



NOTICE OF DECISION

July 22, 2025

File No.: PLDP20250244

Sent via email and mail: [REDACTED]

PRETORIUS, CHARL & SERFONTEIN, WINIFRED

[REDACTED]
CALGARY, AB T3R 1H1

Dear Charl & Winifred:

RE: Proposed Development Permit

Legal: NW 3-29-5-5 Plan 1210809 Block 1 Lot 5

Development Proposal: Dwelling, Single Detached and Accessory Building - Shed with Temporary RV Living Accommodation

The above noted Development Permit application on the NW 3-29-5-5 Plan 1210809 Block 1 Lot 5 for a Dwelling, Single Detached and Accessory Building - Shed with Temporary RV Living Accommodation 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 3.0 Agricultural Land Use Policies |
| Water Valley Winchell Lake Area Structure Plan Bylaw No. 12/24 | Section 4.1 Low Density Land Use Policy Areas Section 5.1 Environmental Significant Areas |
| Land Use Bylaw No. 10/24 | Section 11.0 A Agricultural District |

The Administrative Subdivision & Development Approving Authority concluded that a Dwelling, Single Detached and Accessory Building - Shed with Temporary RV Living Accommodation is suitable development for NW 3-29-5-5 Plan 1210809 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. 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. A rural address is required to be posted on the property. The landowner shall contact the Corporate Services Department of Mountain View County to obtain a rural address including the requirements for posting it on the property in accordance with the Rural Addressing Bylaw.
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, Single Detached and Accessory Building - Shed with Temporary RV Living Accommodation as per the information submitted with the application.
 12. Use of the proposed Accessory Building - Shed for business, industrial, commercial purposes, or residential occupancy is not permitted.
 13. All recommendations of the Slope Stability Assessment, prepared by E2K Engineering Ltd., dated January 10, 2023, shall be adhered to.
 14. Temporary Recreational Vehicle living accommodation will be permitted only during the active construction of proposed dwelling. Living accommodations in the RV will cease within twenty-four
- 

months of the issuance of this permit or upon final inspection of the dwelling - whichever comes first. No further occupancy or camping will be permitted.

15. Previously issued Development Permit PLDP20220449 is considered rescinded/revoked with the issuance of this Development Permit.

Note: This property is contained within an Environmentally Significant Area, therefore the applicant/landowner is encouraged to maintain and preserve the natural state of the land.

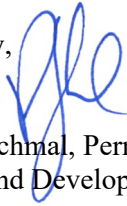
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **July 29, 2025** and **August 05, 2025** in The Albertan. 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. 182 or by email at pgrochmal@mvcounty.com.

Yours truly,

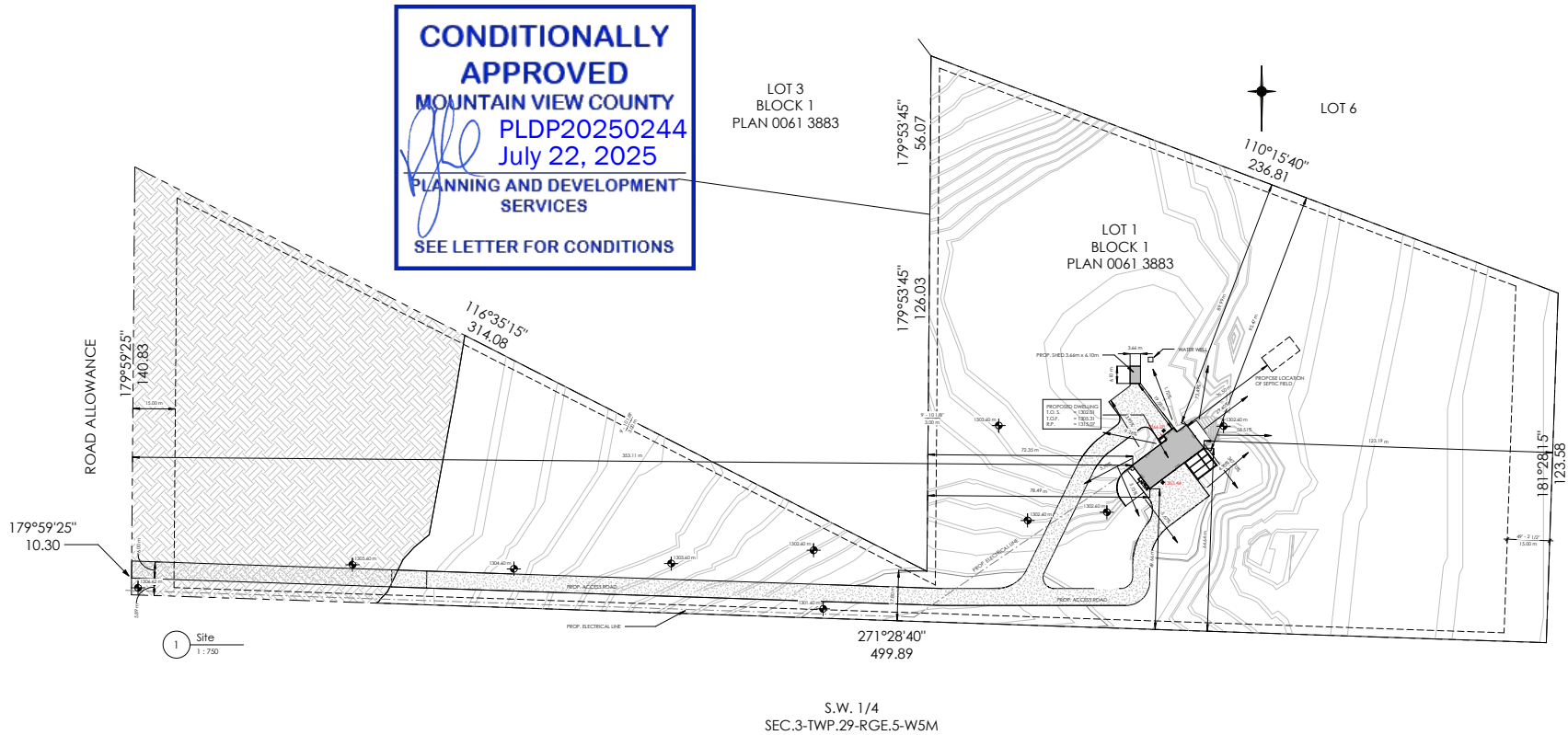


Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures





| DRAWING INDEX | |
|---------------|--------------------------|
| SHEET NUMBER | SHEET NAME |
| A-101 | FOUNDATION & LOWER FLOOR |
| A-102 | MAIN & UPPER FLOOR |
| A-103 | ELEVATIONS |
| A-104 | SECTION |
| A-105 | SEC. SCHED |
| A-106 | WINDOW SCHEDULE |
| A-107 | DOOR SCHEDULE |
| A-108 | ROOF PLAN |
| E-101 | ELECTRICAL FLOOR PLANS |
| E-101 | SEE |

SITE
S-101

| FLOOR AREAS | |
|-------------|---------|
| MAIN FLOOR | 2118 SF |
| UPPER FLOOR | 1308 SF |
| TOTAL | 3426 SF |
| GARAGE | 1099 SF |
| LOWER FLOOR | 1450 SF |
| TOTAL: | 2548 SF |
| BALCONY | 187 SF |
| PORCH | 29 SF |
| PATIO | 331 SF |
| TERRACE | 401 SF |
| TOTAL: | 1148 SF |

PROJECT LOCATION
LOT 1
BLOCK 1
PLAN 1210809
29041 - RGE RD 53
MOUNTAIN VIEW COUNTY
ALBERTA

CLIENT APPROVAL
Date: _____
Sign: _____

GENERAL NOTES
It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to John Acids Design. John Acids Design, will not be held responsible for any discrepancies between the condition and the provided Survey.
All Geospatial Data provided to John Acids Design, are assumed to be accurate and reflect the conditions. John Acids Design, will not be held responsible for any discrepancies between the condition and the provided Survey.
These drawings contain notes of previous versions and shall not be used for any construction purposes without approval and signed.

| REVISION SCHEDULE | | |
|-------------------|---------------|----------------------|
| # | REVISION DATE | REVISION DESCRIPTION |
| | | |

OCT. 25, 2022
PRETORIUS HOUSE

JOHNACIDS.COM



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