



NOTICE OF DECISION

July 02, 2026

File No.: PLDP20260160

Sent via email and mail: [REDACTED]

DEICHERT, JODY & PENNY
[REDACTED]
CARSTAIRS, AB T0M 0N0

Dear Jody & Penny:

RE: Proposed Development Permit
Legal: NE 24-30-2-5 Plan 1210960 Block 1 Lot 2
Development Proposal: Bunkhouse

The above noted Development Permit application on the NE 24-30-2-5 Plan 1210960 Block 1 Lot 2 for a Bunkhouse was considered by the Municipal Planning Commission on July 02, 2026.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan Bylaw No. 20/20	Section 3.0 Agricultural Land Use Policies
Land Use Bylaw No. 10/24	Section 11.1 Agricultural District

The Municipal Planning Commission concluded that a Bunkhouse is suitable development for NE 24-30-2-5 Plan 1210960 Block 1 Lot 2 and conforms to the above noted policies.

As such, the Municipal Planning Commission 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. This permit is issued for a Bunkhouse as per the information submitted with the application and it does not contribute to the dwelling density on the subject property.
12. The Bunkhouse shall be used, as per the submitted application, for the accommodation of four farm workers in conjunction with the agricultural operations on site.
13. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
14. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
15. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.

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 **July 07, 2026** and **July 14, 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 **July 23, 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@mvcountry.com.

Yours truly, 

Jaydan Reimer, Development Officer
Planning and Development Services

/dr

Enclosures



SITE PLAN

SCALE: 1:500



Project Title

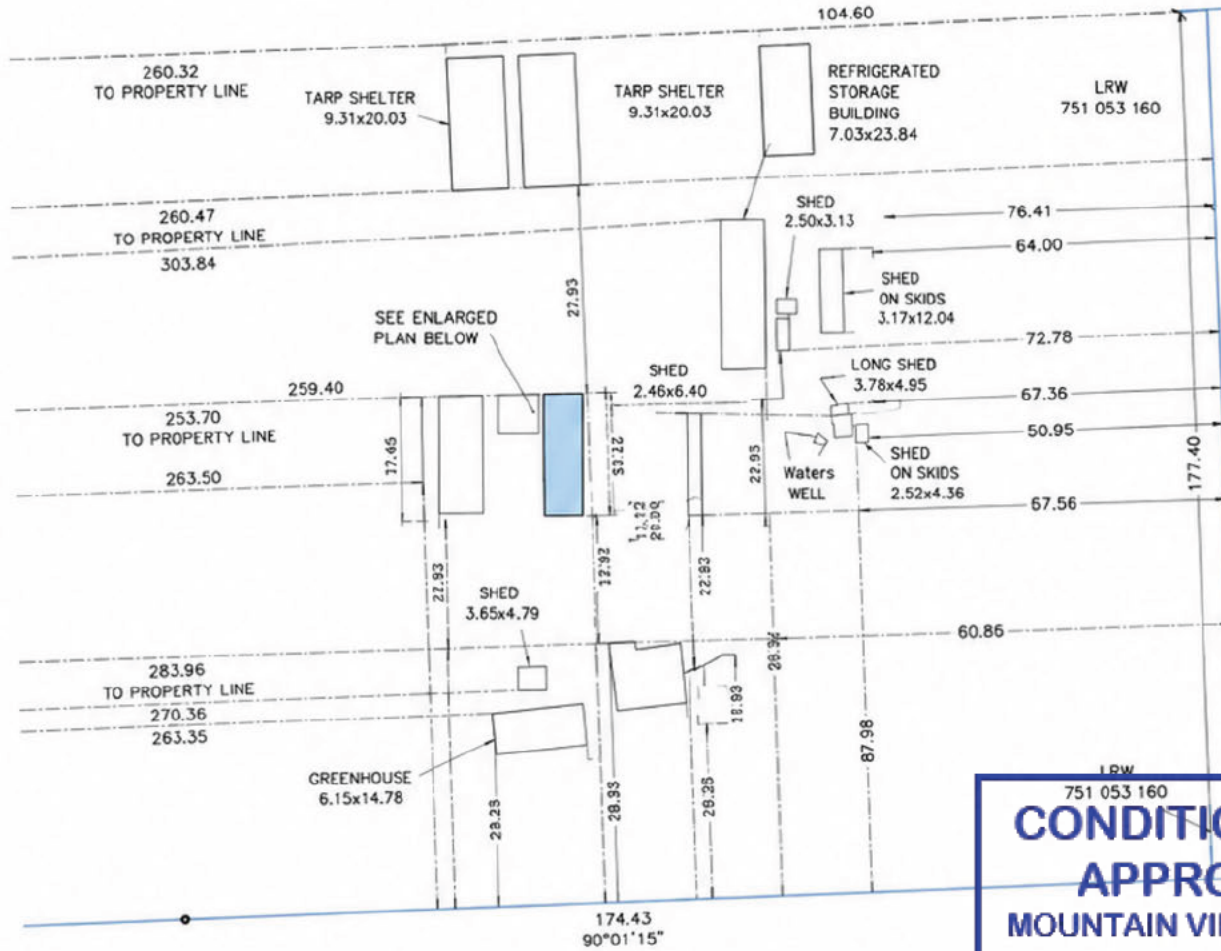
BUNKHOUSE
ADJACENT TO
SHOP AND GARAGE

Project Address

LOT 1, PLAN 8271 0300
RURAL ALBERTA

Drawing Title

SITE PLAN AND
ENLARGED PLAN -
PROPOSED BUNKHOUSE



LRW
751 053 160

CONDITIONALLY APPROVED

MOUNTAIN VIEW COUNTY

PLDP20260160

July 2, 2026

JR

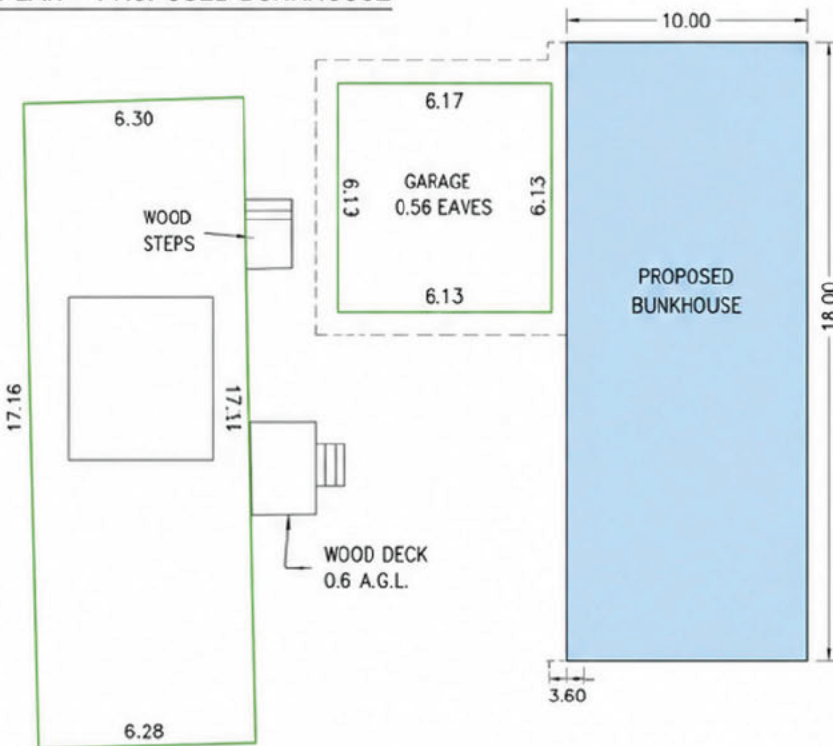
PLANNING AND DEVELOPMENT SERVICES

LEGEND
 PROPOSED BUNKHOUSE

SEE LETTER FOR CONDITIONS

ENLARGED PLAN - PROPOSED BUNKHOUSE

SCALE: 1:150



NOTES

1. ALL DIMENSIONS ARE IN METRES.
2. DISTANCES ARE TO OUTSIDE OF EXTERIOR WALLS.
3. SITE PLAN BASED ON SURVEY BY CLIENT PROVIDED PLAN.
4. VERIFY ALL DIMENSIONS AND SETBACKS ON SITE PRIOR TO CONSTRUCTION.

Project No.

24051

Drawn By

J.D.

Checked By

R.M.

Date

MAY 21, 2024

Scale

AS SHOWN

Drawing No.

A1.0

Revision

0

THIS DRAWING IS FOR
DEVELOPMENT PERMIT
PURPOSES ONLY AND
IS NOT FOR CONSTRUCTION.



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