



NOTICE OF DECISION

July 22, 2025

File No.: PLDP20250162

Sent via email and mail: [REDACTED]

MACKINNON, DARCY

[REDACTED]
CALGARY, AB T2E 6T7

Dear Darcy:

RE: Proposed Development Permit

Legal: SW 26-31-6-5 Plan 8010269 Block A

**Development Proposal: Accessory Building - Covered Deck and Setback Relaxation to Existing
Accessory Building - Shop**

The above noted Development Permit application on the SW 26-31-6-5 Plan 8010269 Block A for an Accessory Building - Covered Deck and Setback Relaxation to Existing Accessory Building - Shop was considered by the Administrative Subdivision & Development Approving Authority on July 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 4.0 Residential Land Use Policies Section 6.0 Environmental Land Use Policies
Bergen Area Structure Plan Bylaw No. 03/15	Section 6.3 Agriculture Section 7.3 Farmland Section 7.4 Residential Development
Land Use Bylaw No. 10/24	Section 12.1. R-CR Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Building - Covered Deck and Setback Relaxation to Existing Accessory Building - Shop is suitable development for SW 26-31-6-5 Plan 8010269 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. Use of the proposed Accessory Building - Covered Deck for business, industrial, or commercial purposes, or residential occupancy is not permitted.
12. A southerly front yard setback relaxation is granted for the life of the Accessory Building - Shop as per the Real Property Report prepared by Bemoco Land Surveying Ltd., dated June 17, 2025.

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 **July 29, 2025** and **August 05, 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 **August 12, 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,



Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures

cc: MACDONALD, Shawn & Lauren



CALGARY, AB T3E 2E6



Alberta Land Surveyor's
Real Property Report

LEGAL DESCRIPTION

Block A Plan 801 0269

CLIENT

SHAWN AND LAUREN MACDONALD

MUNICIPAL ADDRESS

#6148 – TWP RD 314 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:

1. 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;
2. The improvements are entirely within the boundaries of the property, (Except Access Road)
3. No visible encroachments exist on the property from any improvements situated on an adjoining property,
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of property,

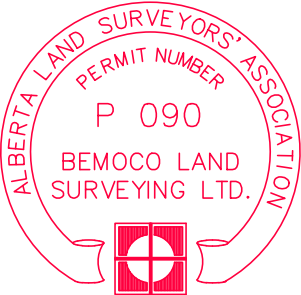
Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these 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 17th day of June 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: April 6, 2018, November 28, 2018 & June 3rd, 2025
- Date of Title Search (A copy of which is attached): June 12th, 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: 
- 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

S.W. 1/4 Sec. 26-31-6-5

79°25'10"
193.08

FD I.

FD I.

CONDITIONALLY
APPROVED

MOUNTAIN VIEW COUNTY

July 22, 2025

PLDP20250162

PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS

Block A
Plan 801 0269

See
Detail
"B"

See
Detail
"A"

Detail "B"
SCALE: 1:250

Detail "A"
SCALE: 1:250

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.

NOTE:

REAL PROPERTY REPORT UPDATED JUNE 3RD, 2025, AS TO LOCATION OF GARAGE, DECKS, STEPS, SUPPORT COLUMNS AND EAVES.

-Property is subject to:
Utility Right of Way No. 781 112 114 to Foothills Natural Gas Co-op Ltd.
Utility Right of Way No. 211 003 709 to Equis Rea Ltd.

Drawn By: DB Chk'd: KV

Date: June 12th, 2025

Scale: 1 : 1000

File No.: C-115-25 rpr

BEMOCO LAND SURVEYING LTD

100, 6040-47th Avenue

Red Deer, Alberta

WWW.BEMOCO.COM PHONE: (403) 342-2611



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