



## NOTICE OF DECISION

September 15, 2022

File No.: PLDP20220350

Sent via email and mail: [REDACTED]

NIELSEN, MATTHEW & SANDRA  
[REDACTED]

Dear Matthew & Sandra Nielsen:

**RE: Proposed Development Permit**

**Legal: SE 17-31-5-5**

**Development Proposal: Bunkhouse**

The above noted Development Permit application on the SE 17-31-5-5 for a Bunkhouse was considered by the Municipal Planning Commission on September 15, 2022.

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

Municipal Development Plan Bylaw No. 20/20	3.0 Agricultural Land Use Policies
Bergen Area Structure Plan Bylaw No. 03/15	6.0 Land Use Policy Areas 6.3 Agriculture
Land Use Bylaw No. 21/21	2.5 Definitions 11.1 Agricultural District

The Municipal Planning Commission concluded that a Bunkhouse is suitable development for SE 17-31-5-5 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. 21/21.
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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. N/A
10. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

12. 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 regards 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):**

13. As per the submitted application the Bunkhouse shall be used for housing of staff in conjunction with the existing agricultural operation and is not considered to contribute to the dwelling density on the subject property as per the Land Use Bylaw.

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 **September 20, 2022** and **September 27, 2022** 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 **October 6, 2022**.

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. 21/21 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](mailto:jreimer@mvcountry.com).

Yours truly,

Jaydan Reimer, Development Officer  
Planning and Development Services

/lc

Enclosures



PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS

**CONDITIONALLY  
APPROVED**

MOUNTAIN VIEW COUNTY

PLDP20220350  
September 15, 2022

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS

SW17 31-5-W5

SE17 31-5-W5

RGE RD 54

TWP RD 312

Proposed Access to site

proposed  
bunkhouse & well  
& septic tank

DUG OUT

ABOVE GROUND POWER LINE  
ELECTRICAL TRANSFORMER  
WELL HOUSE AND POWER

20-5420-Twp Rd 312

BARN  
EXISTING WELL  
AGRICULTURAL BUILDINGS

10-5420-Twp Rd 312

375.676

EXISTING SEPTIC  
TANK & FIELD  
STORAGE SHED  
TO BE REMOVED

EXISTING DWELLING

EXISTING FENCE

EXISTING APPROACH  
UNCHANGED

NCE

ON SURVEY

ON SURVEY

NCE

OVE GROUND  
WER LINE

ND USE IS  
L DISTRICT (A)  
FIED OTHERWISE

OUND POWER LINE

TRANSFORMER

ND POWER

BARN

EXISTING WELL

AL BUILDINGS

EXISTING FENCE

EXISTING APPROACH

UNCHANGED

EXISTING DWELLING

EXISTING SEPTIC

TANK & FIELD

STORAGE SHED

TO BE REMOVED

EXISTING FENCE

EXISTING APPROACH

UNCHANGED

EXISTING DWELLING

EXISTING SEPTIC



## 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 (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