



**Mountain View
C O U N T Y**

NOTICE OF DECISION

April 04, 2019

File No.: PLDP20190067

Sent via email and mail: [REDACTED]

KLIS, Adrian



Dear Adrian Klis:

RE: Proposed Development Permit

Legal: NE 21-33-7-5

Development Proposal: Dwelling, Manufactured (1978) and Existing Accessory Buildings

The above noted Development Permit Application on the NE 21-33-7-5 for a Dwelling, Manufactured (1978) and Existing Accessory Buildings was considered by the Municipal Planning Commission on April 04, 2019.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan 4.0 Residential Land Use Policies
Bylaw No. 09/12

Bearberry-Red Deer River Corridor 7.1 Sensitive Features and Environmental Protection
Area Structure Plan Policy 7.1.10 Bentz Lake Natural Area
Bylaw No. 02/15

Land Use Bylaw No. 16/18 9.7 Dwelling Density
Section 9.8 Dwellings, Manufactured
Section 12.1 Country Residential District

The Municipal Planning Commission concluded that a Dwelling, Manufactured (1978) and Existing Accessory Buildings is suitable development for NE 21-33-7-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 16/18.

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

Building Rural Better



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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. This permit is issued for an existing Dwelling, Manufactured with a manufacture date of 1978 including existing accessory buildings as per the Real Property Report (date of survey January 19, 2018) and photos submitted with the application.
14. With the issuance of this permit, PLDP20190067, previously issued Development Permit PLDP20130082 shall be void and replaced with this permit.
15. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.

16. It shall be the responsibility of the owner to place the manufactured dwelling on a permanent foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
17. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.
18. The applicant shall obtain a Roadside Development Permit from Alberta Transportation.

PRIOR TO ISSUANCE CONDITIONS:

19. Prior to Issuance of the Development Permit the applicant/landowner shall satisfy all conditions required for subdivision endorsement and plan registration as per file PLRDSD20160051.

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 **April 09, 2019** and **April 16, 2019** 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 **April 25, 2019**. 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,

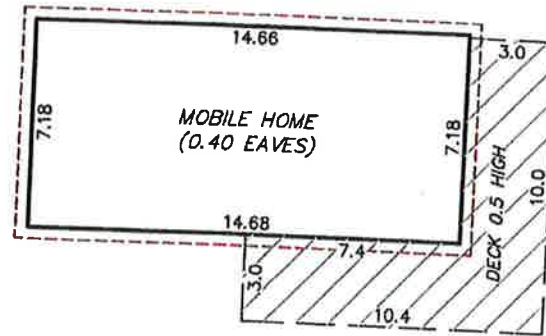

Carrie Mabin, Development Officer
Planning and Development Services

/lc

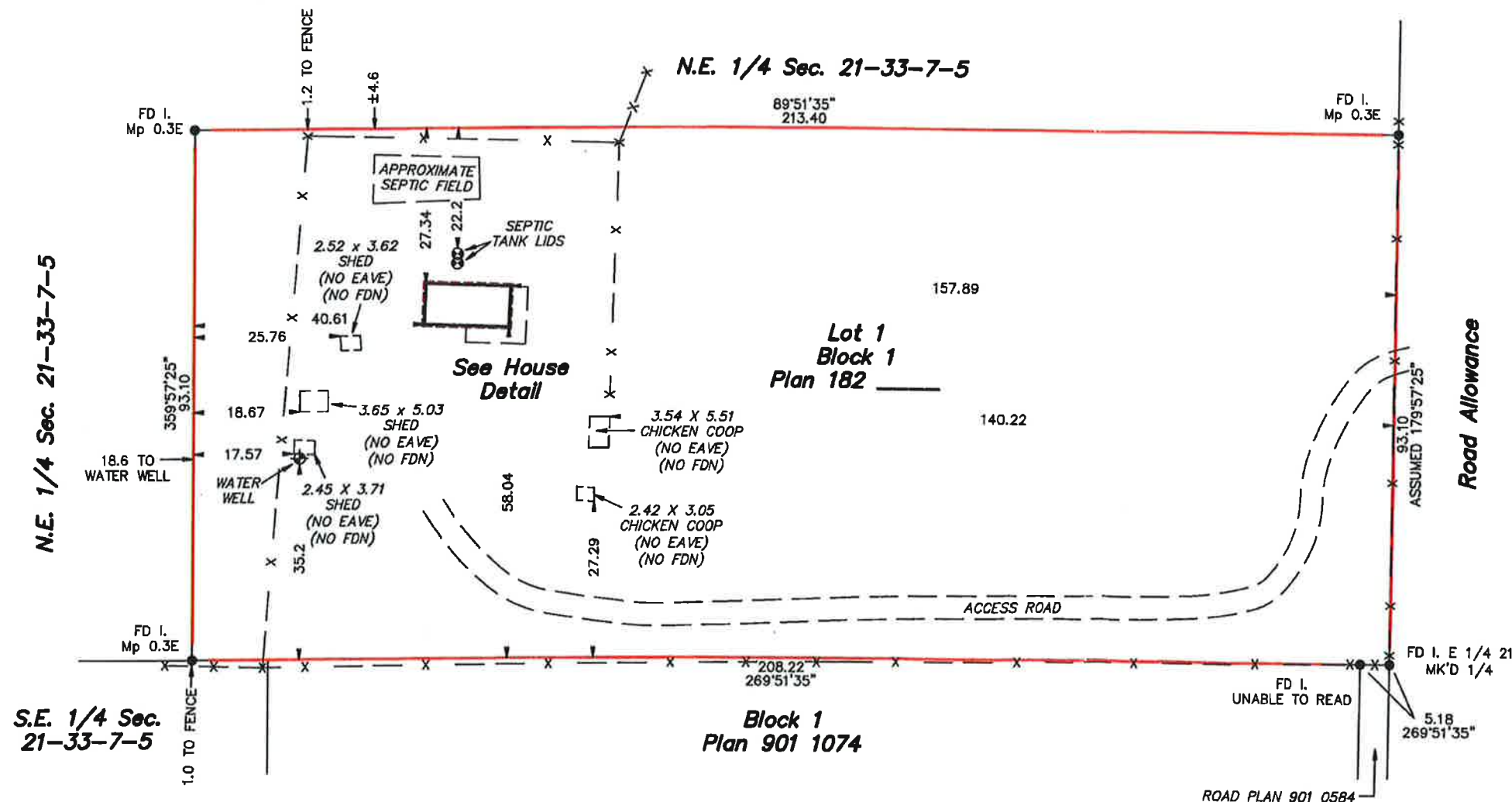
Enclosures

cc Alberta Transportation - Via Email - TransDevelopmentRedDeer@gov.ab.ca

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
Lani M
 P.L.P. 20190067, April 04, 2019
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS



House Detail
 SCALE: 1:250



**Alberta Land Surveyor's
 Real Property Report**

LEGAL DESCRIPTION

Lot(s) 1 Block 1 Plan 182

CLIENT

1319581 ALBERTA LTD.

MUNICIPAL ADDRESS

MOUNTAIN VIEW COUNTY, ALBERTA

CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property, (Except Access Road)
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 for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report 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.

Dated this 12th day of February 2018

[Signature]
 Alberta Land Surveyor

© KEVIN VENNARD, A.L.S., 2018



LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: January 19, 2018
- Date of Title Search (A copy of which is attached): N/A
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus: -----
- Distances are in metres and decimals thereof.
- Fences are shown thus: ---x---x---x---
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ◆
- Support columns are shown thus: ■
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus:
- (R).....Radial

Drawn By: DB Chk'd: KV
 Date: February 7, 2018
 Scale: 1 : 1000
 File No.: S-002-18 rpr

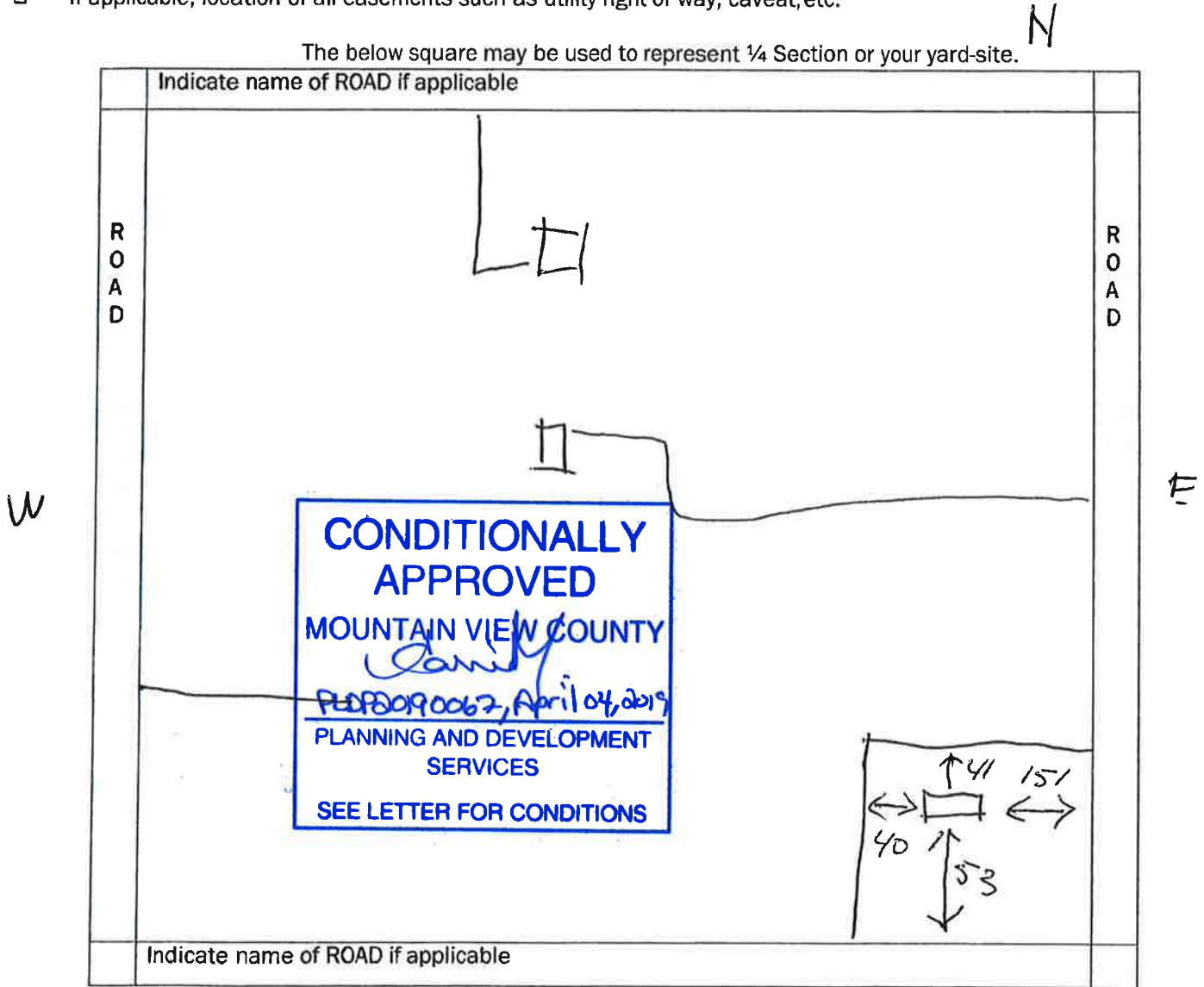
BEMOCO LAND SURVEYING LTD
 100, 6040-47th Avenue
 Red Deer, Alberta
 WWW.BEMOCO.COM PHONE: (403) 342-2611

Site Plan of Proposed Development

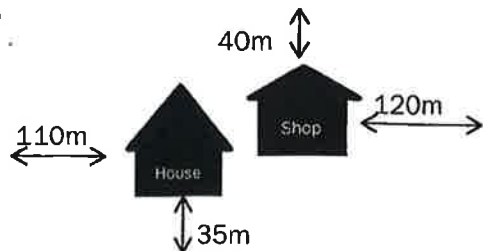
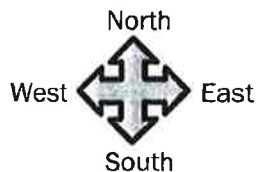
The Site Plan must include all of the following information in order for it to be considered complete;

- ❑ 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 disposal systems;
- ❑ 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.

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



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





Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO
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(1) - 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.

File Number of the Development Application: _____

APPELLANT: Name: _____ Telephone: _____
Address: _____

LAND OWNER: 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 (Fee \$425.00)
- (b) _____ Developer/Applicant/Landowner (Fee \$425.00)

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

In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.

Signature of Appellant/Agent

Date