



## NOTICE OF DECISION

June 24, 2025

File No.: PLDP20250186

Sent via email and mail: [REDACTED]

VANDEN ELSEN, FRANK  
[REDACTED]

Dear Frank Vanden Elsen:

**RE: Proposed Development Permit**  
**Legal: NW 20-32-5-5 Plan 0911079 Lot 71**  
**Development Proposal: Accessory Building - Gazebo**

The above noted Development Permit application on the NW 20-32-5-5 Plan 0911079 Lot 71 for an Accessory Building - Gazebo was considered by the Administrative Subdivision & Development Approving Authority on June 24, 2025.

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 Section 6.0 Environmental Land Use Policies Section 7.0 Growth Centres
South McDougal Flats Area Structure Plan Bylaw No. 01/24	Section 7.6 Recreation Section 8.1 Environmentally Significant Areas 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 an Accessory Building - Gazebo is suitable development for NW 20-32-5-5 Plan 0911079 Lot 71 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, or commercial purposes, or residential occupancy is not permitted.
13. The applicant/landowner shall adhere to all the requirements itemized within the Development Agreements registered on Title as Instruments 021 258 959, 091 045 611, and 091 045 612.

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 01, 2025** and **July 08, 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 15, 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.

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](mailto:bhutchings@mvcountry.com).

Yours truly, 

Becky Hutchings, Development Officer  
Planning and Development Services

Enclosures

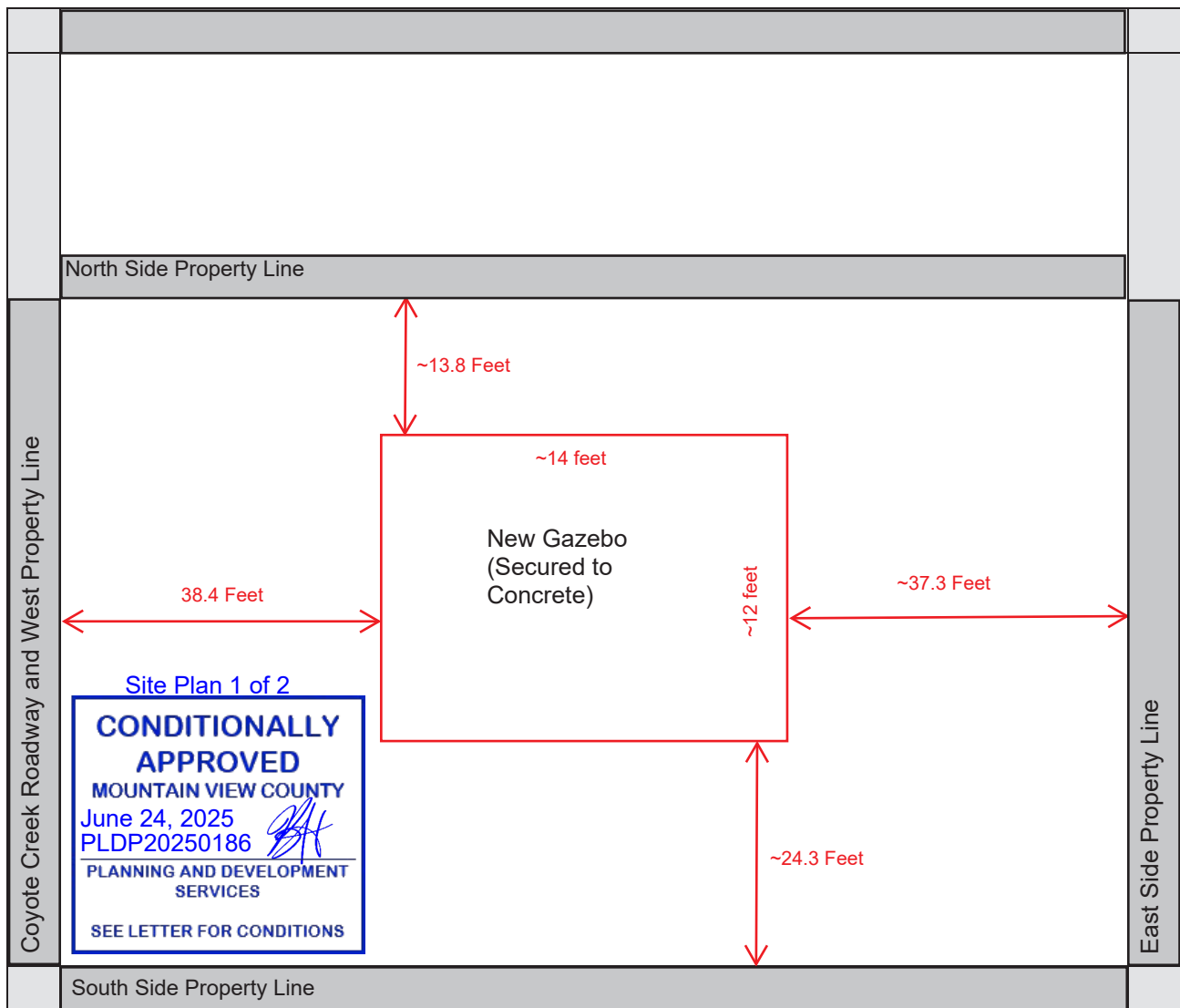


## Site Plan of Proposed Development

The Site Plan shall include:

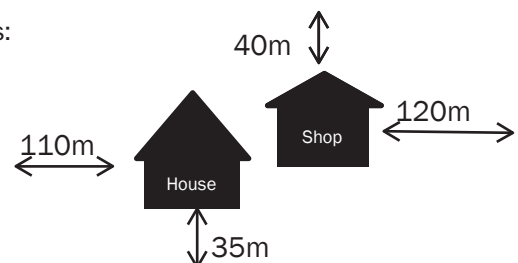
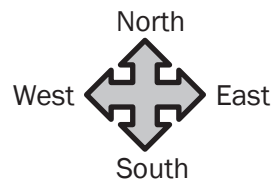
- ❑ Property dimensions (all sides)
- ❑ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ❑ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ❑ Identify roadways and indicate existing and/or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



## Coyote Creek

### LOT 71

Requesting a Lot Development Application  
Approval

- Install a gazebo

### New Gazebo

- 14 feet wide x 12 feet long
- 168 square Feet area
- Made by Sojang
- Color is Black with Black frame
- Plan is to be secured to concrete foundation.
- Stay 1.0 meter of the property lines.

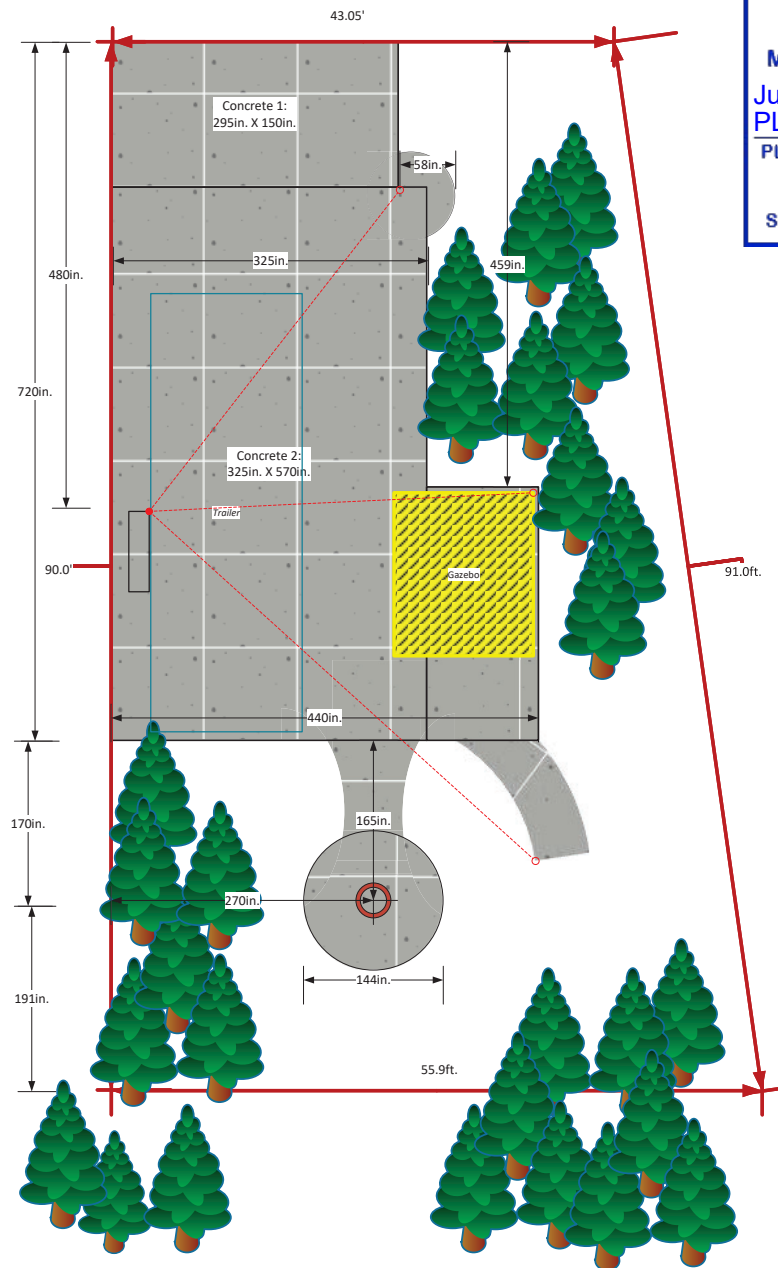
Site Plan 2 of 2

**CONDITIONALLY  
APPROVED**  
MOUNTAIN VIEW COUNTY

June 24, 2025  
PLDP20250186

PLANNING AND DEVELOPMENT  
SERVICES

SEE LETTER FOR CONDITIONS



### Legend

Underground Conduit

New Gazebo

Property Lines





## 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):

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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