



NOTICE OF DECISION

June 24, 2025

File No.: PLDP20250213

Sent via email and mail: teena@oldslaw.ca

CARLYLE LAW
303, 6501 - 51 Street
Olds, AB T4H 1Y6

To Whom it May Concern:

RE: Proposed Development Permit
Legal: NE 21-31-1-5 Plan 1612152 Block 1 Lot 1
Development Proposal: Setback Relaxation to Existing Structure

The above noted Development Permit application on the NE 21-31-1-5 Plan 1612152 Block 1 Lot 1 for a Setback Relaxation to Existing Structure was considered by the Administrative Subdivision & Development Approving Authority on June 24, 2025.

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. 10/24 Section 12.1. R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxation to Existing Structure is suitable development for NE 21-31-1-5 Plan 1612152 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. 10/24.
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. N/A
8. N/A
9. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call and/or other governing authority.

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. 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 regard 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):

11. A northerly side yard setback relaxation is granted for the life of the Wood Shed as per the Real Property Report prepared by Western Plains Geomatics Corp., dated September 20, 2016.

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 **July 01, 2025** and **July 08, 2025** 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 **July 15, 2025**.

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. 10/24 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. 211 or by email at bhutchings@mvcountry.com.

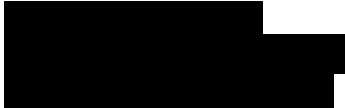
Yours truly,




Becky Hutchings, Development Officer
Planning and Development Services

Enclosures

cc: ACREMAN, LORETTA



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



ALBERTA LAND SURVEYORS
Calgary, Alberta
Phone 403-831-7030
westernplainsgeomatics.com

NOTES

This plan is page 2 of a Real Property Report and is invalid if it is detached from page 1.

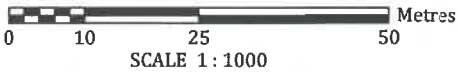
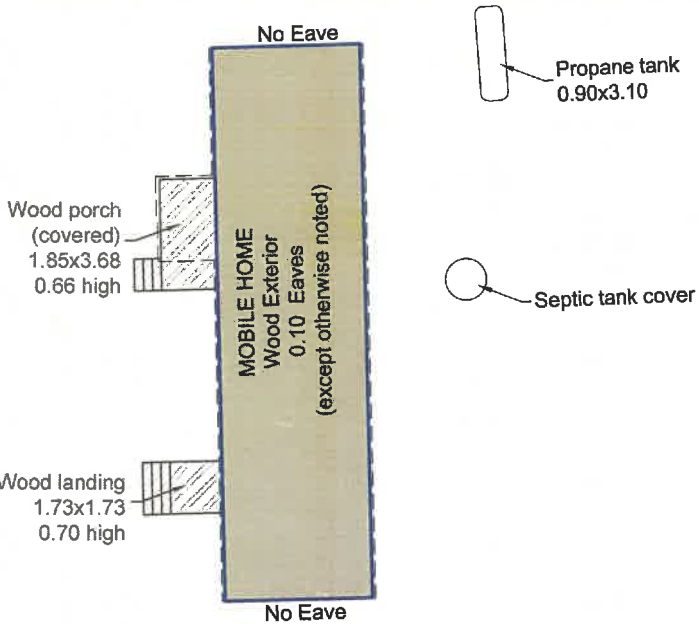
The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
Fences shown are within 0.20m. of the property lines unless otherwise noted.
All measurements are in metres.

Bearings are based on the NAD 83 (CSRS) datum, UTM Grid projection referred to the Central Meridian 111° W. (Zone 12 and were derived by G.N.S.S.

LEGEND

- Statutory Iron Posts found shown thus : ●
- Placed Iron Spike shown thus : ▲
- Established Temporary Position shown thus: ☒
- Property Boundaries of Parcel Affected shown thus : ————
- Foundation shown thus : ————
- Eaves shown thus : ————
- Fence shown thus : —x—

DETAIL Scale - 1:250



CONDITIONALLY
APPROVED
MOUNTAIN VIEW COUNTY

June 24, 2025
PLDP20250213

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS



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