



NOTICE OF DECISION

February 24, 2026

File No.: PLDP20260041

Sent via email and mail: [REDACTED]

NIELSEN, TYLER & JESSICA
[REDACTED]

MOUNTAIN VIEW COUNTY, AB T4H 4M5

Dear Tyler & Jessica:

RE: Proposed Development Permit

Legal: SW 14-32-1-5

Development Proposal: Dwelling, Secondary Detached with Attached Shop to Replace Existing Dwelling, Prefabricated

The above noted Development Permit application on the SW 14-32-1-5 for a Dwelling, Secondary Detached with Attached Shop to Replace Existing Dwelling, Prefabricated was considered by the Administrative Subdivision & Development Approving Authority on February 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 9.8 Dwelling Density
Section 9.10. Dwelling, Secondary Detached
Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached with Attached Shop to Replace Existing Dwelling, Prefabricated is suitable development for SW 14-32-1-5 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. This permit is issued for a Dwelling, Secondary Detached with Attached Shop to Replace Existing Dwelling, Prefabricated as per the information submitted with the application. The existing Dwelling, Prefabricated shall be removed and the site reclaimed within 24 months as per Condition # 4 of this permit, or upon occupancy in the new dwelling, whichever occurs first. Only two dwellings are permitted on the property with the issuance of this permit.
12. If the Existing Dwelling, Prefabricated is being demolished, the applicant/landowner shall obtain a Demolition Permit prior to commencing demolition of the structure.
13. Use of the proposed Attached Shop for business, industrial, or commercial purposes, or residential occupancy is not permitted.

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 03, 2026** and **March 10, 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 **March 17, 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.

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/lc

Enclosures

cc: Nielsen, Brian Ben & Sheila Kathleen [REDACTED] Mountain View County, AB T4H 4M5
[REDACTED]

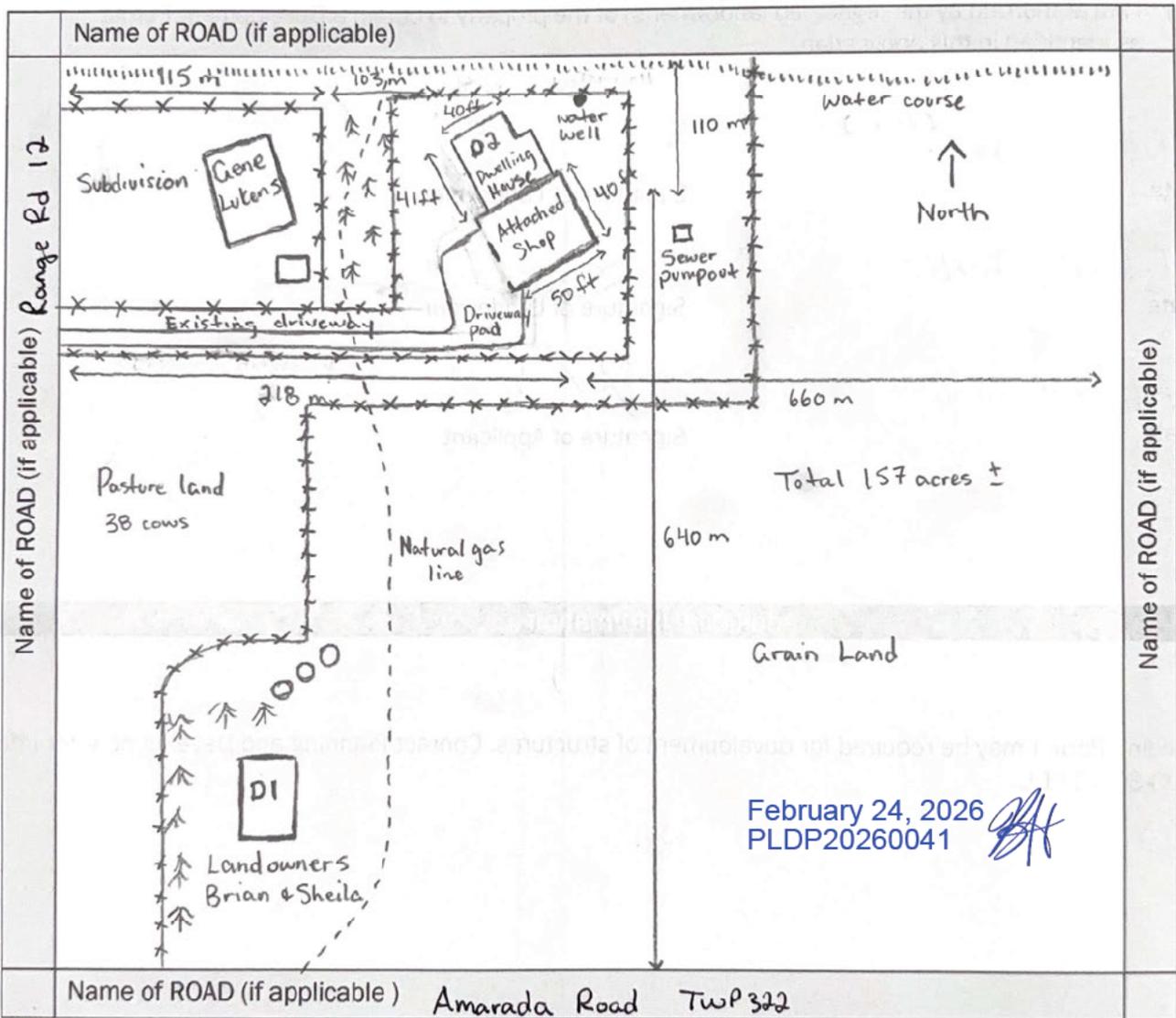


Site Plan of Proposed Development

The Site Plan shall include:

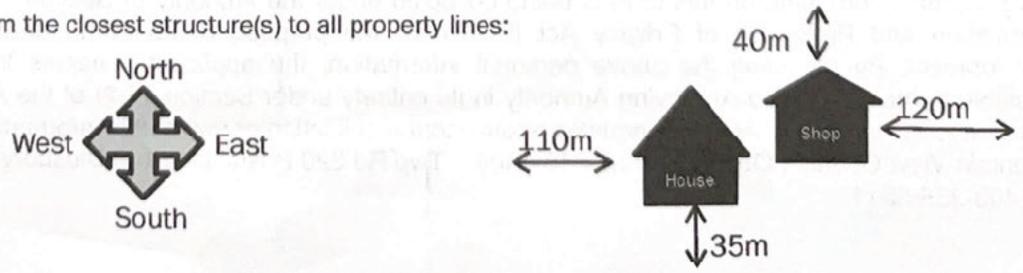
- Property dimensions (all sides)
- Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- Setback measurements, from all sides of the property lines, for all structures, new and existing
- Identify roadways and indicate existing and/or proposed 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

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 |
| | | |

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 |
| | | | | | |

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.

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| Submit by E-mail | Print Form | Save | Reset Form |
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