



May 25, 2026

File No.: PLDP20260160

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit - Bunkhouse**

**Landowner: DEICHERT, Jody & Penny**  
**Applicant: DEICHERT, Jody & Penny**  
**Legal: NE 24-30-2-5 Plan 1210960 Block 1 Lot 2**

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

The applicants are proposing a Bunkhouse for the accommodation of up to 4 farm hands to assist in the agricultural operation of cultivating, maintaining, harvesting and processing of approximately 18,000 saskatoon berry bushes on site.

The use 'Bunkhouse' in the Land Use Bylaw is a building used for the accommodation of workers that assist with an agricultural activity on site. The application is for up to a maximum of 4 occupants – if the applicants wish to expand the number of workers housed on site, a new Development Permit would be required at that time.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to **June 15, 2026**. Comments may be sent to:

**Email:** [jreimer@mvcountry.com](mailto:jreimer@mvcountry.com); or

**In Person:** 10-1408 Township Road 320 (Bergen Road); or

**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 171 or via email at [jreimer@mvcountry.com](mailto:jreimer@mvcountry.com).

Sincerely,



Jaydan Reimer, Development Officer  
Planning and Development Services

/jr

Enclosure

***Please note:***

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





**Mountain View**  
COUNTY

# DEVELOPMENT PERMIT APPLICATION

10-1408 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

Application Date:

PLDP   
 Discretionary  Permitted

## Submission Requirements

- Application form
- Development Permit fees
- Certificate of Title - current within 30 days
- Site Plan
- Abandoned Oil/Gas Well Information from AER
- Applicant's signature
- Registered Landowner's signature(s) (if required)
- Supplemental Forms - for Secondary Suites or Business Uses (if required)

## Contact Details

NAME OF APPLICANT(s):

Address:  Town/City:  Postal Code:

Phone #:  Alternate Phone #:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address:  Town/City:  Postal Code:

Phone #:  Alternate Phone #:

Email:

## Site Information & Development Details

RURAL ADDRESS:

LEGAL:  Section:  Township:  Range:  West of  Meridian

Plan:  Block:  Lot:  Parcel Size:  Acres

Is property adjacent to a developed County or Provincial Road?

Existing BUILDINGS:

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT:   
(what are you applying for)

## Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front:	<input type="text" value="East"/>	<input type="text" value="90.88"/>	Rear:	<input type="text" value="West"/>	<input type="text" value="269.38"/>
Side:	<input type="text" value="South"/>	<input type="text" value="64.45"/>	Side:	<input type="text" value="North"/>	<input type="text" value="304.55"/>

### Proposed Construction Details

Type of STRUCTURE:  If Dwelling, what type:

If Other, describe:  Foundation/Basement:

Square Footage:  Building Height:

\*If Mobile Home: Year:  Size:  Model:

Serial Number:  Name/Make of Unit:

\*If "Move-On" Home: - submit photographs of the dwelling Year Built:

Name of Mover:  Present Location of Dwelling:

### Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

- Is there an abandoned oil/gas well on the property?
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:  
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

### Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines:  Distance:
- Confined Feeding Operations:  Distance:

Sewage System:  Type:  If other:

Water Supply:  Type:  If other:

Has proposed development started?

Estimated start date:  Estimated completion date:

Estimated cost of project:

### Right of Entry Agreement

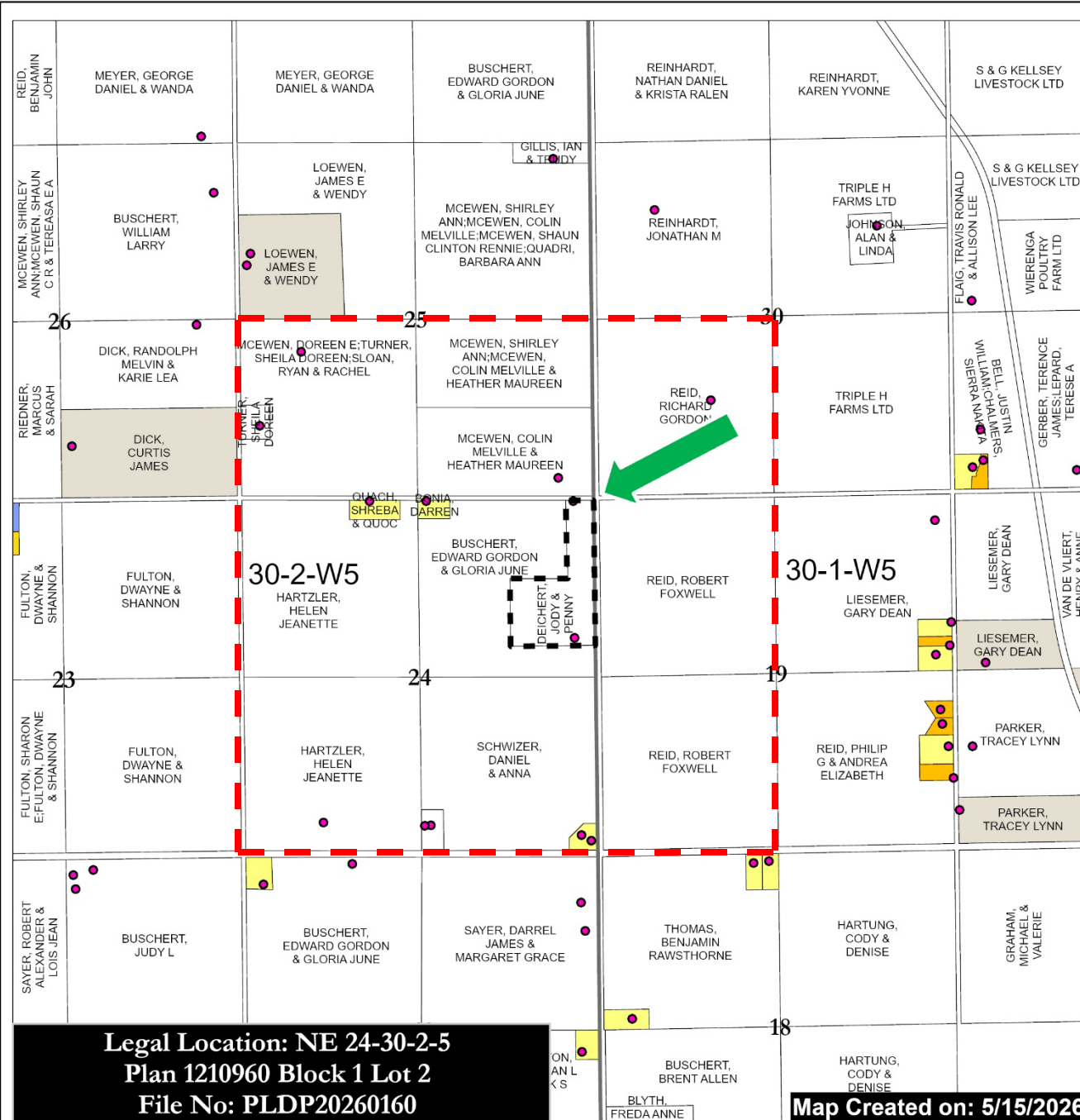
I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

**Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.**

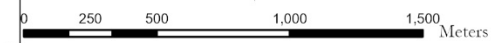


# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation



- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
  - Business Park District (I-BP)
  - Heavy Industrial District (I-HI)
  - Aggregate Extraction/Processing District (AEP)
  - Parks and Conservation District (P-PC)
  - Parks and Recreation District (P-PR)
  - Parks and Comprehensive Recreational District (P-PCR)
  - Institutional, Educational and Cultural District (S-IEC)
  - Airport District (S-AP)
  - Direct Control
- Subject Land



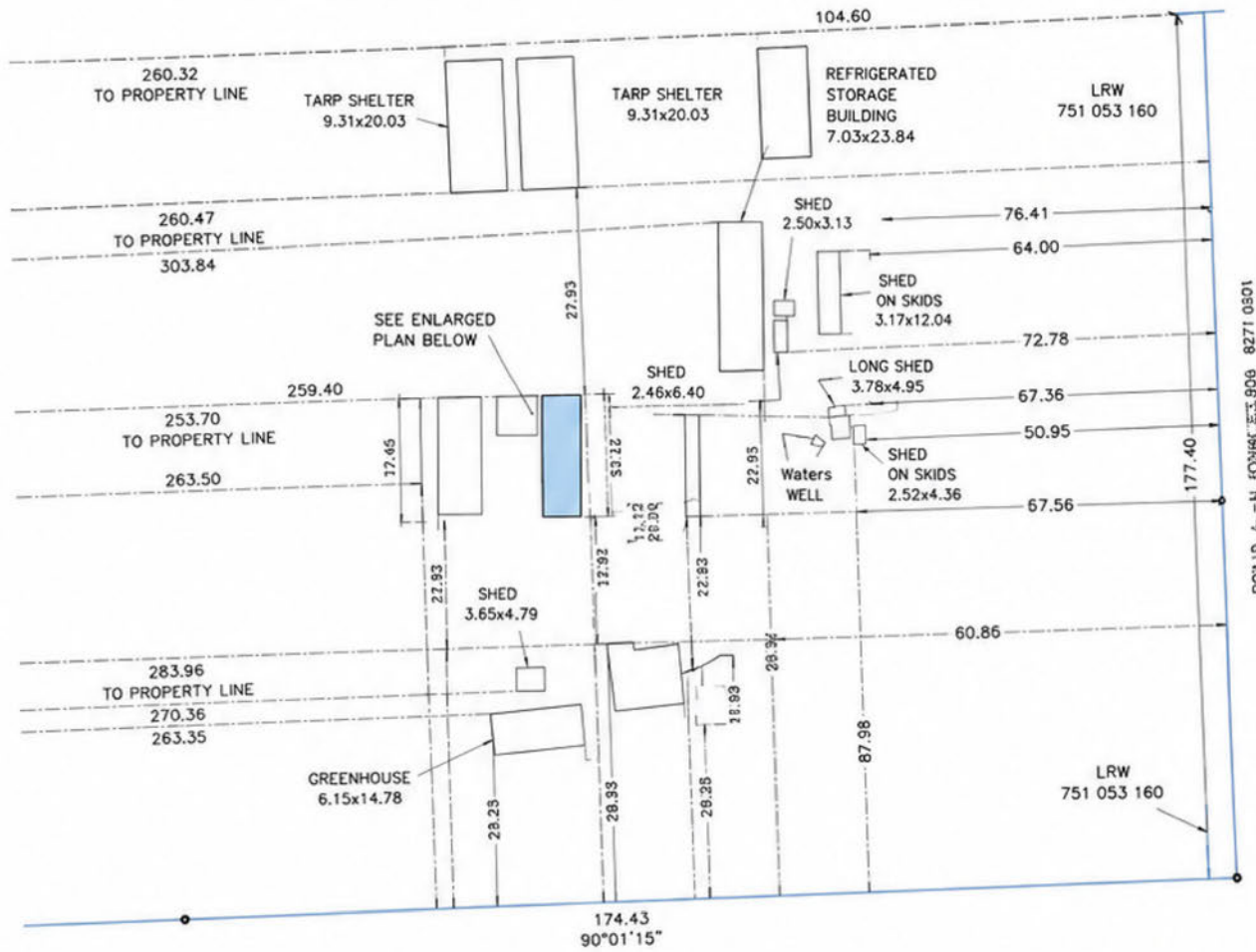
Scale: 1:25,000  
 Mountain View County  
 NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
 Projection: Transverse\_Mercator

**Legal Location: NE 24-30-2-5  
 Plan 1210960 Block 1 Lot 2  
 File No: PLDP20260160**

**Map Created on: 5/15/2026**

# SITE PLAN

SCALE: 1:500



Project Title  
**BUNKHOUSE  
 ADJACENT TO  
 SHOP AND GARAGE**

Project Address  
 LOT 1, PLAN 8271 0300  
 RURAL ALBERTA

Drawing Title  
**SITE PLAN AND  
 ENLARGED PLAN –  
 PROPOSED BUNKHOUSE**

Project No.  
**24051**

Drawn By  
**J.D.**

Checked By  
**R.M.**

Date  
**MAY 21, 2024**

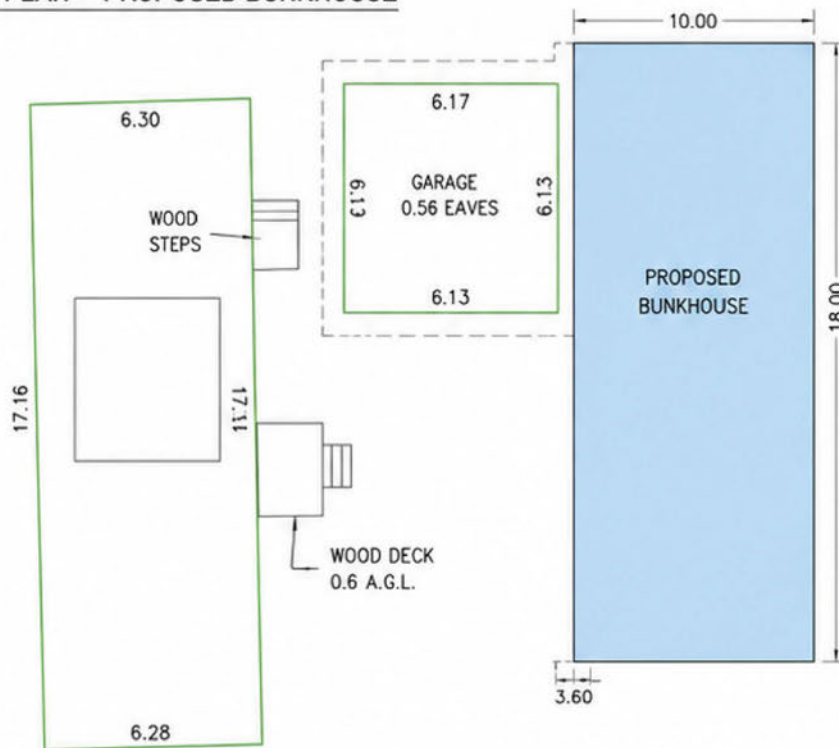
Scale  
**AS SHOWN**

Drawing No.  
**A1.0**

Revision  
**0**

## ENLARGED PLAN – PROPOSED BUNKHOUSE

SCALE: 1:150



### LEGEND

PROPOSED BUNKHOUSE

### NOTES

1. ALL DIMENSIONS ARE IN METRES.
2. DISTANCES ARE TO OUTSIDE OF EXTERIOR WALLS.
3. SITE PLAN BASED ON SURVEY BY CLIENT PROVIDED PLAN.
4. VERIFY ALL DIMENSIONS AND SETBACKS ON SITE PRIOR TO CONSTRUCTION.

THIS DRAWING IS FOR  
 DEVELOPMENT PERMIT  
 PURPOSES ONLY AND  
 IS NOT FOR CONSTRUCTION.

RE: Development Permit Application – Agricultural Bunkhouse  
Property: 30352 Range Road 20, Carstairs, AB

To the Development Authority,

Please accept this letter in support of our Development Permit application for an Agricultural Bunkhouse accessory to the existing agricultural operation located on the above-noted lands.

The subject property is actively operated as a commercial agricultural enterprise focused primarily on the cultivation, maintenance, harvesting, and processing support activities associated with approximately 18,000 Saskatoon berry bushes. The scale of the operation requires substantial ongoing labour involvement throughout the entire year, including pruning, irrigation management, weed control, crop monitoring, harvesting, sorting, packaging preparation, equipment operation, snow management, infrastructure maintenance, and general farm upkeep.

The agricultural operation creates continuous year-round labour requirements that frequently extend beyond normal daytime working hours. Unlike seasonal agricultural operations alone, the activities conducted on this property require regular operational presence throughout the year due to ongoing farm maintenance requirements, equipment servicing, inventory handling, customer service demands, and operational oversight associated with the berry farm.

The proposed bunkhouse is intended solely for worker accommodation of approximately 4 people directly associated with the agricultural and operational activities conducted on the property. The bunkhouse is not proposed as a permanent second residence, rental dwelling, or independent residential use. Occupancy will remain accessory to the active operations occurring on-site and will support workers required for the ongoing functioning of the property throughout the year.

On-site worker accommodation is operationally necessary for several reasons:

- the cultivation and maintenance of approximately 17,000 saskatoon berry bushes requires substantial labour involvement throughout all seasons of the year, including pruning, irrigation preparation, crop monitoring, weed management, harvesting, post-harvest maintenance, and winter preparation activities;
- harvesting activities are highly time-sensitive and frequently require extended workdays and early-morning field access during peak ripening conditions;
- weather conditions, frost events, irrigation monitoring, crop protection measures, and seasonal transitions often require immediate on-site response;

- agricultural equipment operation, repairs, and maintenance activities frequently occur outside conventional daytime hours during active farming periods;
- the rural location of the property limits practical nearby accommodation options for workers and operational support staff; and
- maintaining on-site worker accommodations improves operational efficiency, equipment oversight, labour availability, emergency responsiveness, and the continued viability of the agricultural and associated rural business operations.

The proposed bunkhouse supports the continued viability and efficient operation of the property while remaining clearly subordinate and accessory to the principal agricultural use of the lands. The intent of the application is to provide modest worker accommodation necessary to support the ongoing year-round operations conducted on-site.

The structure itself will provide basic sleeping, sanitary, and cooking facilities necessary for worker accommodation. The building will remain modest in scale and will not function independently from the agricultural operation. Any proposed improvements or upgrades will be completed in compliance with applicable Building and Fire Code requirements in consultation with the County Safety Codes Officer.

The following materials are included in support of this application:

1. recent colour photographs of the structure and surrounding farm operation;
2. site plan showing the location of the bunkhouse relative to the agricultural operation;
3. floor plan identifying sleeping, sanitary, and cooking facilities;
4. building description including age, size, condition, and proposed improvements;
5. operational summary of the agricultural activities conducted on the property; and

We respectfully submit that the proposed bunkhouse is reasonably necessary to support the ongoing year-round agricultural and operational activities occurring on the property and remains consistent with the rural and agricultural nature of the lands.

Thank you

  
Penny Deichert

Exterior Front Lt

