



NOTICE OF DECISION

September 27, 2022

File No.: PLDP20220384

Sent via email and mail: [REDACTED]

VARGAS, CARLOS LENNE
[REDACTED]

Dear Carlos Vargas:

RE: Proposed Development Permit
Legal: NE 31-32-27-4
Development Proposal: Setback Relaxations for Dugout

The above noted Development Permit application on the NE 31-32-27-4 for a Setback Relaxations for Dugout was considered by the Administrative Subdivision & Development Approving Authority on September 27, 2022.

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

Municipal Development Plan Bylaw No. 20/20	4.0 Residential land Use Policies
Land Use Bylaw No. 21/21	2.5 Definitions 12.1 Country Residential District (R-CR)

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxations for Dugout is suitable development for NE 31-32-27-4 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. N/A

ADDITIONAL CONDITION(S):

13. A northerly and southerly setback relaxation is granted for the dugout as per the information submitted with the application.
14. The applicant and/or landowner is responsible for obtaining any required Provincial approvals for the dugout.
15. That the applicant, landowner and/or operator obtains, and adheres, to a Roadside Development Permit from Alberta Transportation. Permit must be obtained from:
<https://www.alberta.ca/roadside-development-permits.aspx>

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 **October 04, 2022** and **October 11, 2022** 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 Land & Property Rights Tribunal, by 4:00 p.m. on **October 18, 2022**.


Pursuant to the Municipal Government Act, the appeal body for this application is the Land and Property Rights Tribunal (LPRT). Information regarding the appeal process and application forms can be obtained from the LPRT website at: <https://www.alberta.ca/subdivision-appeals.aspx>

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. 171 or by email at jreimer@mvcounty.com.

Yours truly,


Jaydan Reimer, Development Officer
Planning and Development Services

/lc

Enclosures

cc: Avalos, Katya Larisa [REDACTED]
cc Alberta Transportation - via Roadside Planning and Application Tracking Hub (RPATH)



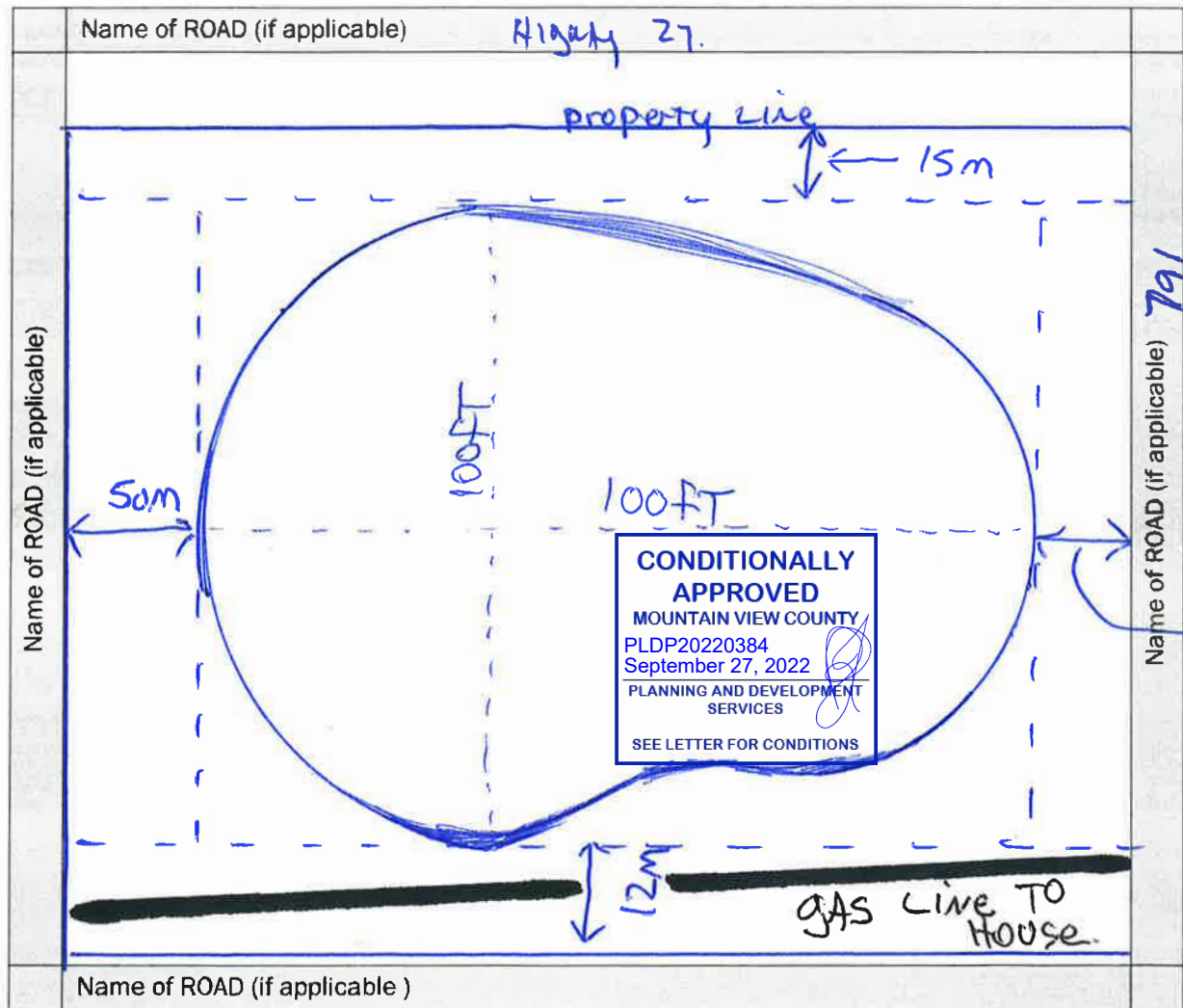
Site Plan of Proposed Development

The Site Plan shall include:

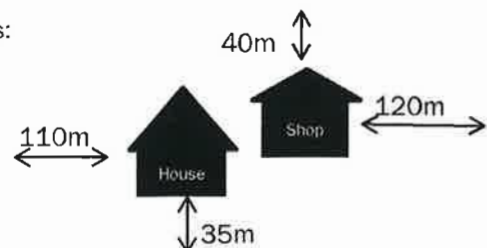
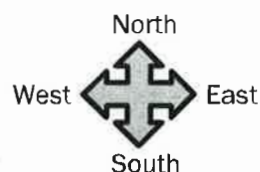
- ☐ Property dimensions (all sides)
- ☐ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ☐ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ☐ Identify roadways and indicate existing and/or proposed access to the site
- ☐ Identify the location of oil & gas wells, pipelines & facilities - if applicable
- ☐ Indicate the location of water wells and septic tank/sewage disposal systems
- ☐ Location of all easements such as utility right of way, caveat, etc. - if applicable

NOTE: For clarity of the details on the sketch, site plans on aerials are not accepted

The below square represents the subject parcel



Indicate the distances from the closest structure(s) to all property lines:
For Example:





Telephone: 780-427-2444
Fax: 780-427-0986
Email: lprt.appeals@gov.ab.ca

INTERNAL USE ONLY

SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal
1229-91 Street SW
Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision.
A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of: ☐ Subdivision Authority Decision ☐ Development Authority Decision

Part 1- Contact Information

PROPERTY UNDER APPEAL

Name of Municipality	Subdivision/Development Authority (if applicable)	Subdivision/Development Authority File or Permit Number
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Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

- ☐ Highway (#) ☐ Body of Water (Name:) ☐ Landfill
☐ Green Area ☐ Wastewater Treatment Facility ☐ Waste Management Facility ☐ Historical Site/Resource
☐ Provincial License/Permit/Approval/Other Authorization

Land Description Section Township Range Meridian Municipal Address or Lot Block Plan

APPELLANT (e.g. Landowner, Applicant, Affected Party or Government Department filing the Appeal)

Name(Organization)	(Last)	(First)	Telephone Number	
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Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)

E-mail address (By providing an e-mail address I consent to receive documents by e-mail):

Name(Organization)	(Last)	(First)	Telephone Number	
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Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)

E-mail address (By providing an e-mail address I consent to receive documents by e-mail):

Name(Organization)	(Last)	(First)	Telephone Number	
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Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)

E-mail address (By providing an e-mail address I consent to receive documents by e-mail):

LANDOWNER INFORMATION (If different from Appellant)

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)				
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)				
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)				
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)				
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)

Name of Organization	Telephone Number
Address (Street, PO Box, RR) (Suite, Apartment) (Municipality) (Province) (Postal Code)	
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):	
I (We) hereby authorize _____ to act on my (our) behalf to this application.	
_____ Signature of Applicant(s)	_____ Date
_____ Signature of Applicant(s)	_____ Date

Part 2- Decision of the Subdivision/Development AuthorityDate of Decision:

Copy of Subdivision/Development Authority Decision included?

☐ Yes☐ No**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

☐ Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?

☐ Refusal - Why do you think the application should be approved?

Signature of Appellant OR Person Authorized to Act on
Behalf of Appellant

Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to lpri@gov.ab.ca.

Submit by E-mail

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