



Mountain View
C O U N T Y

NOTICE OF DECISION

March 06, 2018

File No.: PLDP20180064

TANNAS, Steven & Eileen

[REDACTED]

[REDACTED] &

TANNAS, Clare Allen & Kathleen Earle

[REDACTED]

[REDACTED]

Dear Steven & Eileen Tannas and Clare & Kathleen Tannas:

RE: Proposed Development Permit

Legal: NW 23-29-4-5

Development Proposal: Dwelling, Secondary Detached to Replace Existing with Westerly Setback Relaxations & Temporary Recreational Vehicle for Living Accommodation

The above noted Development Permit Application on the NW 23-29-4-5 for a Dwelling, Secondary Detached to Replace Existing with Westerly Setback Relaxations & Temporary Recreational Vehicle for Living Accommodation was considered by the Administrative Subdivision & Development Approving Authority on March 06, 2018.

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 9.8 Dwelling Density

3. The maximum number of dwelling units on parcels greater than 28.33 ha (70.0 ac) shall be two (2).
4. Notwithstanding #1, 2, and 3, additions to and/or replacement of existing dwellings, that received a Development Permit or was exempt from requiring a Development Permit, may be considered.

Section 9.10 Dwelling, Secondary Detached

Section 11.1 Agricultural District

- Discretionary Uses: Dwelling, Secondary Detached and Recreational Vehicle for living accommodation may be applied for as a temporary residential use in combination with a development permit application to construct a dwelling unit.
- Site Regulations: Front Yard - Minimum 60.0 m (196.9 ft) from the property line from any gravel County road allowance

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached to Replace Existing with Westerly Setback Relaxations & Temporary Recreational Vehicle for Living Accommodation is suitable development for NW 23-29-4-5 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.

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):

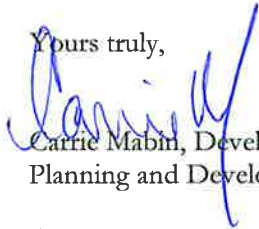
13. The applicant shall remove an existing dwelling unit and prior to construction of the proposed Dwelling, Secondary Detached. Only two (2) detached dwelling units are permitted for the NW 23-29-4-5.

14. If the 1951 dwelling is being demolished, then the applicant shall obtain a Building Permit for demolition of the dwelling unit prior to commencing removal of the structure.
15. That temporary Recreational Vehicle living accommodation will be permitted only during the active construction of proposed dwelling. Living accommodations in the RV will cease within twenty-four (24) months of the issuance of this permit or upon final inspection of the dwelling - whichever comes first. No further occupancy or camping will be permitted.
16. A westerly front yard setback relaxation is granted for the life of the building(s) as per the site sketch submitted.

A Notice of Decision will be placed in the **March 13, 2018** and **March 20, 2018** issues of the Mountain View Gazette for an appeal period which ends on **March 27, 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 **March 27, 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 ext. 135 or by email at cmabin@mvcountry.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

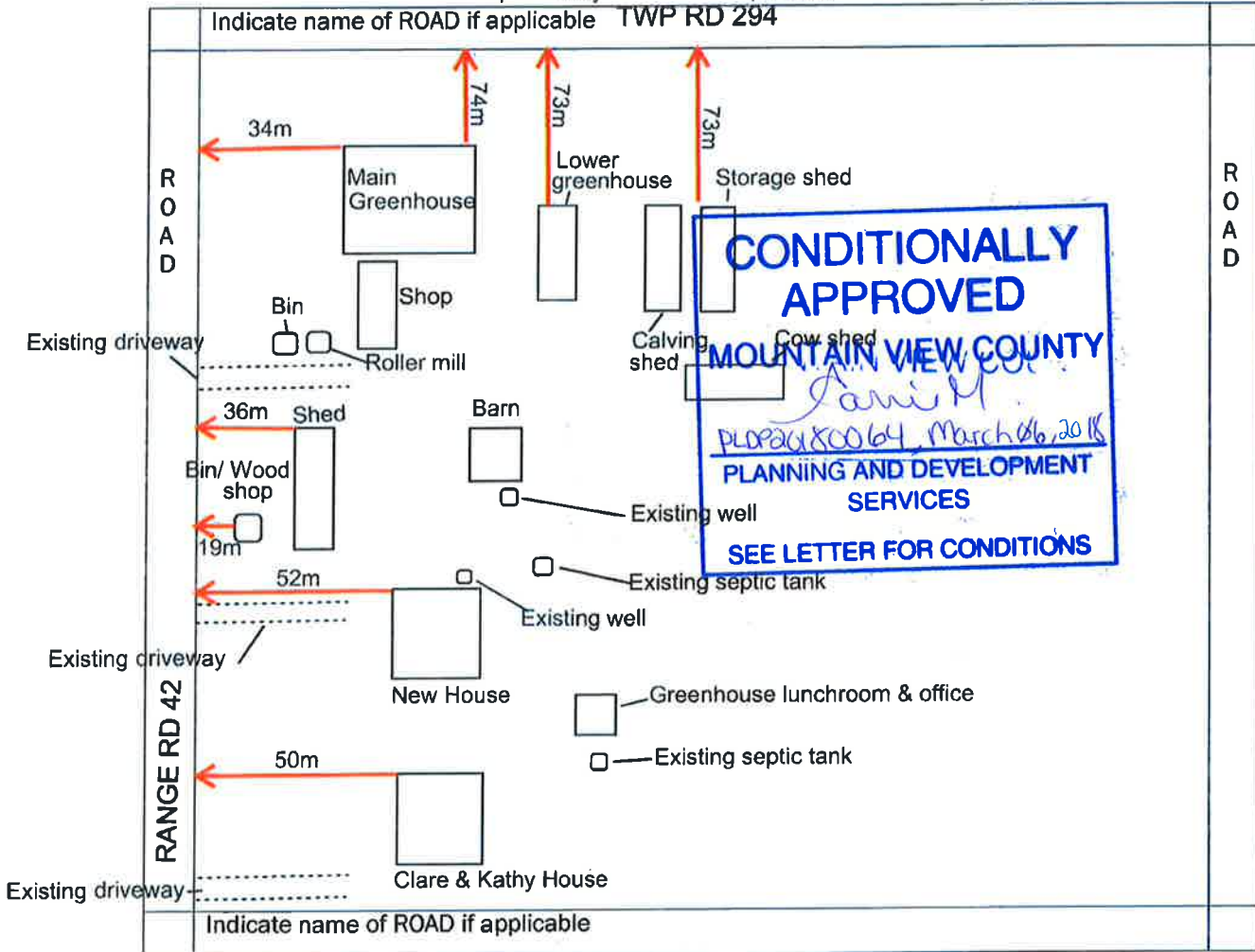
Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

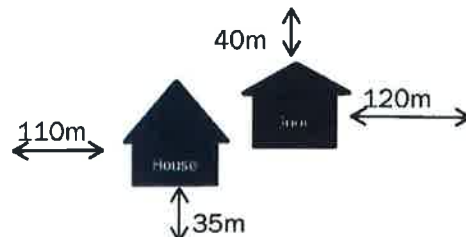
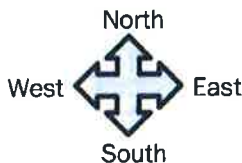
- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front 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.

RECEIVED
 FEB 7 1 2018
 MOUNTAIN VIEW COUNTY
 DIDSBURY

The below square may be used to represent ¼ Section or your yard-site.



Please indicate the distances from the closest structure(s) to all property lines.
 For Example:





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NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
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