



## NOTICE OF DECISION

June 10, 2025

File No.: PLDP20250174

Sent via email and mail: [bneale@mvcountry.com](mailto:bneale@mvcountry.com)

NEALE, BEN  
c/o Mountain View County  
10-1408 Twp Rd 320 Didsbury  
Didsbury, AB T0M 0W0

Dear Ben:

**RE: Proposed Development Permit**  
**Legal: SW 4-30-4-5 Plan 5801HR**  
**Development Proposal: Accessory Building - Shop and Relocation of Existing Accessory Building with Setback Relaxations to Both**

The above noted Development Permit application on the SW 4-30-4-5 Plan 5801HR for a Accessory Building - Shop and Relocation of Existing Accessory Building with Setback Relaxations to Both 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:

Municipal Development Plan  
Bylaw No. 20/20

**Section 5.0 Economic Development Land Use Policies**  
**Section 9.0 Transportation, Servicing, and Utilities**

Land Use Bylaw No. 10/24

**Section 11.1 A Agricultural District**

The Administrative Subdivision & Development Approving Authority concluded that a Accessory Building - Shop and Relocation of Existing Accessory Building with Setback Relaxations to Both is suitable development for SW 4-30-4-5 Plan 5801HR 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. Future expansion, any other structures, expansion of outside storage area, or addition of signage will require a new Development Permit.
12. The applicant, landowner, and/or operator shall ensure there is erosion and sediment control on the lots in accordance with the Stormwater Management Plan.
13. Setback relaxations are granted for the life of the proposed structures on the property as well as existing salt storage building and pond.
14. That Development Permit DP06-003 for “Ancillary building (sand/salt storage shed) with southerly front yard setback relaxation to 190 ft to the center of the road and northerly rear yard setback relaxation to 30 ft - Industrial-Sand/Salt Storage Shed” approved on March 1, 2006, remains valid and continued compliance must be maintained.

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.

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](mailto:pgrochmal@mvcountry.com).

Yours truly,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/dr

Enclosures



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PREPARED FOR:  
**GYN STRUCTURES INC.**

  
101 BROADWAY AVENUE EAST  
SUITE 200  
SCARBOROUGH, ONTARIO M1V 4P9  
PHONE: 416-564-1100

PROJECT:  
**CREMONA GRADER SHOP  
(54'0" X 160'0")**

LOCATION:  
**MOUNTAIN VIEW COUNTY**

DRAWING TITLE:  
**SITE PLAN**

REV #	DESCRIPTION	DATE
1	UTIP	5/22/25
2	UTIP	5/30/25

JOB NO.: **G-4856**

PAGE SIZE: **24"X36" PAPER**

SCALE: **AS SHOWN**

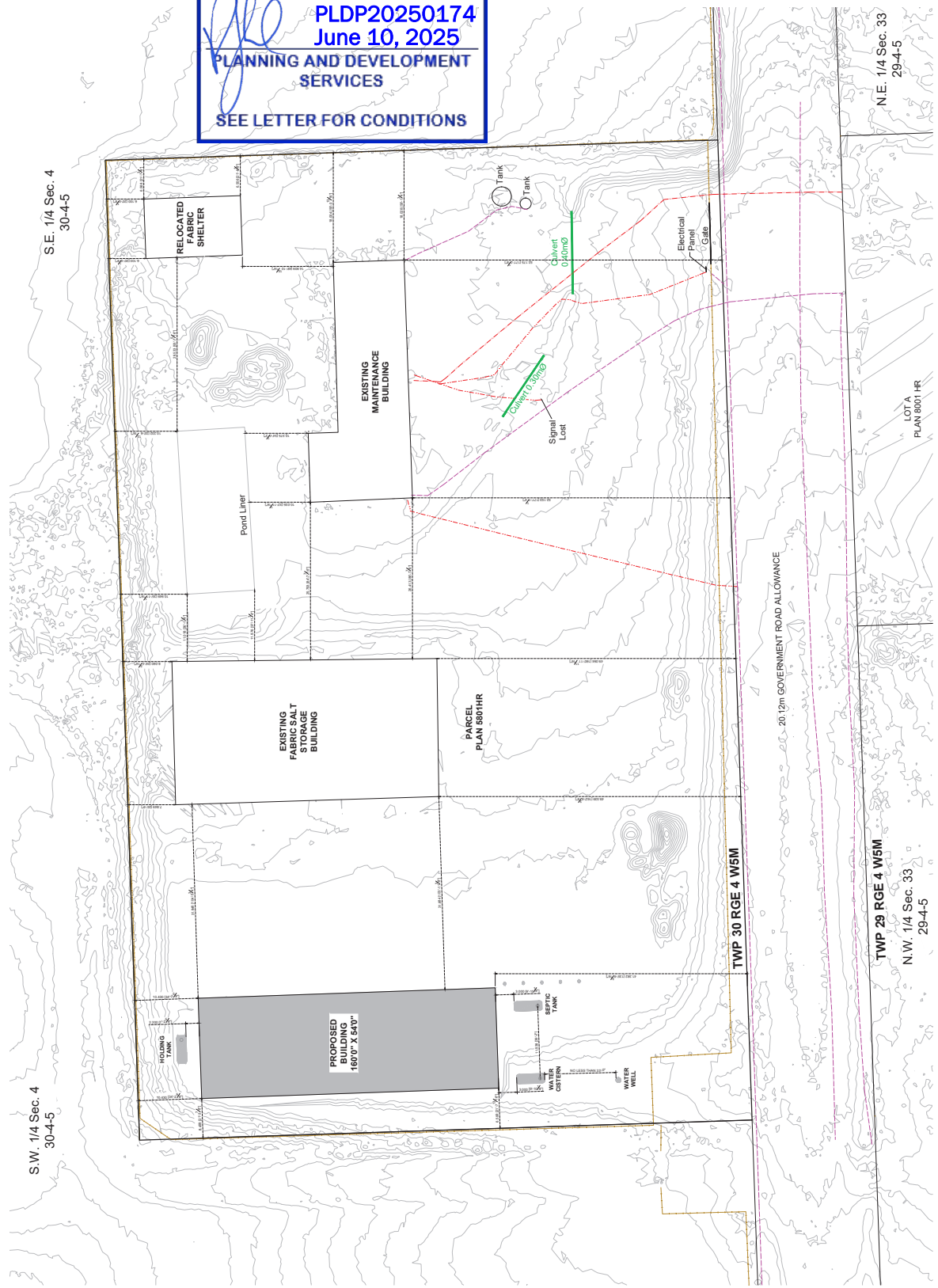
DRAWN BY: **JDB**

CHECKED BY:

PAGE: **1** DWG. NO.: **C1**



**CONDITIONALLY  
APPROVED**  
**MOUNTAIN VIEW COUNTY**  
  
**PLDP20250174**  
**June 10, 2025**  
**PLANNING AND DEVELOPMENT  
SERVICES**  
**SEE LETTER FOR CONDITIONS**



**1** SITE PLAN  
**C1** SCALE: 1:300

(ISSUED FOR DP) 05-30-2025



## 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