



NOTICE OF DECISION

January 20, 2026

File No.: PLDP20260008

Sent via email and mail: [REDACTED]

MANNESS, JESSICA

[REDACTED]
Sundre, AB T0M 1X0

Dear Jessica:

RE: Proposed Development Permit

Legal: NW 23-32-5-5

Development Proposal: Dwelling, Secondary Detached (Move In)

The above noted Development Permit application on the NW 23-32-5-5 for a Dwelling, Secondary Detached (Move In) was considered by Administrative Subdivision & Development Approving Authority on January 20, 2026.

The following policies were taken into consideration by 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 |
| Bergen Area Structure Plan Bylaw No. 03/15 | Section 7.0 Policies |
| Land Use Bylaw No. 10/24 | Section 9.10 Dwelling, Secondary Detached Section 11.1 Agricultural District |

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached (Move In) is suitable development for NW 23-32-5-5 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. 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. 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, Move On as per the information submitted with the application. Only two detached dwelling units are permitted on the property.
12. Previously issued Development Permit PLDP20170127 for Temporary Accessory Use (Sale of Existing Gravel Pile) is considered null and void. No further gravel pit activities or uses shall proceed without appropriate redesignation of the subject lands to Aggregate Extraction/Processing District.

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 **January 27, 2026** and **February 03, 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 **February 10, 2026**.

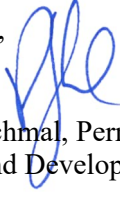


Pursuant to the Municipal Government Act, the appeal body for this application is the Land and Property Rights Tribunal (LPRT). Information regarding the appeal process and application forms can be obtained from the LPRT website at: <https://www.alberta.ca/subdivision-appeals.aspx>

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. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,

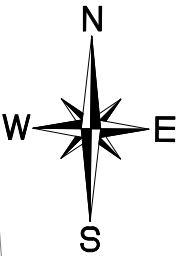


Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures





METRIC

WHOLE NUMBERS INDICATE MILLIMETERS
DECIMALIZED NUMBERS INDICATE METERS

NOTE: THIS IS NOT A LEGAL DRAWING
PROPERTY LINE LOCATIONS AND DIMENSIONS ARE APPROXIMATE

SITE PLAN
32373 RANGE ROAD 52
JAN 13, 2026