



## NOTICE OF DECISION

April 07, 2026

File No.: PLDP20260081

Sent via email and mail: [REDACTED]

TURGEON, DAVID R & BETTY A

[REDACTED]  
CREMONA, AB T0M 0R0

Dear David & Betty:

**RE: Proposed Development Permit**  
**Legal: NW 8-30-5-5 Plan 0412253 Block 2 Lot 1**  
**Development Proposal: Setback Relaxations to Existing Structures**

The above noted Development Permit application on the NW 8-30-5-5 Plan 0412253 Block 2 Lot 1 for Setback Relaxations to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on April 07, 2026.

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

Municipal Development Plan      Section 4.0 Residential Land Use Policies  
Bylaw No. 20/20

Land Use Bylaw No. 10/24      Section 9.12. Hazard Lands  
   Section 12.1. R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that Setback Relaxations to Existing Structures is suitable development for NW 8-30-5-5 Plan 0412253 Block 2 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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. Setback relaxations are granted for the life of the buildings as per the Real Property Report prepared by Axiom Geomatics Ltd. dated July 12, 2025.

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 **April 14, 2026** and **April 21, 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 28, 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](mailto:bhutchings@mvcountry.com).

Yours truly,



Becky Hutchings, Development Officer  
Planning and Development Services

/dr

Enclosures

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

**AXIOM GEOMATICS LTD.**

P: 587-315-5007

Email: info@axiomgeomatics.ca

## DESCRIPTION OF PROPERTY

Plan 041 2253  
 Block 2  
 Lot(s) 1

**CONDITIONALLY APPROVED**  
 MOUNTAIN VIEW COUNTY  
 April 7, 2026  
 PLDP20260081  
 PLANNING AND DEVELOPMENT SERVICES  
 SEE LETTER FOR CONDITIONS


I, Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am in the opinion that:

- The Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property, except \_\_\_\_\_;
- No visible encroachments exist on the Property from any improvement situated on an adjacent property, except \_\_\_\_\_; and;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except \_\_\_\_\_;
- Title information is based on a title search dated June 26 A.D. 2025 C. of T. No. 041 466 586
- The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink).
- 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 real estate transaction. 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 on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.
- This survey was performed on: July 4, 2025

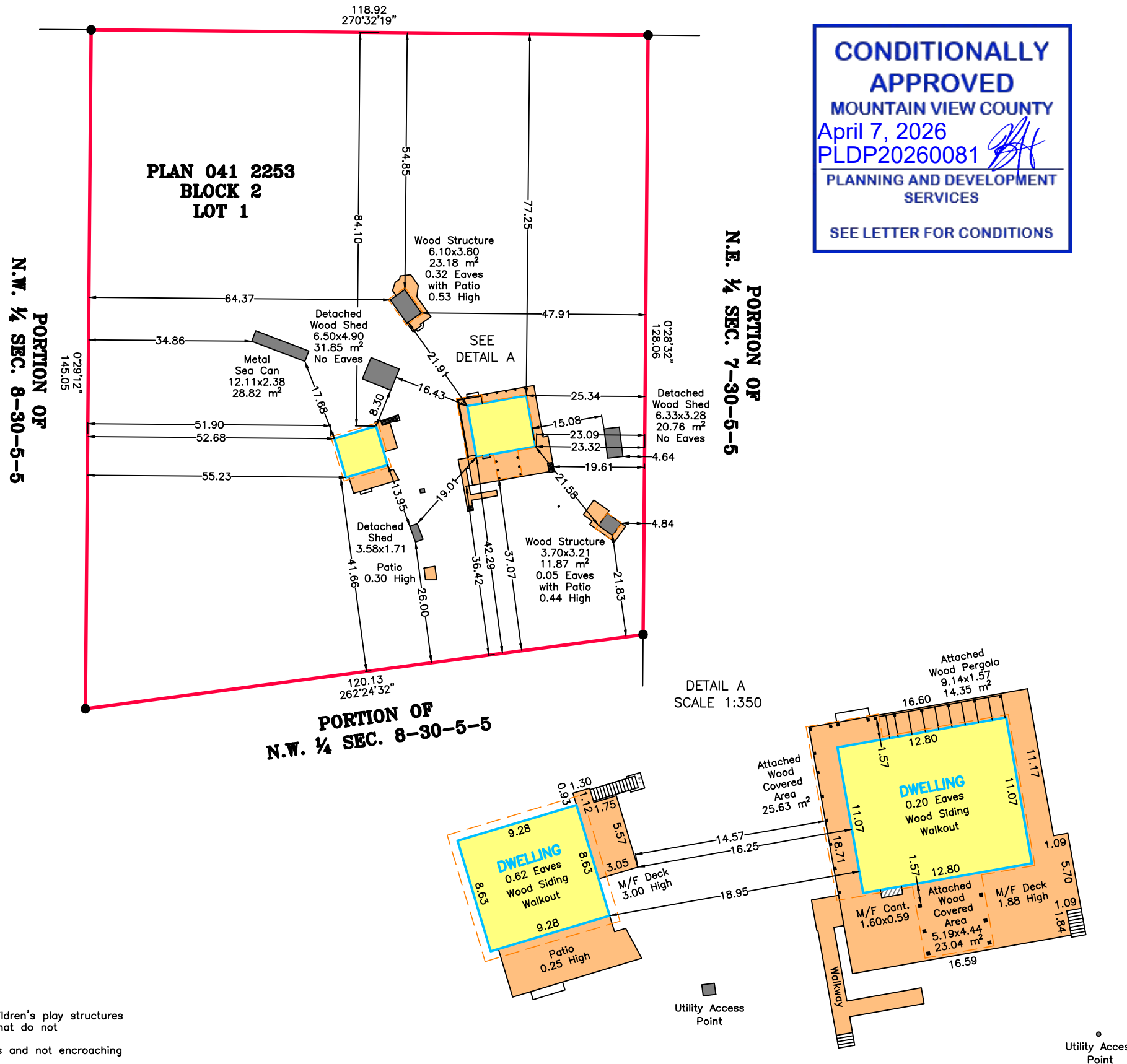
Property is subject to the following Registrations:

911 021 613 CAVEAT  
 921 132 280 UTILITY RIGHT OF WAY  
 241 325 061 CAVEAT

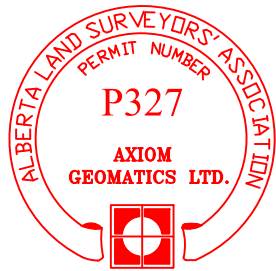
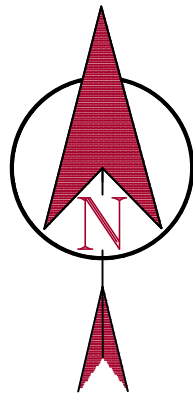
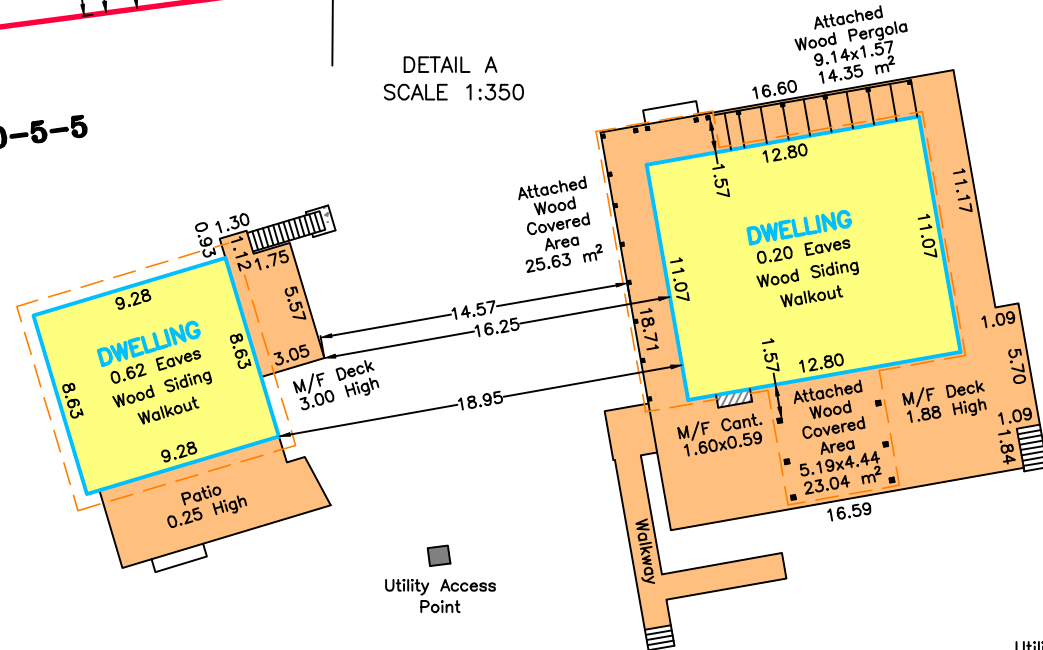
Dated this 12 day of July A.D. 2025.

LOCATION: 5443 Township Road 302 Mountain View County, Alberta	 Kevin J. Nemrava, A.L.S.
CLIENT Dave & Betty Turgeon	
CLIENT FILE	DRAWN BY MI
SCALE 1:1000	AXIOM GEOMATICS FILE 8282

## ROAD ALLOWANCE











DETAIL A  
 SCALE 1:350



### LEGEND

ABBREVIATIONS, SYMBOLS AND NOTES THAT MAY APPEAR/APPLY ON THIS PLAN.

- Drill Hole: 
- Iron Bar found: 
- Statutory Iron Post found: 
- Foundation: 
- Property line: 
- Line not to scale: 
- Utility Rights-Of-Way: 
- Eave Fascia shown thus: 
- N.: North
- E.: East
- S.: South
- W.: West
- m: Metres
- Conc.: Concrete
- F.d.: Found
- Mk.: Mark
- Mks.: Marks
- Blk.: Block
- A: Length of Arc
- R: Radius of Arc
- D: Delta (Central) Angle of Arc
- G.L.: Ground Level
- M/F: Main Floor
- 2/F: Second Floor
- Cant.: Cantilever
- W/W: Window Well
- Ret. Wall: Retaining Wall
- A/C: Air Conditioner
- U.: Utility
- O.D.: Overland Drainage
- M.A.: Maintenance Access
- R.W.: Right-Of-Way
- Reg. No.: Registration Number

Fences are not shown  
 Eave dimensions (where applicable) are to line of Fascia  
 Eaves as noted unless otherwise shown  
 The Following may not be shown:  
 Non-permanent concrete blocks  
 Right-of-ways not registered on title  
 Privacy walls, except for those on decks on attached and semi-detached dwellings  
 Temporary Storage Structures, Bins & Children's play structures  
 Borders between landscaping materials that do not function as retaining walls  
 Retaining walls not following property lines and not encroaching



**Mountain View**  
C O U N T Y

# 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,

(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.

the person applying for the permit or affected by the order under section 645 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):**

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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