



NOTICE OF DECISION

June 26, 2018

File No.: PLDP20180219

Sent via email and mail: [REDACTED]

WRIGLEY, Terry

[REDACTED]
[REDACTED]

Dear Terry Wrigley:

RE: Proposed Development Permit

Legal: SW 11-33-5-5

Development Proposal: Westerly Front Yard Setback Relaxation to Existing Structure

The above noted Development Permit Application on the SW 11-33-5-5 for a Westerly Front Yard Setback Relaxation to Existing Structure 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 Site Regulations: Front Yard Setback
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The Administrative Subdivision & Development Approving Authority concluded that a Westerly Front Yard Setback Relaxation to Existing Structure is suitable development for SW 11-33-5-5 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

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

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 westerly front yard setback relaxation is granted for the life of the buildings as per the submitted Real Property Report completed by High Country Surveys on October 23, 2015.

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

cc: WRIGLEY, WALTER & DIANA [REDACTED]

Alberta Land Surveyor's Real Property Report

CLIENT: WALTER WRIGLEY

LEGAL DESCRIPTION:

LOT: C. of T. CIVIC ADDRESS: 33107 - RGE RD 52
 BLOCK: 811 093 968 A MOUNTAIN VIEW COUNTY
 PLAN: LOCATION: S.W.1/4 Sec.11 Tp.33 Rg.5 w5M

LEGEND & NOTES:

DISTANCES ARE IN METRES AND DECIMALS THEREOF. AGL MEANS ABOVE GROUND LEVEL
 STATUTORY IRON POSTS FOUND ARE SHOWN THIS
 IRON BARS FOUND SHOWN THIS
 TEMPORARY POINT ESTABLISHED SHOWN THIS
 ALL FENCES ARE WITHIN 0.2m OF PROPERTY LINES EXCEPT WHERE SHOWN OTHERWISE
 EAVES ARE MEASURED TO LINE OF FASCIA, UNLESS OTHERWISE SPECIFIED.
 UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO FINISHED SIDING
 MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

TITLE INFORMATION:

TITLE NUMBER: 811 093 968 A SEARCHED ON THE DATE OF: FEBRUARY 20, 2015
 PROPERTY IS SUBJECT TO:
 6329 JN: URW - PLAINS MIDSTREAM CANADA ULC.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REAL PROPERTY REPORT WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION AND SUPPLEMENTS THERETO, ACCORDINGLY WITHIN THOSE STANDARDS AND AS OF THE "DATE OF SURVEY". I AM OF THE OPINION THAT:

1. THE REPORT ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART D, SEC. 7.9 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE, REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY, A GRAVEL ACCESS DRIVEWAY IS ON THE SOUTH PORTION OF THE C. of T..
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF PROPERTY, NONE.

PURPOSE: THIS REPORT HAS BEEN PREPARED THIS REPORT 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, UNLESS OTHERWISE SHOWN, PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT.
 THIS PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER. THE INFORMATION SHOWN ON THIS REAL PROPERTY 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.

DATED AT ROCKY MOUNTAIN HOUSE, ALBERTA

October 23, 2015.

RL HAAGSMA A.L.S.



MOUNTAIN VIEW COUNTY APPROVAL

THE LOCATION OF THE BUILDINGS AS SHOWN ON THE ABOVE PLAN COMPLIES WITH THE SETBACK, REARYARD, AND SIDYARD REQUIREMENTS OF THE LAND USE BYLAW OF MOUNTAIN VIEW COUNTY.

APPROVED THIS DAY OF 2015.

DEVELOPMENT OFFICER FOR MOUNTAIN VIEW COUNTY.

DATE OF SURVEY: OCT. 3&5, 2015

SCALE = 1 : 1000

DRAWN BY: RMD

Job: R-127-15.1

CHECKED BY: RLH

HIGH COUNTRY SURVEYS

BOX 1930, ROCKY MOUNTAIN HOUSE
 T4T 1B4
 Ph: (403) 845-5974
 Fax: (403) 845-2974 2015 ©

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE IN BLUE INK AND A PERMIT STAMP IN RED INK.



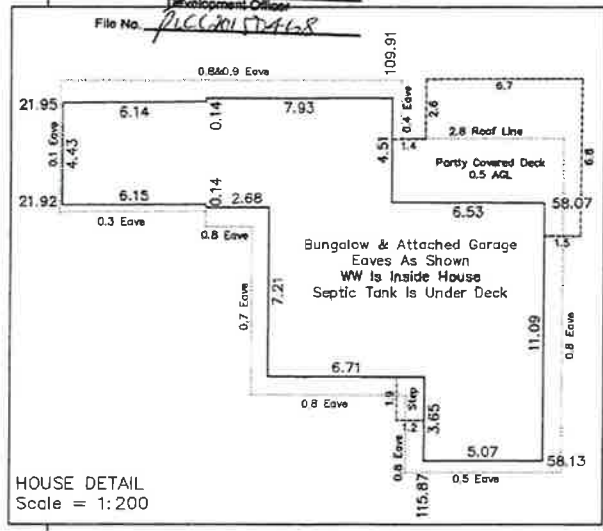
Remainder Of S.W.1/4 11-33-5 w5M
 Mountain View County
 verifies that the location of the permanent buildings or structures as shown on this report complies. (Does not comply with municipal setbacks and sideyard regulations of Land Use Bylaw No. 01/14.)

Exceptions _____

Relaxation provided pursuant to _____

2015, 11, 06
 Year Month Day

Development Officer
 File No. *PC2015-048*



CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
 PLANNING AND DEVELOPMENT SERVICES
October 26, 2015

Mp. 0.3 N. Approach Gravel Driveway (33101 The Outback River Road) CS 0.1
 20.12 Assumed 269° FOP is 1.3 S. of P/L Wire Fence 100.60 59' LOT 3 BLOCK 4 3.72 FOP is 0.8 S. of P/L 45' PLAN 021 4177



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):

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