



NOTICE OF DECISION

June 10, 2025

File No.: PLDP20250195

Sent via email and mail:

WENINGER, TRENT & TAMARA

KELOWNA, BC V1V 2E2

Dear Trent & Tamara:

RE: Proposed Development Permit

Legal: NE 2-33-5-5 Plan 1112057 Block 4 Lot 1

Development Proposal: Dwelling, Single Detached & Accessory Building - Shop with Temporary RV Living Accommodation

The above noted Development Permit application on the NE 2-33-5-5 Plan 1112057 Block 4 Lot 1 for a Dwelling, Single Detached & Accessory Building - Shop with Temporary RV Living Accommodation was considered by the Administrative Subdivision & Development Approving Authority on June 10, 2025.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Intermunicipal Development Plan
Growth Centre
Urban Referral/Fringe Area

Within the Town of Sundre Urban Referral/Fringe area

Municipal Development Plan
Bylaw No. 20/20

Section 4.0 Residential Land Use Policies

Land Use Bylaw No. 10/24

Section 12.1 - R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached & Accessory Building - Shop with Temporary RV Living Accommodation is suitable development for NE 2-33-5-5 Plan 1112057 Block 4 Lot 1 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. 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. Use of the proposed Accessory Building - Shop for business, industrial, commercial, or residential purposes is not permitted.
12. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreements registered on Title as Instruments 111 155 193 and 111 155 194, and the Restrictive Covenant registered on Title as Instruments 111 155 195.
13. The applicant, landowner and/or operator shall not alter the natural drainage course on the parcel without providing a positive alternative means of drainage such as a culvert of sufficient size to carry the run-off water or any other measure deemed appropriate by the County.
14. Any installation of septic fields and development shall have regard for the recommendations contained in the Shallow Subsoil & Groundwater Site Assessment in Schedule "C" of the Development Agreement registered on Title as Instrument 111 155 193.



15. All setbacks must comply with Provincial regulations with regards to the oil and gas facilities and associated sour gas pipelines within and near the property.
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 twenty-four months of the issuance of this permit or upon final inspection of the dwelling - whichever comes first. No further occupancy or camping will be 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 **June 17, 2025** and **June 24, 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 **July 01, 2025**.

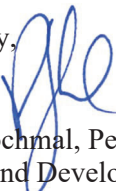
Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 10/24 may be applied.

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.

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>

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,


Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

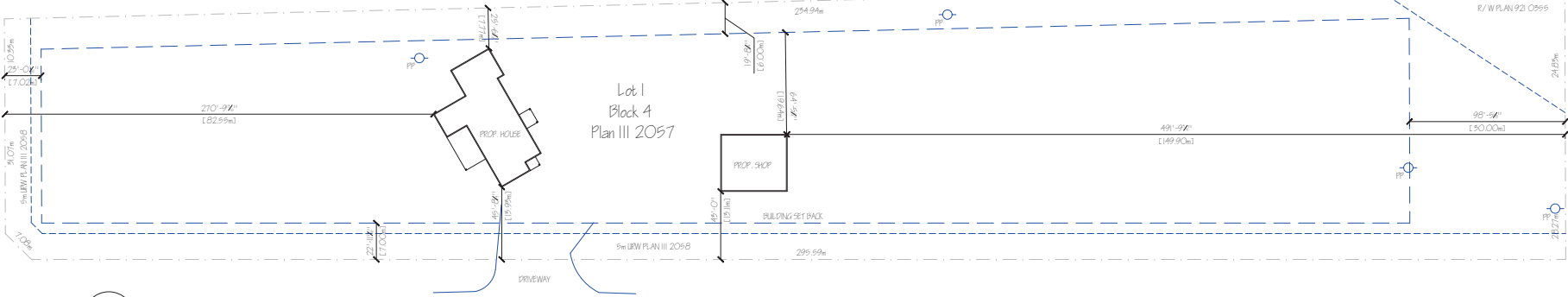
/dr

Enclosures





**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20250195
June 10, 2025
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS



SITE PLAN
SCALE: 1/32" = 1'-0"

THESE DRAWINGS REMAIN THE PROPERTY OF EAGLE VIEW DESIGNS. REPRODUCTION OF THESE DRAWINGS IS STRICTLY PROHIBITED.

Eagle View Designs	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION	Stephen Bamsdale 4018 HWY RD 524, Mountain View County, T4H 4C3 CELL: (403) 507 0994 stephen@eagleviewdesigns.com	PROJECT NAME AND ADDRESS Trent & Tamara Weninger Lot 1, Block 4, Plan III 2057, Mountain View County, Alberta.	DRAWN BY Stephen Bamsdale DATE MAY 26th, 2025 SCALE 1/4" = 1'-0"	SHEET OF



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