



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

**NOTICE OF DECISION**

June 26, 2018

File No.: PLDP20180218

Sent via email and mail: [REDACTED]

OLER, ROBERT TERENCE

[REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

Dear Robert Terence Oler:

**RE: Proposed Development Permit**

**Legal: NW 16-33-5-5 Plan 9810102 Lot 1**

**Development Proposal: Accessory Building - Shop (Personal Use) and Easterly and Westerly Side Yard Setback Relaxations to Existing Buildings**

The above noted Development Permit Application on the NW 16-33-5-5 Plan 9810102 Lot 1 for an Accessory Building - Shop (Personal Use) and Easterly and Westerly Side Yard Setback Relaxations to Existing Buildings was considered by the Development Officer on June 26, 2018.

The following policies were taken into consideration by the Development Officer when reviewing the application:

Mountain View County Bylaw 15/09 D. Referral Area  
Town of Sundre Intermunicipal  
Development Plan

Land Use Bylaw No. 15/15      Section 12.1 Country Residential  
Permitted Use: Accessory Building – Shop  
Site Regulations: Side Yard Setback

The Development Officer concluded that an Accessory Building - Shop (Personal Use) and Easterly and Westerly Side Yard Setback Relaxations to Existing Buildings is suitable development for NW 16-33-5-5 Plan 9810102 Lot 1 and conforms to the above noted policies.

As such, the Development Officer has approved the application subject to the following conditions:

**STANDARD CONDITIONS:**

1. The provisions of the Land Use Bylaw No. 15/15.

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**

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. The Accessory Building - Shop shall not be used for business, industrial, commercial purposes or residential occupancy.
14. The easterly and westerly side yard setback relaxations are approved for the life of the buildings.

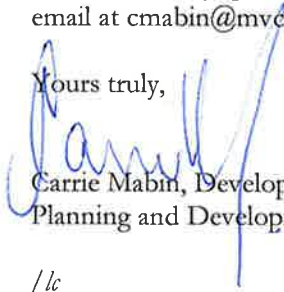
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at [www.mountainviewcounty.com/DiscretionaryUse](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **July 03, 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@mvcountry.com](mailto:cmabin@mvcountry.com).

Yours truly,



Carrie Mabin, Development Officer  
Planning and Development Services

/lc

Enclosures

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

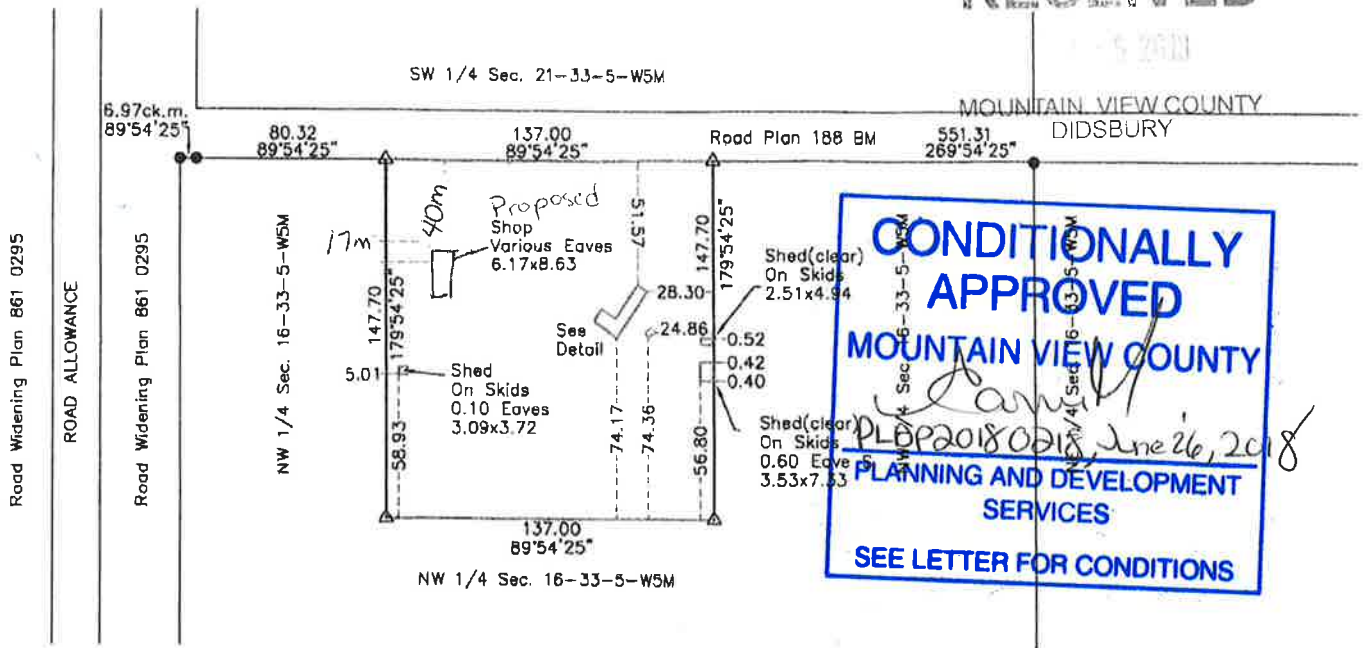
This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1. Page 2 of 2

Legal Description: Lot 1 Plan 981 0102  
Ptn. NW 1/4 Sec. 16-33-5-W5M

Municipality: Mountain View County

RECEIVED

MOUNTAIN VIEW COUNTY  
DIDSBURY



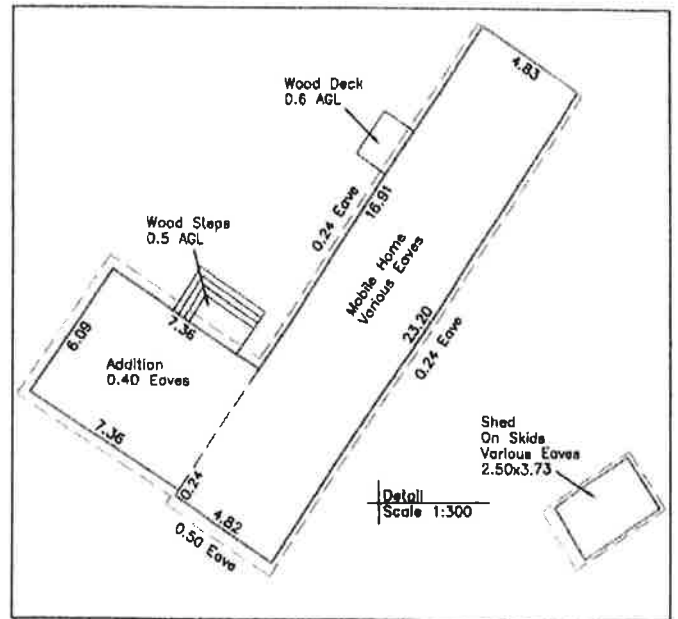
Mountain View County verifies that the location of the permanent buildings or structures as shown in this report ~~complies~~ ~~does not comply~~ with municipal setbacks and sideyard regulations of Land Use Bylaw No. 11/11.

Exceptions *The setbacks are partially reduced as shown on the plan and comply with the bylaw as they are not permanent.*

Relaxation provided pursuant to



Year: 2018 / Month: September / Day: 16  
Development Officer: [Signature]  
File No.: P198-2018-0018



## ENCUMBRANCES:

Registration No.	Particulars
981 011 952	Caveat - Re: Road Widening
981 059 080	Mortgage - Bank of Montreal
051 131 493	Caveat - Re: Agreement Charging Land
071 489 615	Caveat - Re: Agreement Charging Land

## 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 : 1:3000 Drawn: LKM  
File No. : 12-237

**SexSmith Surveys Ltd.**

Box 5122, High River, Alberta, T1V 1M3

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

# NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 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