



NOTICE OF DECISION

December 18, 2025

File No.: PLDP20250393

Sent via email and mail: julio@permitmasters.ca

PERMIT MASTERS (Julio Davila)
529 50 AVENUE SW
Calgary, AB T2S 1H5

Dear Julio:

RE: Proposed Development Permit
Legal: NW 24-30-2-5 Plan 1312411 Block 1 Lot 1
Development Proposal: Dwelling, Secondary Suite within Existing Accessory Building and Setback Relaxations to Existing Dwelling & Shop

The above noted Development Permit application on the NW 24-30-2-5 Plan 1312411 Block 1 Lot 1 for a Dwelling, Secondary Suite within Existing Accessory Building and Setback Relaxations to Existing Dwelling & Shop was considered by the Administrative Subdivision & Development Approving Authority on December 18, 2025.

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
Land Use Bylaw No. 10/24	Section 12.1 Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Suite within Existing Accessory Building and Setback Relaxations to Existing Dwelling & Shop is suitable development for NW 24-30-2-5 Plan 1312411 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. Issuance of this permit is for a Dwelling, Secondary Suite within an existing Accessory Building - Shop as per the submitted application.
12. The Dwelling, Secondary Suite shall not exceed the size of the principal dwelling located on site, and shall be a maximum of 40% Secondary Suite to 60% Accessory Building - Shop.
13. The Accessory Building - Shop shall not be used for business, residential, industrial, or commercial purposes.
14. As per the submitted application, southerly setback relaxations are granted for the life of the existing Dwelling, Single Detached and Accessory Building - Shop.

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 **December 23, 2025** and **December 30, 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 **January 08, 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 **January 08, 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,



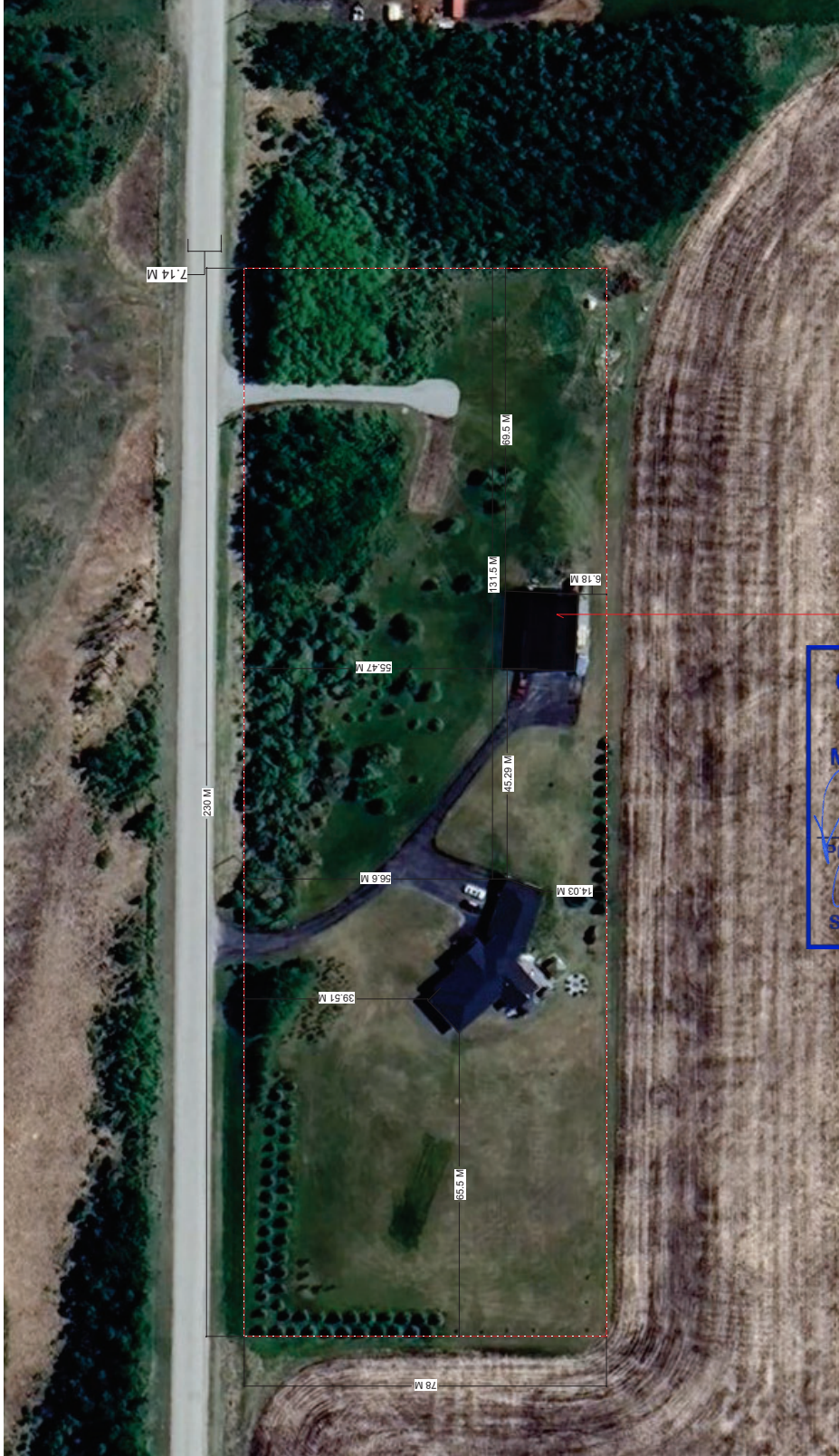
Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures

cc: QUACH, Shreba & Quoc [REDACTED] Mountain View County, AB T0M 0N0
via email: [REDACTED]





1 AERIAL SITE PHOTO
A0 SC: 1:450

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20250393
December 18, 2025
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

EXISTING ACCESSORY BUILDING WITH PROPOSED
SECONDARY SUITE

CLIENT / OWNER

Jason Ross

GENERAL NOTE

THE DESIGN AND DRAWINGS PREPARED BY THE CONSULTANTS ARE INSTRUMENTS OF SERVICE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND ARE THE PROPERTY OF THE CONSULTANTS. WHETHER THE WORK BE EXECUTED OR NOT AND THE CONSULTANTS RESERVE THE RIGHT TO REUSE, MODIFY, ADAPT, REPRODUCE, EXECUTE THEREFROM, AND THEY ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE CONSULTANTS.

DRAWINGS SHALL NOT BE SCALED. THE CONSULTANTS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM, AND ELEVATIONS PERTINENT TO EXECUTING THE WORK.

THESE DESIGN DOCUMENTS ARE PREPARED FOR THE CLIENT. THE CONSULTANT HAS ENTERED INTO A CONTRACT WITH THE CLIENT AND THERE NO REPRESENTATIONS OF ANY KIND MADE BY THE CONSULTANTS TO ANY OTHER PARTY. THE CONSULTANT HAS NOT ENTERED INTO CONTRACT.

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FOR DEVELOPMENT
PERMIT ONLY

LEGAL ADDRESS

Plan , Blk , Lot

MUNICIPAL ADDRESS

2049 Township Road 304

PROJECT NAME:

C51033-SS

PAGE NUMBER

2 OF 6

SCALE:

AS INDICATED

DATE:

2025-12-08



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