



NOTICE OF DECISION

March 24, 2026

File No.: PLDP20260059

Sent via email and mail: [REDACTED]

HODGKINSON, RAY

[REDACTED]
SUNDRE, AB T0M 1X0

Dear Ray:

RE: Proposed Development Permit

Legal: NE 13-31-5-5 Plan 9612016 Lot 2

Development Proposal: Dwelling, Prefabricated, Change of Use from Dwelling, Prefabricated to Accessory Building - Personal Storage, Change of Use from Kennel, Commercial to Accessory Building - Personal Storage, Change of Use from Bunkhouse to Accessory Building - Personal Storage, and 6 Accessory Buildings – Detached Garage, ATCO Building, 3 Sheds and Well House

The above noted Development Permit application on the NE 13-31-5-5 Plan 9612016 Lot 2 for a Dwelling, Prefabricated, Change of Use from Dwelling, Prefabricated to Accessory Building - Personal Storage, Change of Use from Kennel, Commercial to Accessory Building - Personal Storage, Change of Use from Bunkhouse to Accessory Building - Personal Storage, and 6 Accessory Buildings – Detached Garage, ATCO Building, 3 Sheds and Well House was considered by the Administrative Subdivision & Development Approving Authority on March 24, 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 11.2. A(2) Agricultural (2) District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Prefabricated, Change of Use from Dwelling, Prefabricated to Accessory Building - Personal Storage, Change of Use from Kennel, Commercial to Accessory Building - Personal Storage, Change of Use from Bunkhouse to Accessory Building - Personal Storage, and 6 Accessory Buildings – Detached Garage, ATCO Building, 3 Sheds and Well House is suitable development for NE 13-31-5-5 Plan 9612016 Lot 2 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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. This permit is issued for a Dwelling, Prefabricated with a manufacture date of 1976 as per the information and photos submitted with the application. Only one (1) dwelling for residential occupancy is permitted on the property with the issuance of this permit.
 12. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
 13. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
 14. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.
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15. The existing prefabricated dwelling on site shall be decommissioned within 24 months as per Condition #4 of this permit, or upon residential occupancy in the new prefabricated dwelling, whichever occurs first. Decommissioning shall consist of removing the kitchen sink, range and kitchen cupboards. An on-site inspection by Planning and Development Services will be conducted within 24 months of the issuance of this permit to confirm compliance with this condition.
16. Use of the proposed Accessory Buildings for business, industrial, or commercial purposes, or residential occupancy is not permitted.
17. By issuance of this permit, all previously issued Development Permits for the subject property are deemed null and void.
18. As per the submitted application, setback relaxations are granted for the life of the buildings.

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 31, 2026** and **April 07, 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 **April 14, 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. 211 or by email at bhutchings@mvcountry.com.

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures

cc: SWINEY, Cindy L

■■■■■■■■■■ DIDSBURY, AB T0M 0W0 ■■■■■■■■■■

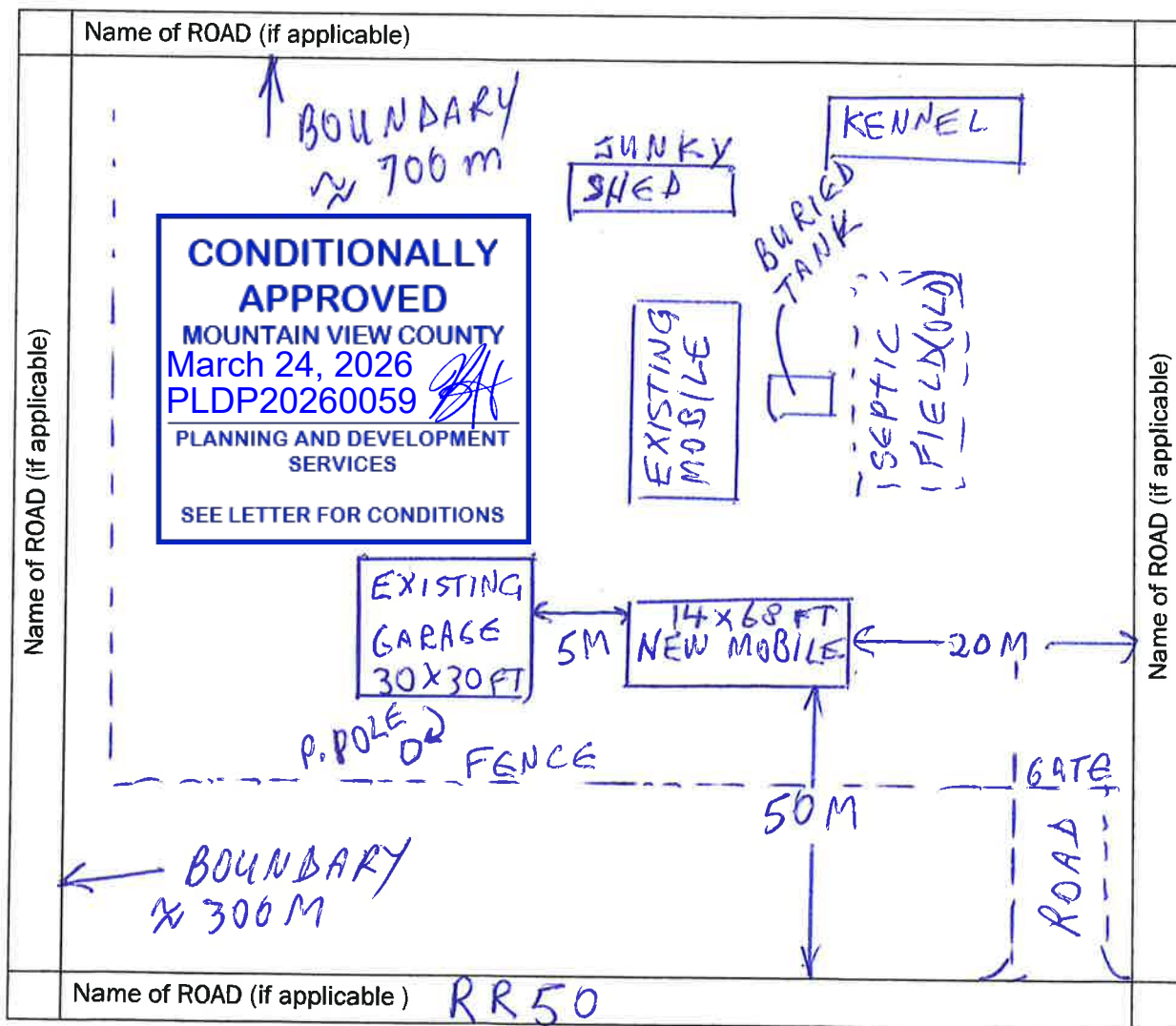
Site Plan of Proposed Development

The Site Plan shall include:

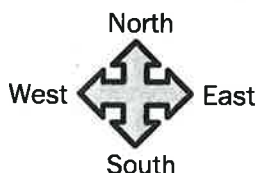
- ❑ Property dimensions (all sides)
- ❑ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ❑ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ❑ Identify roadways and indicate existing and/or 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

↑ W



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



↓ E

