



NOTICE OF DECISION

June 23, 2026

File No.: PLDPA20260193

Sent via email and mail: mmartinson@thomasbuilt homes.com

THOMAS BUILT HOMES LTD.
Box 2 Site 4 RR2
Carstairs, AB T0M 0N0

Attention: Mishayla Martinson, Executive Assistant

Dear Mishayla:

RE: Proposed Development Permit

Legal: NE 10-32-2-5

Development Proposal: Amendment to PLDP20260061 to Change Setback Relaxations for New Dwelling

The above noted Development Permit application on the NE 10-32-2-5 for an Amendment to PLDP20260061 to Change Setback Relaxations for New Dwelling was considered by the Administrative Subdivision & Development Approving Authority on June 23, 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 Amendment to PLDP20260061 to Change Setback Relaxations for New Dwelling is suitable development for NE 10-32-2-5 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. Setback relaxations are granted for the life of the new dwelling as per the submitted amendment request dated June 10, 2026.
12. Development Permit PLDP20260061 shall remain valid and compliance with the conditions therein shall be maintained except for Condition 14 regarding the northerly setback relaxation.

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 **June 30, 2026** and **July 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 Subdivision & Development Appeal Board, by 4:00 p.m. on **July 14, 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.

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,



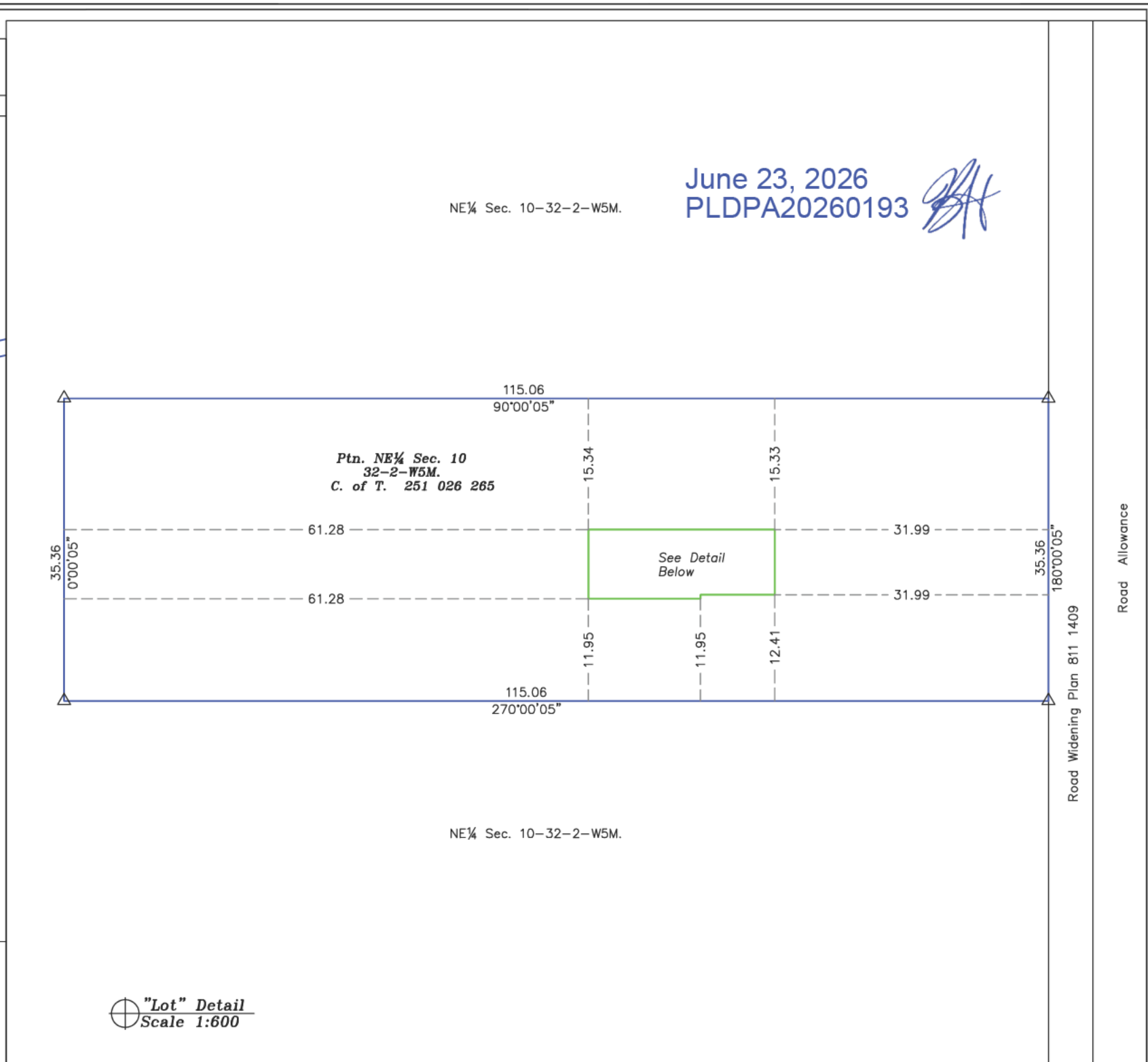
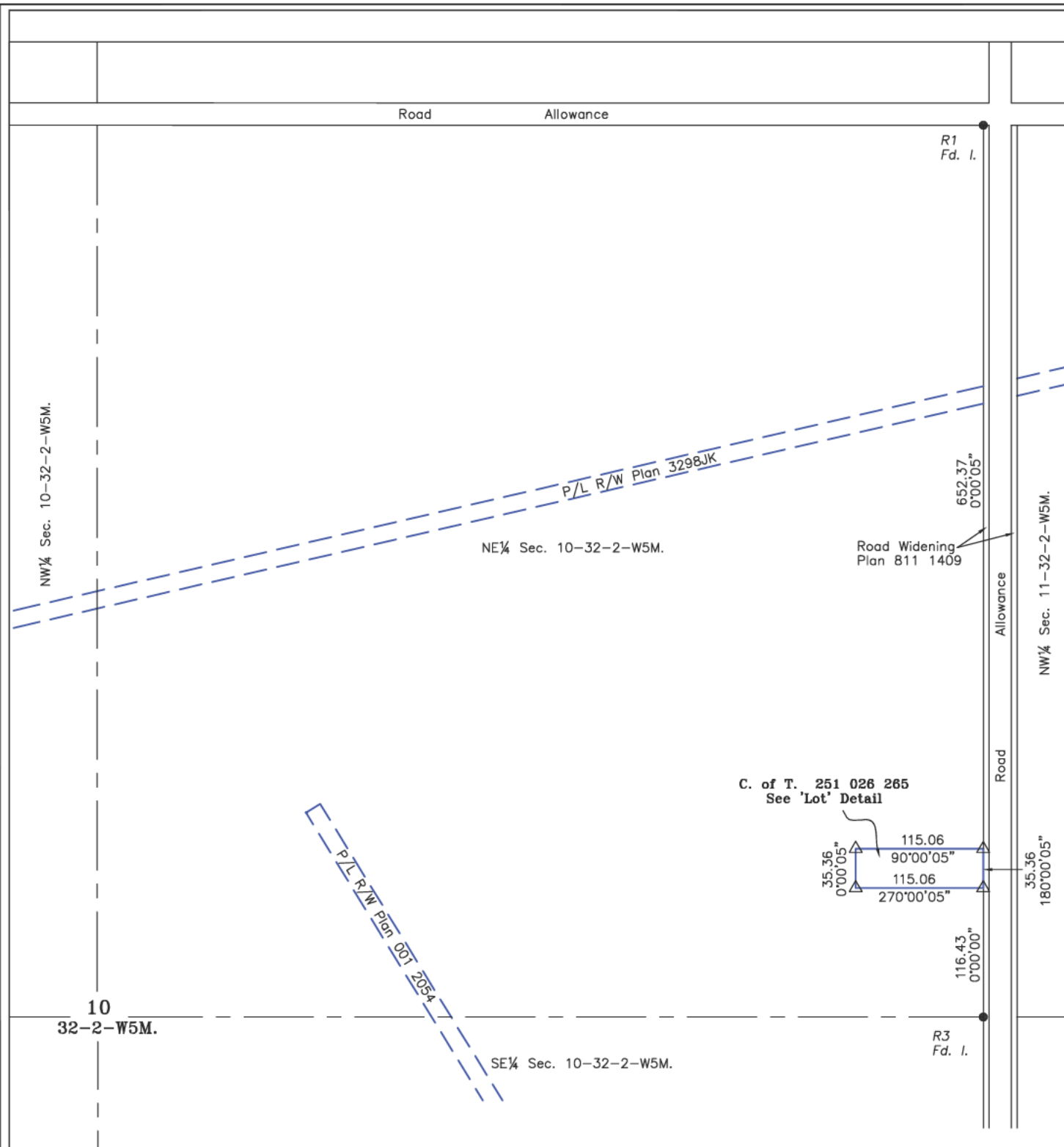
Becky Hutchings, Development Officer
Planning and Development Services

/dr

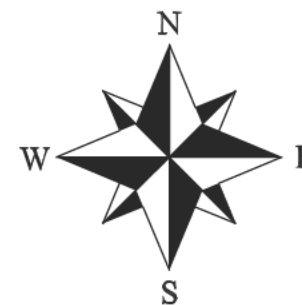
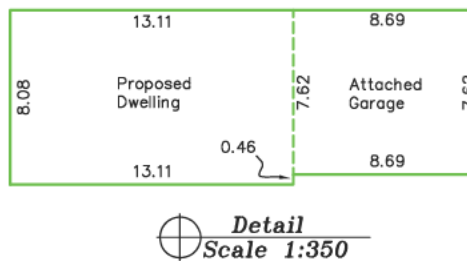
Enclosures

cc: SCOTT, CHARLENE & BRUHN, MICHAEL C
[REDACTED] MOUNTAIN VIEW COUNTY, AB T4H 4G1
[REDACTED]





Mountain View County - Plot Plan
Showing
Proposed Dwelling Location
Within a Portion of
NE 1/4 Sec. 10, Twp. 32, Rge. 2, W5M
32148 - Rge. Rd. 22



SexSmith
Surveys Ltd.
Box 5122, High River, Alberta, T1V 1M3
www.sexsmithsurveys.com

SexSmith Surveys Ltd.
26 May, 2026
Scale : As Noted
File 26-071

