



## NOTICE OF DECISION

June 10, 2025

File No.: PLDP20250179

**Sent via email and mail:**

FELKER, DANNY G & TRINA F

DIDSBURY, AB T0M 0W0

Dear Danny & Trina Felker:

**RE: Proposed Development Permit**

**Legal: SW 2-31-2-5**

**Development Proposal: Dwelling, Secondary Detached (Prefabricated)**

The above noted Development Permit application on the SW 2-31-2-5 for a Dwelling, Secondary Detached (Prefabricated) was considered by the Administrative Subdivision & Development Approving Authority on June 10, 2025.

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

Municipal Development Plan      Section 3.0 Agricultural Land Use Policies  
Bylaw No. 20/20

Land Use Bylaw No. 10/24      Section 9.8 Dwelling Density  
Section 9.9. Dwellings, Prefabricated  
Section 9.10. Dwelling, Secondary Detached  
Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached (Prefabricated) is suitable development for SW 2-31-2-5 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. 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. This permit is issued for a Dwelling, Secondary Detached (Prefabricated) with a manufacture date 1989 as per the information and photos submitted with the application. Only two detached dwelling units are permitted on the property.
  12. All prefabricated dwellings must have Canadian Standards Association (CSA) certification. If a particular prefabricated dwelling has been damaged or structurally altered, it shall be certified as safe by an accredited structural engineer.
  13. It shall be the responsibility of the owner to place the prefabricated dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
  14. All prefabricated dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the prefabricated dwelling.
  15. The applicant/landowner shall contact the pipeline company to confirm the distance for the new residence is setback from the pipeline as per their requirements.
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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 **June 17, 2025** and **June 24, 2025** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Land & Property Rights Tribunal, by 4:00 p.m. on **July 01, 2025**.

Pursuant to the Municipal Government Act, the appeal body for this application is the Land and Property Rights Tribunal (LPRT). Information regarding the appeal process and application forms can be obtained from the LPRT website at: <https://www.alberta.ca/subdivision-appeals.aspx>

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. 211 or by email at [bhutchings@mvcountry.com](mailto:bhutchings@mvcountry.com).

Yours truly,



Becky Hutchings, Development Officer  
Planning and Development Services

Enclosures



Access Road

Shop Range Rd 22 463'  
top 310 698'

Range Rd 22 House  
354'  
top 310 630' water well

**Parked Car**

Sewer discharge  
purposed  
location of 2nd  
residence

Current Sewer Field

Power pole

Water in Cattle

Natural gas line

Trailer Location  
Range Rd 22 554'  
top 310 556'

**RANGE RD 22**

**CONDITIONALLY APPROVED**  
MOUNTAIN VIEW COUNTY  
June 10, 2025  
PLDP20250179  
PLANNING AND DEVELOPMENT SERVICES  
SEE LETTER FOR CONDITIONS

**RD 310**

pipe line



Telephone: 780-427-2444  
 Fax: 780-427-0986  
 Email: [LPRT.appeals@gov.ab.ca](mailto:LPRT.appeals@gov.ab.ca)

INTERNAL USE ONLY

# SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal  
 1229-91 Street SW  
 Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision. A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of a:  Subdivision Authority Decision  Development Authority Decision

**Part 1- Contact Information**

**PROPERTY UNDER APPEAL**

|                      |   |   |
|----------------------|---|---|
| Name of Municipality | Subdivision/Development Authority (if applicable) | Subdivision/Development Authority File or Permit Number |
|----------------------|---|---|

Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

**For Subdivision Appeals:**

Highway (# \_\_\_\_\_)  Body of Water (Name: \_\_\_\_\_)  Landfill

Green Area  Wastewater Treatment Facility  Waste Management Facility  Historical Site/Resource

Alberta Environment and Parks  AUC  NRCB  AER  ERCB  AEUB

Licence/Permit/Approval or Other Authorization Number: \_\_\_\_\_

**For Development Appeals:**

Alberta Environment and Parks  AUC  NRCB  AER  ERCB  AEUB

Licence/Permit/Approval or Other Authorization Number: \_\_\_\_\_

|                  |         |          |       |          |                                     |
|------------------|---------|----------|-------|----------|-------------------------------------|
| Land Description | Section | Township | Range | Meridian | Municipal Address or Lot Block Plan |
|------------------|---------|----------|-------|----------|-------------------------------------|

**APPELLANT (e.g. Landowner, Applicant, Affected Person or Government Department filing the Appeal)**

|   |                    |                |                          |
|---|--------------------|----------------|--------------------------|
| Name(Organization)  | (Last)             | (First)        | Telephone Number         |
| Address (Street, PO Box, RR)  | (Suite, Apartment) | (Municipality) | (Province) (Postal Code) |
| E-mail address (By providing an e-mail address I consent to receive documents by e-mail): |                    |                |                          |

**LANDOWNER INFORMATION (If different from Appellant)**

|   |                    |                |                          |
|---|--------------------|----------------|--------------------------|
| Name  | (Last)             | (First)        | Telephone Number         |
| Address (Street, PO Box, RR)  | (Suite, Apartment) | (Municipality) | (Province) (Postal Code) |
| E-mail address (By providing an e-mail address I consent to receive documents by e-mail): |                    |                |                          |

**REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)**

|   |                    |                                    |                  |               |
|---|--------------------|------------------------------------|------------------|---------------|
| Name of Organization  |                    |                                    | Telephone Number |               |
| Address (Street, PO Box, RR)  | (Suite, Apartment) | (Municipality)                     | (Province)       | (Postal Code) |
| E-mail address (By providing an e-mail address I consent to receive documents by e-mail): |                    |                                    |                  |               |
| I (We) hereby authorize _____ to act on my (our) behalf to this application.              |                    |                                    |                  |               |
| _____<br>Signature of Applicant(s)  | _____<br>Date      | _____<br>Signature of Applicant(s) | _____<br>Date    |               |

**Part 2- Decision of the Subdivision/Development Authority**

Date of Decision:

Copy of Subdivision/Development Authority Decision included?  Yes  No

**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

- Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?
- Refusal - Why do you think the application should be approved?

\_\_\_\_\_  
Signature of Appellant OR Person Authorized to Act on  
Behalf of Appellant

\_\_\_\_\_  
Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to [LPRT@gov.ab.ca](mailto:LPRT@gov.ab.ca).

|                                  |                            |                      |                            |
|----------------------------------|----------------------------|----------------------|----------------------------|
| <a href="#">Submit by E-mail</a> | <a href="#">Print Form</a> | <a href="#">Save</a> | <a href="#">Reset Form</a> |
|----------------------------------|----------------------------|----------------------|----------------------------|