



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

**NOTICE OF DECISION**

May 22, 2018

File No.: PLDP20180137

Sent via email and mail: [REDACTED]

MILLER, RONALD J & DENISE  
[REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

Dear Ronald & Denise Miller:

**RE: Proposed Development Permit**  
**Legal: SE 17-31-4-5**  
**Development Proposal: Setback Relaxation to Existing Structures**

The above noted Development Permit Application on the SE 17-31-4-5 for a Setback Relaxation to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on May 22, 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 11.1 A Agricultural District  
Front, Rear & Side Yard Setbacks

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxation to Existing Structures is suitable development for SE 17-31-4-5 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. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A

**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. Northerly, easterly, southerly and westerly setback relaxations are granted for the lives of the buildings as per the Real Property Report submitted by SexSmith Surveys Ltd. on April 24, 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 **May 29, 2018** to **June 05, 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 **June 12, 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

/s/

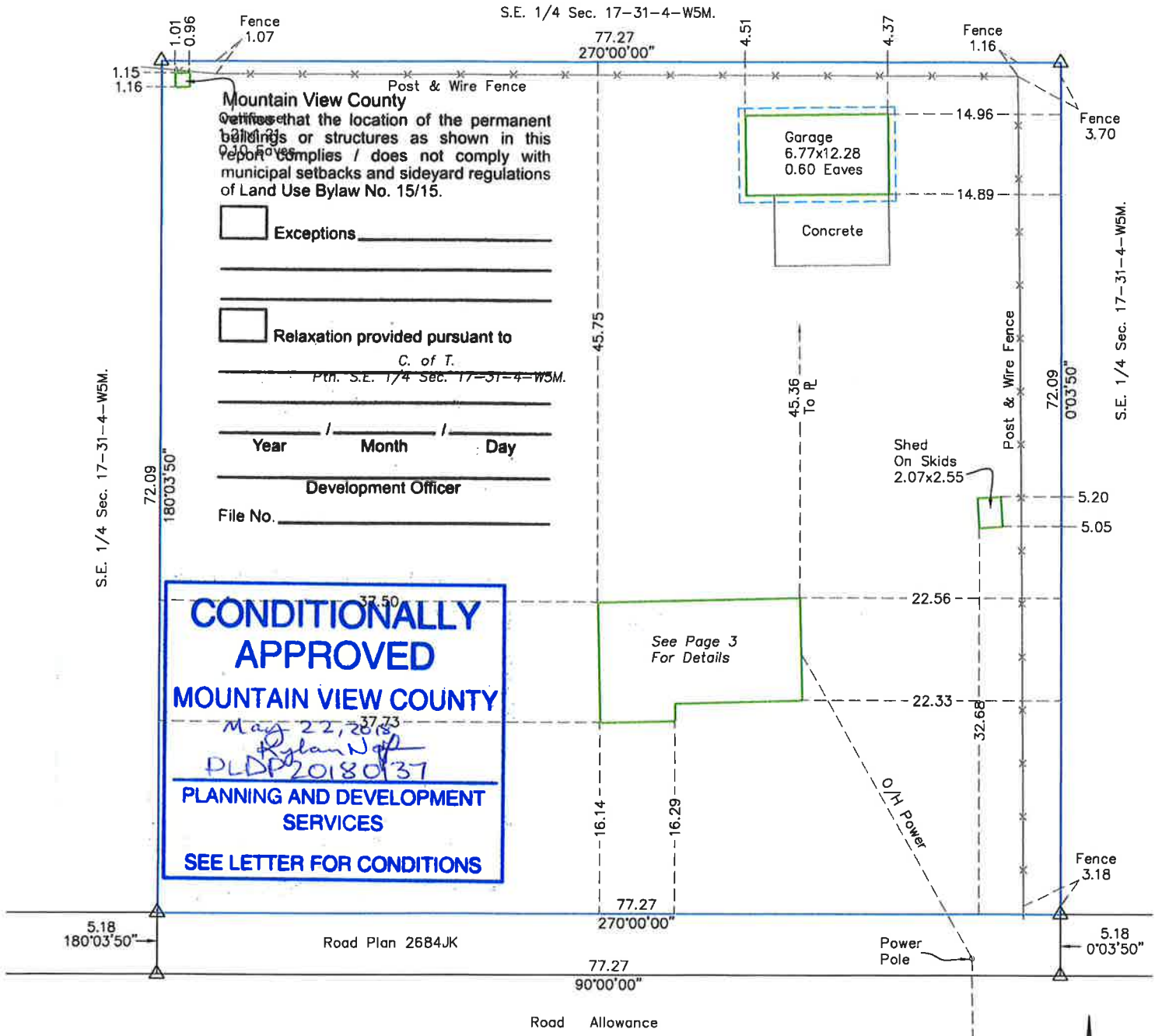
Enclosures

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 3 of a Real Property Report and is ineffective if it is detached from page 1, 2 or 4. Page 3 of 4

Legal Description: Ptn. of The SE 1/4 Sec. 17-31-4-W5M.

Municipality: Mountain View County



**ENCUMBRANCES:**

Registration No.	Particulars
751 056 179	Utility Right of Way

**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 : 1:500 Drawn: RLJ  
File No. : 17-423



Box 5122, High River, Alberta, T1V 1M3

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**Mountain View  
COUNTY**

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 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):

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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