



NOTICE OF DECISION

August 11, 2026

File No.: PLDP20260044

Sent via email and mail: [REDACTED]

RUST, JAMES GORDON & CHERYL KATHLEEN

[REDACTED]
CALGARY, AB T3A 6A8

Dear James & Cheryl:

RE: Proposed Development Permit

Legal: NW 35-32-5-5 Plan 9010704 Block 9

Development Proposal: Dwelling, Single Detached with Attached Garage, Accessory Building – Wood Shed and 2 Shipping Containers (Sea Cans)

The above noted Development Permit application on the NW 35-32-5-5 Plan 9010704 Block 9 for a Dwelling, Single Detached with Attached Garage, Accessory Building – Wood Shed and 2 Shipping Containers (Sea Cans) was considered by the Administrative Subdivision & Development Approving Authority on August 11, 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 Section 7.0 Growth Centres Section 12.0 Intermunicipal Issues
Southeast Sundre Area Structure Plan Bylaw No. 12/13	Section 5.1.7 Residential Section 6.0 General Policies
Land Use Bylaw No. 10/24	Section 12.1. R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached with Attached Garage, Accessory Building – Wood Shed and 2 Shipping Containers (Sea Cans) is suitable development for NW 35-32-5-5 Plan 9010704 Block 9 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. The applicant/landowner shall adhere to the provisions of the Landowner Pipeline Proximity Agreement with Plains Midstream Canada, dated March 16, 2026.
 12. The applicant/landowner shall adhere to the Grading and Drainage Plan dated March 24, 2026, the Stormwater Design Memorandum dated May 25, 2026, and the Drainage Memo dated June 22, 2026, all prepared by Latitude Engineering.
 13. The applicant/landowner shall adhere to the recommendations of the Geotechnical Investigation Report prepared by ParklandGeo Ltd. dated July 28, 2026.
 14. Use of the proposed Accessory Building - Wood Shed and the 2 Shipping Containers (Sea Cans) for business, industrial, or commercial purposes, or residential occupancy is not permitted.
 15. No structural alterations can be made to the Shipping Containers (Sea Cans) without the issuance of a Building Permit for a Change of Use, which may require engineered stamped plans.
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16. The Shipping Containers (Sea Cans) shall be screened from view through the provision of appropriate landscaping and/or screening, and their exterior finishes shall complement that of the principal building.
17. The applicant/landowner shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 901 036 557.

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 **August 18, 2026** and **August 25, 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 **September 01, 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>. An appeal form is attached for your convenience.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 211 or by email at bhutchings@mvcounty.com.

Yours truly,

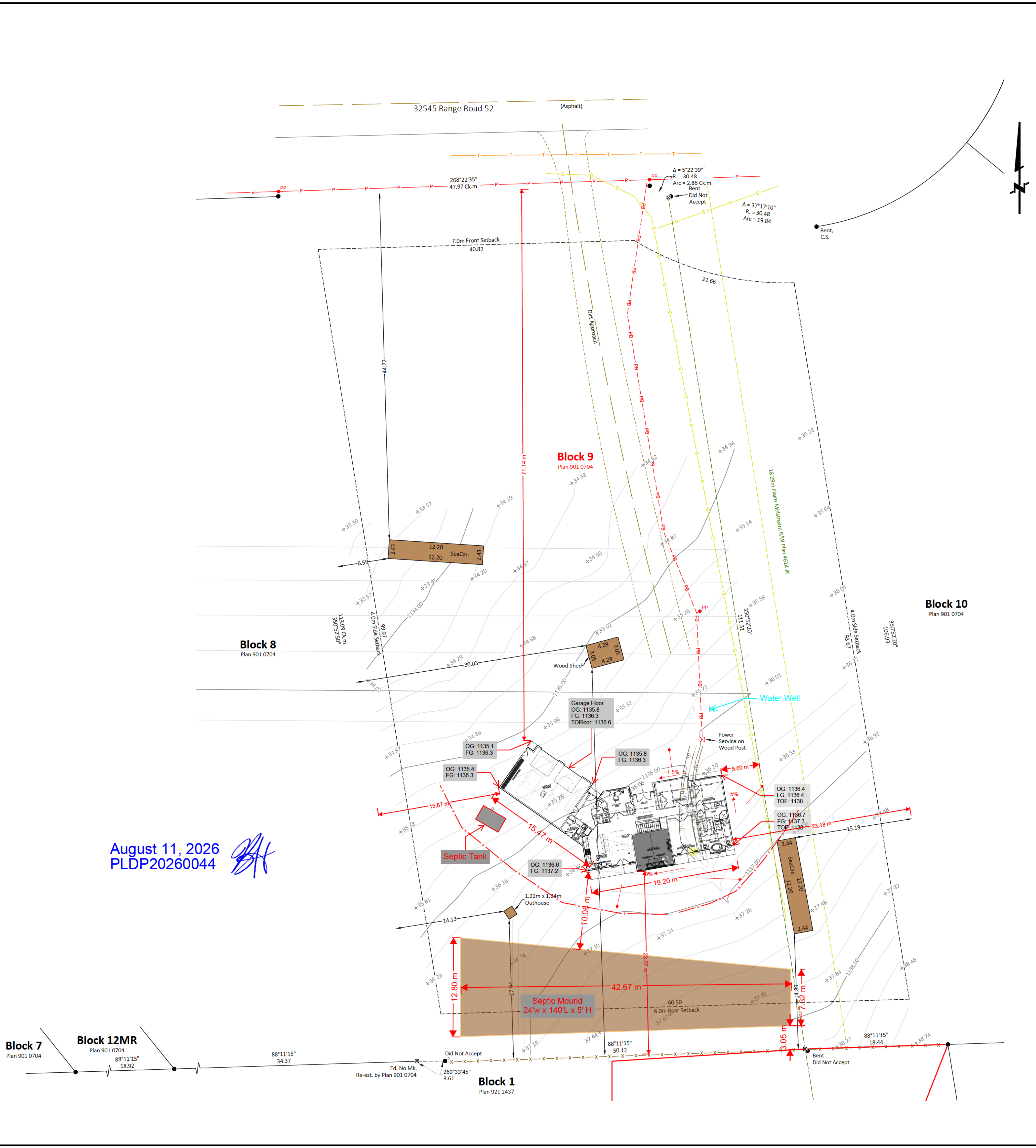


Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures





LEGEND:

Area of Survey (Property Line)	-----	Statutory Iron Post found	●
Right-of-Way Boundary	-----	Calculated Point	⊗
Buried Telephone Line	-----	Power Pole	PP
O/H Powerline	-----	Water Well	⊗
Buried Powerline	-----		
Buried Pipe	-----		
Natural Gas Line	-----		
Edge of Asphalt	-----		
Edge of Road (Non Asphalt)	-----		
Fence	-----		
Centre Line of Road	-----		
Top of Slope	-----		
Bottom of Slope	-----		
Structures	-----		
Major Contour	-----		
Minor Contour	-----		
Contour interval is 0.2m	-----		
Spot Elevation	-----		

ABBREVIATIONS:

C.S.	Countersunk	N.	North	S.	South
Ck.m.	Check Measured	NAD	North American Datum	Sec.	Section
Fd.	Found	O/H	Overhead	Twp.	Township
GNSS	Global Navigation Satellite System	R.	Radius	UTM	Universal Transverse Mercator
m	Metres	R/W	Right-of-way	W.	West
M.	Meridian	Re-est.	Re-established	Δ	Central Angle of Curve
Mk.	Mark	Rge.	Range		

NOTES:

- Distances are ground and in metres and decimals thereof.
- Combined scale factor used: 0.999758
- Survey Date: January 9-13, 2026
- Coordinates and bearings are referred to UTM Zone 11 NAD83 (117), and were derived from GNSS observations to NRCAN PPP.
- Elevations are referred to CGVD28 (mean sea level) and were derived from NRCAN PPP.
- Elevations are reduced by 1100.00m
- Imagery Date: June 11, 2022
- On site underground services were located by GeoVerra (AB) Limited Partnership, underground facilities shown on this plan are those that could be found and located. Other facilities may exist, of which we were unaware or unable to locate.
- This plan represents the best information available at the time of survey. GeoVerra (AB) Limited Partnership and its employees take no responsibility for the location of any underground pipes, conduits, or facilities, whether shown on or omitted from this plan.
- © 2026 GeoVerra (AB) Limited Partnership. All rights reserved.

Utility Safety Partners: 1-800-242-3447

0	Issued	DK - AKM - TK	Jan. 14, 2026
NO.	REVISIONS	INITIALS	DATE

James Rust

Topographic Plan for
Site Development
within
Block 9, Plan 901 0704
(19 32545 Range Road 52)
within
N.W.1/4 Sec.35
Twp.32 - Rge.5 - W.5M.
Mountain View County - Alberta
2026

0 5 10 15 20 25 m
Scale - 1 : 250



GeoVerra (AB) Limited Partnership
Toll Free: 1-800-465-6233
www.geoverra.com

Project No.: 26-00041
File: 26-00041-001-TOPO-R0





Telephone: 780-427-2444
Fax: 780-427-0986
Email: LPRT.appeals@gov.ab.ca

INTERNAL USE ONLY

SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal
1229-91 Street SW
Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision.
A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of a: ☐ Subdivision Authority Decision ☐ Development Authority Decision

Part 1- Contact Information

PROPERTY UNDER APPEAL

Name of Municipality	Subdivision/Development Authority (if applicable)	Subdivision/Development Authority File or Permit Number
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Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

For Subdivision Appeals:

- ☐ Highway (# _____) ☐ Body of Water (Name: _____) ☐ Landfill
☐ Green Area ☐ Wastewater Treatment Facility ☐ Waste Management Facility ☐ Historical Site/Resource
☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

For Development Appeals:

- ☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

Land Description	Section	Township	Range	Meridian	Municipal Address or Lot Block Plan
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APPELLANT (e.g. Landowner, Applicant, Affected Person or Government Department filing the Appeal)

Name(Organization)	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

LANDOWNER INFORMATION (If different from Appellant)

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)

Name of Organization			Telephone Number	
Address (Street, PO Box, RR)		(Suite, Apartment)	(Municipality)	(Province) (Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				
I (We) hereby authorize _____ to act on my (our) behalf to this application.				
_____ Signature of Applicant(s)		_____ Date	_____ Signature of Applicant(s) _____ Date	

Part 2- Decision of the Subdivision/Development Authority

Date of Decision:

Copy of Subdivision/Development Authority Decision included?

☐ Yes☐ No**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

- ☐ Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?
- ☐ Refusal - Why do you think the application should be approved?

Signature of Appellant OR Person Authorized to Act on
Behalf of Appellant_____
Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to LPRT@gov.ab.ca.

Submit by E-mail

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