



NOTICE OF DECISION

August 12, 2025

File No.: PLDP20250278

WHYMARK, BETH A

IRRICANA, AB T0M 1B0

Dear Beth:

RE: Proposed Development Permit

Legal: NW 20-32-5-5 Plan 0212509 Lot 75

Development Proposal: Setback Relaxations to Existing Structures

The above noted Development Permit application on the NW 20-32-5-5 Plan 0212509 Lot 75 for a Setback Relaxations to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on August 12, 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 Growth Centre of McDougal Flats as identified by Municipal Development Plan Bylaw No. 20/20.
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 a Setback Relaxations to Existing Structures is suitable development for NW 20-32-5-5 Plan 0212509 Lot 75 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. N/A
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. Setback relaxations are granted for the life of the buildings as per the Real Property Report prepared by Bemoco Land Surveying Ltd., dated July 7, 2025.
12. The applicant/landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 021 258 959.

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 **August 19, 2025** and **August 26, 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 **September 02, 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.

Yours truly,

A handwritten signature in blue ink, appearing to read 'P. Grochmal', is positioned above the typed name.

Peggy Grochmal for Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures



Alberta Land Surveyor's
Real Property Report

LEGAL DESCRIPTION

Unit 75 Condo Plan 021 2509
AND 55 UNDIVIDED ONE TEN THOUSANDTH
SHARES IN THE COMMON PROPERTY

CLIENT

BETH WHYMARK

MUNICIPAL ADDRESS

RGE RD 55, MOUNTAIN VIEW COUNTY, ALBERTA

CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

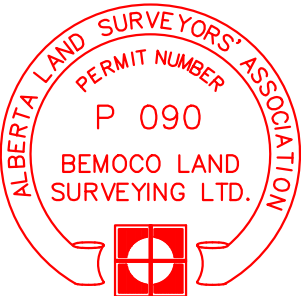
- The plan illustrates the boundaries of the property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property, (Except Common Concrete)
- No visible encroachments exist on the property from any improvements situated on an adjoining property, (Common Concrete)
- 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, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report 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.

Dated this 7th day of July 2025

Alberta Land Surveyor

©KEVIN VENNARD, A.L.S., 2025

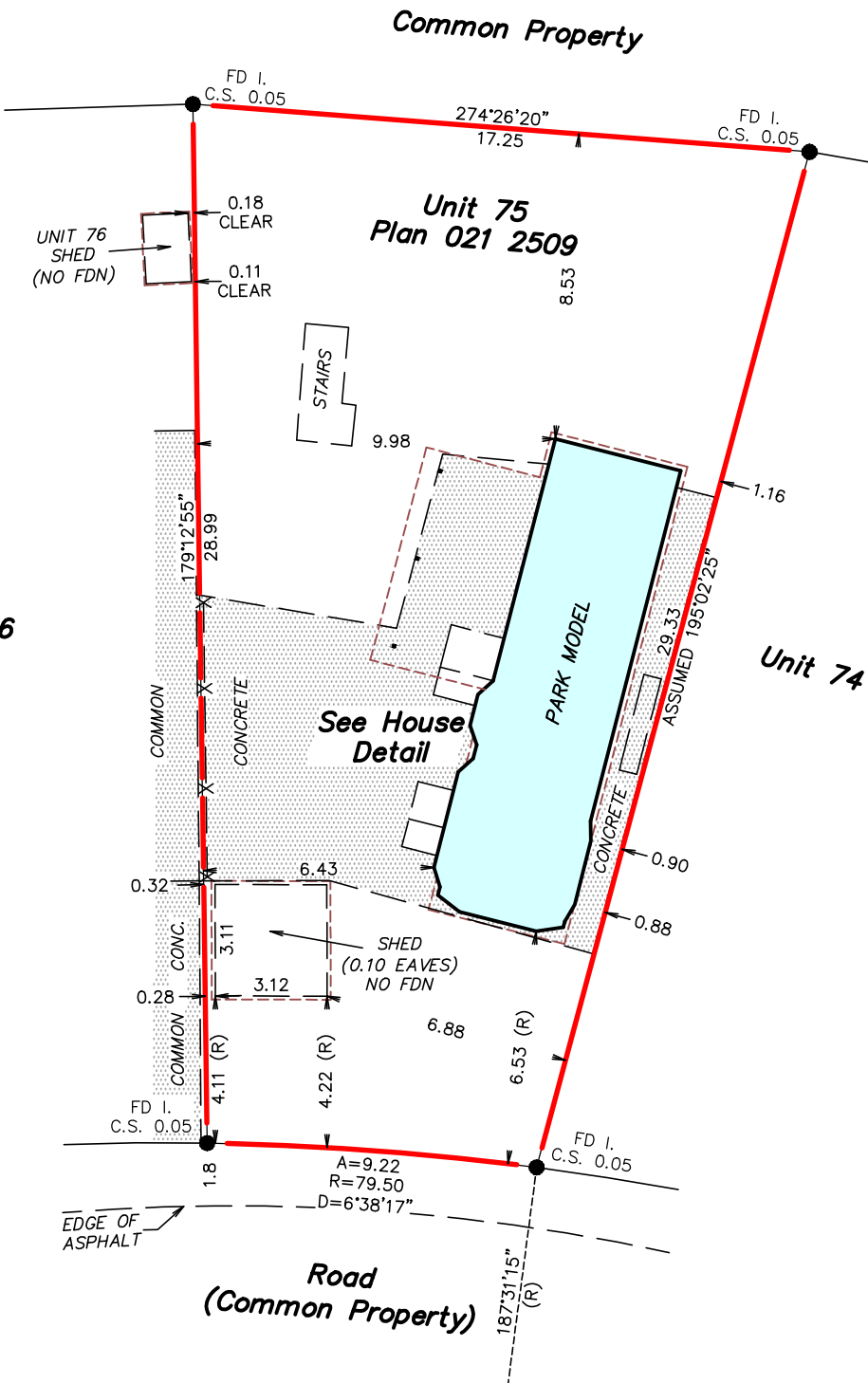


LEGEND

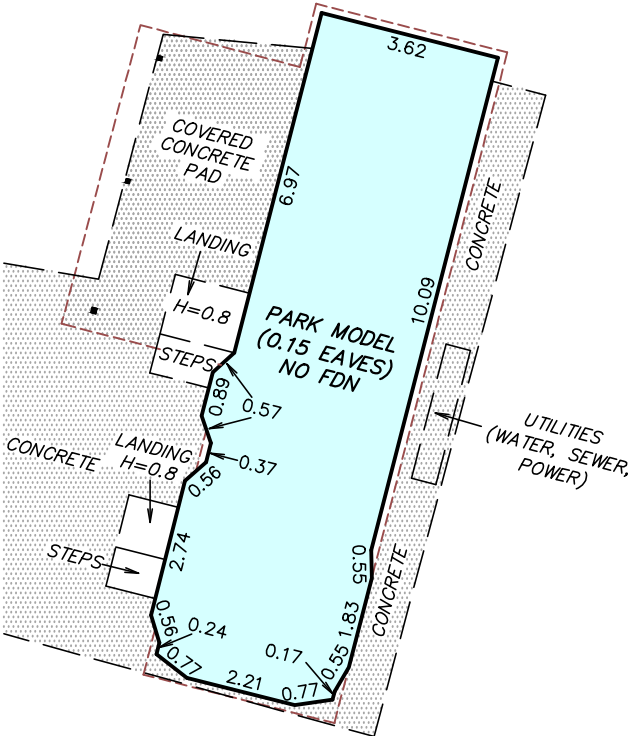
- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: June 23rd, 2025
- Date of Title Search (A copy of which is attached): June 23, 2025
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus: - - - - -
- Distances are in metres and decimals thereof.
- Fences are shown thus: — x — x — x — x —
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ◆
- Support columns are shown thus: ■
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus: —————
- (R).....Radial

Drawn By: AB Chk'd: KV
Date: July 7, 2025
Scale: 1 : 200
File No.: C-136-25 rpr

BEMOCO LAND SURVEYING LTD
100, 6040-47th Avenue
Red Deer, Alberta
WWW.BEMOCO.COM PHONE: (403) 342-2611



**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20250278
August 12, 2025
**PLANNING AND DEVELOPMENT
SERVICES**
SEE LETTER FOR CONDITIONS



House Detail

SCALE= 1:150

NOTE:

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A BEMOCO LAND SURVEYING LTD. PERMIT STAMP.

Property is subject to:
-Caveat No. 021 258 958 Re: Road Widening to Mountain View County
-Caveat No. 021 258 959 Re: Development Agreement to Mountain View County



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