



Mountain View
C O U N T Y

NOTICE OF DECISION

October 09, 2018

File No.: PLDP20180374

Sent via email and mail: [REDACTED]

RIDDIOUGH, Keith & Barbara (Deceased)

[REDACTED]

Dear Keith Riddiough:

RE: Proposed Development Permit
Legal: SW 22-30-1-5 Plan 0813015 Block 1 Lot 1
Development Proposal: Accessory Building - Storage Container (Sea Can) & Northerly Setback Relaxation for Existing Structures

The above noted Development Permit Application on the SW 22-30-1-5 Plan 0813015 Block 1 Lot 1 for a Accessory Building - Storage Container (Sea Can) & Northerly Setback Relaxation for Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on October 09, 2018.

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

Wessex Area Structure Plan Bylaw No. 12/15	Section 4.2 Figure 5
Land Use Bylaw No. 16/18	Table 4.2.2 Section 12.1 R-CR Country Residential District Setbacks

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Storage Container (Sea Can) & Northerly Setback Relaxation for Existing Structures is suitable development for SW 22-30-1-5 Plan 0813015 Block 1 Lot 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. 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. N/A
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. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
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. The storage containers (sea cans) are for personal storage purposes only. Use of the proposed storage containers for residential occupancy is not permitted.
14. The exterior finish shall match or complement the exterior finish of the principal building and the containers shall be screened from view through the provision of appropriate landscaping and/or screening.
15. A northerly side yard setback relaxation will be granted for the life of the buildings as per the Real Property Report submitted by the applicant September 26, 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. This decision will also be advertised on **October 16, 2018** and **October 23, 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 30, 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 30, 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@mvcounty.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 2 of a Real Property Report and is ineffective if it is detached from page 1 or 3.

Page 2 of 3

Legal Description: Lot 1 Block 1 Plan 081 3015

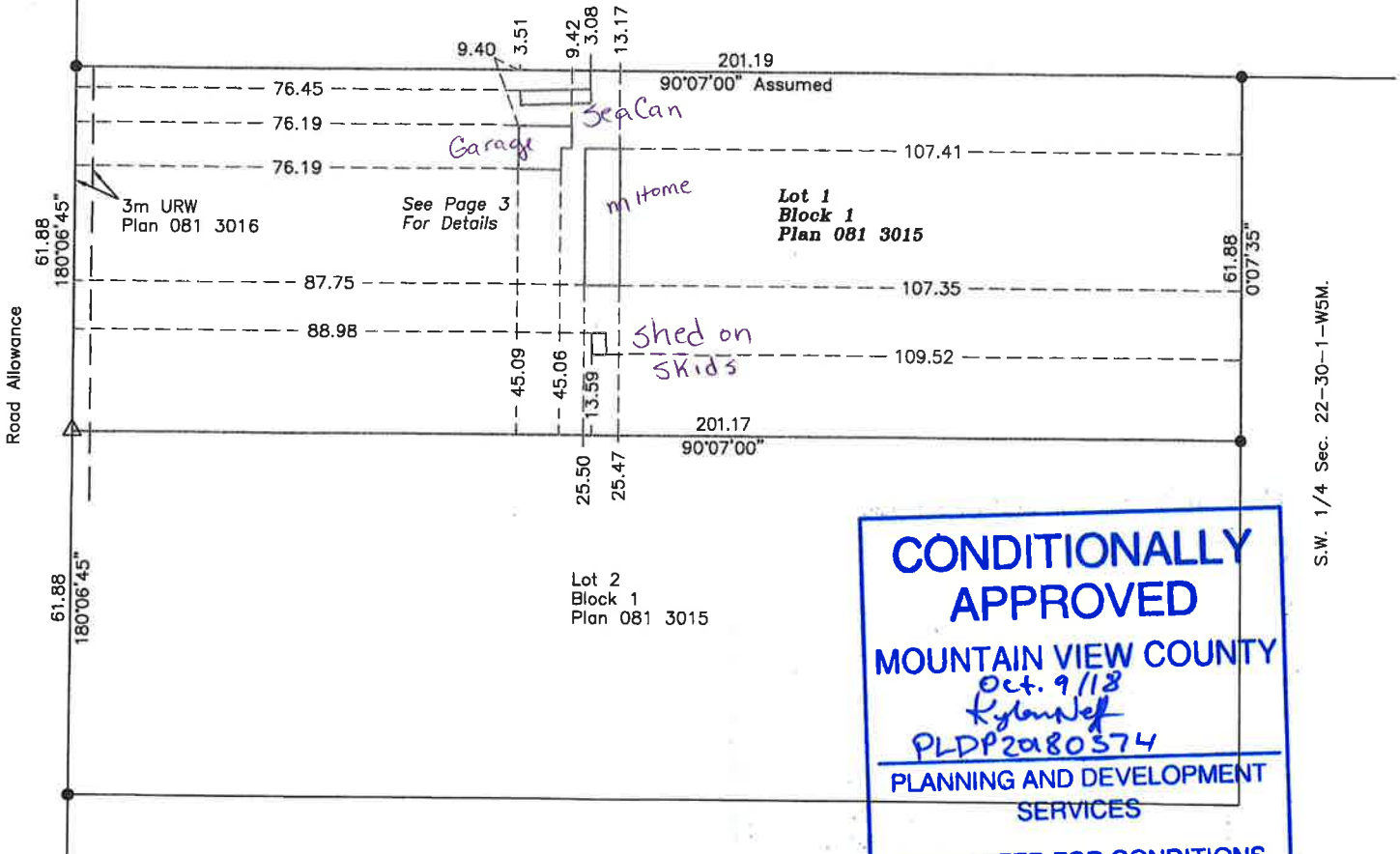
Municipality: Mountain View County
SW 1/4 Sec. 22-30-1-W5M.

RECEIVED

SEP 21 2018

MOUNTAIN VIEW COUNTY
DIDSBURY

Block A
Plan 911 2311



ENCUMBRANCES:

Registration No.	Particulars
831 175 622	Utility Right of Way
911 261 327	Caveat - Re: Aquisition of Land
081 219 845	Utility Right of Way - Plan 081 3016
081 219 846	Caveat - Re: Development Agreement
081 441 445	Mortgage - Mountain View Credit Union Limited.
091 162 826	Caveat - Re: Agreement Charging Land
091 162 827	Caveat - Re: Assignment of Rents and Leases

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. Fences not shown



Scale : 1:1250 Drawn: RLJ
File No. : 18-277



SexSmith
Surveys Ltd.

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