



NOTICE OF DECISION

May 26, 2026

File No.: PLDP20260140

Sent via email and mail: [REDACTED]

PORTEOUS, HEATHER ELIZABETH

[REDACTED]
CALGARY, AB T2L 0Z2

Dear Heather:

RE: Proposed Development Permit
Legal: SE 1-31-4-5 Plan 1411513 Block 1 Lot 1
Development Proposal: Business, Contractors - Photography Venue

The above noted Development Permit application on the SE 1-31-4-5 Plan 1411513 Block 1 Lot 1 for a Business, Contractors - Photography Venue was considered by the Administrative Subdivision & Development Approving Authority on May 26, 2026.

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 10.4 Business (Home Office, Home Based, or Contractors)
 Section 11.2 Agricultural (2) District

The Administrative Subdivision & Development Approving Authority concluded that a Business, Contractors - Photography Venue is suitable development for SE 1-31-4-5 Plan 1411513 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. N/A
8. N/A
9. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. N/A

ADDITIONAL CONDITION(S):

11. Permit approval is conditional to information supplied on the application form for a Contractors Business Development Permit to provide a Photography Venue. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
12. The proposed business shall not have more than 5 business related visits per day. The applicant, landowner and/or operator shall not generate excessive or unacceptable increases in traffic within the immediate area.
13. The hours of operation shall be from 9:00 am to 11:00 pm seven days a week, year-round.
14. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
15. Parking shall be contained on the subject parcel. No parking of vehicles shall be permitted on any County Road at any time.
16. No signage has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
17. Permit approval is for SE 1-31-4-5 Plan 1411513 Block 1 Lot 1 and the use of the farm building within SE 1-31-4-5 for the business as per the information supplied on the application form.

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 02, 2026**, and **June 09, 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 **June 16, 2026**.

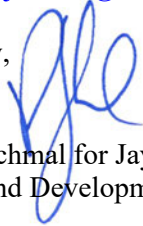


Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 10/24 may be applied.

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,



Peggy Grochmal for Jaydan Reimer, Development Officer
Planning and Development Services

/lc

Enclosures

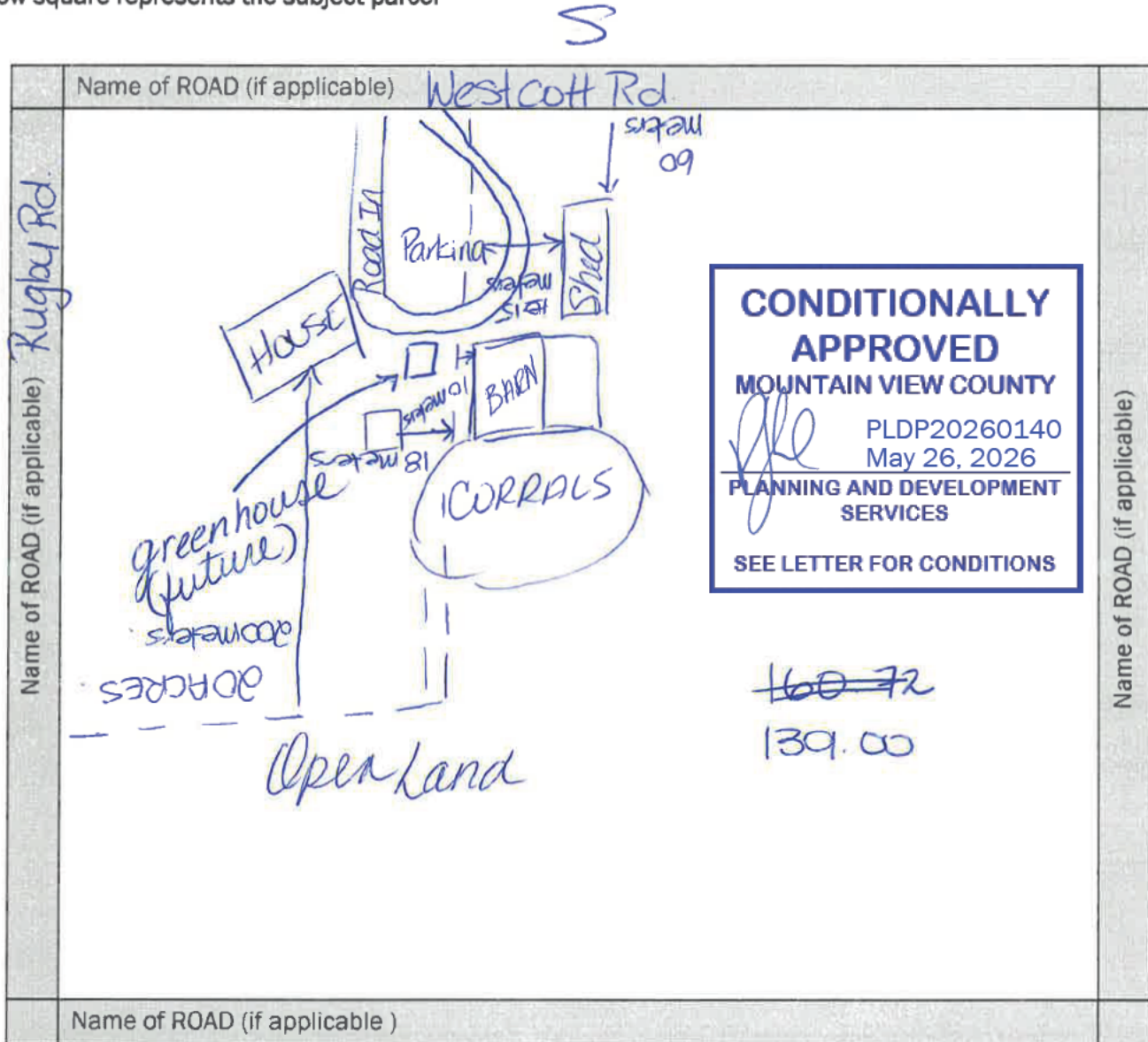


Site Plan of Proposed Development

The Site Plan shall include:

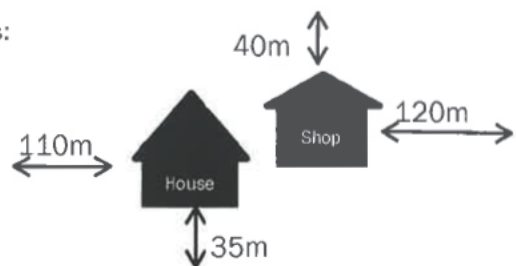
- Property dimensions (all sides)
- Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- Setback measurements, from all sides of the property lines, for all structures, new and existing
- Identify roadways and indicate existing and/or proposed access to the site
- Identify the location of oil & gas wells, pipelines & facilities - if applicable
- Indicate the location of water wells and septic tank/sewage disposal systems
- Location of all easements such as utility right of way, caveat, etc. - if applicable

The below square represents the subject parcel



Indicate the distances from the closest structure(s) to all property lines:

For Example:





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