



NOTICE OF DECISION

November 09, 2021

File No.: PLDP20210463

Sent via email and mail: [REDACTED]

COOPER, Perry
[REDACTED]

Dear Perry Cooper:

RE: Proposed Development Permit
Legal: SW 3-33-2-5 Plan 1012570 Block 1 Lot 3
Development Proposal: Accessory Building - Shop with Setback Relaxations (Westerly & Southerly)

The above noted Development Permit application on the SW 3-33-2-5 Plan 1012570 Block 1 Lot 3 for a Accessory Building - Shop with Setback Relaxations (Westerly & Southerly) was considered by the Administrative Subdivision & Development Approving Authority on November 09, 2021.

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	Section 4.0 Residential Land Use Policies
Land Use Bylaw No. 21/21	Section 3.4. Administrative Subdivision and Development Approving Authority Section 12.2 Country Residential (1) District Permitted Uses: Accessory Building Site Regulations: Front & Side Yard Setback

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Shop with Setback Relaxations (Westerly & Southerly) is suitable development for SW 3-33-2-5 Plan 1012570 Block 1 Lot 3 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. N/A
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. 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. That the applicant obtains a Roadside Development Permit from Alberta Transportation.
14. The applicant shall conform to all requirements as mentioned within the Development Agreements registered on title #101191370 and #101191369.
15. Setback Relaxations (Westerly & Southerly) are approved for the life of the building.
16. Use of the proposed Accessory Building - Shop for business, industrial, commercial purposes, or residential occupancy is not permitted.

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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will be advertised on **November 16, 2021** and **November 23, 2021** in the Mountain View Albertan. Should you wish to appeal this decision, or any of its conditions, your

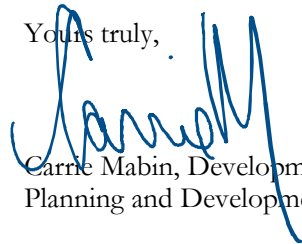
appeal must be received by the Secretary of the Subdivision & Development Appeal Board, by 4:00 p.m. on **November 30, 2021**.

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. 135 or by email at cmabin@mvcountry.com.

Yours truly,



Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures

cc: Hart, James B & Tracy A [REDACTED]

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

Ticket # 20214309199

First Call 800-242-3447
Ext 2

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 or 3. Page 2 of 3

Legal Description: Lot 3 Block 1 Plan 101 2570

Municipality: Mountain View County

S.W. 1/4 Sec. 3-33-2-W5M.

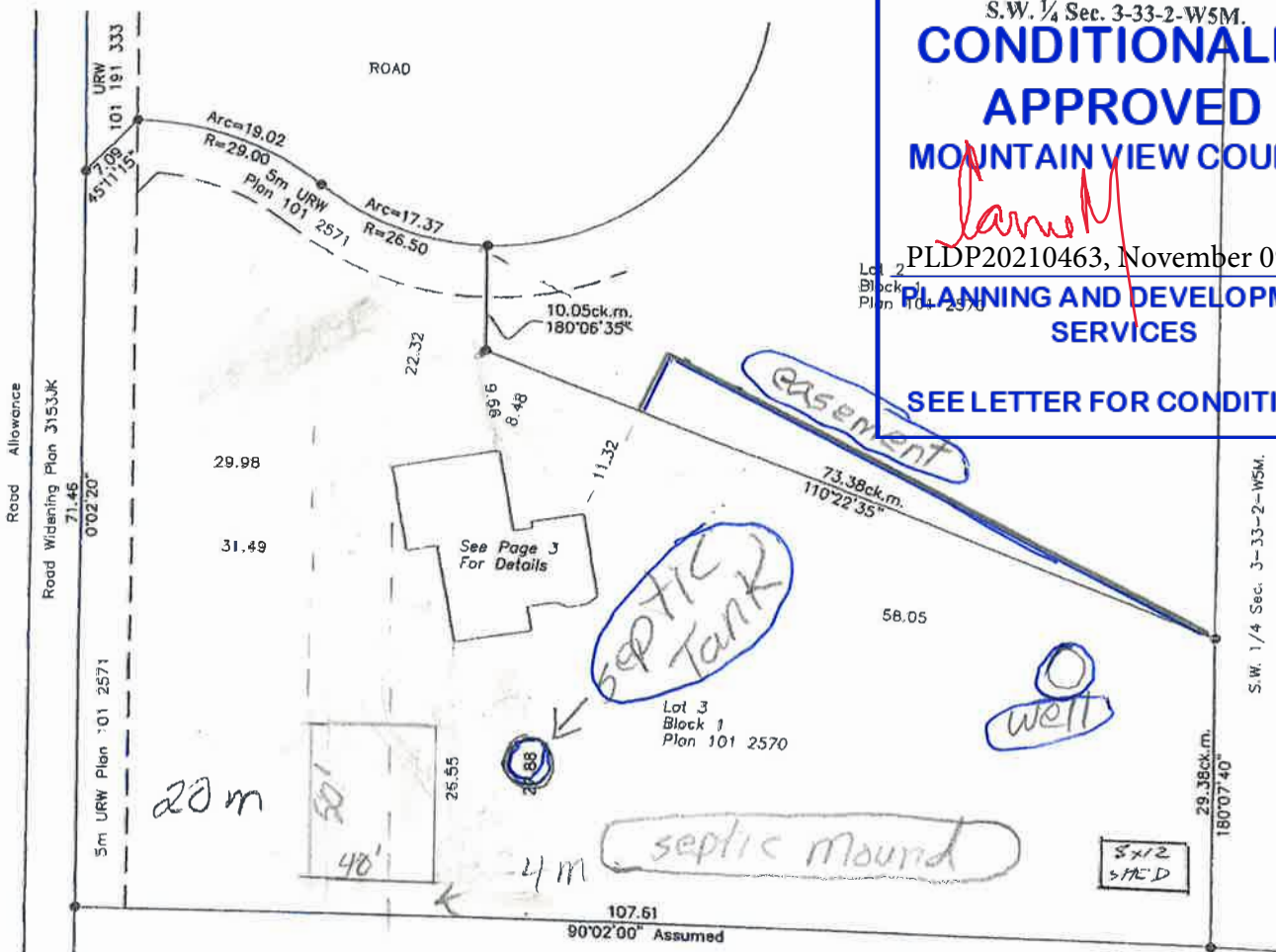
CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY

Larson

PLDP20210463, November 09, 2021

PLANNING AND DEVELOPMENT SERVICES

SEE LETTER FOR CONDITIONS



ENCUMBRANCES:

Registration No.	Particulars
751 055 958	Utility Right of Way
101 191 333	Utility Right of Way
101 191 368	Utility Right of Way - Plan 101 2571
101 191 369	Caveat - Re: Development Agreement
101 191 370	Caveat - Re: Development Agreement
131 170 994	Mortgage - Mountain View Credit Union Limited
131 170 995	Caveat - Re: Assignment of Rents And Leases

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

BLOCK A Plan 921 1649



Scale: 1:600 Drawn: RLJ
FME No.: 13-363



SexSmith Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

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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 - 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,

(2) In additional 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.

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: _____
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 (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 TOM OWO Ph: 403-335-3311

Signature of Appellant/Agent

Date