



NOTICE OF DECISION

June 26, 2018

File No.: PLDP20180217

Sent via email and mail: [REDACTED]

GILSON, BRIAN & AUDREY
[REDACTED]

Dear Brian & Audrey Gilson:

RE: Proposed Development Permit

Legal: SW 18-31-3-5 Plan 9110461 Block 1

Development Proposal: Dwelling, RTM (to replace existing Manufactured Home) with Setback Relaxations and Setback Relaxations to Existing Structures

The above noted Development Permit Application on the SW 18-31-3-5 Plan 9110461 Block 1 for a Dwelling, RTM (to replace existing Manufactured Home) with Setback Relaxations and Setback Relaxations to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on June 26, 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

Permitted Uses: Dwelling, Modular

Site Regulations: Front Yard Setback from the County Road Allowance

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, RTM (to replace existing Manufactured Home) with Setback Relaxations and Setback Relaxations to Existing Structures is suitable development for SW 18-31-3-5 Plan 9110461 Block 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. 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. This permit is issued for a Dwelling, Modular as per the information submitted with the application. The existing Dwelling, Manufactured shall be removed. Only one dwelling unit is permitted.
14. A westerly front yard setback relaxation is granted for the life of the buildings as per the submitted site sketch.

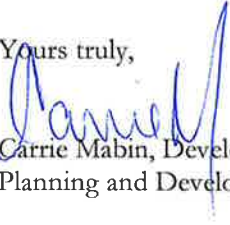
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at www.mountainviewcounty.com/DiscretionaryUse. This decision will also be advertised on **July 03, 2018** and **July 10, 2018** in the Mountain View Gazette. 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 **July 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before July 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, Revised Statutes of Alberta 2000.

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

/s/

Enclosures

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3. Page 2 of 3
 Legal Description: **Block 1 Plan 911 0461** Municipality: **Mountain View County**
 Ptn. SW 1/4 Sec. 18-31-3-W5M

Mountain View County verifies that the location of the permanent buildings or structures as shown in this report ~~complies~~ / ~~does not comply~~ with municipal setbacks and sideyard regulations of Land Use Bylaw No. 01/14.

Exceptions _____

Relaxation provided pursuant to
 DP02-080 and
 PLDP2009-0144
 2014 September 19
 Year Month Day

Development Officer
 File No. PLCC20140367

Mountain View County verifies that the location of the permanent buildings or structures as shown in this report ~~complies~~ / ~~does not comply~~ with municipal setbacks and sideyard regulations of Land Use Bylaw No. 55/95

Exceptions _____

Relaxation provided pursuant to
 DP02-080 and
 PLDP2009-0144 (d) of Land Use Bylaw No. 55/95

2001 10 16
 Year Month Day

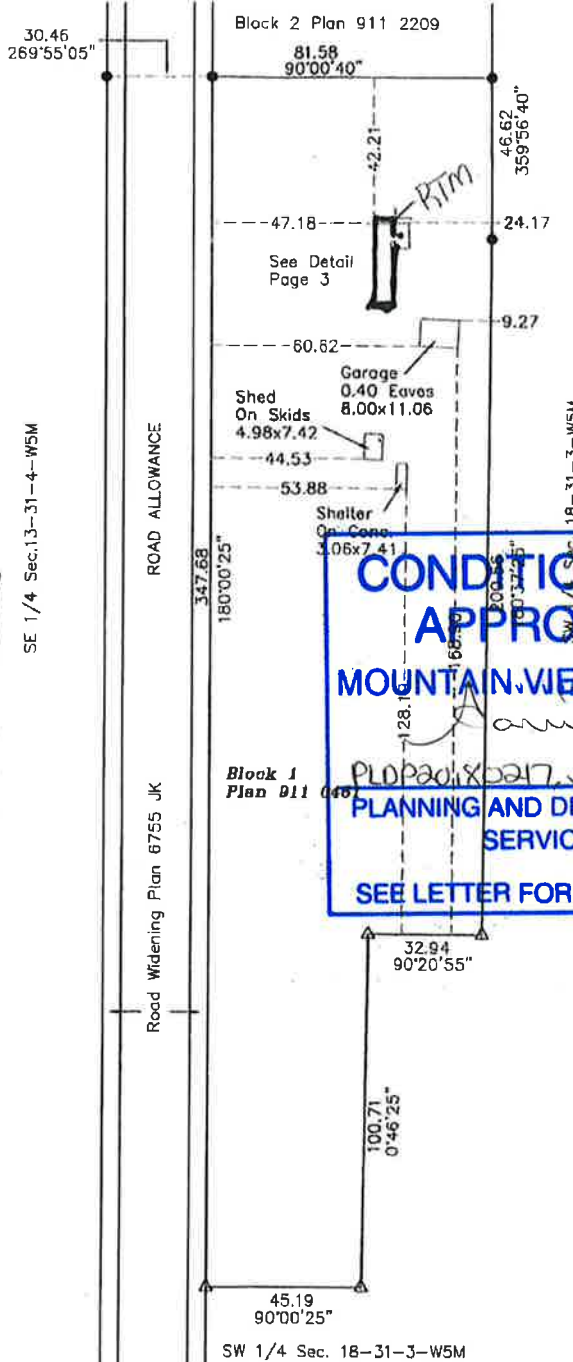
Development Officer
 File No. PLCC20090000118

ENCUMBRANCES:

Registration No. Particulars
 See Page 3 for Encumbrances

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



RECEIVED
 MOUNTAIN VIEW COUNTY
 DIDSBURY

CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
 PLDP20180217 June 26, 2018
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS



Scale: 1:2000 Drawn: LKM
 File No.: 09-088

SexSmith Surveys Ltd.
 Box 5122, High River, Alberta, T1V 1M3

