



NOTICE OF DECISION

July 21, 2026

File No.: PLDP20260230

Sent via email and mail: [REDACTED]

ELLIS, RICHARD & MICHELLE

[REDACTED]
COCHRANE, AB T4C 0L7

Dear Richard & Michelle:

RE: Proposed Development Permit

Legal: NW 20-32-5-5 Plan 0212509 Lot 2

Development Proposal: Accessory Building - Gazebo with Setback Relaxation

The above noted Development Permit application on the NW 20-32-5-5 Plan 0212509 Lot 2 for a Accessory Building - Gazebo with Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on July 21, 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 5.4 Recreational Development Policies
South McDougal Flats Area Structure Plan Bylaw No. 01/24	Section 8.2 Flood Hazard
Land Use Bylaw No. 10/24	Section 9.12. Hazard Lands Section 15.3 P-PCR Parks and Comprehensive Recreation District

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Gazebo with Setback Relaxation is suitable development for NW 20-32-5-5 Plan 0212509 Lot 2 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 Accessory Building - Gazebo shall be flood-proofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6 m (2.0 ft.) above the 1 in 100-year design flood.
12. Use of the proposed Accessory Building - Gazebo for business, industrial, commercial purposes or residential occupancy is not permitted.
13. As per the submitted application a westerly setback relaxation is granted for the life of the Accessory Building - Gazebo.
14. The applicant/landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 021 258 959.

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 **July 28, 2026** and **August 04, 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 **August 11, 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. 171 or by email at jreimer@mvcountry.com.

Yours truly, 

Jaydan Reimer, Development Officer
Planning and Development Services

/dr

Enclosures



**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

July 21, 2026
PLDP20260230

JR

**PLANNING AND DEVELOPMENT
SERVICES**

SEE LETTER FOR CONDITIONS

EXISTING PAD + TRAILER.

R.V.

20'

* * * * *

PROPOSED 12' X 12'
DECK + 12' X 12'
2" X 6" BASE.
12' X 12' GALEBO
INSTALLED.

2 FT

* TREES
BEING
REMOVED.
OR
CUT BACK.
POSSIBLY.

PROPOSED
10' X 10' SHED

PROPOSED
~~PERSEED~~
FIRE WOOD
COVER.

PROPOSED
8' X 8' SHED.

20'



NOTICE OF DEVELOPMENT APPEAL

10-1408 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	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

- ☐ Adjacent Landowner - \$425.00 fee
- ☐ Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal *(use additional paper if required)*

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 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 the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311