION(S):**

13. A southerly front yard setback relaxation is granted for the life of the building as per the Real Property Report, prepared by SexSmith Surveys Ltd. on July 13, 2017.

A Notice of Decision will be placed in the **December 26, 2017** and **January 02, 2018** issues of the Mountain View Gazette for an appeal period which ends on **January 09, 2018** 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 **January 09, 2018**. 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

/lc

Enclosures

cc: KUCHUK, BLAIR P & JANE E [REDACTED]

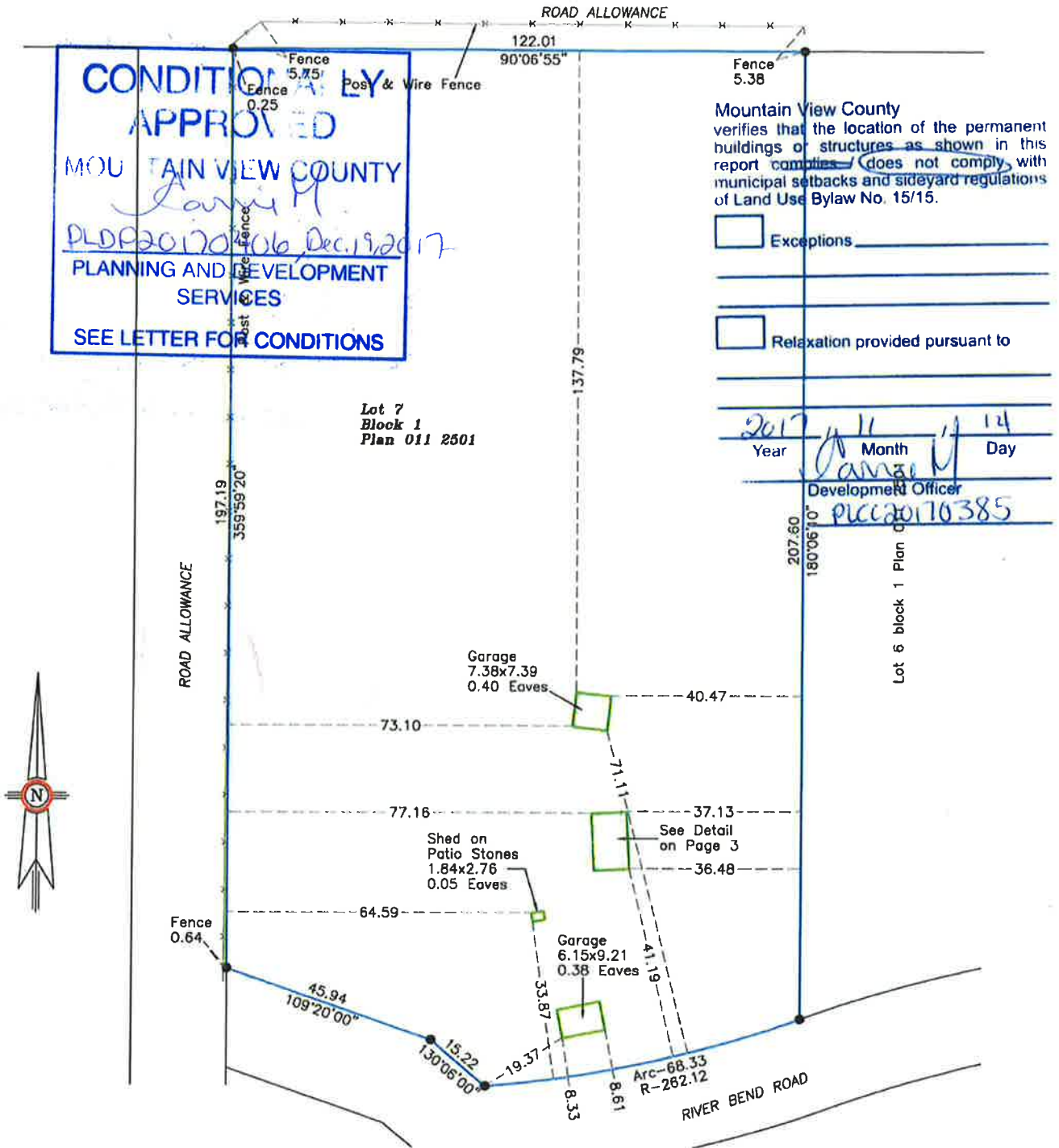
# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

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

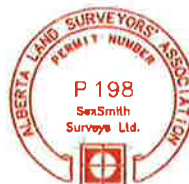
**Legal Description:** Lot 7 Block 1 Plan 011 2501  
Ptn. NW ¼ Sec. 23-34-4-W5M

**Municipality:** Mountain View County  
34371 Rge. Rd. 42



## 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.



Scale: 1:1250 Drawn: GFF  
File No.: 17-293

**SexSmith**  
Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3  
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**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):

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*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