



May 14, 2025

File No.: PLDP20250127

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit - Industrial Storage and Warehousing - Indoor Storage Facility with Setback Relaxations**

**Landowner: TAYLOR, Faron & Heather**  
**Applicant: TAYLOR, Faron & Heather**  
**Legal: S 23-29-1-5 Plan 0612508 Block 1 Lot 20**

You are receiving this notification letter because the County has received a Development Permit proposal in the Rainbow Highway Industrial Park for Industrial Storage and Warehousing - Indoor Storage Facility with Setback Relaxations.

All the parcels within this park have Restrictive Covenant 061 294 973 registered on title by the developer of the park detailing the requirements for development under the 'Architectural Control Guidelines' and sign off by a Design Approval Committee. These guidelines are more restrictive than the County's Land Use Bylaw. Please see the attached letter dated May 14, 2025 for further details on the Restrictive Covenant.

With this circulation, we are requesting you to provide comments regarding the proposal for Industrial Storage and Warehousing - Indoor Storage Facility with Setback Relaxations. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

No response to this letter will be deemed that you have no concerns with the proposal.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to June 4, 2025. Comments may be sent to:

**Email:** [pgrochmal@mvcounty.com](mailto:pgrochmal@mvcounty.com); or

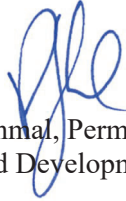
**In Person:** 10-1408 Township Road 320 (Bergen Road); or

**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 182 or via email at [pgrochmal@mvcountry.com](mailto:pgrochmal@mvcountry.com).

Sincerely,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/peg

Enclosure  
att 01 – Restrictive Covenant Letter dated May 14, 2025

***Please note:***

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- Business Park District (I-BP)
- Heavy Industrial District (I-HI)
- Aggregate Extraction/Processing District (AEP)
- Parks and Conservation District (P-PC)
- Parks and Recreation District (P-PR)
- Parks and Comprehensive Recreational District (P-PCR)
- Institutional, Educational and Cultural District (S-IEC)
- Airport District (S-AP)
- Direct Control

➔ Subject Land



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

Legal Location: S 23-29-1-5 Plan 0612508 Block 1 Lot 20

File Number: PLDP20250127

Map Created on: 4/11/2025



**Mountain View  
COUNTY**

**DEVELOPMENT PERMIT APPLICATION**

10-1408 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

Application Date: April 10/25

PLDP 20250127  
Discretionary Permitted

**Submission Requirements**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Application form                              | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER                              |
| <input checked="" type="checkbox"/> Development Permit fees                       | <input type="checkbox"/> Applicant's signature  |
| <input checked="" type="checkbox"/> Certificate of Title - current within 30 days | <input type="checkbox"/> Registered Landowner's signature(s) (if required)                        |
| <input checked="" type="checkbox"/> Site Plan - Attach                            | <input type="checkbox"/> Supplemental Forms - for Secondary Suites or Business Uses (if required) |
| <input checked="" type="checkbox"/> 10% landscaping                               | <input type="checkbox"/> Developer Approvals  |

**Contact Details**

NAME OF APPLICANT(s): Faron + Heather Taylor  
Address: \_\_\_\_\_ Town/City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

LANDOWNER(s) (if applicant is not the landowner): \_\_\_\_\_  
Address: \_\_\_\_\_ Town/City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

**Site Information & Development Details**

RURAL ADDRESS: Rainbow Drive + Rainbow Road  
LEGAL: SE 1/4 Section: 23 Township: 29 Range: 1 West of 5 Meridian  
Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Size: 2 acres

Is property adjacent to a developed County or Provincial Road? yes  
Existing BUILDINGS: one steel building used as shop facility  
Number of Existing DWELLINGS: none

PROPOSED DEVELOPMENT:  
(what are you applying for) storage unit buildings which will be an addition to existed storage facility Q&E Indoor Boat + Self Storage

**Proposed and Existing Setbacks**

Indicate distance from Property Lines: ☐ Metres ☒ Feet  
Front: 25 \_\_\_\_\_ Rear: 25 \_\_\_\_\_  
Side: 25 \_\_\_\_\_ Side: 25 \_\_\_\_\_



### Proposed Construction Details

Type of STRUCTURE: steel buildings If Dwelling, what type:   
 If Other, describe: buildings to be build as per QEI buildings Foundation/Basement: concrete slab  
 Square Footage: 2 = 270 by 40 Building Height: 14 ft  
1 - 270 by 30  
 \*If Mobile Home: Year:  Size:  Model:   
 Serial Number:  Name/Make of Unit:   
 \*If "Move-On" Home: - submit photographs of the dwelling Year Built:   
 Name of Mover:  Present Location of Dwelling:

### Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well? ☒

- Is there an abandoned oil/gas well on the property? no
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

### Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines: AtcoGas Distance: 1 m in property line - service line
- Confined Feeding Operations:  Distance:

Sewage System: pump out Type:  If other:

Water Supply: well Type:  If other:

Has proposed development started? no

Estimated start date: 2025 Estimated completion date: 2028

Estimated cost of project: 1 million

### Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: ☒ F.T.

**Please note:** there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.



**Mountain View  
COUNTY**

## DEVELOPMENT PERMIT APPLICATION BUSINESS USES

10-1408 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

Date: March 17 2025

### Contact Details

NAME OF APPLICANT(s): Faron + Heather Taylor

Address: \_\_\_\_\_ Town/City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

LANDOWNER(s) (if applicant is not the landowner): \_\_\_\_\_

Address: \_\_\_\_\_ Town/City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

### Site Information

RURAL ADDRESS: # 10, 29339 Hwy. 2A. Crossfield Alta T0M-0S0

LEGAL: SE 1/4 Section: 23 Township: 29 Range: 1 West of 5 Meridian

Plan: 001 2508 Block: 1 Lot: 20 Parcel Size: 2 acres

### Nature of the Business

Name of Business: QE II Indoor Boat + Self Storage

**Nature of Business** - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

Expansion of existing style of buildings on adjacent lot

### Complete the following checklist:

1. Will any clients visit the home or property? yes
2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? no
3. Will there be any outside signage related to the business? no
4. How many employees in addition to the permanent residents? varies
5. How many business related vehicles will be on the property? unknown indoor storage

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

## BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

yes site plan added

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

3 buildings approx 29,700 sq ft

How many people will be employed, including yourself: 3

Number of customers during an Average Day: 6 Average Week: 50

Hours of Operation: gates operate from 6am to 10:pm

Days of Operation: 7 days Months of Operation: 12

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

yard truck and skid steer

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

In front of existing shop

What outdoor/indoor storage will be on the property related to the Business:

Commercial Indoor storage facility for cars, trucks, boats, household goods

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

none

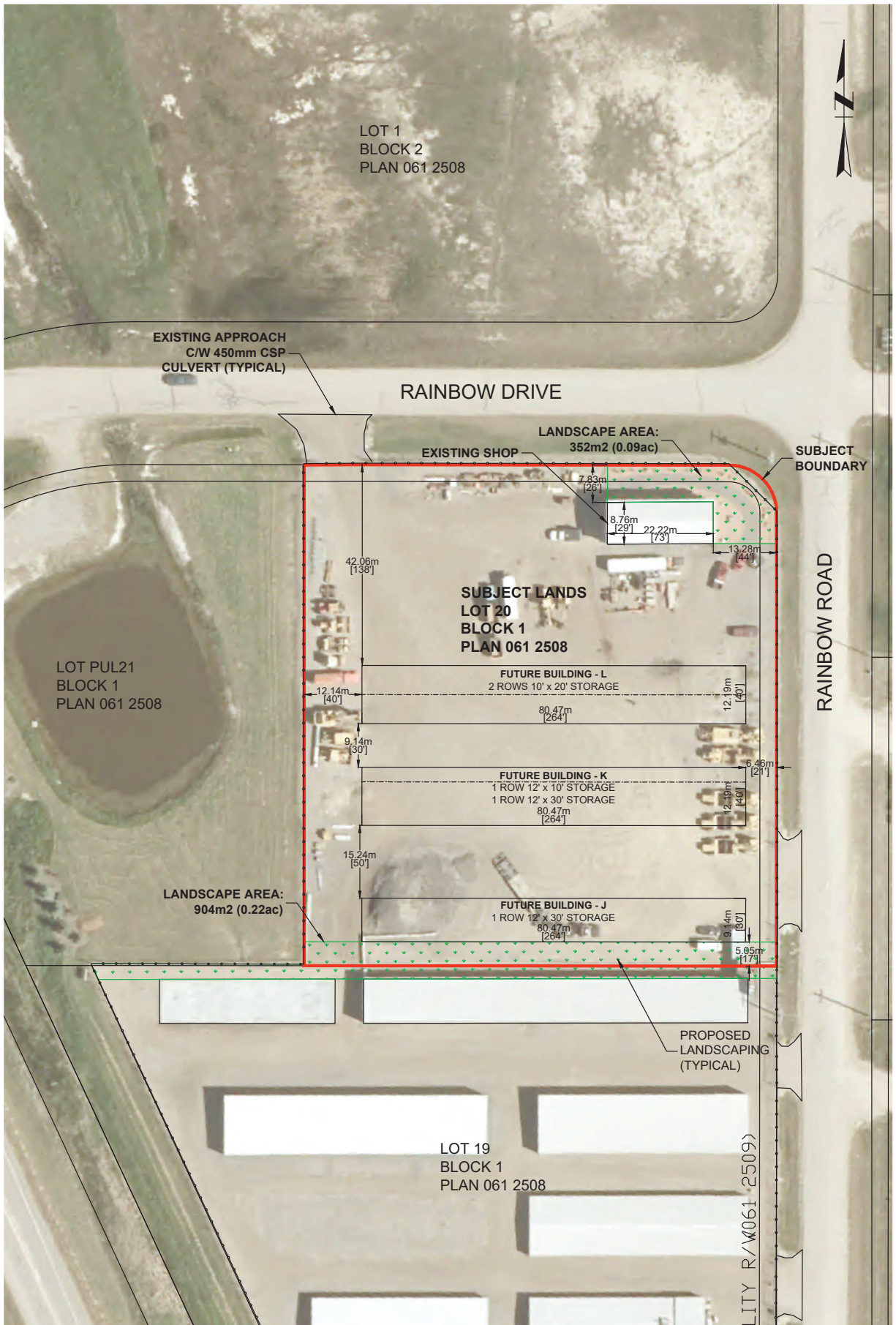
**Please note: if your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.**

April 10, 2025

Building J is on the south property line.  
A 10 foot property setback from the south is  
being requested as the building A, on the  
adjacent parcel has a 25 ft setback from the  
northerly property line, which contains the drainage  
~~sewer~~ <sup>sewer</sup> that ~~sew~~ serves both properties.







MOUNTAIN VIEW  
COUNTY

HORIZONTAL SCALE: 1:750

0 5 10 20 30 50 m

Horseshoe Contracting Ltd.  
Crossfield Development

PTN SE 23 - 20 - 1 - W5M

SITE PLAN

**BADKE**  
CONSULTING

DRAWN: BJB  
CHKD: JDB  
FILE: 1740.25

DATE: MAY 2025  
DWG. 1  
REV. 0