



NOTICE OF DECISION

April 22, 2025

File No.: PLDP20250111

Sent via email and mail:

WALTON, KIM

SUNDRE, AB T0M 1X0

Dear Kim:

RE: Proposed Development Permit

Legal: NW 22-33-5-5 Plan 9812099 Block 2

Development Proposal: Dwelling, Secondary Detached with Attached Garage to Replace Existing Dwelling and Change of Use of Existing Dwelling to Accessory Building – Cold Storage

The above noted Development Permit application on the NW 22-33-5-5 Plan 9812099 Block 2 for a Dwelling, Secondary Detached with Attached Garage to Replace Existing Dwelling and Change of Use of Existing Dwelling to Accessory Building – Cold Storage was considered by the Administrative Subdivision & Development Approving Authority on April 22, 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

Land Use Bylaw No. 10/24

Section 9.8 Dwelling Density
Section 9.10. Dwelling, Secondary Detached
Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Secondary Detached with Attached Garage to Replace Existing Dwelling and Change of Use of Existing Dwelling to Accessory Building – Cold Storage is suitable development for NW 22-33-5-5 Plan 9812099 Block 2 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. 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 a Dwelling, Secondary Detached with Attached Garage to Replace Existing Dwelling and Change of Use of Existing Dwelling to Accessory Building – Cold Storage as per the information submitted with the application. One of the existing dwellings shall be decommissioned, or removed from the property and the site reclaimed within 24 months as per Condition #4 of this permit, or upon residential occupancy of the new dwelling, whichever occurs first. Only two detached dwellings are permitted on the property.
 12. If one of the existing dwellings is being decommissioned, the applicant/landowner shall obtain a Building Permit for a Change of Use from a Dwelling to an Accessory Building - Cold Storage. The Change of Use shall ensure decommissioning of the dwelling so that no residential occupancy may occur within that structure.
 13. If one of the existing dwellings is being demolished, the applicant/landowner shall obtain a Demolition Permit prior to commencing demolition of the structure.
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14. All setbacks from the pipelines on the property must comply with provincial regulations.

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 **April 29, 2025** and **May 06, 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 **May 13, 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,



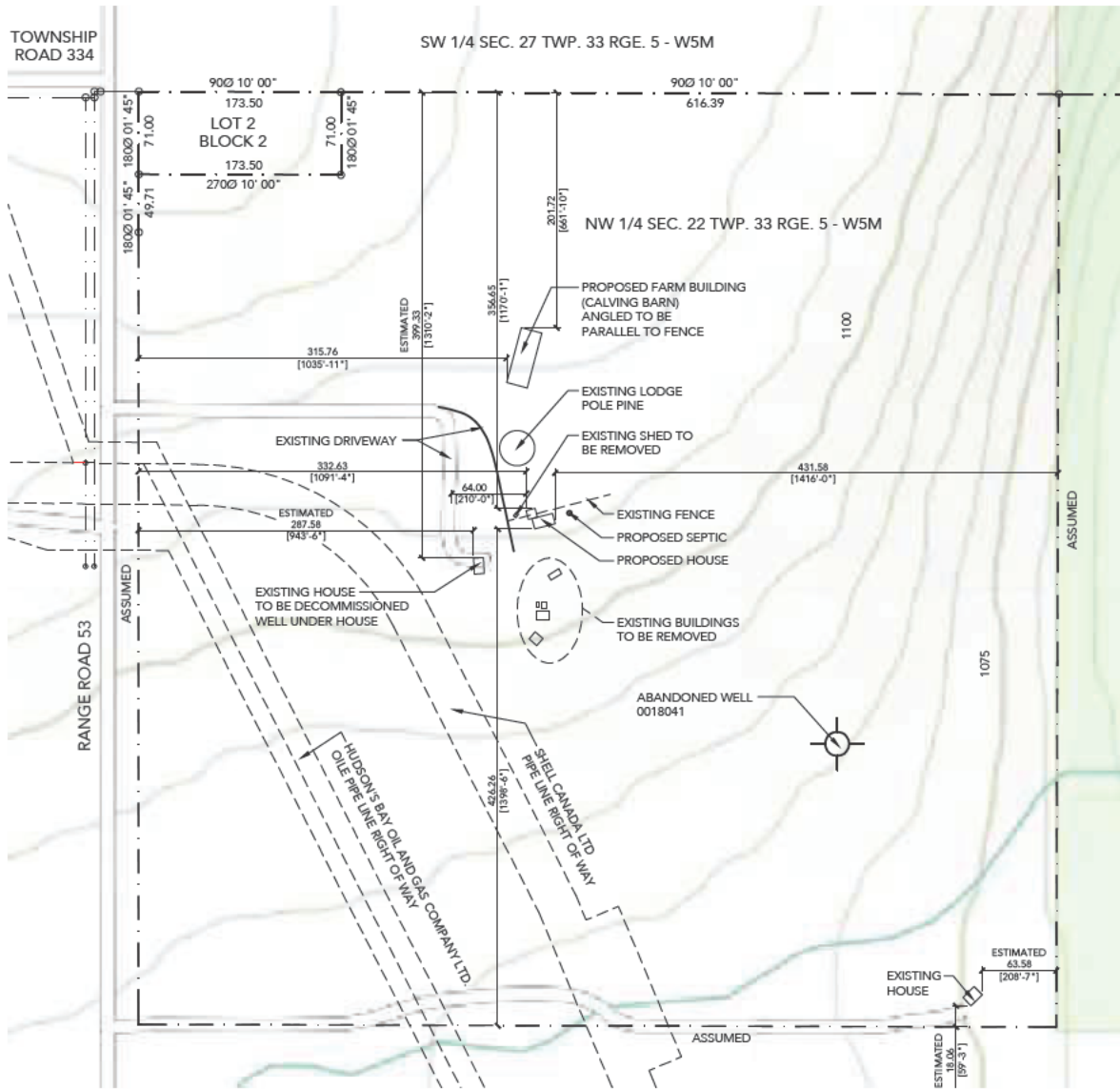
Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures

cc: TOOTH, Irene Marion





April 22, 2025
PLDP20250111

DEVELOPMENT PERMIT

BOW CROW DESIGN
KIM WALTON
Designer / Project Manager / Energy Analyst
10000 100th Ave NW, Suite 100, Edmonton, Alberta T5H 1G6
403-438-6341 403-438-0737 bowcrow.com

REVISIONS:
APR. 15, 2025 - RE-SUBMIT FOR DP

SITE PLAN - CONTOURS

TOOTH RESIDENCE

ANY REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.

DRAWN BY:
CW

A002

SCALE:
1:2000

ISSUED:
04/15/2025

1 SITE PLAN - CONTOURS
A001 SCALE: 1:2000



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
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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
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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 AuthorityDate 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.

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