



October 03, 2025

File No.: PLDP20250311

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Business, Home Based - Resilient Journey Counselling

Landowner: BURGESS, DARWIN & LYNDA
Applicant: BURGESS, LYNDA
Legal: NE 2-33-5-5 Plan 1110037 Block 5 Lot 1

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

The applicant is requesting consideration for a Business, Home Based – Resilient Journey Counselling, which will provide professional counselling services within the existing dwelling on site on an appointment-only basis. Anticipated business visits will range from two to five per day on average, and the hours of operation will be Monday to Friday, 9:00 a.m. to 6:00 p.m., year-round, with some flexibility for the occasional evening appointment. All sessions will be scheduled in advance ensuring minimal traffic and no overlap of client visits.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to **October 24, 2025**. Comments may be sent to:

Email: bhutchings@mvcounty.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 211 or via email at bhutchings@mvcountry.com.

Sincerely,



Becky Hutchings, Development Officer
Planning and Development Services

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





DEVELOPMENT PERMIT APPLICATION

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

Application Date: 09/28/2025

PLDP 20250311

Discretionary ~~Permitted~~

Submission Requirements

- | | |
|--|---|
| <input type="checkbox"/> Application form | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER |
| <input type="checkbox"/> Development Permit fees | <input type="checkbox"/> Applicant's signature |
| <input type="checkbox"/> Certificate of Title - current within 30 days | <input type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Supplemental Forms - for Secondary Suites or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): Lynda Burgess

Address: [REDACTED] Town/City: Mountain View Cou Postal Code: T0M1X0

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Email: [REDACTED]

LANDOWNER(s) (if applicant is not the landowner): Lynda and Darwin Burgess

Address: as above Town/City: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Email: [REDACTED]

Site Information & Development Details

RURAL ADDRESS: [REDACTED] Range Rd 51, Mountain View County, Alberta, T0M1X0

LEGAL: N.E 1/4 Section: 2 Township: 33 Range: 5 West of 5 Meridian

Plan: 1110037 Block: 5 Lot: 1 Parcel Size: 4.3

Is property adjacent to a developed County or Provincial Road? yes

Existing BUILDINGS: 2 (bungalow and garage)

Number of Existing DWELLINGS: 1

PROPOSED DEVELOPMENT: I am applying to use the existing space as is in the solarium as my home office for my private practice counselling business. No physical development or changes will be made to it, and no construction will occur.

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: [REDACTED]	[REDACTED]	Rear: [REDACTED]	[REDACTED]
Side: [REDACTED]	[REDACTED]	Side: [REDACTED]	[REDACTED]

Proposed Construction Details

Type of STRUCTURE: If Dwelling, what type:

If Other, describe: Foundation/Basement:

Square Footage: Building Height:

*If Mobile Home: Year: Size: Model:

Serial Number: Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling Year Built:

Name of Mover: Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

- Is there an abandoned oil/gas well on the property?
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines Distance:
- Confined Feeding Operations: Distance:

Sewage System: Type: If other:

Water Supply: Type: If other:

Has proposed development started?

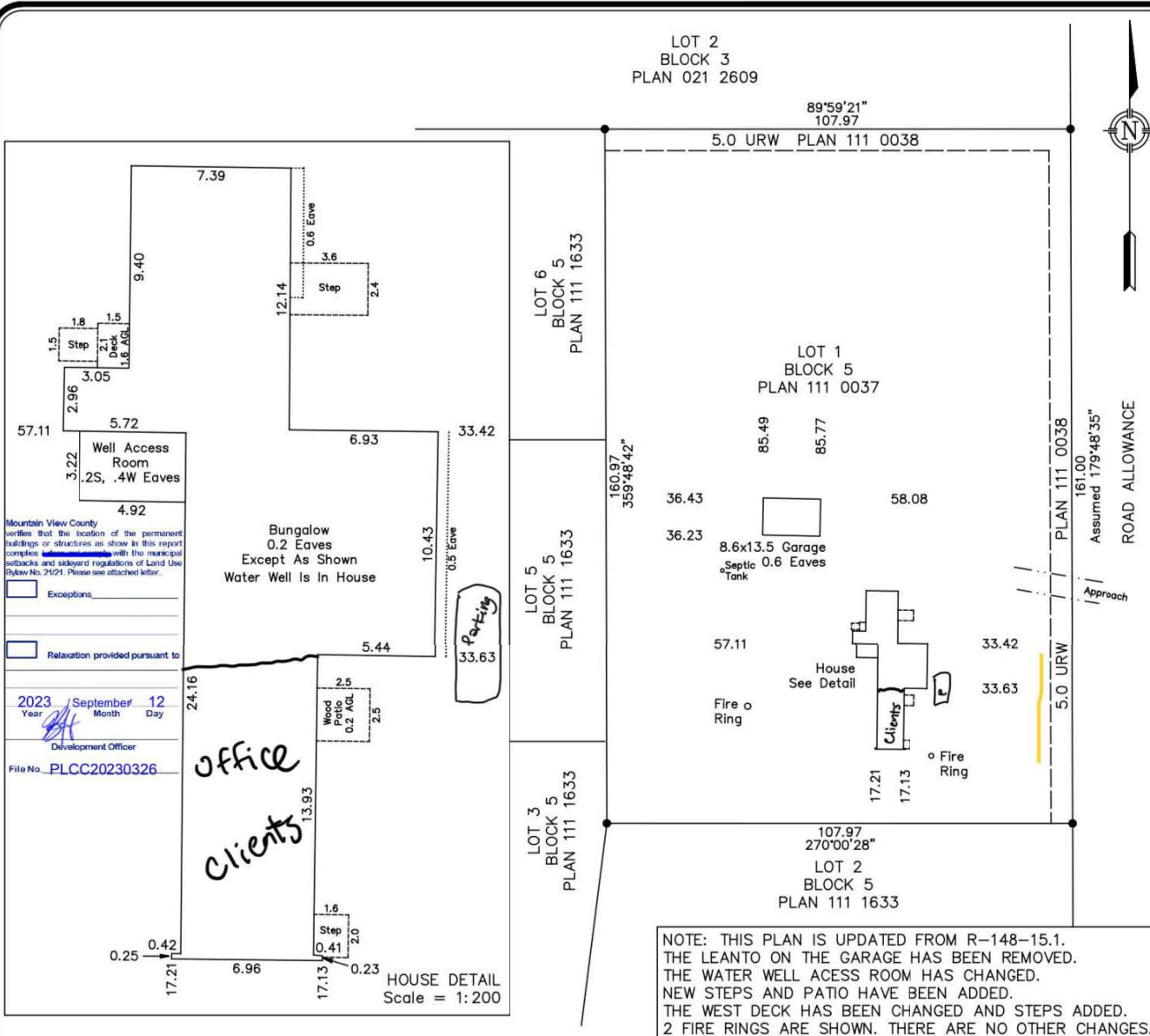
Estimated start date: Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.



Alberta Land Surveyor's Real Property Report

CLIENT: [REDACTED]

LEGAL DESCRIPTION:
LOT : 1
BLOCK : 5
PLAN : 111 0037
CIVIC ADDRESS: [REDACTED] RD 51
MOUNTAIN VIEW COUNTY
LOCATION: N.E.1/4 Sec.2 Tp.33 Rg.5 w5M

LEGEND & NOTES:
DISTANCES ARE IN METRES AND DECIMALS THEREOF. AGL MEANS ABOVE GROUND LEVEL.
STATUTORY IRON POSTS FOUND ARE SHOWN THUS
IRON BARS FOUND SHOWN THUS
TEMPORARY POINT ESTABLISHED SHOWN THUS X
ALL FENCES ARE WITHIN 0.2m OF PROPERTY LINES EXCEPT WHERE SHOWN OTHERWISE.
EAVES ARE MEASURED TO LINE OF FASCIA, UNLESS OTHERWISE SPECIFIED.
UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO FINISHED SIDING
MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

TITLE INFORMATION:
TITLE NUMBER: 161 021 318
PROPERTY IS SUBJECT TO :
881 169 315: CAVEAT (ROAD)-MTN. VIEW CTY. 111 001 835: URW-MTN. VIEW CTY.(PLAN 111 0038).
971 310 443: URW-FOOTHILLS NAT. GAS CO-OP.111 001 836: CAVEAT (REST. COV.)-MTN. VIEW CTY.
021 269 228: CAVEAT (ACQ. OF LAND)-MOUNTAIN VIEW COUNTY.
SEARCHED ON THE DATE OF: OCTOBER 3, 2018
081 185 289: URW-CENT. ALTA. REA.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED AND PERFORMED UNDER MY SUPERVISION, DIRECTION, AND CONTROL, AND IN ACCORDANCE WITH THE STANDARDS AND RULES FOR THE PRACTICE OF SURVEYING PRESCRIBED BY THE ALBERTA LAND SURVEYORS' ASSOCIATION. ACCORDINGLY WITHIN THOSE STANDARDS AND AS OF THE "DATE OF SURVEY", I AM OF THE OPINION THAT:
1. THE REPORT ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART C, SEC. 6.5 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE, & REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY;
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF PROPERTY.

PURPOSE: THIS REPORT HAS BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS, AND ANY OF THEIR AGENTS FOR THE PURPOSE OF A LAND CONVEYANCE.
COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES.
WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN. UNLESS OTHERWISE SHOWN, PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THIS PLAN SHOULD NOT BE USED TO ESTABLISH BOUNDARIES DUE TO THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER. THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS AS SUBSEQUENT DEVELOPMENT CHANGES ON THE PROPERTY WILL NOT BE REFLECTED ON THE REPORT.
DATED AT ROCKY MOUNTAIN HOUSE, ALBERTA
SEPTEMBER 3, 2023.

R.L. HAAGSMA A.L.S.

MOUNTAIN VIEW COUNTY APPROVAL
THE LOCATION OF THE BUILDINGS AS SHOWN ON THE ABOVE PLAN COMPLIES WITH THE SETBACK, REARYARD, AND SIDEYARD REQUIREMENTS OF THE LAND USE BYLAW OF MOUNTAIN VIEW COUNTY.
APPROVED THIS DAY OF 2023.

DEVELOPMENT OFFICER FOR MOUNTAIN VIEW COUNTY.

DATE OF SURVEY : SEPTEMBER 1, 2023
SCALE = 1 : 1000
Job: R-098-23.1
DRAWN BY: RMD
CHECKED BY: RLH

HIGH COUNTRY SURVEYS
BOX 1930, ROCKY MOUNTAIN HOUSE
T4T 1B4
Ph: (403) 845-5974
Fax: (403) 845-2974
2023 ©

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

Yes, I will be using the existing solarium as my business office.

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

The solarium will be my business office and where I will provide counselling.

How many people will be employed, including yourself:

1

Number of customers during an Average Day:

4

Average Week:

16

Hours of Operation:

9am-6pm

Days of Operation:

Mon-Friday

Months of Operation:

January-December

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

No

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

There will parking provided for clients on the property near the office.

What outdoor/indoor storage will be on the property related to the Business:

None.

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

No.

Please note: if your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

I provide professional counselling services from my residence on an appointment-only basis. My practice involves meeting with individuals and/or couples in a private room within my home.

- The business will operate Monday–Friday, 9:00 AM to 6:00 PM, with flexibility for occasional evening appointments.
- I anticipate seeing an average of 2–5 clients per day.
- All sessions are scheduled in advance, ensuring minimal traffic and no overlap of clients.
- Clients will park in the existing driveway, and no street parking will be required.
- No employees, outdoor storage, or retail sales are involved.
- No exterior signage is proposed.

The business will not alter the residential character of the property and will have minimal impact on neighbours or the surrounding area.