



NOTICE OF DECISION

April 07, 2026

File No.: PLDP20260094

Sent via email and mail: pm@blueflowersunrooms.com

BLUEFLOWER SUNROOMS
BAY 8 41070 COOK RD.
COCHRANE, AB T4C 1A1

Dear BLUEFLOWER SUNROOMS:

RE: Proposed Development Permit
Legal: NW 20-32-5-5 Plan 0212509 Lot 147
Development Proposal: Accessory Building - Sunroom (freestanding) and Deck

The above noted Development Permit application on the NW 20-32-5-5 Plan 0212509 Lot 147 for a Accessory Building - Sunroom (freestanding) and Deck 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 5.0 Economic Development Land Use Policies
South McDougal Flats Area Structure Plan Bylaw No. 01/24	Section 7 Land Use Policy Areas
Land Use Bylaw No. 10/24	Section 9.3 Accessory Building and Uses Section 9.12 Hazard Lands Section 15.3 Parks and Comprehensive Recreation District (P-PCR)

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Sunroom (freestanding) and Deck is suitable development for NW 20-32-5-5 Plan 0212509 Lot 147 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. N/A
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. The Accessory Building - Covered Deck and Sunroom shall be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft.) above the 1 in 100-year design flood.
12. Use of the proposed Accessory Building - Sunroom (freestanding) and Deck for business, commercial purposes, or residential occupancy is not permitted.
13. The applicant and/or landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 061 039 461.

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 Land & Property Rights Tribunal, by 4:00 p.m. on **April 28, 2026**.

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. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures

cc: DELONG, James & Linda

██████████ Airdrie, AB T4A 0W8 ██████████



