



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

**NOTICE OF DECISION**

June 07, 2018

File No.: PLDP20180115

Sent via email and mail: [REDACTED]

FLORENCE, BEVERLY DARREL & INGRAM, JANICE VAY  
[REDACTED]

Dear Beverly Florence & Janice Ingram:

**RE: Proposed Development Permit**

**Legal: NW 20-30-5-5**

**Development Proposal: Tree Clearing within an Environmentally Significant Area Level 2 (High)**

The above noted Development Permit Application on the NW 20-30-5-5 for Tree Clearing within an Environmentally Significant Area Level 2 (High) was considered by the Municipal Planning Commission on June 07, 2018.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan  
Bylaw No. 09/12

Section 1.2 New Directions  
Section 6.0 Environmental Land Use Policies

Land Use Bylaw No. 15/15

Section 2.5 Definitions

Policy and Procedures

Policy 6009 Environmental Protection Guidelines for the Evaluation of  
Subdivision and Development Applications

The Municipal Planning Commission concluded that Tree Clearing within an Environmentally Significant Area Level 2 (High) is suitable development for NW 20-30-5-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

**STANDARD CONDITIONS:**

1. The provisions of the Land Use Bylaw No. 15/15.
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.

T 403.335.3311 1.877.264.9754 F 403.335.9207  
140B - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO  
www.mountainviewcounty.com

**Building Rural Better**

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.

**STANDARD CONDITIONS IF APPLICABLE:**

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

11. N/A
12. N/A

**ADDITIONAL CONDITION(S):**

13. The tree clearing area is restricted to a maximum area of 60.0 acres in the north-northeast portion of the subject property as per the submitted site plan. The remaining 20.0 acre area surrounding the dwelling shall remain as per the site sketch.
14. Hours of operation for tree clearing shall be Monday thru Saturday 7:00 am to 6:00 pm. No tree clearing operations shall occur on Sundays or Statutory holidays. Hours of operation shall be strictly adhered to.
15. Timber, brush, stumps, logs or roots shall not be piled or buried outside of the area that is permitted for tree clearing. Special precaution must be exercised to protect the Environmentally Significant Area outside of the tree clearing boundary.
16. The subject area is contained within an Environmentally Significant Area - Class 2, therefore any tree clearing outside of the approved area in accordance with Condition #13 shall require a new Development Permit.
17. The applicant, landowner and/ or operator shall ensure that all truckers and/ or contractors are aware of and comply with the conditions of this development permit.
18. Prior to hauling from the subject property, the applicant, landowner or operator shall contact the County's Operational Services Department with the intended haul route for a proposed haul. If a Road Use Agreement is determined to be required by the County's Operational Services, then the Road Use Agreement must be obtained prior to any haul from the subject property.
19. The applicant and/or landowner shall maintain a 100 meter setback for all tree clearing on the subject property from the northeast corner property lines adjacent the unclassified creek.

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 [www.mountainviewcounty.com/DiscretionaryUse](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **June 12, 2018** and **June 19, 2018** in the Mountain View Gazette. Should you wish to

appeal this decision, or any of its conditions, you must file your appeal to the Subdivision and Development Appeal Board, at the County Office, prior to 4:00 pm on **June 28, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) 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. 15/15 will 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. 135 or by email at [cmabin@mvcounty.com](mailto:cmabin@mvcounty.com).

Yours truly,

  
Carrie Mabin, Development Officer  
Planning and Development Services

/lc

Enclosures

**Site Plan of Proposed Development**

The Site Plan must include all of the following information in order for it to be considered complete;

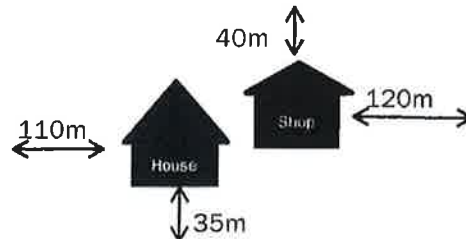
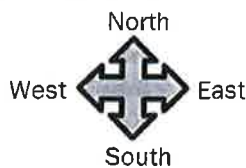
- ❑ Property lines with dimensions and total area of property;
- ❑ Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- ❑ Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- ❑ Label roadways and indicate existing and/or proposed access to the site;
- ❑ If applicable, location of oil & gas wells, pipelines & facilities;
- ❑ Indicate the location of water wells and septic tank/sewage disposal systems;
- ❑ If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- ❑ If applicable, location of all easements such as utility right of way, caveat, etc.

The below square may be used to represent 1/4 Section or your yard-site.

R R G E R O A D  5 5	Indicate name of ROAD if applicable	<i>Burnt Timber Rd</i>	
		NW 1/4 20 Tp 30	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: auto;"> <p align="center"><b>CONDITIONALLY APPROVED</b></p> <p align="center"><b>MOUNTAIN VIEW COUNTY</b></p> <p align="center"><i>Jessie M. Purpus</i></p> <p align="center"><b>PLANNING AND DEVELOPMENT SERVICES</b></p> <p align="center"><b>SEE LETTER FOR CONDITIONS</b></p> </div>
		<p><i>FLORENCE / INGRAM Property</i></p> <p align="center">← <i>TIMBER HARVEST SELECTIVE OF MATURE CONIFERS ONLY IN RANDOMLY LOCATED GROVES</i></p> <div style="border: 1px solid black; width: 150px; height: 50px; margin: 10px auto; padding: 5px;"> <p align="center"><i>NO HARVEST</i></p> <p align="center">↓</p> </div> <p align="center"><i>See attached</i></p>	<p align="center"><b>RECEIVED</b></p> <p align="center">APR 5 2018</p> <p align="center">MOUNTAIN VIEW COUNTY DISBURY</p>
	Indicate name of ROAD if applicable	<i>ABANDONED WELL SITE EASEMENT ROAD</i>	

Please indicate the distances from the closest structure(s) to all property lines.

For Example:





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# 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(1) - 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.

File Number of the Development Application: \_\_\_\_\_

APPELLANT: Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

LAND OWNER: 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 (Fee \$425.00)
- (b) \_\_\_\_\_ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

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*In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.*

\_\_\_\_\_  
Signature of Appellant/Agent

\_\_\_\_\_  
Date