



NOTICE OF DECISION

September 09, 2025

File No.: PLDP20250285

Sent via email and mail: [REDACTED]

JOYES, ALLAN & TRACEY

[REDACTED]
SUNDRE, AB T0M 1X0

Dear JOYES, ALLAN & TRACEY:

RE: Proposed Development Permit

Legal: SW 34-32-5-5 Plan 4140GH Block 1 Lot 2

SW 34-32-5-5 Plan 4140GH Block 1 Lot 1

Development Proposal: Accessory Building - Shed with Setback Relaxations

The above noted Development Permit application on the SW 34-32-5-5 Plan 4140GH Block 1 Lot 2 and SW 34-32-5-5 Plan 4140GH Block 1 Lot 1 for a Accessory Building - Shed with Setback Relaxations was considered by the Administrative Subdivision & Development Approving Authority on September 09, 2025.

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

Intermunicipal Development Plan Growth Centre Urban Referral/Fringe Area	Within the Town of Sundre Urban Referral/Fringe area
Municipal Development Plan Bylaw No. 20/20	Section 4.0 Residential Land Use Policies
SE Sundre Area Structure Plan Bylaw No. 12/13	Section 5.0 Future Land Use Scenario
Land Use Bylaw No. 10/24	Section 12.2 - R-CR1 Country Residential (1) District

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Shed with Setback Relaxations is suitable development for SW 34-32-5-5 Plan 4140GH Block 1 Lot 2 SW 34-32-5-5 Plan 4140GH Block 1 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. 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. The Accessory Building - Shed on Lot 1 is incidental and subordinate to the Dwelling on Lot 2. No further development will be allowed on Lot 1 until the lots (Lots 1 and 2) are either consolidated or appropriate Development Permits are obtained for a permanent dwelling on Lot 1.
12. Use of the proposed Accessory Building - Shed for business, industrial, or commercial purposes, or residential occupancy is not permitted.
13. As per the submitted application, a northerly setback relaxation is granted for the life of the Accessory Building - Shed.



14. The applicant and/or landowner shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH | Alberta.ca.

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 16, 2025** and **September 23, 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 **September 30, 2025**.

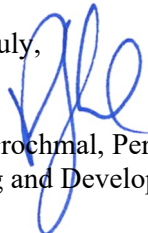
Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 10/24 may be applied.

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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **September 30, 2025**.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 182 or by email at pgrochmal@mvcounty.com.

Yours truly,


Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures



Site Plan of Proposed Development

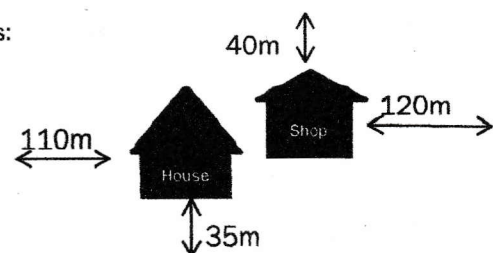
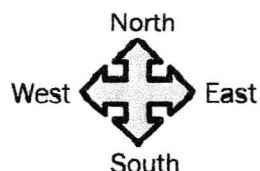
The Site Plan shall include:

- ☐ 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

	Name of ROAD (if applicable) <u>Sarles St</u>	
Name of ROAD (if applicable) <u>Sarles St</u>	CONDITIONALLY APPROVED MOUNTAIN VIEW COUNTY PLDP20250285 September 9, 2025 PLANNING AND DEVELOPMENT SERVICES SEE LETTER FOR CONDITIONS	Name of ROAD (if applicable)
	Name of ROAD (if applicable) <u>Alberta Hwy 760 (4th Ave)</u>	

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





NOTICE OF DEVELOPMENT APPEAL

10-1408 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	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

- ☐ Adjacent Landowner - \$425.00 fee
- ☐ Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal *(use additional paper if required)*

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 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 the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311