



NOTICE OF DECISION

August 11, 2026

File No.: PLDP20260258

Sent via email and mail: colemanforest96@gmail.com

COLEMAN FOREST PRODUCTS LTD.
c/o Darcy Coleman
Box 1079
Sundre, AB T0M 1X0

Dear Darcy:

RE: Proposed Development Permit
Legal: NW 28-32-6-5
Development Proposal: Selective Logging within ESA Level 1

The above noted Development Permit application on the NW 28-32-6-5 for Selective Logging within ESA Level 1 was considered by the Administrative Subdivision & Development Approving Authority on August 11, 2026.

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 Section 6.0 Environmental Land Use Policies Section 8.0 Natural Resources
Bearberry – Red Deer River Corridor Area Structure Plan Bylaw No. 02/15	Sections 6.3 & 7.3 Agricultural Preservation Area Sections 6.4 & 7.6 Potential Multi-Lot Residential Area Section 7.7 Plan Area Economy
Land Use Bylaw No. 10/24	Section 10.15 Selective Logging and Tree Clearing/Clear Cutting Section 11.1. A Agricultural District

The Administrative Subdivision & Development Approving Authority concluded that Selective Logging within ESA Level 1 is suitable development for NW 28-32-6-5 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. N/A
6. N/A
7. N/A
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. The applicant, landowner and/or operator shall adhere to the submitted Timber Management Plan prepared by Registered Professional Forester, Malte Weller RPF 846, dated January 29, 2026.
 12. Timber harvest operations, including hauling, shall be restricted to the operational hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No operations shall occur on Sundays and statutory holidays.
 13. All work and setbacks must comply with provincial regulations and the requirements of the pipeline licensees with regard to the pipelines within and near the property.
 14. The applicant, landowner and/or operator shall meet any standards and obtain any approvals required from Alberta Environment and Protected Areas for work being completed near the Red Deer River or any of its tributaries.
 15. The applicant, landowner and/or operator shall obtain a Burn Permit, as required, from Mountain View County for debris disposal from the property as per the County's Fire Bylaw.
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Note: As the subject land is located within a Level 1 Environmentally Significant Area (very high significance), measures shall be taken to preserve the integrity of the land and any wildlife.

PRIOR TO ISSUANCE CONDITION:

17. PRIOR TO ISSUANCE the applicant, Coleman Forest Products Inc., shall enter into a Log Haul Route Approval and Road Use Agreement with Mountain View County. The Operator shall confirm with Operational Services an approved Haul Route. Once approved, the Operator shall notify all parties hauling in or out of the Selective Logging area of the approved Haul Route. Coleman Forest Products Inc. shall submit an Irrevocable Letter of Guarantee / Credit in the sum of Ten Thousand Dollars (\$10,000.00) as security payable to Mountain View County.

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 **August 18, 2026** and **August 25, 2026** 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 **September 01, 2026**.

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@mvcounty.com.

Yours truly,



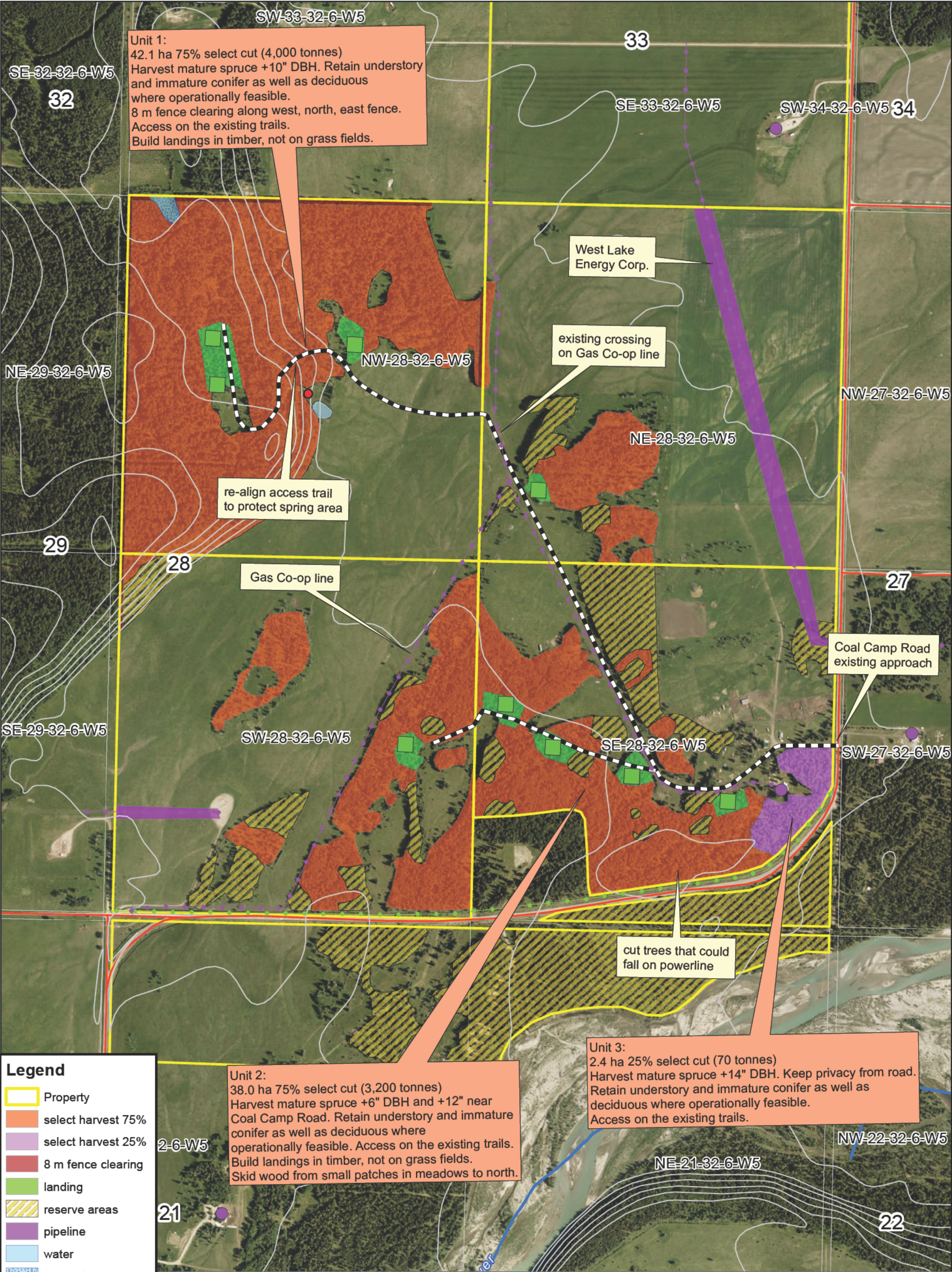
Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures

cc: BURRELL, Bruce
[REDACTED] Sundre, AB T0M 1X0





Legend

- Property
- select harvest 75%
- select harvest 25%
- 8 m fence clearing
- landing
- reserve areas
- pipeline
- water
- wetland
- field, exist. clearing
- landing 70m x 40 m
- spring
- residence
- all weather access
- temp access
- pipeline
- powerline
- 10m contours

Bruce Burrell - Timber Management Plan

Sec 28-32-6-W5

August 11, 2026
PLDP20260258

CCI

1:8,000

Jan. 29, 2026





Mountain View
COUNTY

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