



NOTICE OF DECISION

October 21, 2025

File No.: PLDP20250338

Sent via email and mail: [REDACTED]

BOUCHER, JASMINE D & HOLT, MICHAEL

[REDACTED]
BOWDEN, AB T0M 0K0

Dear Jasmine & Michael:

RE: Proposed Development Permit

Legal: SW 29-32-27-4 Plan 8911880 Block A

Development Proposal: Dwelling, Prefabricated with Addition, Accessory Building - Covered Deck, Change of Use of Existing Dwelling to Accessory Building - Cold Storage and Temporary RV Accommodation

The above noted Development Permit application on the SW 29-32-27-4 Plan 8911880 Block A for a Dwelling, Prefabricated with Addition, Accessory Building - Covered Deck, Change of Use of Existing Dwelling to Accessory Building - Cold Storage and Temporary RV Accommodation was considered by the Administrative Subdivision & Development Approving Authority on October 21, 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 3.0 Agricultural Land Use Policies

Land Use Bylaw No. 10/24

Section 9.8 Dwelling Density
Section 9.9. Dwellings, Prefabricated
Section 9.13. Relocation of Structures
Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Prefabricated with Addition, Accessory Building - Covered Deck, Change of Use of Existing Dwelling to Accessory Building - Cold Storage and Temporary RV Accommodation is suitable development for SW 29-32-27-4 Plan 8911880 Block A 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. This permit is issued for a Dwelling, Prefabricated with a manufacture date of 1989 as per the information and photos submitted with the application. The existing dwelling shall be decommissioned within 24 months, as per Condition #4 of this permit, or upon occupancy in the new dwelling, whichever occurs first. Decommissioning will consist of removing the kitchen sink, range, and kitchen cupboards. Only one dwelling is permitted with the issuance of this permit.
 12. All manufactured dwellings must have Canadian Standards Association (CSA) certification. If a particular manufactured dwelling has been damaged or structurally altered, the manufactured dwelling shall be certified as safe by an accredited structural engineer.
 13. It shall be the responsibility of the owner to place the manufactured dwelling on a foundation or base in accordance with the requirements of the Alberta Safety Codes Act.
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14. All manufactured dwellings shall be skirted from the ground to floor level with a durable finish that complements the existing exterior finish of the manufactured dwelling.
15. Use of the proposed Accessory Building - Covered Deck for business, industrial, or commercial purposes, or residential occupancy is not permitted.
16. Temporary Recreational Vehicle living accommodation will be permitted only during the active construction of proposed dwelling. Living accommodations in the RV will cease within 24 months of the issuance of this permit, or upon occupancy in the new dwelling, whichever occurs first. No further RV occupancy or camping will be permitted.
17. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH | Alberta.ca: <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>

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 **October 28, 2025** and **November 04, 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 **November 11, 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. 211 or by email at bhutchings@mvcountry.com.

Yours truly,



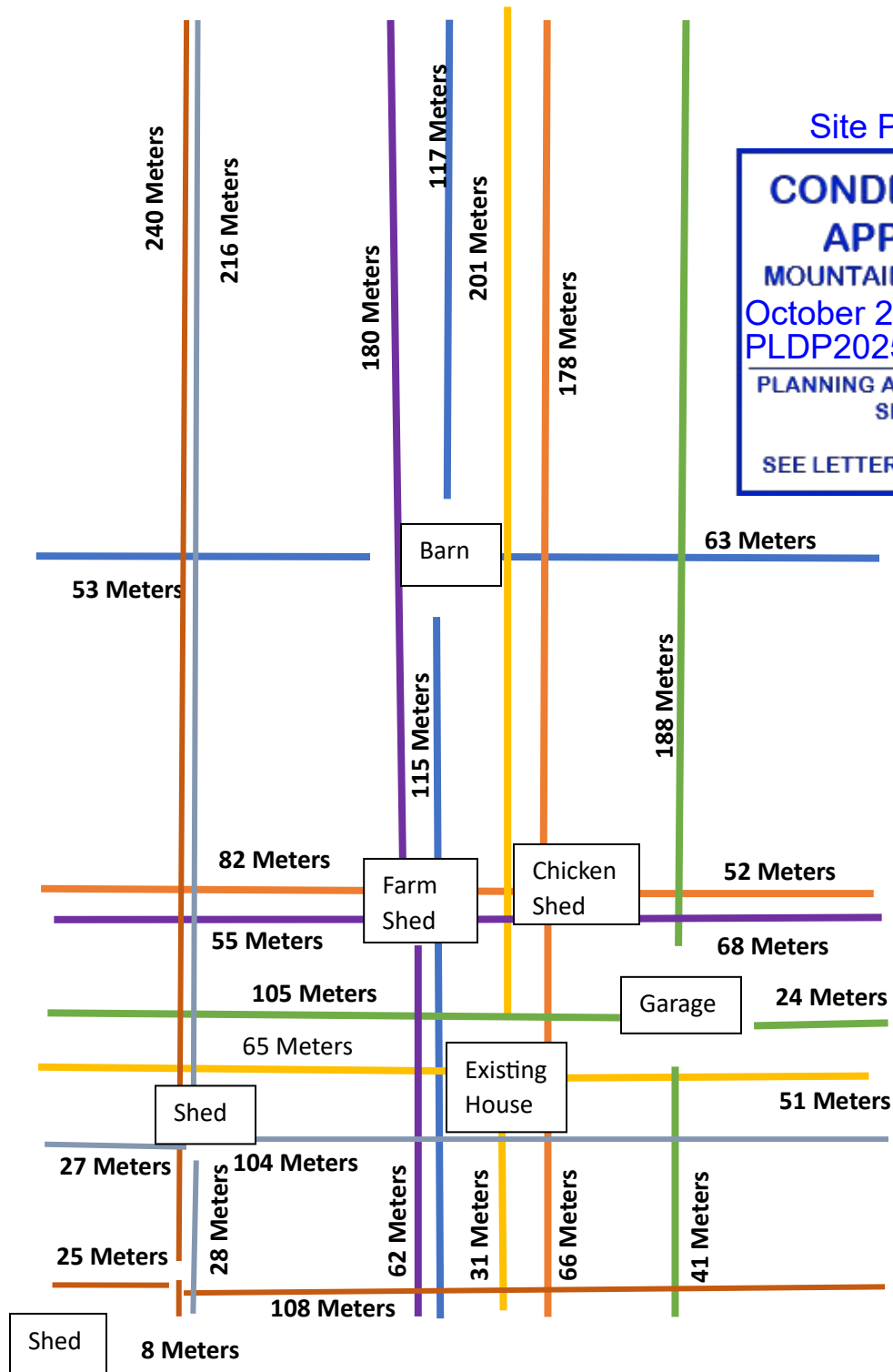
Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures



Existing Buildings



Site Plan 1 of 2

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

October 21, 2025

PLDP20250338

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

Proposed Dwelling:



Site Plan 2 of 2

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY
October 21, 2025
PLDP20250338

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS



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,

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: _____ 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