



## NOTICE OF DECISION

July 22, 2025

File No.: PLDP20250234

Sent via email and mail: [REDACTED]

PHYPERS, STEPHEN, DIANE, EVERETT, KAIDI & AUSTIN  
[REDACTED]

SUNDRE, AB T0M 1X0

Dear Stephen, Diane, Everett, Kaidi & Austin

**RE: Proposed Development Permit**

**Legal: NW 5-32-4-5 Plan 0012826 Block 1 Lot 1**

**Development Proposal: Dwelling, Secondary Suite Attached to Existing Dwelling, Single Detached with Attached Shop with Setback Relaxation for Existing Accessory Building - Shed**

The above noted Development Permit application on the NW 5-32-4-5 Plan 0012826 Block 1 Lot 1 for a Dwelling, Secondary Suite Attached to Existing Dwelling, Single Detached with Attached Shop with Setback Relaxation for Existing Accessory Building - Shed was considered by the Administrative Subdivision & Development Approving Authority on July 22, 2025.

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 3.0 Agricultural Land Use Policies Section 4.0 Residential Land Use Policies
Land Use Bylaw No. 10/24	Section 9.11 Dwelling, Secondary Suite Section 11.1 Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Suite Attached to Existing Dwelling, Single Detached with Attached Shop with Setback Relaxation for Existing Accessory Building - Shed is suitable development for NW 5-32-4-5 Plan 0012826 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. 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. Issuance of this permit is for a Dwelling, Secondary Suite Attached to Existing Dwelling, Single Detached with Attached Shop with Setback Relaxation for Existing Accessory Building - Shed as per the submitted application.
  12. The Dwelling, Secondary Suite shall not exceed the size of the principal dwelling located on site, and shall be a maximum of 40% Dwelling, Secondary Suite to 60% Dwelling, Single Detached with Attached Garage.
  13. As per the submitted application, a westerly and southerly setback relaxation for the "Shed on Skids" in the southwest corner of the subject parcel is granted for the life of the building.
  14. Use of the Accessory Building - Shop for business, industrial, or commercial purposes is not permitted.
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15. All setbacks must comply with Provincial regulations with regards to the pipelines and abandoned well within and near the property including, but not limited to, the Alberta Energy Regulator Directive 079. Please confirm the setback distances with the pipeline/well licensee companies to ensure compliance.

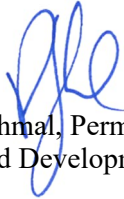
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **July 29, 2025** and **August 05, 2025** in The Albertan. 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 **August 12, 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. 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



Range Road 45.

NOT TO SCALE

32047 Range  
Road 45,  
Mountain View  
County  
NW-5-32-4-W5  
Site Plan

NORTH

Northern  
Property  
Line

310feet.

Three Seasons

Animal Shelter

25 Feet

Animal Shelter

25 Feet

2 Feet

Animal Shelters

Power utility.

Lean to / Proposed  
secondary suite  
location 30x70 Feet

Main Dwelling  
and Garage  
55x100 Feet

Sauna

4  
Feet

Mail  
Shed

2054 Feet

2060 Feet

23x7 TARP SHED ON SKIDS

~12 Feet

~142 Feet

~140 Feet

30x40 Tarp  
Quonset on  
Skids

Western  
Property  
Line

honorup

1851  
feet.

CONDITIONALLY  
APPROVED  
MOUNTAIN VIEW COUNTY

PLDP20250234  
July 22, 2025

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS

Pump  
Station

12x18  
Storage  
Shed

731 Feet

206 Feet

~130 Feet

~125 Feet

~55 Feet

13x8 Storage Shed

Poly  
Green  
House

13x13 Green House  
On Skids

6 Feet

Garden Shed

~53 Feet

35feet

10feet

506 feet

septic tanks

456 feet.

Eastern Property line

514  
feet.



## NOTICE OF DEVELOPMENT APPEAL

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: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

LANDOWNER: Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

LAND DESCRIPTION: Registered Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
Part: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Meridian: \_\_\_\_\_

THIS APPEAL IS COMMENCED BY, ON BEHALF OF:

- (a) ☐ Adjacent Landowner/Affected Person (Fee \$425.00) (b) ☐ Developer/Applicant/Landowner (Fee \$425.00)

**REASON(S) FOR THE APPEAL (use additional paper if required):**

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The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 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 Appeal Board in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311

\_\_\_\_\_  
Signature of Appellant/Agent

\_\_\_\_\_  
Date