



## NOTICE OF DECISION

February 11, 2025

File No.: PLDP20250041

Sent via email and mail: [REDACTED]

HAMEL, SHERRY

[REDACTED]  
SUNDRE, AB T0M 1X0

Dear Sherry:

**RE: Proposed Development Permit**

**Legal: NW 2-33-7-5 Plan 9512726 Lot 1**

**Development Proposal: Accessory Building - Shop with Secondary Suite**

The above noted Development Permit application on the NW 2-33-7-5 Plan 9512726 Lot 1 for a Accessory Building - Shop with Secondary Suite was considered by the Administrative Subdivision & Development Approving Authority on February 11, 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	<b>Section 4.0 Residential Land Use Policies</b>
Bearberry/Red Deer River Corridor ASP Bylaw No. 02/15	<b>7.10 Specific Land Uses and General Policies</b>
Land Use Bylaw No. 10/24	<b>Section 9.11 Dwelling, Secondary Suite Section 11.1 Agricultural District</b>

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Shop with Secondary Suite is suitable development for NW 2-33-7-5 Plan 9512726 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. The Dwelling, Secondary Suite shall not exceed the size of the principal dwelling located on site, and shall be a maximum of 40% Dwelling, Secondary Suite to 60% Accessory Building – Detached Shop.
12. The applicant and/or landowner shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation. Permit must be obtained from: <https://www.alberta.ca/roadside-development-permits.aspx>

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 **February 18, 2025** and **February 25, 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 **March 04, 2025**.

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. 171 or by email at [jreimer@mvcountry.com](mailto:jreimer@mvcountry.com).

Yours truly,

  
Jaydan Reimer, Development Officer  
Planning and Development Services

/dr

Enclosures

cc: ST JEAN, GERARD & MARGARET  
[REDACTED] SUNDRE, AB T0M 1X0 [REDACTED]



ALBERTA LAND SURVEYOR'S REAL PRO

N.W.1/4 SEC.2-33-7-5  
DESCRIPTIVE PLAN 951 2728

**CONDITIONALLY  
APPROVED**  
MOUNTAIN VIEW COUNTY

LOT 1  
DESCRIPTIVE  
PLAN  
951 2728

PLDP20250041  
February 11, 2025

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS

N.E.1/4 SEC.3-33-7-5

GOVERNMENT ROAD ALLOWANCE  
ROAD PLAN 236 JK  
SECONDARY ROAD 684

SITE DETAIL  
Scale: 1:1175

S.W.1/4 SEC.2-33-7-5

N.W.1/4 SEC.2-33-7-5  
DESCRIPTIVE PLAN 951 2728



East

2 detached  
wood  
sheds  
Soft  
from  
property  
line

Mountain View C  
wishes that the  
buildings or structures  
be placed in  
setbacks and s  
Use Bylaw No 16 16

Exceptions

Relaxation

Proposed  
Shop  
accessory  
suite

WATER LINE  
COINCIDES WITH P/L

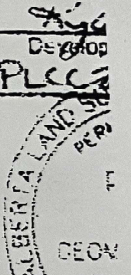
Detached  
Wood Shed  
3.07x6.17  
0.15 Eaves

Conc.  
Slab  
4.17x4.32

SEE HOUSE  
DETAIL  
Wall

SHOP

Carport  
suite



LEGEND

- ABBREVIAT
- MAY APPE
- Drill Hole
- Iron Bar
- Statutory
- Magnetic
- Delta (Can
- Eave Foot
- Eave Dia
- are to B
- Fence or
- Property
- Line not
- Utility Rigi
- Building
- Property
- Water line
- Coincides
- A denotes
- A/C denot
- BK denot
- Note: No



**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