



NOTICE OF DECISION

June 23, 2026

File No.: PLDP20260192

Sent via email and mail: [REDACTED]

LUYTEN, KYLE

[REDACTED]
DIDSBURY, AB T0M 0W0

Dear Kyle:

RE: Proposed Development Permit
Legal: SW 1-31-28-4 Plan 1110339 Block 1 Lot 5
Development Proposal: Setback Relaxation to Existing Structures

The above noted Development Permit application on the SW 1-31-28-4 Plan 1110339 Block 1 Lot 5 for a Setback Relaxation to Existing Structures was considered by the Administrative Subdivision & Development Approving Authority on June 23, 2026.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Land Use Bylaw No. 10/24	Section 12.2 Country Residential (1) District
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The Administrative Subdivision & Development Approving Authority concluded that a Setback Relaxation to Existing Structures is suitable development for SW 1-31-28-4 Plan 1110339 Block 1 Lot 5 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. N/A
8. N/A
9. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. N/A


ADDITIONAL CONDITION(S):

11. As per the submitted application, easterly and southerly setback relaxations are granted for the life of the buildings.
12. The applicant and/or landowner shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 111 013 170.

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 30, 2026** and **July 07, 2026** 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 14, 2026**.

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.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 171 or by email at jreimer@mvcounty.com.

Yours truly, 

Jaydan Reimer, Development Officer
Planning and Development Services

/dr

Enclosures



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

I, Chad Burwash, Alberta Land Surveyor, hereby certify that this report which includes the attached plan and related survey, 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 hereto.

Accordingly within those standards and as of the date of this report, I am of the opinion that:

- The plan illustrates the boundary of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyor's 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;
 - Sea can is encroaching onto Lot 4 of up to 0.06m
 - Fenceline is projected into Lot 4 of up to 2.08m
 - Fenceline is encroaching into Road up to 12.48m
 - Fenceline is encroaching into Road Widening/Allowance up to 5.71m
- no visible encroachments exist on the Property from any improvements situated on an adjoining property; and
- no visible encroachments exist on registered easements or rights-of-way affecting the extents of the property.

Purpose of Report

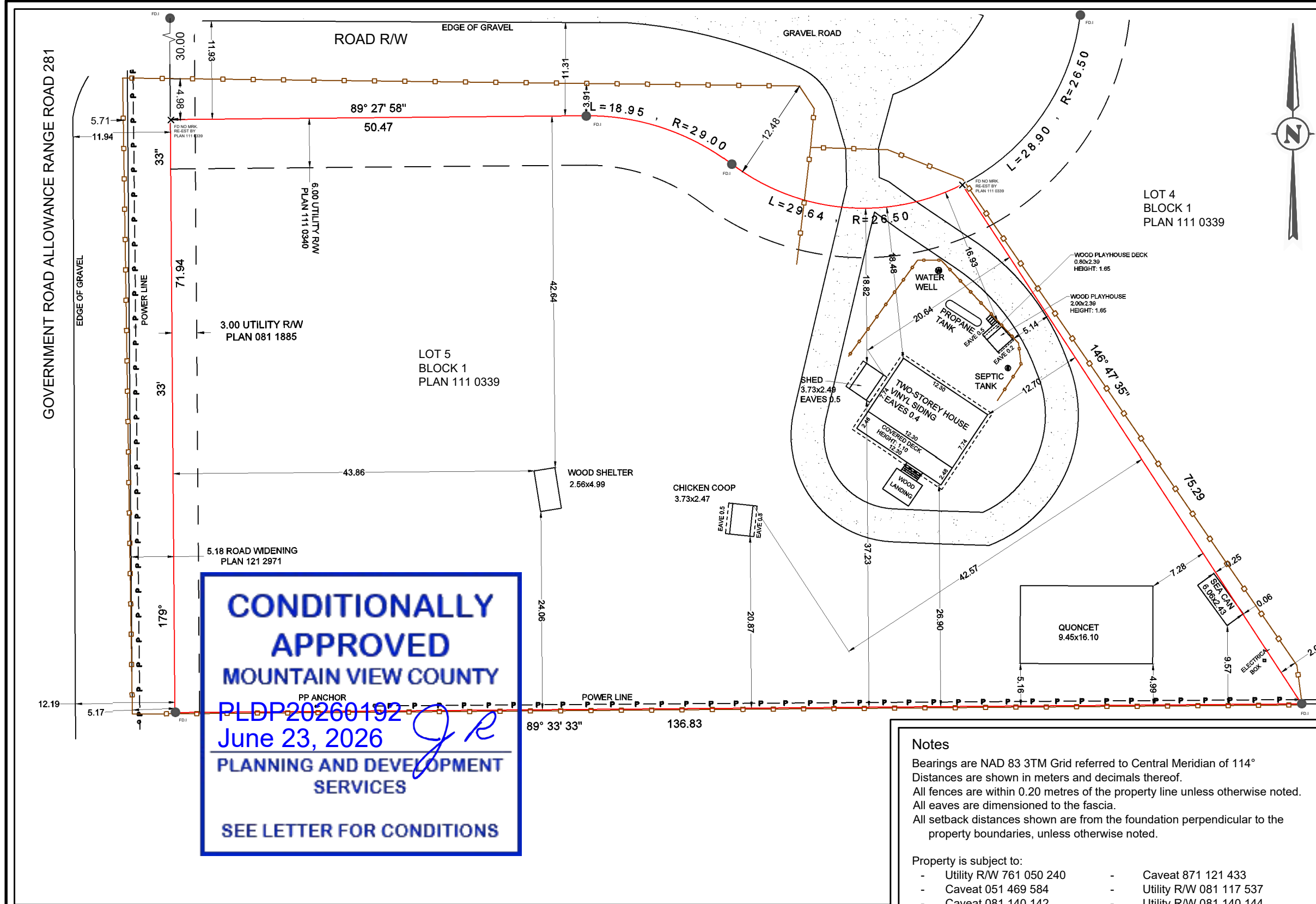
This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a submittal to the municipality for a compliance certificate.

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. The attached plan should not be used to establish boundaries (e.g. for fencing) because of 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 because subsequent development changes on the property will not be reflected on the report.

Dated at Calgary, Alberta
on June 1, 2026

Chad Burwash, ALS
(copyright reserved)



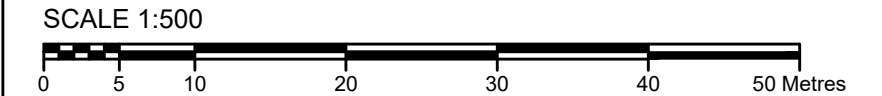
**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP 20260192
June 23, 2026
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

Notes

Bearings are NAD 83 3TM Grid referred to Central Meridian of 114°
Distances are shown in meters and decimals thereof.
All fences are within 0.20 metres of the property line unless otherwise noted.
All eaves are dimensioned to the fascia.
All setback distances shown are from the foundation perpendicular to the property boundaries, unless otherwise noted.

Property is subject to:
 - Utility R/W 761 050 240 - Caveat 871 121 433
 - Caveat 051 469 584 - Utility R/W 081 117 537
 - Caveat 081 140 142 - Utility R/W 081 140 144
 - Utility R/W 111 013 168 - Caveat 111 013 170

Date of Survey: May 22, 2026



Legend	Abbreviations	Ownership Information	Description of Property
Iron Post Found: ●	C. of T. - certificate of title	C of T: 201 201 532	Lot 5, Block 1, Plan 111 0339
Calculated Position: x	c.s. - countersunk	Owner(s): Kyle Luyten	Municipality: Mountain View County
Property Line: —	Fd. - found	Address: RR1, Site1, Comp 13	31035 Range Road 281
Fence: —	l. - iron post	Didsbury, AB	Carstairs, AB
Deck: —	Mk. - Mark	TOM 0W0	TOM 0A0
Eaves: —	Re-est. - re-established		
	Cant. - Cantilever		
	R/W - Right of Way		

JOB No.: 26-1030	DWG No.: 26-1030 - 31035 RR281 RPR
PARTY CHIEF : CB	DRAFTER : CB
CHECKER: CB	SHEET 1 of 1



REV.
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Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

10-1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0

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	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

Adjacent Landowner - \$425.00 fee

Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal (use additional paper if required)

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 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 the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311