



NOTICE OF DECISION

October 28, 2025

File No.: PLDP20250311

Sent via email and mail: [REDACTED]

BURGESS, LYNDIA

[REDACTED]
SUNDRE, AB T0M 1X0

Dear Lynda:

RE: Proposed Development Permit

Legal: NE 2-33-5-5 Plan 1110037 Block 5 Lot 1

Development Proposal: Business, Home Based - Resilient Journey Counselling

The above noted Development Permit application on the NE 2-33-5-5 Plan 1110037 Block 5 Lot 1 for a Business, Home Based - Resilient Journey Counselling was considered by the Administrative Subdivision & Development Approving Authority on October 28, 2025.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Intermunicipal Development Plan **Section D. Referral Area**
Mountain View County and Town
of Sundre Bylaw No. 18/21

Municipal Development Plan **Section 4.0 Residential Land Use Policies**
Bylaw No. 20/20 **Section 5.0 Economic Development Land Use Policies**
Section 12.0 Intermunicipal Issues

Land Use Bylaw No. 10/24 **Section 10.4. Business (Home Office, Home Based, or Contractors)**
Section 12.1. R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Business, Home Based - Resilient Journey Counselling is suitable development for NE 2-33-5-5 Plan 1110037 Block 5 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. 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. Permit approval is conditional to information supplied with the application for a Business, Home Based - Resilient Journey Counselling. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
 12. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
 13. The proposed business shall not have more than five client visits per day. The applicant, landowner and/or operator shall not generate excessive or unacceptable increases in traffic within the immediate area.
 14. The Hours of Operation shall be from 9:00 a.m. to 6:00 p.m., Monday to Friday, year-round, by appointment only.
 15. No signage has been approved with this permit. Any future signage shall require a Sign Permit.
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16. The applicant, landowner and/or operator shall obtain a Building Permit for a Change of Use from Personal Use to Commercial Use for the portion of the existing dwelling that will be used for the public occupancy of the Business, Home Based - Resilient Journey Counselling.
17. The applicant shall maintain the status of being a registered psychologist in good standing and meet any standards and obtain any approvals required.
18. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 111 001 836.

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 **November 04, 2025** and **November 11, 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 Subdivision & Development Appeal Board, by 4:00 p.m. on **November 18, 2025**.

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. 211 or by email at bhutchings@mvcountry.com.

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures

cc: BURGESS, DARWIN - [REDACTED]



CONDITIONALLY
APPROVED

MOUNTAIN VIEW COUNTY
October 28, 2025
PLDP20250311

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

LOT 2
BLOCK 3
PLAN 021 2609

89°59'21"
107.97

5.0 URW PLAN 111 0038

Alberta Land Surveyor's Real Property Report

CLIENT: TROY & LEYNA KACHMARCHYK

LEGAL DESCRIPTION:

LOT : 1 CIVIC ADDRESS: 33058 RD RD 51
BLOCK : 5 MOUNTAIN VIEW COUNTY
PLAN : 111 0037 LOCATION: N.E.1/4 Sec.2 Tp.33 Rg.5 w5M

LEGEND & NOTES:

DISTANCES ARE IN METRES AND DECIMALS THEREOF. AGL MEANS ABOVE GROUND LEVEL.
STATUTORY IRON POSTS FOUND ARE SHOWN THUS 
IRON BARS FOUND SHOWN THUS 
TEMPORARY POINT ESTABLISHED SHOWN THUS 
ALL FENCES ARE WITHIN 0.2m OF PROPERTY LINES EXCEPT WHERE SHOWN OTHERWISE.
EAVES ARE MEASURED TO LINE OF FASCIA, UNLESS OTHERWISE SPECIFIED.
UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO FINISHED SIDING
MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

TITLE INFORMATION:

TITLE NUMBER: 161 021 318 SEARCHED ON THE DATE OF: OCTOBER 3, 2018
PROPERTY IS SUBJECT TO : 081 185 289: URW-CENT. ALTA. REA.
881 169 315: CAVEAT (ROAD)-MTN. VIEW CTY. 111 001 835: URW-MTN. VIEW CTY.(PLAN 111 0038).
971 310 443: URW-FOOTHILLS NAT. GAS CO-OP.111 001 836: CAVEAT (REST. COV.)-MTN. VIEW CTY.
021 269 228: CAVEAT (ACQ. OF LAND)-MOUNTAIN VIEW COUNTY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED AND PERFORMED UNDER MY SUPERVISION,
DIRECTION, AND CONTROL, AND IN ACCORDANCE WITH THE STANDARDS AND RULES FOR THE PRACTICE
OF SURVEYING PRESCRIBED BY THE ALBERTA LAND SURVEYORS' ASSOCIATION. ACCORDINGLY WITHIN
THOSE STANDARDS AND AS OF THE "DATE OF SURVEY", I AM OF THE OPINION THAT:

1. THE REPORT ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN
PART C, SEC. 6.5 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE,
& REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN
ADJOINING PROPERTY;
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE
EXTENT OF PROPERTY.

PURPOSE: THIS REPORT HAS BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER,
SUBSEQUENT OWNERS, AND ANY OF THEIR AGENTS FOR THE PURPOSE OF
A LAND CONVEYANCE

COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES.
WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS-OF-WAY AFFECTING THE EXTENT OF
THE PROPERTY HAVE BEEN SHOWN. UNLESS OTHERWISE SHOWN, PROPERTY CORNER MARKERS HAVE
NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THIS PLAN SHOULD NOT BE USED TO
ESTABLISH BOUNDARIES DUE TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE
USER. THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE
STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE
ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR
FUTURE REQUIREMENTS AS SUBSEQUENT DEVELOPMENT CHANGES
ON THE PROPERTY WILL NOT BE REFLECTED ON THE REPORT.

DATED AT ROCKY MOUNTAIN HOUSE, ALBERTA

SEPTEMBER 3, 2023.

R.L. HAAGSMA A.L.S.



MOUNTAIN VIEW COUNTY APPROVAL

THE LOCATION OF THE BUILDINGS AS SHOWN ON THE
ABOVE PLAN COMPLIES WITH THE SETBACK, REARYARD,
AND SIDEYARD REQUIREMENTS OF THE LAND USE BYLAW
OF MOUNTAIN VIEW COUNTY.

APPROVED THIS DAY OF
2023.

DEVELOPMENT OFFICER FOR
MOUNTAIN VIEW COUNTY.

DATE OF SURVEY : SEPTEMBER 1, 2023

SCALE = 1 : 1000

DRAWN BY: RMD

Job: R-098-23.1

CHECKED BY: RLH

HIGH COUNTRY SURVEYS

BOX 1930, ROCKY MOUNTAIN HOUSE
T4T 1B4

Ph: (403) 845-5974

Fax: (403) 845-2974

2023 ©

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR DIGITAL
SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A MOUNT-WEST SURVEYS PERMIT STAMP.

NOTE: THIS PLAN IS UPDATED FROM R-148-15.1.
THE LEANTO ON THE GARAGE HAS BEEN REMOVED.
THE WATER WELL ACCESS ROOM HAS CHANGED.
NEW STEPS AND PATIO HAVE BEEN ADDED.
THE WEST DECK HAS BEEN CHANGED AND STEPS ADDED.
2 FIRE RINGS ARE SHOWN. THERE ARE NO OTHER CHANGES.

Mountain View County
verifies that the location of the permanent
buildings or structures as shown in this report
complies with the municipal
setback and sideyard regulations of Land Use
Bylaw No. 21/21. Please see attached letter.

Exceptions
Relaxation provided pursuant to

2023 September 12
Year Month Day

Development Officer

File No. PLCC20230326

office
clients

HOUSE DETAIL
Scale = 1:200



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):

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