



## NOTICE OF DECISION

January 28, 2025

File No.: PLDP20250040

Sent via email and mail: [REDACTED]

LEBLANC, JAMIE & GINETTE

[REDACTED]  
MOUNTAIN VIEW COUNTY, AB T0M 2E1

Dear Jamie & Ginette:

**RE: Proposed Development Permit**

**Legal: SE 4-29-4-5 Plan 0911655 Block 1 Lot 2**

**Development Proposal: Accessory Building – Shop with Setback Relaxation**

The above noted Development Permit application on the SE 4-29-4-5 Plan 0911655 Block 1 Lot 2 for an Accessory Building – Shop with Setback Relaxation was considered by the Administrative Subdivision & Development Approving Authority on January 28, 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**

Land Use Bylaw No. 10/24

**Section 9.12. Hazard Lands**  
**Section 12.1. R-CR Country Residential District**

The Administrative Subdivision & Development Approving Authority concluded that an Accessory Building – Shop with Setback Relaxation is suitable development for SE 4-29-4-5 Plan 0911655 Block 1 Lot 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. 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 - Shop for business, industrial, commercial purposes, or residential occupancy is not permitted.
12. The applicant/landowner shall adhere to all of the requirements itemized within the Development Agreement registered on Title as Instrument 091 077 526, and the Environmental Reserve Easement registered on Title as Instrument 091 077 530.
13. As per the submitted application, a northerly front yard setback relaxation is granted for the life of the proposed Accessory Building - Shop.

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 **February 04, 2025** and **February 11, 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 **February 18, 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](mailto:bhutchings@mvcountry.com).

Yours truly,



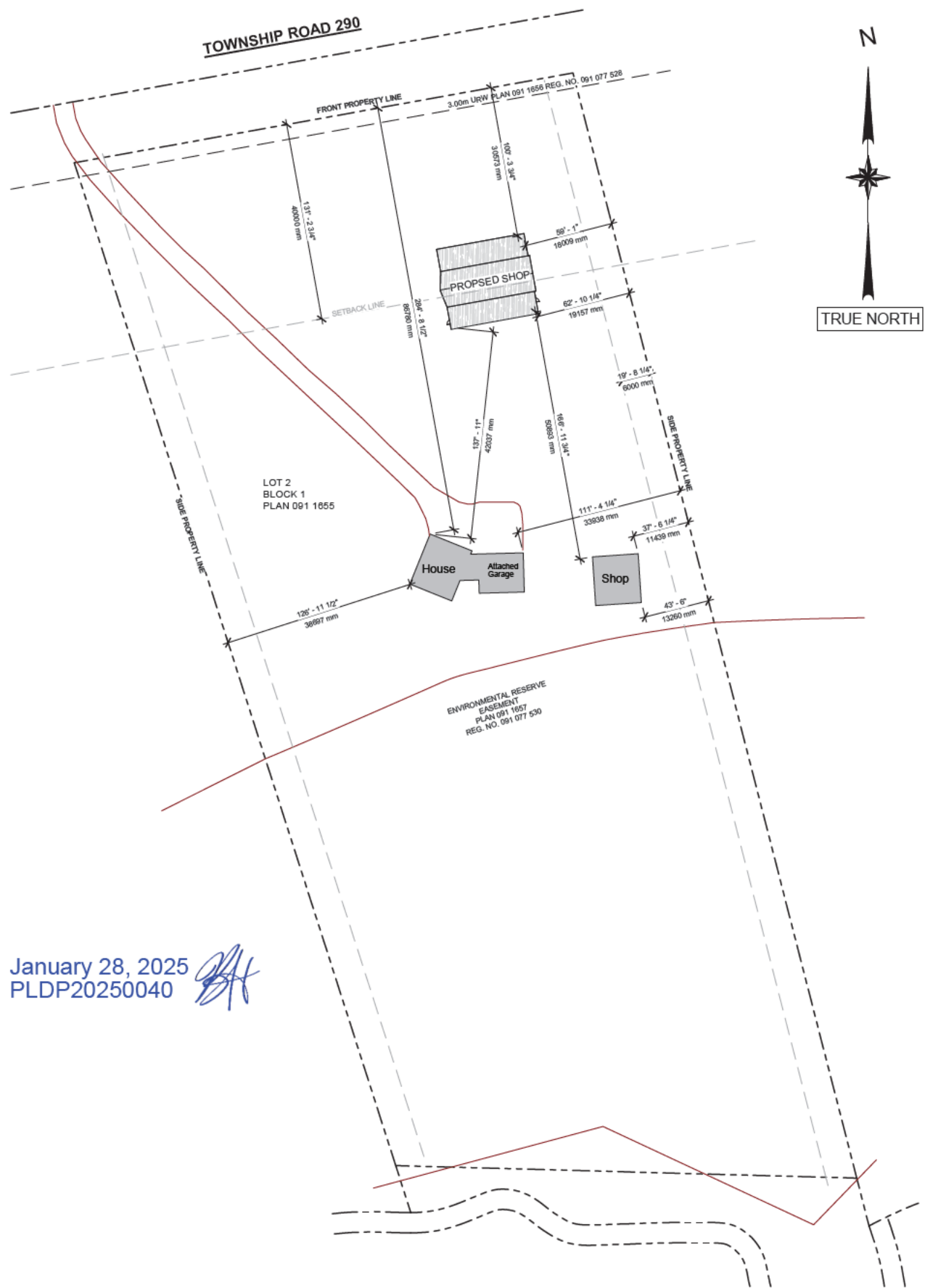
Becky Hutchings, Development Officer  
Planning and Development Services

/dr

Enclosures



TOWNSHIP ROAD 290



LOT 2  
BLOCK 1  
PLAN 091 1655

House  
Attached  
Garage

ENVIRONMENTAL RESERVE  
EASEMENT  
PLAN 091 1657  
REG. NO. 091 077 530

Shop

PROPOSED SHOP

January 28, 2025  
PLDP20250040 *[Signature]*

DRAFT SITE PLAN

S.E 1/4 SEC. 4 TWP 29 RGE 4 W5M, MOUNTAIN VIEW COUNTY, AB

ISSUED FOR REVIEW: 15JAN2025

D1.0



**Mountain View**  
C O U N T Y

# 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,

(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.

the person applying for the permit or affected by the order under section 645 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):**

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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