



NOTICE OF DECISION

September 12, 2023

File No.: PLDP20230307

Sent via email and mail: [REDACTED]

BAIRD, WAYNE WILLIAM
& KING, JOANNE SUSAN
[REDACTED]

Dear Wayne & Joanne:

RE: Proposed Development Permit
Legal: SW 14-33-5-5 Plan 5473JK Block 7
Development Proposal: Setback Relaxations to Existing Structures

The above noted Development Permit application on the SW 14-33-5-5 Plan 5473JK Block 7 for a Setback Relaxations to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on September 12, 2023.

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

Municipal Development Plan Section 4.0 Residential Land Use Policies
Bylaw No. 20/20

Land Use Bylaw No. 21/21 Section 12.2 Country Residential (1) District

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxations to Existing Structures is suitable development for SW 14-33-5-5 Plan 5473JK Block 7 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. 21/21.
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. N/A
6. N/A
7. N/A
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. Setback relaxations are granted as per the submitted Real Property Report, prepared by High Country Surveys, dated August 1, 2023.

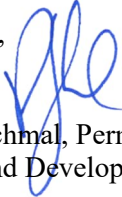
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **September 19, 2023**, and **September 26, 2023**, in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **October 03, 2023**.

Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 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. 21/21 may 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. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/lc

Enclosures




Alberta Land Surveyor's Real Property Report

CLIENT: JOANNE KING & WAYNE BAIRD

LEGAL DESCRIPTION:

CIVIC ADDRESS: 33223 RGE RD 5-2
BLOCK : 7 MOUNTAIN VIEW COUNTY
PLAN : 5473 JK LOCATION: S.W.1/4 Sec.14 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 THUS 
IRON BARS FOUND SHOWN THUS 
TEMPORARY POINT ESTABLISHED SHOWN THUS 
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: 081 451 835 SEARCHED ON THE DATE OF: JULY 4, 2023
PROPERTY IS SUBJECT TO :
811 179 586: URW-FOOTHILLS NAT. GAS CO-OP.
091 038 460: URW-CENT. AB. REA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED AND PERFORMED UNDER MY SUPERVISION, DIRECTION, AND CONTROL, AND IN ACCORDANCE WITH THE STANDARDS AND RULES FOR THE PRACTICE OF SURVEYING PRESCRIBED BY THE ALBERTA LAND SURVEYORS' ASSOCIATION. 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 C, SEC. 6.5 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,
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF PROPERTY.

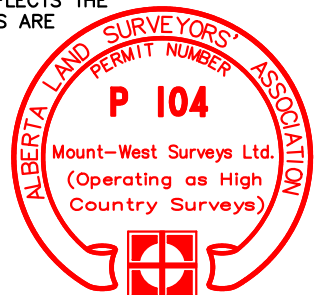
PURPOSE: THIS REPORT HAS BEEN PREPARED THIS REPORT FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS, AND ANY OF THEIR AGENTS FOR THE PURPOSE OF A LAND CONVEYANCE

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 AS SUBSEQUENT DEVELOPMENT CHANGES ON THE PROPERTY WILL NOT BE REFLECTED ON THE REPORT.

DATED AT ROCKY MOUNTAIN HOUSE, ALBERTA

AUGUST 16, 2023.

R.L. 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 SIDEYARD REQUIREMENTS OF THE LAND USE BYLAW OF MOUNTAIN VIEW COUNTY.

APPROVED THIS DAY OF 2023.

DEVELOPMENT OFFICER FOR MOUNTAIN VIEW COUNTY.

DATE OF SURVEY : AUGUST 1, 2023

SCALE = 1 : 1000

DRAWN BY: RMD

Job: R-081-23.1

CHECKED BY: RLH

HIGH COUNTRY SURVEYS

BOX 1930, ROCKY MOUNTAIN HOUSE
Ph: (403) 845-5974 T4T 1B4
Fax: (403) 845-2974 2023 ©

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A MOUNT-WEST SURVEYS PERMIT STAMP.

BUILDING TABLE

No.	Size	Description	Eaves
1	3.1x3.7	Shed On Skids	.2N, 1.4S, .2E&W
2	1.2x3.1	Wood Patio	
3	3.1x3.7	Shed On Skids	.2
4	2.8x2.8	Gazebo	0
5	1.2x1.2	Outhouse	.1W
6	1.2x1.2	Outhouse	.1W
7	6.2x8.6	2 Storey Barn	.2
8	1.4x1.9	2nd Storey Deck	2.6 AGL
9	0.6x2.1	Steps	
	See Detail	House	Vary
8	3.7x5.0	Shed On Skids	.4N, .1S, .3E&W
9	4.3x7.4	Garage	.4N&S, .3E&W

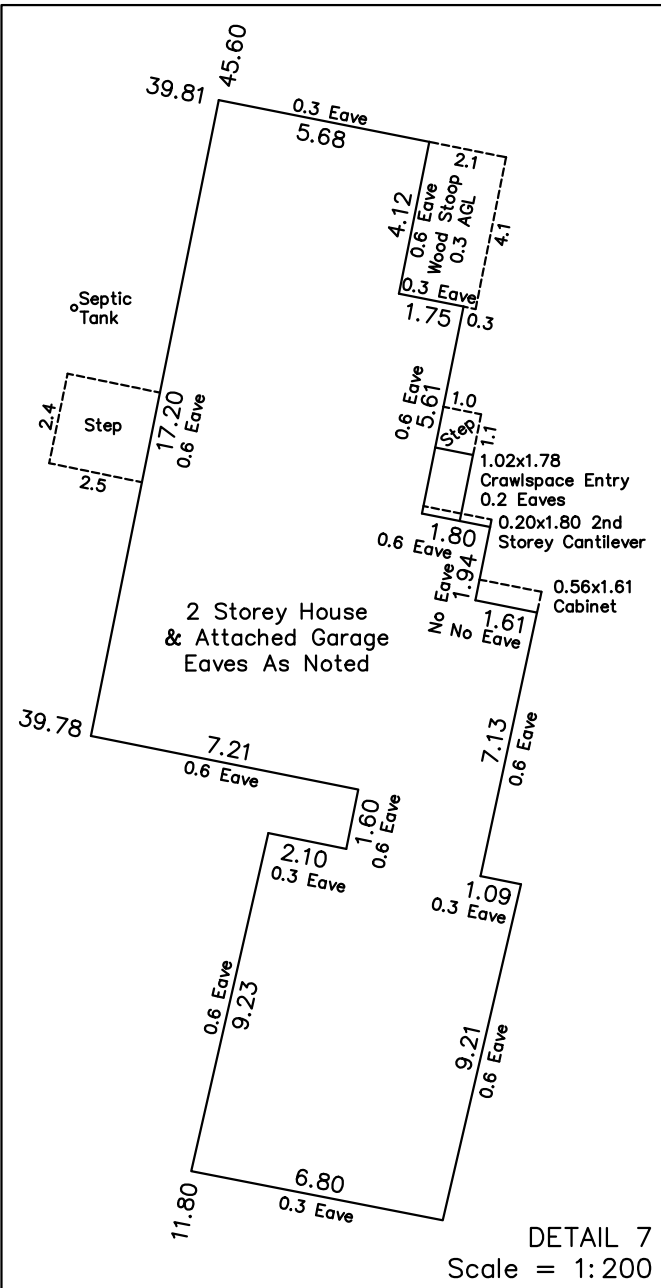
BLOCK 8
PLAN 5473 JK

REMAINDER BLOCK 7
PLAN 5473 JK

S. 36.57 METRES BLOCK 7
PLAN 5473 JK

BLOCK 6
PLAN 5473 JK

CONDITIONALLY
APPROVED
MOUNTAIN VIEW COUNTY
PLDP20230307
September 12, 2023
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS



ROAD PLAN 5812 EZ (RANGE ROAD 5-2)

S.W.1/4 Sec.14 Tp.33 Rg.5 w5M



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 - 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.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____
Email: _____

LANDOWNER: 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/Affected Person (Fee \$425.00) (b) ☐ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, **the applicant consents to the information being made available to the public and Appeal Board in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date