



NOTICE OF DECISION

February 24, 2026

File No.: PLDP20260032

Sent via email and mail: kenria@live.ca

1341653 ALBERTA LTD
EL SHADDAI FARM
BOX 4 SITE 11 RR 1
OLDS, AB T4H 1P2

Dear Ken:

RE: Proposed Development Permit
Legal: SW 7-33-28-4
Development Proposal: Accessory Building - Open Pavilion

The above noted Development Permit application on the SW 7-33-28-4 for an Accessory Building - Open Pavilion was considered by the Administrative Subdivision & Development Approving Authority on February 24, 2026.

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 5.0 Economic Development Land Use Policies
Land Use Bylaw No. 10/24	Section 10.4. Business (Home Office, Home Based, or Contractors) Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Building - Open Pavilion is suitable development for SW 7-33-28-4 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. 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. Use of the proposed Accessory Building - Open Pavilion for residential occupancy or seasonal camping is not permitted.
12. Previously issued Development Permit PLDP20190102 remains valid and in full force and effect, and continued adherence to the conditions therein must be maintained.

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 **March 03, 2026**, and **March 10, 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 Land & Property Rights Tribunal, by 4:00 p.m. on **March 17, 2026**.

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

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/lc

Enclosures

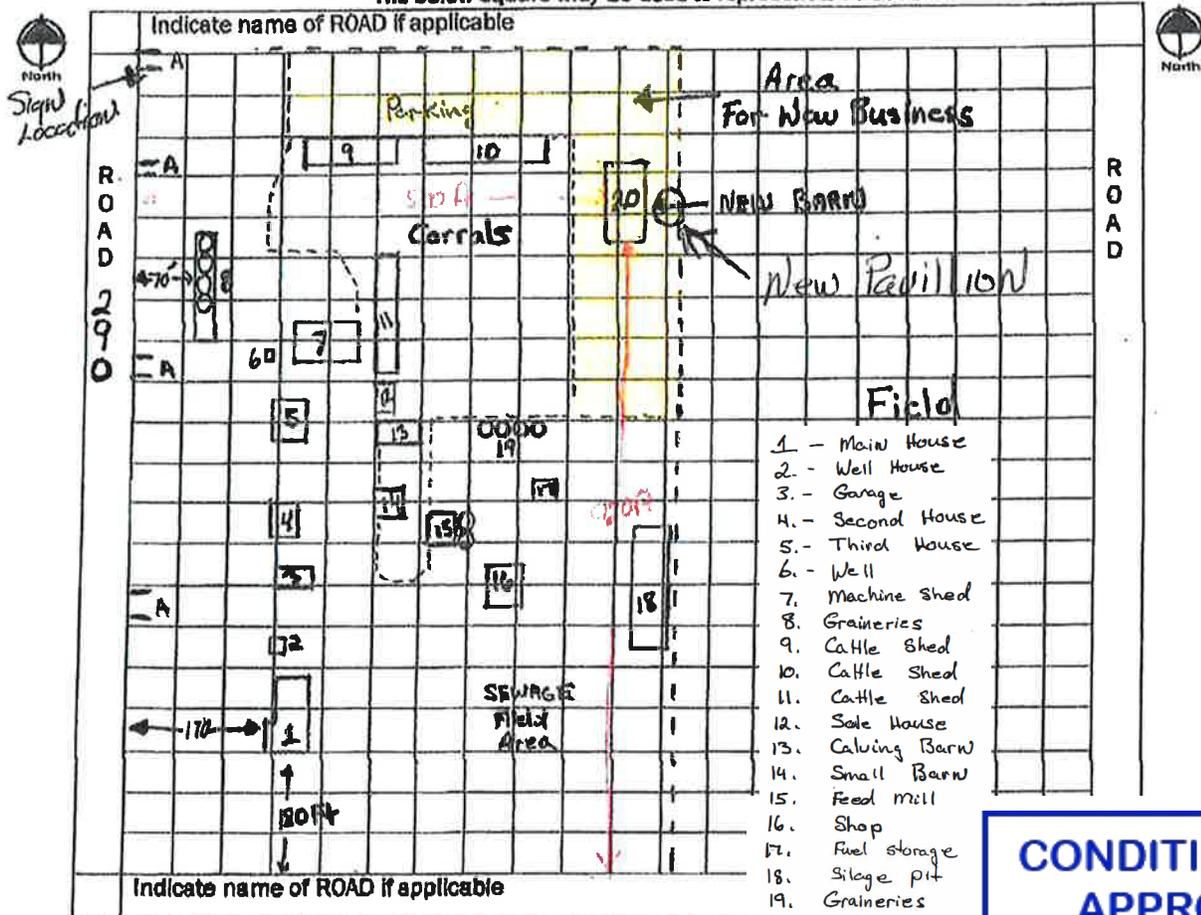


Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing, from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road);
- Label roadways and indicate existing and/or proposed access to the site;
- If applicable, location of oil & gas wells, pipelines & facilities;
- Indicate the location of water wells and septic tank/sewage disposal systems;
- If applicable, location of natural features (water courses, wooded areas, etc.) and man made features (drainage ditches, berms, etc.); and
- If applicable, location of all easements such as utility right of way, caveat, etc.

The below square may be used to represent a 1/4 Section



Scale: 1 square = 60 (60) meters (please circle)

A - Existing Approaches.

NEW BARN 500 ft from west property line
 920 ft from south property line

20 ac. Total Farm yard.

CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
 February 24, 2026
 PLDP20260032
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS

Shade building is not increasing business!
Ken Helgum

INTERNAL USE ONLY

NOTICE OF APPEAL

Telephone: 780-427-2444
Fax: 780-427-0986
Email: lprt.appeals@gov.ab.ca

Land and Property Rights Tribunal
1229-91 Street SW
Edmonton AB T6X 1E9

Admin Penalty Safety Codes

NHBP

Contact Information

APPELLANT

Legal Name	(Last)	(First)	Telephone Number	
Main Contact Name (if incorporated)				Telephone Number
Operating Name				
NHBPO Builder ID				
Municipality				
Address	(Street, PO Box, RR)	(Suite, Apartment)	(Town/City/Village)	(Province) (Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

Warning: Failure to advise the Tribunal of a change of contact information may result in your appeal being dismissed. Refer to Section 24(3) of the Ministerial Regulation for details.

AGENT AUTHORIZATION (leave blank if none)

Name	(Last)	(First)	Telephone Number	
Address	(Street, PO Box, RR)	(Suite, Apartment)	(Town/City/Village)	(Province) (Postal Code)
Municipality				
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

MATTER UNDER APPEAL

New Home Buyer Protection Office File No.	
Decision/Order/Penalty No.	
Date Received by Appellant:	

APPEAL TYPE

- Determination of Status
 Owner-Builder Authorization
 Exemption for Hardship
 Administrative Penalty
 Compliance Order
 Builder License

For Compliance Orders Only

- The Registrar has reviewed this order and issued decision no. _____
 The Registrar's decision was not received on: _____

PROPERTY DETAILS

Address (Street, PO Box, RR)	(Suite, Apartment)	(Town/City/Village)	(Province)	(Postal Code)
The Appellant owns the property <input type="checkbox"/>				

If the Appellant does not own the property:

Name on Land Title Certificate (Last)	(First)	Telephone Number
Address (Street, PO Box, RR) (Suite, Apartment) (Town/City/Village) (Province) (Postal Code)		
Municipality		
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):		

REASON FOR APPEAL

Explain what information you believe to be incorrect in the decision/order/penalty, if any.

- Copy of decision/order/penalty attached
 Copy of Registrar's decision attached
 Grounds for Appeal (in a separate attachment)
 Payment attached (paper only)
 Payment(s) not attached but will be received by the NHBPB within 7 days.

Date

Print Name

Signature

The personal information collected is for the purpose of setting up application/appeal proceedings, which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow-up survey designed to measure satisfaction with the tribunal proceedings. The personal information you provided is collected under the authority of section 4(c) of the Protection of Privacy Act. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to LPRT@gov.ab.ca.