



NOTICE OF DECISION

March 24, 2026

File No.: PLDP20260060

Sent via email and mail: [REDACTED]

FARMER, TRENT & KYRSTIN
[REDACTED]
WATER VALLEY, AB T0M 2E0

Dear Trent & Kyrstin:

RE: Proposed Development Permit

Legal: SW 12-29-5-5

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

The above noted Development Permit application on the SW 12-29-5-5 for a Dwelling, Secondary Detached with Attached Garage to Replace Existing Dwelling, Prefabricated was considered by the Administrative Subdivision & Development Approving Authority on March 24, 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 3.0 Agricultural Land Use Policies Section 6.0 Environmental Land Use Policies
Water Valley Winchell Lake Area Structure Plan Bylaw No. 12/24	Section 4.1 Low Density Section 5.1 Environmentally Significant Areas
Land Use Bylaw No. 10/24	Section 9.8 Dwelling Density Section 9.10. Dwelling, Secondary Detached

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached with Attached Garage to Replace Existing Dwelling, Prefabricated is suitable development for SW 12-29-5-5 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 to Replace Existing Dwelling, Prefabricated as per the information submitted with the application. The existing mobile home shall be removed and/or demolished and the site reclaimed within 24 months as per Condition #4 of this permit, or upon residential occupancy in the new dwelling, whichever occurs first. Only two detached dwelling units are permitted on the property.
 12. If the existing dwelling is being demolished, the applicant/landowner shall obtain a Demolition Permit prior to commencing demolition of the structure.
 13. Use of the proposed Attached Garage for business, industrial, or commercial purposes, or residential occupancy is not permitted.
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14. As the subject land is located within a Level 1 Environmentally Significant Area (very high significance), measures shall be taken to preserve the integrity of the land, the trees, and any wildlife.

PRIOR TO ISSUANCE CONDITION(S):

15. PRIOR TO ISSUANCE of this permit for the subject Dwelling, Secondary Detached with Attached Garage, and prior to acceptance of the associated Building Permit application, one of the existing mobile homes shall be removed and its site reclaimed, and confirmation of same in writing shall be submitted to Planning and Development Services. A site inspection confirming removal of one of the existing mobile homes may be conducted.

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 31, 2026** and **April 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 **April 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 once the Prior to Issuance Condition is satisfied. 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: STOKES, Kody & Lara

██████████ WATER VALLEY, AB T0M 2E0 ██████████



Site Plan of Proposed Development

The Site Plan shall include:

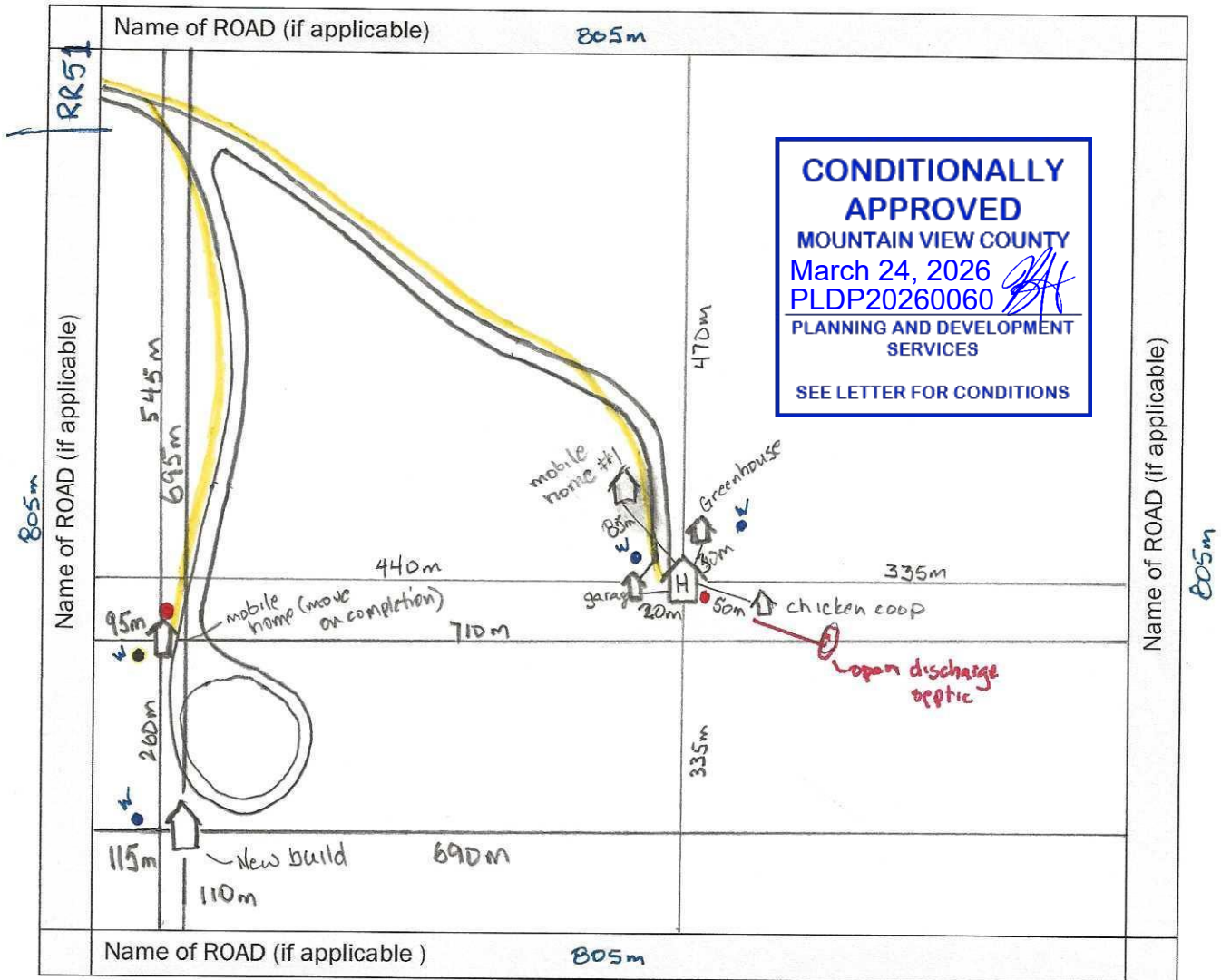
- Property dimensions (all sides)
- Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- Setback measurements, from all sides of the property lines, for all structures, new and existing
- Identify roadways and indicate existing and/or proposed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

● Cochrane Lake gasoline

● wells

● holding tanks, septic

The below square represents the subject parcel



Indicate the distances from the closest structure(s) to all property lines:
For Example:

