



Mountain View
C O U N T Y

NOTICE OF DECISION

March 27, 2018

File No.: PLDP20180092

Sent via email and mail: [REDACTED]

KISH, RANDALL & TERESA



Dear Randall & Teresa Kish:

RE: Proposed Development Permit

Legal: N 11-33-29-4 Plan 1014701 Block 1 Lot 1

Development Proposal: Dwelling, Single Detached with Attached Garage & Temp RV Living Accommodations & Setback Relaxation for Existing Accessory Building (Shed)

The above noted Development Permit Application on the N 11-33-29-4 Plan 1014701 Block 1 Lot 1 for a Dwelling, Single Detached with Attached Garage & Temp RV Living Accommodations & Setback Relaxation for Existing Accessory Building (Shed) was considered by the Administrative Subdivision & Development Approving Authority on March 27, 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 12.1 Country Residential

Permitted Uses: Dwelling, Single Detached

Discretionary Uses: 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

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached with Attached Garage & Temp RV Living Accommodations & Setback Relaxation for Existing Accessory Building (Shed) is suitable development for N 11-33-29-4 Plan 1014701 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:

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO
www.mountainviewcounty.com

Building Rural Better

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. 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.
14. Southerly front yard setback relaxation for the existing Accessory Building (Shed) is granted for the life of the building.
15. The garage shall not be used for business, industrial, commercial purposes or residential occupancy.

A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at www.mountainviewcounty.com/DiscretionaryUse. This decision will

also be advertised from **April 03, 2018** to **April 17, 2018** in the Mountain View Gazette. Should you wish to appeal this decision, or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board, at the County Office, prior to 4:00 pm on **April 17, 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@mvcounty.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

Site Plan of Proposed Development

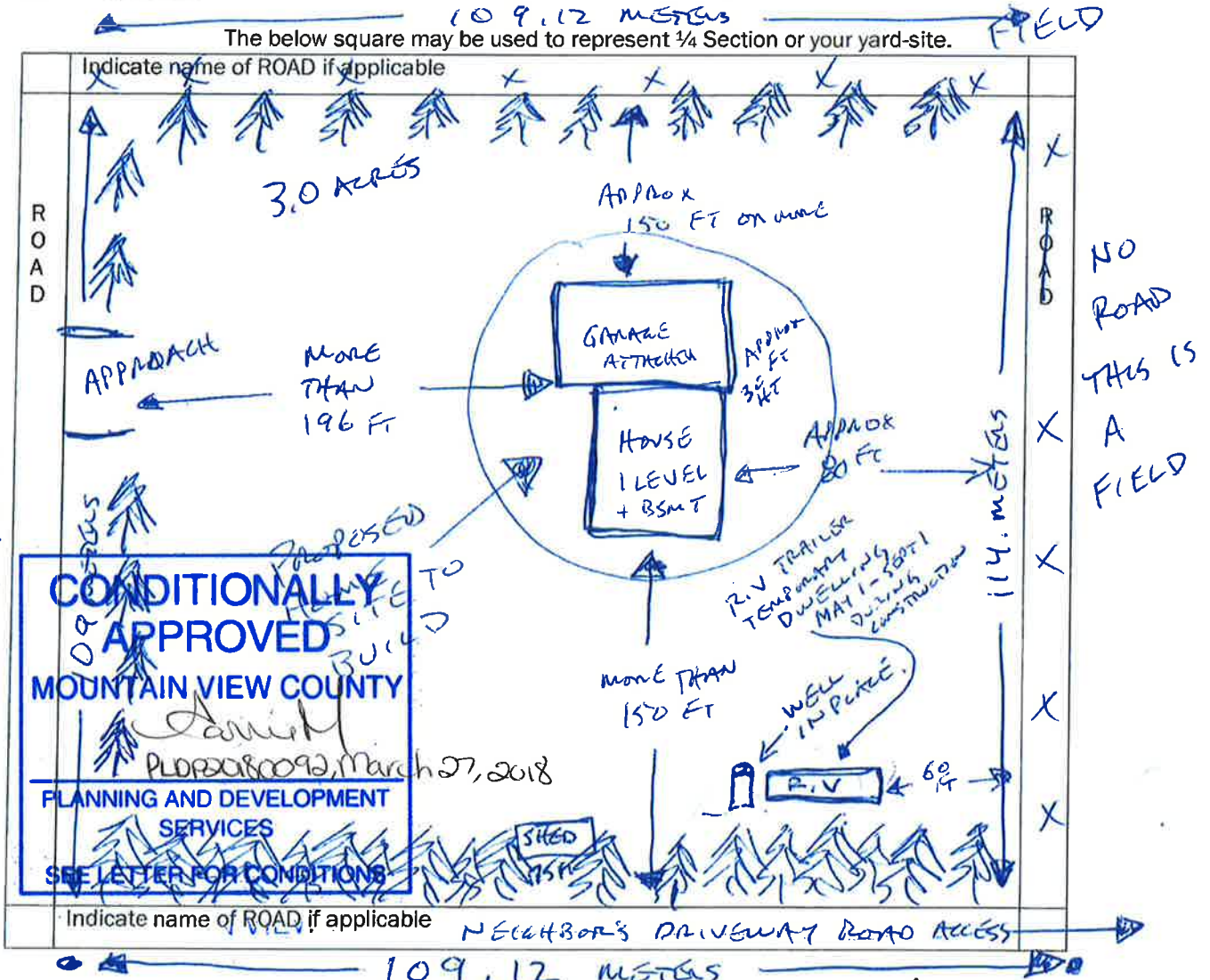
The Site Plan must include all of the following information in order for it to be considered complete;

- 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.

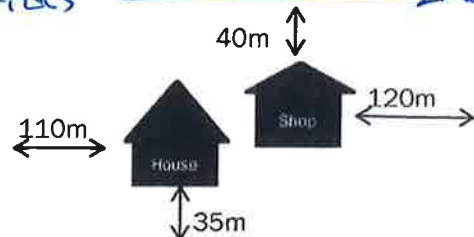
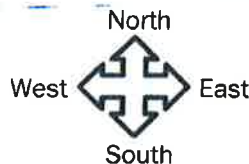
RECEIVED
MAR 16 2018

MOUNTAIN VIEW COUNTY
DIDSBURY

N/A



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





Mountain View
COUNTY

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