



NOTICE OF DECISION

October 07, 2025

File No.: PLDP20250287

Sent via email and mail: [REDACTED]

STAPLES, THOMAS E

[REDACTED]
Sundre, AB T0M 1X0

Dear Thomas:

RE: Proposed Development Permit

Legal: SW 13-34-5-5 Plan 8311528 Block A

Development Proposal: Accessory Building - Detached Home Office with Setback Relaxation

The above noted Development Permit application on the SW 13-34-5-5 Plan 8311528 Block A for an Accessory Building - Detached Home Office with Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on October 07, 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 3.0 Agricultural Land Use Policies
Section 6.0 Environmental Land Use Policies

Land Use Bylaw No. 10/24

Section 9.12. Hazard Lands
Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Building - Detached Home Office with Setback Relaxation is suitable development for SW 13-34-5-5 Plan 8311528 Block A 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. 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. This permit is issued for an Accessory Building - Detached Home Office as per the information and the Slope Management Commitment submitted with the application. Neither a secondary detached dwelling, nor a secondary suite, have been permitted with this application. Only one dwelling unit is permitted on the property with the issuance of this permit.
12. Use of the proposed Accessory Building - Detached Home Office for residential occupancy is not permitted.
13. The Business, Home Office, as described in the submitted application, is an Exempt Use pursuant to Land Use Bylaw No. 10/24. Any intensification or expansion of the Business, Home Office, including client visits to the site, shall require a new Development Permit.
14. The applicant/landowner shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Development Agreement 091 350 048.
15. As per the submitted application, a westerly front yard setback relaxation is granted for the life of the building.
16. 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. Future proposals may require additional studies including a Slope Stability Assessment.



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 **October 14, 2025** and **October 21, 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 Land & Property Rights Tribunal, by 4:00 p.m. on **October 28, 2025**.

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>

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.

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/dr

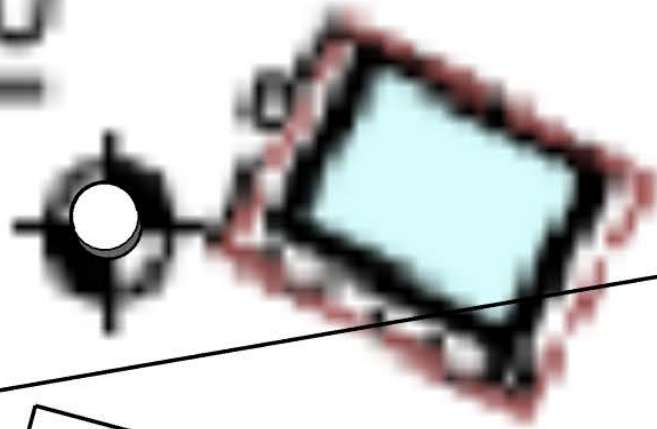
Enclosures



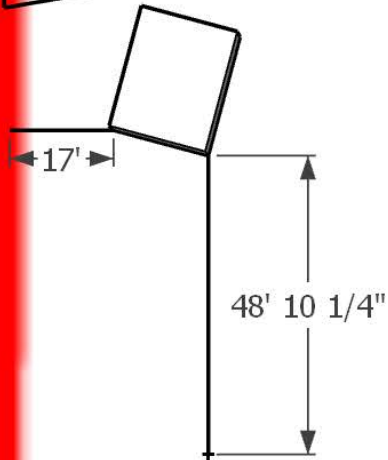
ROAD

0'74"

180'



See
Detail



Site Plan 1 of 2

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY

October 7, 2025

PLDP20250287

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

FD No MK
(RIVER)

Site Plan 2 of 2

**CONDITIONALLY
APPROVED**

MOUNTAIN VIEW COUNTY
October 7, 2025
PLDP20250287

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

35.50

CONCRETE
PAD

DOOR

28.5

SEPTIC
TANK

STEP

18.93 TO HOUSE

10.5

15.48 (TO DECK)

32' 2 1/8"

WATER
WELL

DECK
(1.3 TO 1.4 HIGH)

STEP

HOUSE
(0.60, 0.65, 1.75
& 2.25 EAVES)
(MEASUREMENTS
TO FOUNDATION)

17' 7 7/16"

Detail



Telephone: 780-427-2444
Fax: 780-427-0986
Email: LPRT.appeals@gov.ab.ca

INTERNAL USE ONLY

SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal
1229-91 Street SW
Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision.
A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of a: ☐ Subdivision Authority Decision ☐ Development Authority Decision

Part 1- Contact Information

PROPERTY UNDER APPEAL

| | | |
|----------------------|---|---|
| Name of Municipality | Subdivision/Development Authority (if applicable) | Subdivision/Development Authority File or Permit Number |
|----------------------|---|---|

Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

For Subdivision Appeals:

- ☐ Highway (# _____) ☐ Body of Water (Name: _____) ☐ Landfill
☐ Green Area ☐ Wastewater Treatment Facility ☐ Waste Management Facility ☐ Historical Site/Resource
☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

For Development Appeals:

- ☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

| | | | | | |
|------------------|---------|----------|-------|----------|-------------------------------------|
| Land Description | Section | Township | Range | Meridian | Municipal Address or Lot Block Plan |
|------------------|---------|----------|-------|----------|-------------------------------------|

APPELLANT (e.g. Landowner, Applicant, Affected Person or Government Department filing the Appeal)

| | | | | |
|---|--------------------|----------------|------------------|---------------|
| Name(Organization) | (Last) | (First) | Telephone Number | |
| Address (Street, PO Box, RR) | (Suite, Apartment) | (Municipality) | (Province) | (Postal Code) |
| E-mail address (By providing an e-mail address I consent to receive documents by e-mail): | | | | |

LANDOWNER INFORMATION (If different from Appellant)

| | | | | |
|---|--------------------|----------------|------------------|---------------|
| Name | (Last) | (First) | Telephone Number | |
| Address (Street, PO Box, RR) | (Suite, Apartment) | (Municipality) | (Province) | (Postal Code) |
| E-mail address (By providing an e-mail address I consent to receive documents by e-mail): | | | | |

REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)

| | | | | |
|---|--|--------------------|--|--------------------------|
| Name of Organization | | | Telephone Number | |
| Address (Street, PO Box, RR) | | (Suite, Apartment) | (Municipality) | (Province) (Postal Code) |
| E-mail address (By providing an e-mail address I consent to receive documents by e-mail): | | | | |
| I (We) hereby authorize _____ to act on my (our) behalf to this application. | | | | |
| _____ Signature of Applicant(s) | | _____ Date | _____ Signature of Applicant(s) _____ Date | |

Part 2- Decision of the Subdivision/Development Authority

Date of Decision:

Copy of Subdivision/Development Authority Decision included?

☐ Yes☐ No**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

☐ Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?☐ Refusal - Why do you think the application should be approved?

 Signature of Appellant OR Person Authorized to Act on
 Behalf of Appellant

 Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to LPRT@gov.ab.ca.

Submit by E-mail

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