



## NOTICE OF DECISION

March 24, 2026

File No.: PLDP20260062

Sent via email and mail: [REDACTED]

BAY, BARRY LEE

[REDACTED]  
SUNDRE, AB T0M 1X0

Dear Barry:

**RE: Proposed Development Permit**

**Legal: NW 8-34-3-5**

**Development Proposal: Addition to Existing Dwelling with Setback Relaxation**

The above noted Development Permit application on the NW 8-34-3-5 for an Addition to Existing Dwelling with Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on March 24, 2026.

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

Municipal Development Plan      Section 3.0 Agricultural Land Use Policies  
Bylaw No. 20/20

Land Use Bylaw No. 10/24      Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that an Addition to Existing Dwelling with Setback Relaxation is suitable development for NW 8-34-3-5 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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 proposed addition to the dwelling shall be incorporated as one dwelling unit. No secondary suites have been permitted with this application.
12. The appearance, design, and construction of any additions shall complement the existing dwelling.
13. As per the submitted application, a westerly setback relaxation is granted for the life of the dwelling and the addition thereto.
14. All setbacks must comply with provincial regulations with regards to the oil and gas facilities and pipelines within and near the property.

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 **March 31, 2026** and **April 07, 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 **April 14, 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>

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

cc: BAY, Fredrick Karl & Bonita Marlene  
[REDACTED] RED DEER COUNTY, AB T0M 0K0

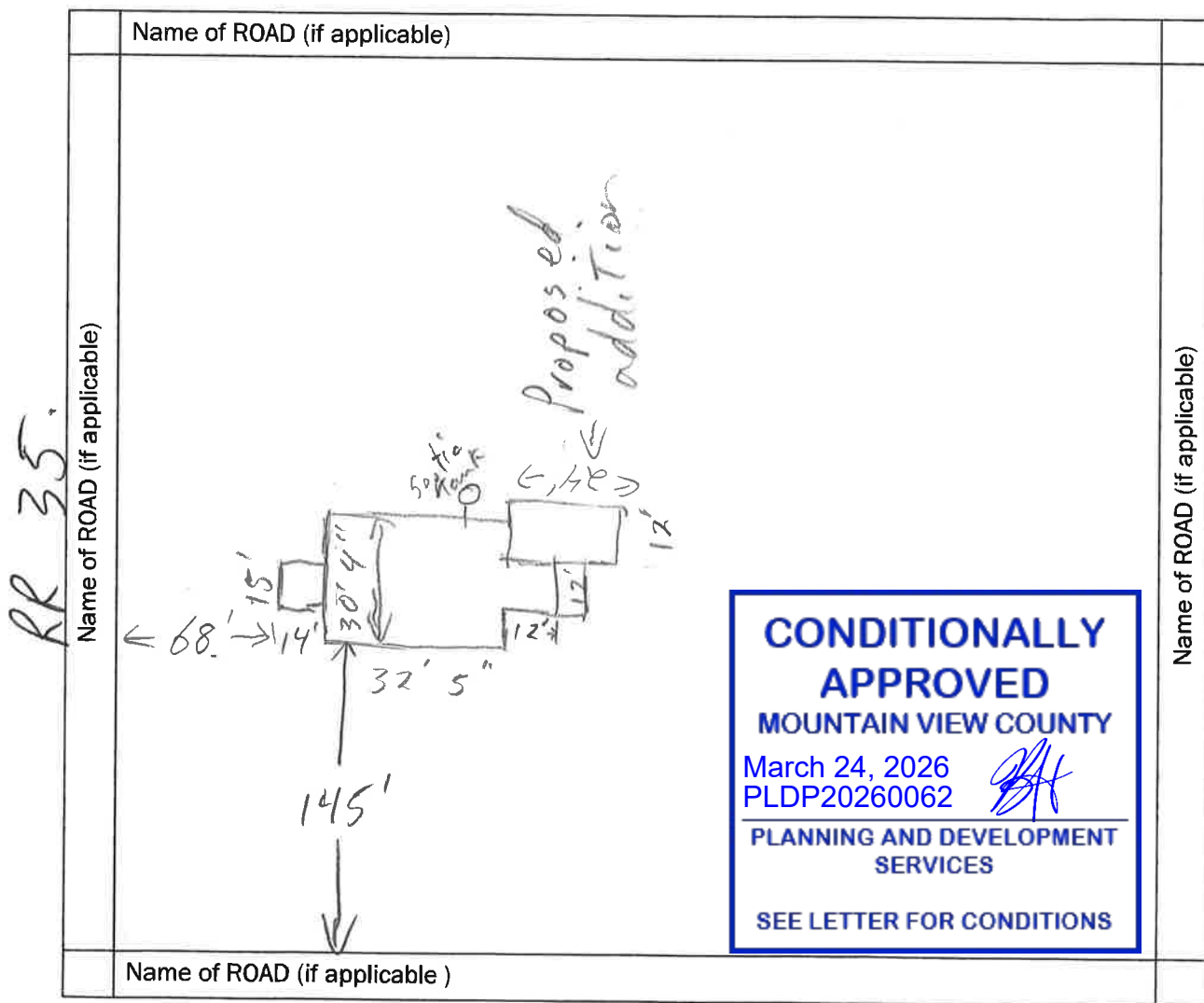


Site Plan of Proposed Development

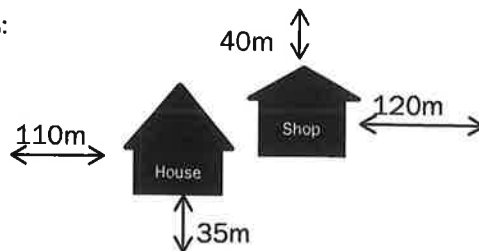
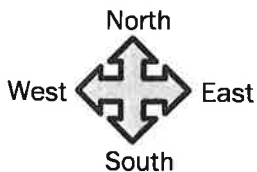
The Site Plan shall include:

- ❑ 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



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





Telephone: 780-427-2444  
 Fax: 780-427-0986  
 Email: [LPRT.appeals@gov.ab.ca](mailto: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](mailto:LPRT@gov.ab.ca).

<a href="#">Submit by E-mail</a>	<a href="#">Print Form</a>	<a href="#">Save</a>	<a href="#">Reset Form</a>
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