



## NOTICE OF DECISION

April 07, 2026

File No.: PLDP20260068

Sent via email and mail: [REDACTED]

POITRAS, JUSTIN & EDEN  
[REDACTED]

Calgary, AB T3B 3K3

Dear Justin & Eden:

**RE: Proposed Development Permit**

**Legal: NE 1-31-5-5 Plan 1910213 Block 1 Lot 2**

**Development Proposal: Dwelling, Single Detached and Accessory Buildings - Sea Cans (2) with Setback Relaxations**

The above noted Development Permit application on the NE 1-31-5-5 Plan 1910213 Block 1 Lot 2 for a Dwelling, Single Detached and Accessory Buildings - Sea Cans (2) with Setback Relaxations was considered by the Administrative Subdivision & Development Approving Authority on April 07, 2026.

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

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached and Accessory Buildings - Sea Cans (2) with Setback Relaxations is suitable development for NE 1-31-5-5 Plan 1910213 Block 1 Lot 2 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. 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. 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. This permit is issued for a Dwelling, Single Detached, only one dwelling unit is permitted.
12. A maximum of two sea cans can be considered as Accessory Buildings on this property. The sea cans shall not be stacked one upon the other.
13. The exterior finish of the sea cans shall complement the exterior finish of the principal building, and the sea cans shall be screened from view through the provision of appropriate landscaping and/or screening.
14. No structural alterations can be made to the sea cans without the issuance of a Building Permit for a Change of Use, which may require engineered stamped plans.
15. The sea cans are for personal storage purposes only. Use of the sea cans for residential occupancy is not permitted.
16. Westerly and southerly setback relaxations are granted for the life of the buildings as per the submitted site sketch. The setback relaxations shall not be any closer than 7.5 metres (25 ft).

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 **April 14, 2026** and **April 21, 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 **April 28, 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. 182 or by email at [pgrochmal@mvcountry.com](mailto:pgrochmal@mvcountry.com).

Yours truly,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/dr

Enclosures



Postal Code Tomowo

Remainder of  
N.E. 1/4 Sec. 1-31-5-5

**CONDITIONALLY APPROVED**  
 MOUNTAIN VIEW COUNTY  
 PLDP20260068  
 April 7, 2026  
 PLANNING AND DEVELOPMENT SERVICES  
 SEE LETTER FOR CONDITIONS

Lot 1  
1.22 HA.

**Block 1**

Lot 2  
1.22 HA.

55°

124.40

02°

steep pin

89°54'55"

78.15

20-31048  
1/4 Rd 53.34

002°55"

71.06

89°54'55"

65.65

Road

118.84  
ASSUMED 0'

10-31048  
1/4 Rd 50

0°

47.78

Sea Cans  
140 ft

25 ft



25 ft

Dwelling



25'

180 ft

240 ft

141.80  
55°

FD L  
E 1/4 1

RP

April 1, 2026: Sea Cans added by Admin



**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.

<b>File Number of the Development Application:</b>		
<b>APPELLANT</b>	<b>Name</b>	
	<b>Address</b>	
	<b>Telephone</b>	
	<b>Email</b>	
<b>LANDOWNER</b>	<b>Name</b>	
	<b>Address</b>	
	<b>Telephone</b>	
	<b>Email</b>	
<b>LAND DESCRIPTION</b>	<b>Registered Plan: _____ Block: _____ Lot: _____</b>	
	<b>Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____</b>	

**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