



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

**NOTICE OF DECISION**

April 10, 2018

File No.: PLDP20180093

Sent via email and mail: [REDACTED]

VAN EVELINGEN, THEO & SYLVIA  
[REDACTED]

Dear Mr. & Mrs. Van Evelingen:

**RE: Proposed Development Permit**  
**Legal: NE 3-29-3-5 Plan 0611404 Block 2 Lot 1**  
**Development Proposal: Setback Relaxations to Existing Structures**

The above noted Development Permit Application on the NE 3-29-3-5 Plan 0611404 Block 2 Lot 1 for a Setback Relaxations to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on April 10, 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 3.4.2 Administrative Subdivision and Development Approving Authority**

**Section 12.1 R-CR Country Residential District**

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxations to Existing Structures is suitable development for NE 3-29-3-5 Plan 0611404 Block 2 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.

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.mountainviewcounty.com

**Building Rural Better**

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. 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 side yard setback relaxation is granted for the life of the building(s) as per the Real Property Report, prepared by Maidment Land Surveys Ltd. on March 09, 2018.

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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised from **April 17, 2018** to **May 01, 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 **May 01, 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. 171 or by email at [kneff@mvcounty.com](mailto:kneff@mvcounty.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services  
/k/

Enclosures

**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**

April 10, 2018  
Kye Hoff  
PLDP20180093

**PLANNING AND DEVELOPMENT SERVICES**

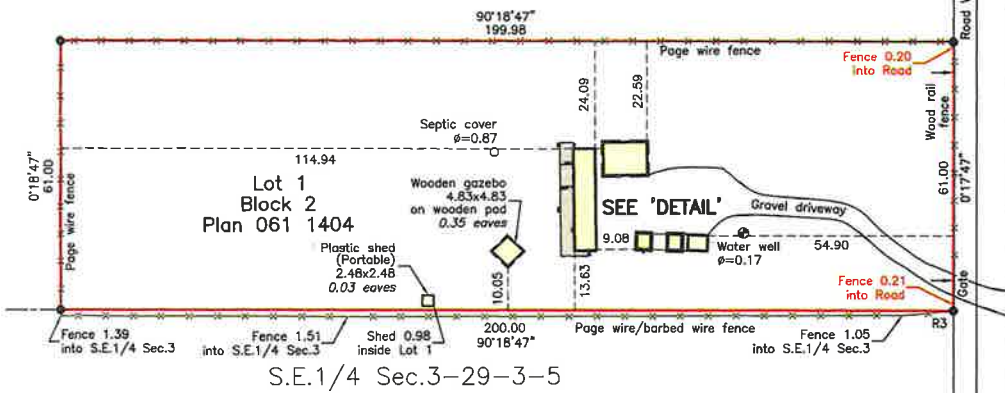
**SEE LETTER FOR CONDITIONS**

**RECEIVED**

MAR 19 2018

MOUNTAIN VIEW COUNTY  
DIDSBURY

N.E.1/4 Sec.3-29-3-5



S.E.1/4 Sec.3-29-3-5



Original Road Allowance

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

LOT: 1 BLOCK: 2 PLAN: 061 1404

MUNICIPALITY: Mountain View County ("the Property")

CLIENT: Van Evelingen

SCALE: 1:1250

Date of Survey: March 7, 2018 Date of Title Search: February 23, 2018

**NOTES:**

1. Found Iron Post shown thus: ●
2. Property boundaries shown thus: ———
3. Distances are in metres.
4. Distances from buildings to Property boundaries are perpendicular unless shown otherwise.
5. Building dimensions are to exterior walls.
6. Eaves are dimensioned to the fascia line.
7. Fences shown are within 0.20 of the Property line unless noted and shown thus: —x—
8. This is an update of a survey performed in March, 2006.
9. Abbreviations that may be used in this report include:
 

A	..... Arc	OD	..... Overland Drainage	Ret	..... Retaining
A/C	..... Air Conditioner	O/H	..... Overhead	R	..... Radius
Conc	..... Concrete	P	..... Property line	R/W	..... Right of Way
Inst	..... Instrument	PP	..... Power pole		

**ALBERTA LAND SURVEYOR'S CERTIFICATION:**

I hereby certify that this report, which includes this plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice 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 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property, except fence and gate as shown;
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 rights-of-way affecting the extent of the Property; and
5. in addition to registered easements or rights-of-way shown on this plan, the Property is also affected by the following surface interests:  
#941 219 310 - Utility Right of Way (Grantee - Cochrane Lake Gas CO-OP Ltd.)

**PURPOSE OF REPORT:**

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. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on this plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report.

This plan should not be used to establish boundaries because of the risk of, misinterpretation or measurement error by the user.

The information shown on this 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.

This document is not valid unless it bears an original signature in blue ink and a Maidment Land Surveys Ltd. permit stamp in red ink.  
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**MAIDMENT LAND SURVEYS LTD.**

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Calgary, AB T3Z 2A7 www.maidment.ca  
File Number: 118070rp



*[Signature]*  
Brent M. Wilson, ALS  
Dated at Calgary, Alberta  
on March 9, 2018

