



NOTICE OF DECISION

April 21, 2026

File No.: PLDP20260101

Sent via email and mail: [REDACTED]

ALTHOUSE, DENNIS & ALTHOUSE, ANNETTE
[REDACTED]

Water Valley, AB T0M 3E0

Dear Dennis & Annette:

RE: Proposed Development Permit

Legal: NW 10-29-5-5 Plan 0614449 Block 1 Lot 5

Development Proposal: Accessory Building - Detached Garage with Setback Relaxation

The above noted Development Permit application on the NW 10-29-5-5 Plan 0614449 Block 1 Lot 5 for an Accessory Building - Detached Garage with Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on April 21, 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 4.0 Residential Land Use Policies

Water Valley/Winchell Lake
Area Structure Plan
Bylaw No. 12/24

Section 4.1 Low Density Land Use Policy Areas

Land Use Bylaw No. 10/24

Section 12.1 R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Building - Detached Garage with Setback Relaxation is suitable development for NW 10-29-5-5 Plan 0614449 Block 1 Lot 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. 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 - Detached Garage for business, industrial, or commercial purposes, or residential occupancy is not permitted.
12. As per the submitted application, westerly setback relaxation is granted for the life of the Accessory Building - Detached Garage.
13. The applicant and/or landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 041 268 679.
14. As per the submitted application, permission has been granted by Cochrane Plumbing Ltd. for a westerly setback encroachment into the registered General Utility Right-of-Way Agreement for the Accessory Building - Detached Garage.

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 28, 2026**, and **May 05, 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 **May 12, 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.

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 **May 12, 2026**.

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,



Becky Hutchings for Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/lc

Enclosures



REAL PROPERTY REPORT (RPR)

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

3.50m U.R.W.
Plan 061 4451
Reg. No. 061 496 949

Road Allowance

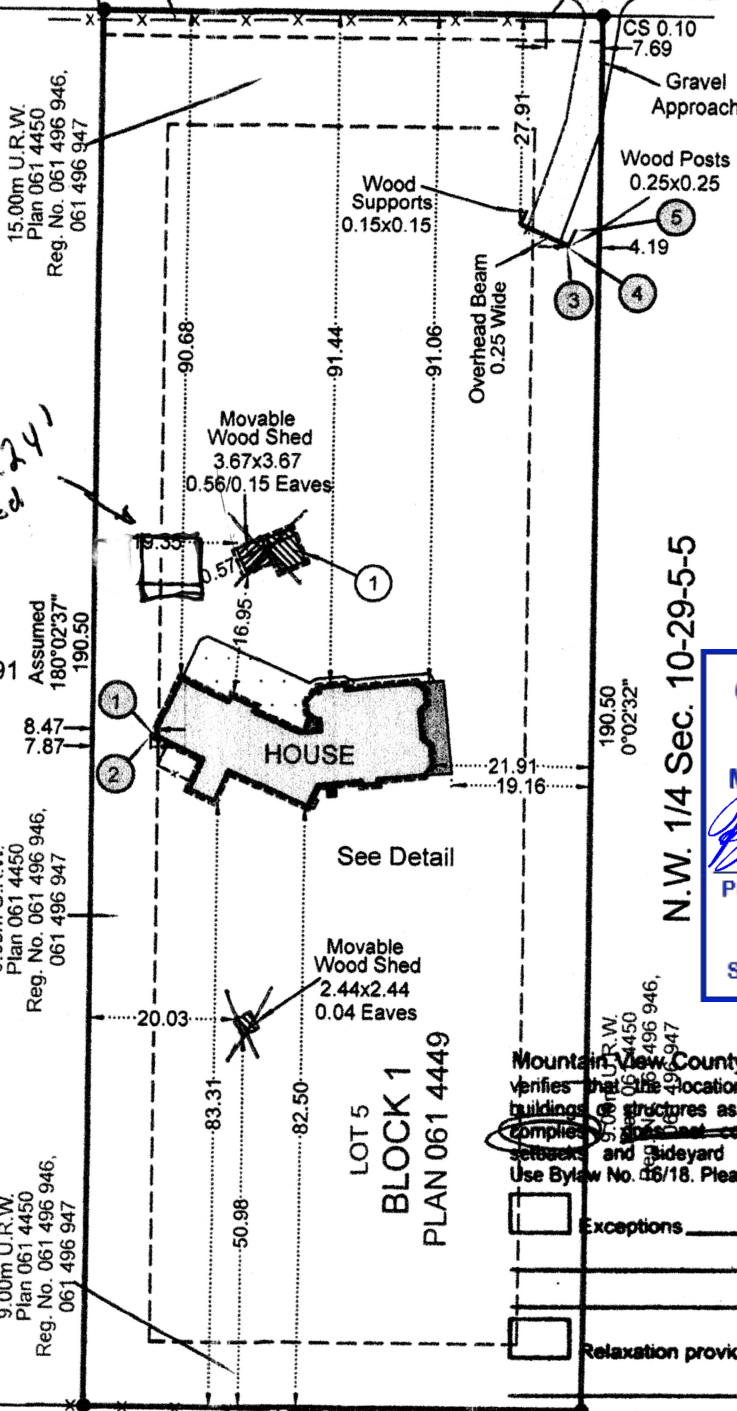
2.54 to Edge of Road (Asphalt)
90°02'41"
68.27'

Fence is inside
Subject Property
by 1.42'

Fence is inside
Subject Property
by 0.82'



15.00m U.R.W.
Plan 061 4450
Reg. No. 061 496 946,
061 496 947



*20'x24'
Shed*

Lot 4
Block 1
Plan 041 2491
Assumed
180°02'37"
190.50'

9.00m U.R.W.
Plan 061 4450
Reg. No. 061 496 946,
061 496 947

9.00m U.R.W.
Plan 061 4450
Reg. No. 061 496 946,
061 496 947

CS 0.05

N.W. 1/4 Sec. 10-29-5-5

CS 0.10

Gravel Approach

Wood Posts
0.25x0.25

Wood Supports
0.15x0.15

Overhead Beam
0.25 Wide

① Movable
Wood Shed
3.77x4.91
0.40 Eaves

Movable
Wood Shed
3.67x3.67
0.56/0.15 Eaves

HOUSE

See Detail

Movable
Wood Shed
2.44x2.44
0.04 Eaves

LOT 5
BLOCK 1
PLAN 061 4449

N.W. 1/4 Sec. 10-29-5-5

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
April 21, 2026
PLDP20260101
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

Mountain View County
verifies that the location of the permanent
buildings or structures as shown in this report
complies with that comply with municipal
setbacks and sideyard regulations of Land
Use Bylaw No. 06/18. Please see attached letter.

Exceptions _____

Relaxation provided pursuant to _____

2022 Year
5 Month
5 Day

Fence is inside
Development Officer
N.W. 1/4 Sec. 10-29-5-5
File No. 097 REC 20210001

15.00m U.R.W.
Plan 061 4450
Reg. No. 061 496 946,
061 496 947



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 additional 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):

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