



## NOTICE OF DECISION

April 21, 2026

File No.: PLDP20260074

Sent via email and mail: [colemanforest96@gmail.com](mailto: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 17-34-5-5NE 18-34-5-5**  
**Development Proposal: Selective Logging within ESA Level 1**

The above noted Development Permit application on the NW 17-34-5-5NE 18-34-5-5 for Selective Logging within ESA Level 1 was considered by the Administrative Subdivision & Development Approving Authority on April 21, 2026.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Intermunicipal Collaboration  
Framework between  
Clearwater County and  
Mountain View County

**Section C. Intermunicipal Cooperation**

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**

Land Use Bylaw No. 10/24

**Section 9.12. Hazard Lands**  
**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 17-34-5-5NE 18-34-5-5 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. N/A

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

10. N/A

**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 March 24, 2026.
12. Timber harvest operations, excluding 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 James 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.
16. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH: <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>



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, the trees, 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 **April 28, 2026** and **May 05, 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 Land & Property Rights Tribunal, by 4:00 p.m. on **May 12, 2026**.

Pursuant to the Municipal Government Act, the appeal body for this application is the Land and Property Rights Tribunal (LPRT). Information regarding the appeal process and application forms can be obtained from the LPRT website at: <https://www.alberta.ca/subdivision-appeals.aspx>

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

cc: KELLEY, Guy William & Christina Anne  
[REDACTED] Sundre, AB T0M 1X0 [REDACTED]  
KELLEY, Elsie Christina  
[REDACTED] Sundre, AB T0M 1X0 [REDACTED]



NW-19-34-5-W5

NE-19-34-5-W5

NW-20-3

**Guy Kelley**  
**Timber Management Plan**  
**NW 17- 34-5-W5, NE 18- 34-5-W5,**  
**SE 19- 34-5-W5**



December 10, 2024



1:7,500



**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**  
 April 21, 2026  
 PLDP20260074  
 PLANNING AND DEVELOPMENT SERVICES  
 SEE LETTER FOR CONDITOINS

SW-20-34-5-W5

SE-20-34-5-W5

SW-21-34-5-W5

Clearwater County

SW-19-34-5-W5

SE-19-34-5-W5

James River

30% select cut.

Place brushpiles away from pipelines.

Taqa North Pipe Crossing

Hwy 22

No fence on steep section.

Retain young conifer.

NW-17-34-5-W5

James River

James River

NW-18-34-5-W5

NE-18-34-5-W5

Plains Midstream Pipe Crossing

NE-17-34-5-W5

Mountain View County

Timber Harvest Unit 1 - 22.0 ha (approx. 2,750 tonnes)  
 +6" diameter cut (85% conifer selective cut)  
 Retain deciduous, regen, and understory in windfirm patches and individual stems where feasible.  
 Incidental decid shall be decked for firewood.  
 Place brushpiles away from pipeline corridors.

SW-18-34-5-W5

SE-18-34-5-W5

SW-17-34-5-W5

SE-17-34-5-W5

**Legend**

- Property
- select harvest 85%
- select harvest 30%
- reserve areas
- pipeline
- water
- buffer
- field, exist. clearing
- landing 70m x 40 m
- crossing
- all weather access
- temp access
- large perm stream
- pipeline
- slope break
- fence
- powerline
- trails
- 10m contours



Telephone: 780-427-2444  
 Fax: 780-427-0986  
 Email: [LPRT.appeals@gov.ab.ca](mailto:LPRT.appeals@gov.ab.ca)

INTERNAL USE ONLY

# SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal  
 1229-91 Street SW  
 Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision. A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of a:  Subdivision Authority Decision  Development Authority Decision

**Part 1- Contact Information**

**PROPERTY UNDER APPEAL**

Name of Municipality	Subdivision/Development Authority (if applicable)	Subdivision/Development Authority File or Permit Number
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Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

**For Subdivision Appeals:**

Highway (# \_\_\_\_\_)  Body of Water (Name: \_\_\_\_\_)  Landfill

Green Area  Wastewater Treatment Facility  Waste Management Facility  Historical Site/Resource

Alberta Environment and Parks  AUC  NRCB  AER  ERCB  AEUB

Licence/Permit/Approval or Other Authorization Number: \_\_\_\_\_

**For Development Appeals:**

Alberta Environment and Parks  AUC  NRCB  AER  ERCB  AEUB

Licence/Permit/Approval or Other Authorization Number: \_\_\_\_\_

Land Description	Section	Township	Range	Meridian	Municipal Address or Lot Block Plan
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**APPELLANT (e.g. Landowner, Applicant, Affected Person or Government Department filing the Appeal)**

Name(Organization)	(Last)	(First)	Telephone Number
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province) (Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):			

**LANDOWNER INFORMATION (If different from Appellant)**

Name	(Last)	(First)	Telephone Number
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province) (Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):			

**REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)**

Name of Organization			Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				
I (We) hereby authorize _____ to act on my (our) behalf to this application.				
_____ Signature of Applicant(s)	_____ Date	_____ Signature of Applicant(s)	_____ Date	

**Part 2- Decision of the Subdivision/Development Authority**

Date of Decision:

Copy of Subdivision/Development Authority Decision included?  Yes  No

**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

- Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?
- Refusal - Why do you think the application should be approved?

\_\_\_\_\_  
Signature of Appellant OR Person Authorized to Act on  
Behalf of Appellant

\_\_\_\_\_  
Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to [LPRT@gov.ab.ca](mailto:LPRT@gov.ab.ca).

<a href="#">Submit by E-mail</a>	<a href="#">Print Form</a>	<a href="#">Save</a>	<a href="#">Reset Form</a>
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