



## NOTICE OF DECISION

April 10, 2018

File No.: PLDP20180095

Sent via email and mail: [REDACTED]

FINNIGAN, LARRY JOHN & DOROTHY JEAN  
[REDACTED]  
[REDACTED]

Dear Mr. & Mrs. Finnigan:

**RE: Proposed Development Permit**

**Legal: NE 22-32-3-5**

**Development Proposal: Accessory Building - Garage and Breezeway to Replace Existing with Easterly Setback Relaxation**

The above noted Development Permit Application on the NE 22-32-3-5 for a Accessory Building - Garage and Breezeway to Replace Existing with Easterly Setback Relaxation 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:

Municipal Development Plan	<b>4.0 Residential Land Use Policies</b>
Bylaw No. 09/12	
Land Use Bylaw No. 15/15	<b>9.4.2 Accessory Buildings and Uses</b>

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Garage and Breezeway to Replace Existing with Easterly Setback Relaxation is suitable development for NE 22-32-3-5 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.

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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. N/A
5. N/A
6. N/A
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):**

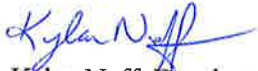
13. Use of the proposed Accessory Building - Garage for business, industrial, commercial purposes, or residential occupancy is not permitted.
14. The Accessory Building shall be designed, sited, constructed, and finished in a manner that is visually compatible with the principal building in exterior material, color and appearance.
15. An easterly setback relaxation to 37.40 m (122.7 ft) to the property line is granted for the life of the building.

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@mvcountry.com](mailto:kneff@mvcountry.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services

/k/

Enclosures

# Site Plan of Proposed Development

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

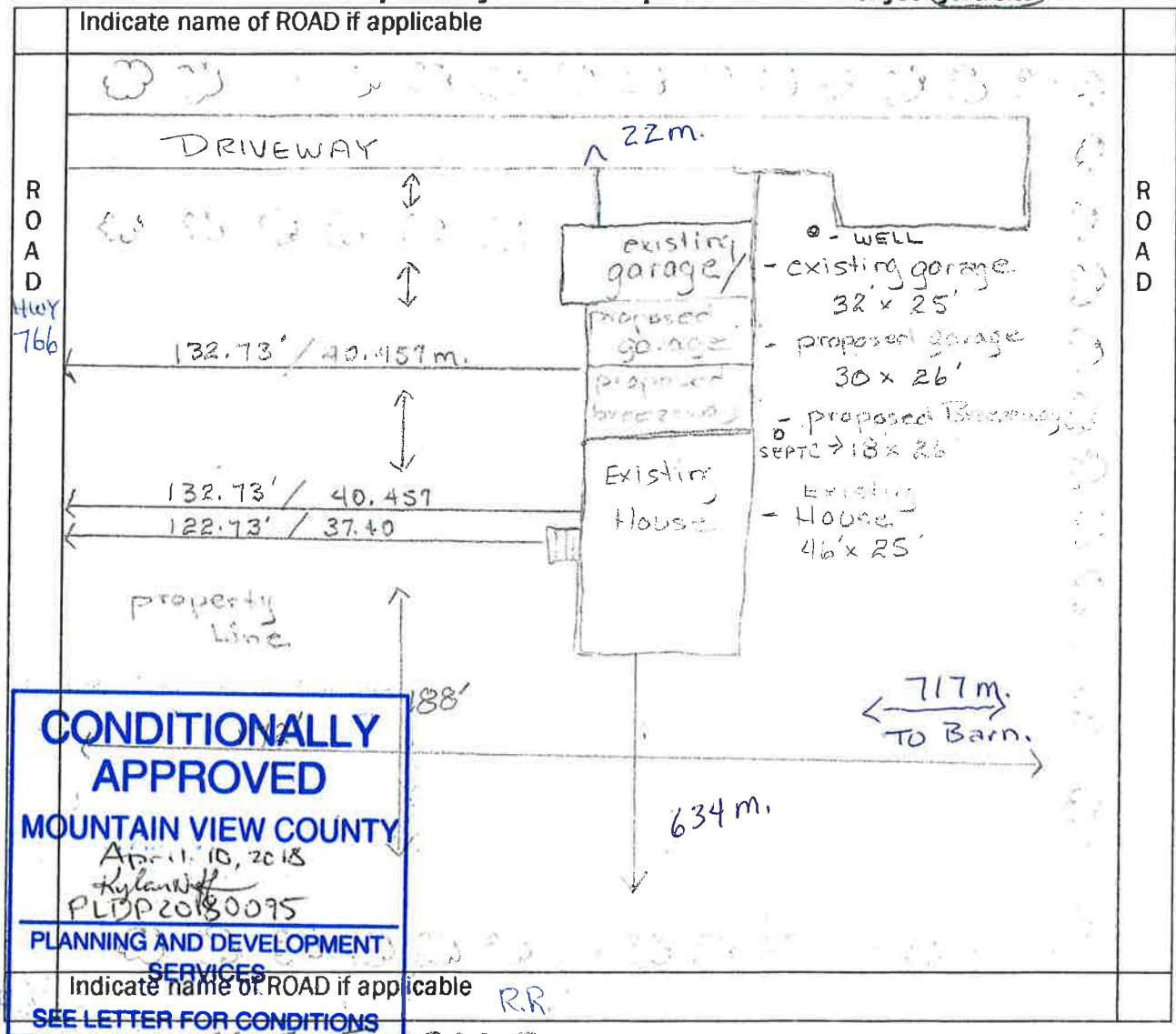
- ❑ Property lines with dimensions and total area of property;
- ❑ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- ❑ Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line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

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MAR 19 2018

MOUNTAIN VIEW COUNTY  
DIDSBURY

**The below square may be used to represent 1/4 Section or your yard-site.**



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

For Example:

