



NOTICE OF DECISION

October 24, 2018

File No.: PLDP20180411

Sent via email and mail: [REDACTED] n

THIESSEN, TRACY L.
[REDACTED]
[REDACTED]

Dear Tracy Thiessen:

RE: Proposed Development Permit
Legal: SE 26-32-6-5 Plan 9311110 Block 3
Development Proposal: Accessory Building - Shop/Barn & One (1) Sea Can

The above noted Development Permit Application on the SE 26-32-6-5 Plan 9311110 Block 3 for a Accessory Building - Shop/Barn & One (1) Sea Can was considered by the Administrative Subdivision & Development Approving Authority on October 24, 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 4.2
	Table 4.2.2
	Section 12 Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Shop/Barn & One (1) Sea Can is suitable development for SE 26-32-6-5 Plan 9311110 Block 3 and conforms to the above noted policies.

As such, the None Required 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.

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www.mountainviewcounty.com

Building Rural Better

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. N/A
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. 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):

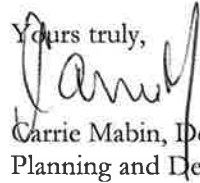
13. All new development is encouraged to utilize fire retardant building materials and shall practice FireSmart principles outlined by Alberta Agriculture and Forestry.
14. A maximum of one (1) sea can unit shall be considered an Accessory Building on this property. The additional one (1) sea can shall be removed by May 30, 2019 as per the applicant's submission. The sea can must meet district regulations including setbacks. The exterior finish shall match or complement the exterior finish of the principal building and the container shall be screened from view through the provision of appropriate landscaping and/or screening.
15. The applicant shall comply with Mountain View County's Animal Control Bylaw.

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 30, 2018** and **November 06, 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 **November 14, 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.

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

/lc

Enclosures

Site Plan of Proposed Development

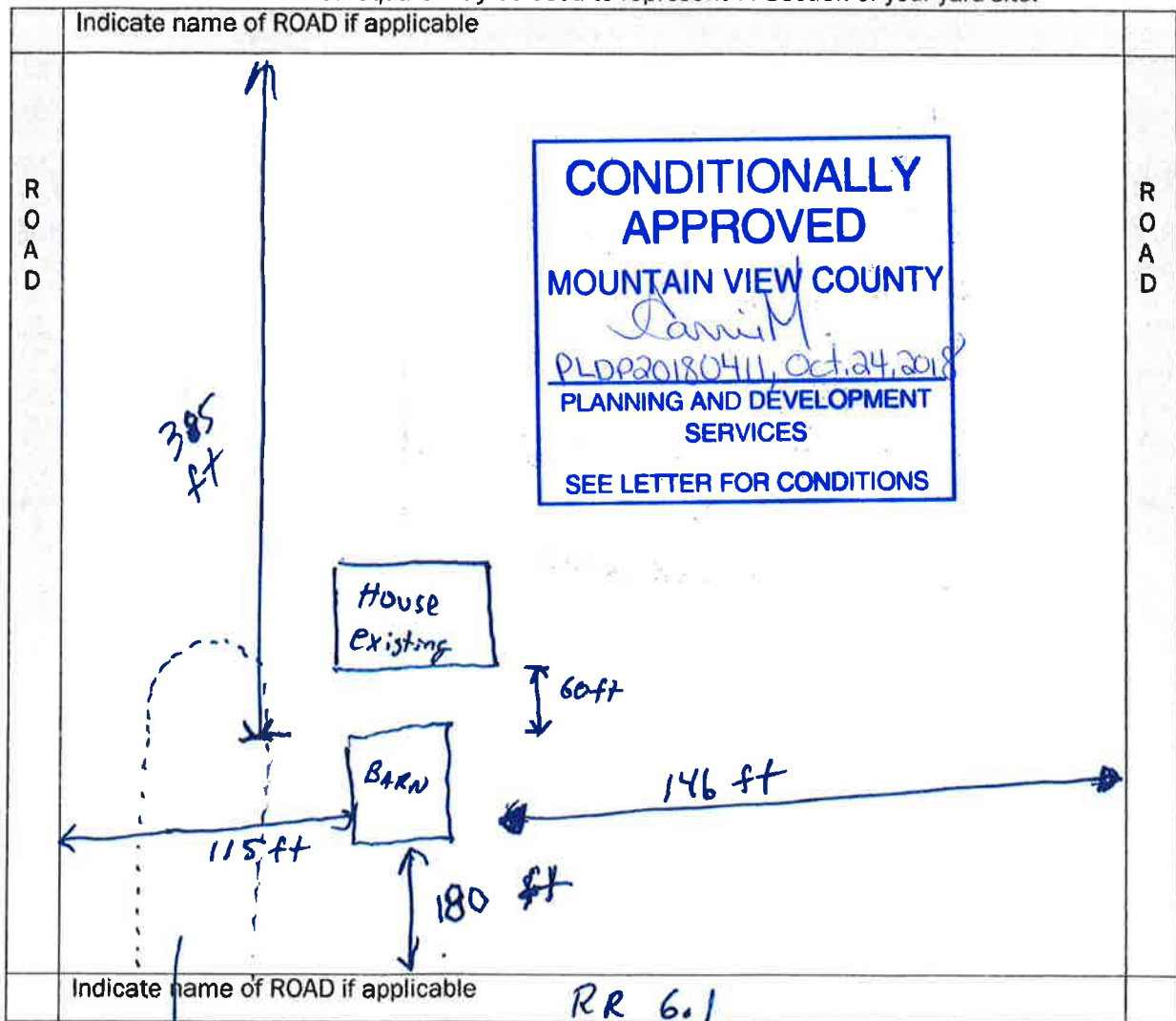
The Site Plan must include all of the following information in order for it to be considered complete;

- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- Label roadways and indicate existing and/or proposed access to the site;
- If applicable, location of oil & gas wells, pipelines & facilities;
- Indicate the location of water wells and septic tank/sewage disposalsystems;
- If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- If applicable, location of all easements such as utility right of way, caveat, etc.

70/185

The below square may be used to represent 1/4 Section or your yard-site.

WEST



South

North

Please indicate the distances from the closest structure(s) to all property lines.
For Example:

DRIVEWAY

