



## NOTICE OF DECISION

September 25, 2018

File No.: PLDP20180321

Sent via email and mail: [REDACTED]

CHURCH, THOMAS WADE & DANIELLE ELIZABETH  
[REDACTED]

Dear Thomas & Danielle Church:

**RE: Proposed Development Permit**

**Legal: SE 15-33-4-5**

**Development Proposal: Accessory Building - Personal Shop & Easterly Setback Relaxations**

The above noted Development Permit Application on the SE 15-33-4-5 for a Accessory Building - Personal Shop & Easterly Setback Relaxations was considered by the Administrative Subdivision & Development Approving Authority on September 25, 2018.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Land Use Bylaw No. 16/18	Section 11.1 A Agricultural District Site Regulations Front Yard - Minimum 60.0 M (196.9 ft) from the property line from any gravel County Road Allowance
--------------------------	--

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Personal Shop & Easterly Setback Relaxations is suitable development for SE 15-33-4-5 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. 16/18.
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.
4. If the development authorized by a Development Permit is not complete 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.

**STANDARD CONDITIONS IF APPLICABLE:**

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
7. 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.
8. N/A
9. N/A
10. N/A
11. 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:**

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 - Personal Shop for business, industrial, commercial purposes, or residential occupancy is not permitted.
14. An easterly front yard setback relaxation is granted for the life of the building as per the site sketch submitted by the applicant on August 27, 2018.
15. As the subject land is located within an ESA 1 (very high significance) designation, measures shall be taken to preserve the integrity of the land, the trees and any wildlife. Future proposals may require additional studies.

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 **October 02, 2018** and **October 09, 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 **October 16, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of

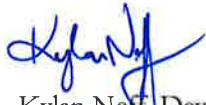
the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 16/18 will be applied.

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 **October 16, 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. 171 or by email at [kneff@mvcountry.com](mailto:kneff@mvcountry.com).

Yours truly,



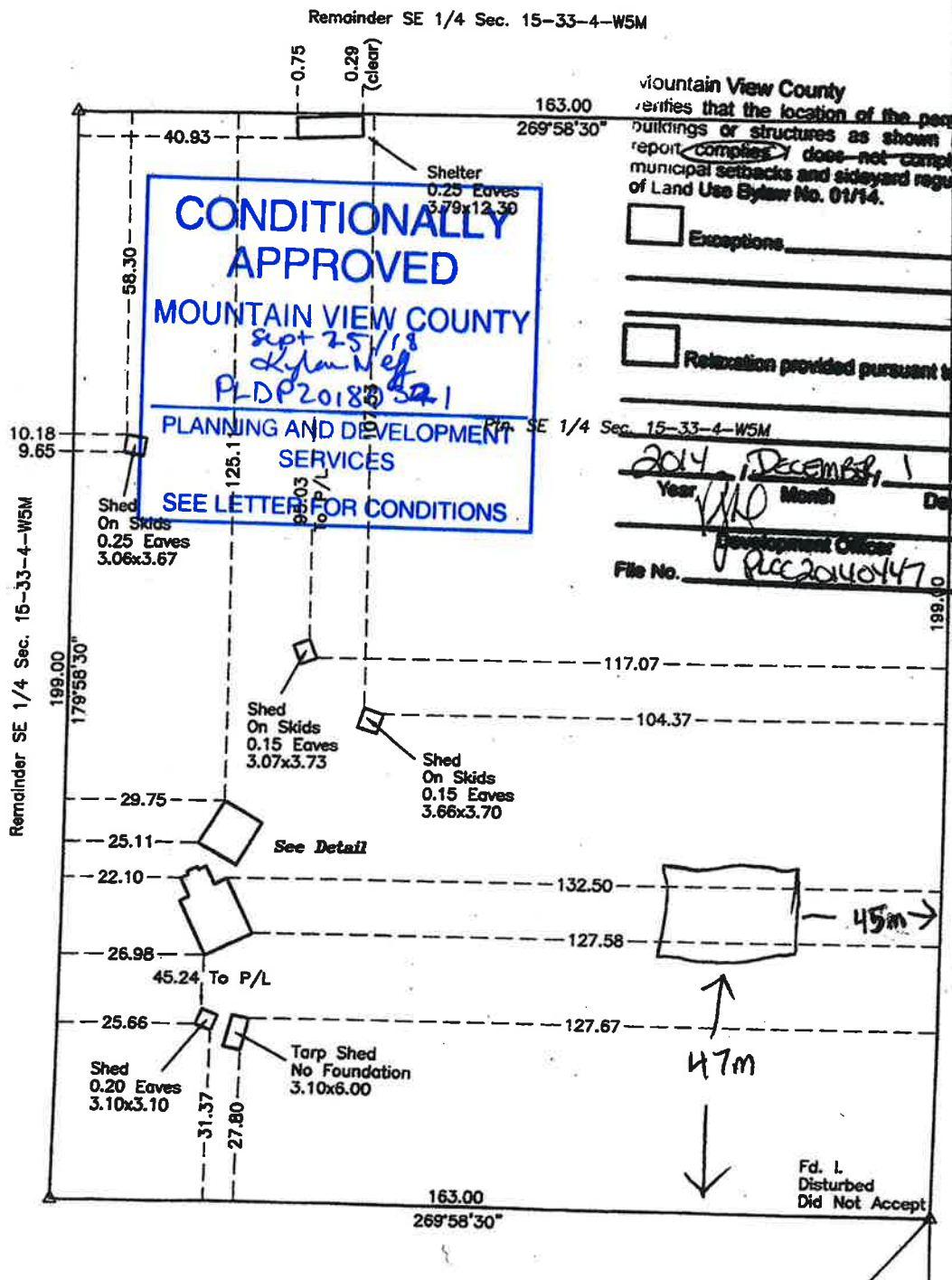
Kylan Neff, Development Officer  
Planning and Development Services

/lc

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 or 2. Page 3 of 3  
 Legal Description: Ptn. SE 1/4 Sec. 15-33-4-W5M Municipality: Mountain View County



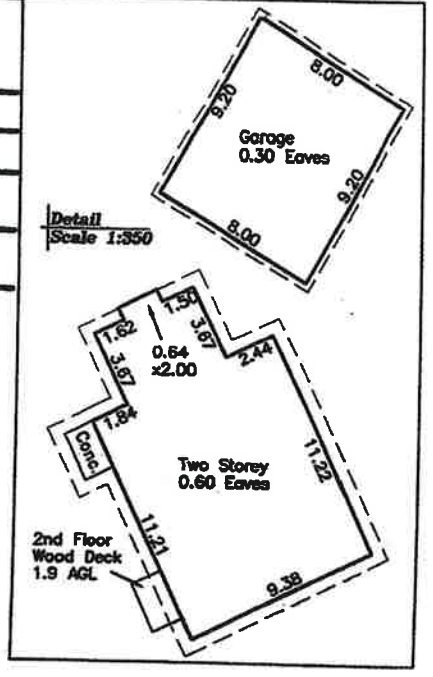
Mountain View County verifies that the location of the permanent buildings or structures as shown in this report ~~complies~~ does not comply with municipal setbacks and sideyard regulations of Land Use Bylaw No. 01/14.

Exceptions \_\_\_\_\_

Relaxation provided pursuant to \_\_\_\_\_

2014 December 1  
 Year Month Day

Development Officer  
 File No. REC20140147



**ENCUMBRANCES:**

Registration No.	Particulars
751 074 949	Utility Right of Way - Foothills Natural Gas Co-op Ltd.

**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: 1:1250 Drawn: LKM  
 File No.: 14-841

