



## NOTICE OF DECISION

April 09, 2019

File No.: PLDP20190088

Sent via email and mail: [REDACTED] n

BORCHARDT, Mark Aron Edward



Dear Mark Aron Edward Borchardt:

**RE: Proposed Development Permit**

**Legal: NE 20-29-5-5 Plan 7710309 Block 4 Lot 8**

**Development Proposal: Westerly Setback Relaxations to Existing Structures**

The above noted Development Permit Application on the NE 20-29-5-5 Plan 7710309 Block 4 Lot 8 for a Westerly Setback Relaxations to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on April 09, 2019.

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 12.1 Country Residential (1) District

The Administrative Subdivision & Development Approving Authority concluded that a Westerly Setback Relaxations to Existing Structures is suitable development for NE 20-29-5-5 Plan 7710309 Block 4 Lot 8 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. 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.

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](http://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. 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. N/A
10. N/A
11. N/A

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

12. N/A

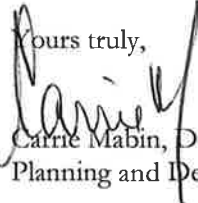
**ADDITIONAL CONDITION(S):**

13. A westerly rear yard setback is approved for the life of the building.

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](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **April 16, 2019** and **April 23, 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 30, 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](mailto:cmabin@mvcounty.com).

Sincerely,  
  
Carrie Mabin, Development Officer  
Planning and Development Services

/lc

Enclosures

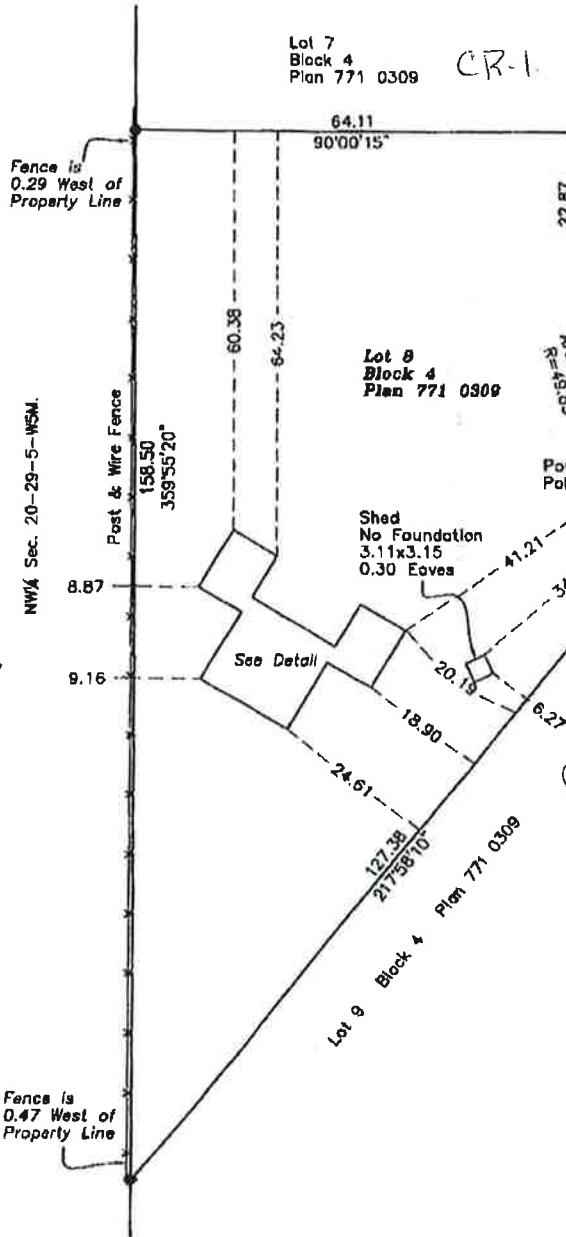
cc: Borchardt, Carl E & Darlene C [REDACTED]

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

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

Legal Description: Lot 8 Block 4 Plan 771 0309

Municipality: Mountain View County  
NE¼ Sec. 20-29-5-WSM.



**CONDITIONALLY APPROVED**

**MOUNTAIN VIEW COUNTY**

**PLANNING AND DEVELOPMENT SERVICES**

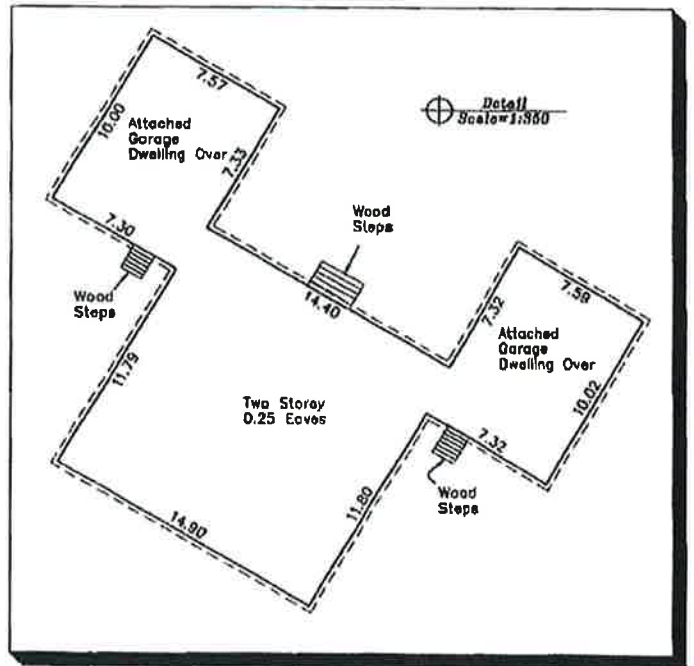
**SEE LETTER FOR CONDITIONS**

Plan 20190038, April 09, 2019

RECEIVED

APR - 5 2019

MOUNTAIN VIEW COUNTY  
DIDSBURY



### ENCUMBRANCES:

Registration No.	Particulars
181 259 766	Caveat - Re: Purchasers Interest

### LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... ▲
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:1000 Drawn: RLJ  
File No. : 19-119

**SexSmith Surveys Ltd.**

Box 5122, High River, Alberta, T1V 1M3  
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**Mountain View  
COUNTY**

# 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(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):

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*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