



NOTICE OF DECISION

April 28, 2026

File No.: PLDP20260119

Sent via email and mail: [REDACTED]

TANNAS, MATTHEW

[REDACTED]
WATERVALLEY, AB T0M 2E0

Dear Matthew:

RE: Proposed Development Permit

Legal: NW 24-29-5-5 Plan 2411872 Block 1 Lot 1

Development Proposal: Dwelling, Secondary Suite within an Accessory Building – Shop/Greenhouse

The above noted Development Permit application on the NW 24-29-5-5 Plan 2411872 Block 1 Lot 1 for a Dwelling, Secondary Suite within an Accessory Building – Shop/Greenhouse was considered by the Administrative Subdivision & Development Approving Authority on April 28, 2026.

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

Bergen Area Structure Plan Bylaw No. 03/15	Section 7 Policies
Land Use Bylaw No. 10/24	Section 9.11 Dwelling, Secondary Suite Section 11.2 Agricultural (2) District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Suite within an Accessory Building – Shop/Greenhouse is suitable development for NW 24-29-5-5 Plan 2411872 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. N/A
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. A rural address is required to be posted on the property. The landowner shall contact the Corporate Services Department of Mountain View County to obtain a rural address including the requirements for posting it on the property in accordance with the Rural Addressing Bylaw.
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. Issuance of this permit is for a Dwelling, Secondary Suite within an Accessory Building – Shop/Greenhouse as per the submitted application.
12. The Dwelling, Secondary Suite shall not exceed the size of the principal dwelling located on site and shall be a maximum of 40% Secondary Suite to 60% Accessory Building - Shop/Greenhouse.
13. The Accessory Building - Shop shall not be used for business, residential, industrial, or commercial purposes.
14. The applicant and/or landowner shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH: <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>.

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 **May 05, 2026** and **May 12, 2026** 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 **May 19, 2026**.

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

Yours truly,



Jaydan Reimer, Development Officer
Planning and Development Services

/dr

Enclosures

cc: TANNAS, Jana

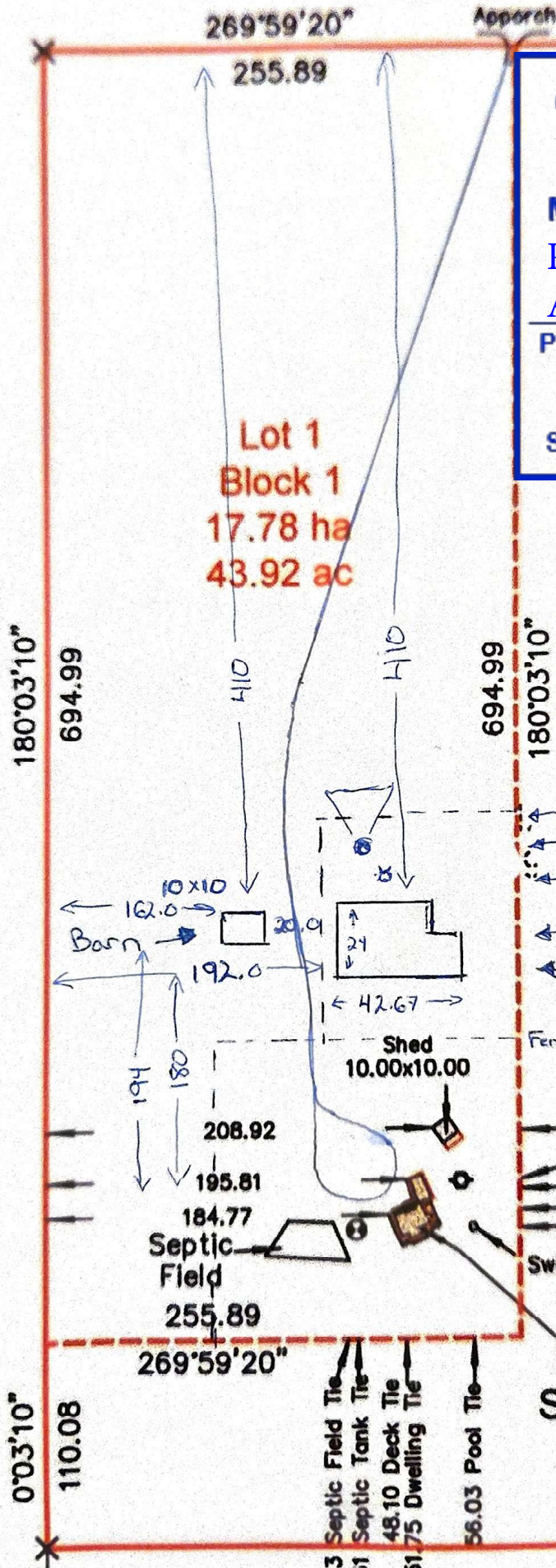
██████████ WATER VALLEY, AB T0M 2E0 ██████████



#5067
Highway 579

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
PLDP20260119
April 28, 2026
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

Road Allowance



Existing Septic Field } All were from
Existing Septic Tank } previous dwelling
Existing well } that was removed

← 20.0 Approx. from boundary
← Green house / shop



Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

10-1408 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	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

Adjacent Landowner - \$425.00 fee

Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal (use additional paper if required)

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 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 the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311