



NOTICE OF DECISION

June 10, 2025

File No.: PLDP20250159

Sent via email and mail: glaurin@latitudeengineering.ca

LATITUDE ENGINEERING LTD.
c/o LAURIN, GERALD
8015 - 49 Ave
Red Deer, AB T4P 2V5

Dear Gerald:

RE: Proposed Development Permit
Legal: NE 35-32-1-5 Plan 0813207 Block 3 Lot 8NE 35-32-1-5 Plan 0813207 Block 3 Lot 7
Development Proposal: Industrial, Storage and Warehousing - Shop with Office and Accessory Building - Test Stand on Lot 7 and Industrial, Storage and Warehousing - Service Building on Lot 8

The above noted Development Permit application on the NE 35-32-1-5 Plan 0813207 Block 3 Lot 8NE 35-32-1-5 Plan 0813207 Block 3 Lot 7 for an Industrial, Storage and Warehousing - Shop with Office and Accessory Building - Test Stand on Lot 7 and Industrial, Storage and Warehousing - Service Building on Lot 8 was considered by the Administrative Subdivision & Development Approving Authority on June 10, 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 5.0 Economic Development Land Use Policies
Section 7.4 Special Policy Area: Highway 2/27 Area Structure Plan
Section 9.0 Transportation, Servicing, and Utilities

Land Use Bylaw No. 10/24

Section 14.1 Business Park District

Policy and Procedures

6018 Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that an Industrial, Storage and Warehousing - Shop with Office and Accessory Building - Test Stand on Lot 7 and Industrial, Storage and Warehousing - Service Building on Lot 8 is suitable development for NE 35-32-1-5 Plan 0813207 Block 3 Lot 8NE 35-32-1-5 Plan 0813207 Block 3 Lot 7 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. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
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. A rural address is required to be posted on the property. The landowner shall contact the Corporate Services Department of Mountain View County to obtain a rural address including the requirements for posting it on the property in accordance with the Rural Addressing Bylaw.
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. Permit approval is conditional to information supplied on the application form for Industrial, Storage and Warehousing - Shop with Office and Accessory Building - Test Stand on Lot 7 and Industrial, Storage and Warehousing - Service Building on Lot 8. As this is located within an Industrial Business Park, the hours of operation associated with this application are 24 hours a day / 7 days a week.
12. Future expansion, any other structures, expansion of outside storage area, or addition of signage will require a new Development Permit.



13. The applicant, landowner, and/or operator shall adhere to the Existing Conditions and Removal Plan, the Grading Plan, and the Storm Water Plan submitted with the application, prepared by Latitude Engineering, dated May 6, 2025.
14. The applicant, landowner, and/or operator shall ensure there is erosion and sediment control on the lots.
15. The applicant, landowner, and/or operator shall adhere to the Landscaping Plan submitted with the application. Landscaping shall be completed within 24 months of the date of issuance of the permit. The landscaping features shall be continued to be maintained and cared for. If any of the trees or shrubs either die, or are removed from the property, replacement trees or shrubs shall be planted.
16. The applicant, landowner, and/or operator shall adhere to all the requirements itemized within the Restrictive Covenants registered on Title as Instruments 081 244 329, 081 244 330, and 091 050 328.
17. The applicant, landowner, and/or operator shall not alter the natural drainage course on the parcel without providing a positive alternative means of drainage such as a culvert of sufficient size to carry the run- off water.
18. The applicant, landowner, and/or operator shall comply with Policy/Procedure 6018 "Business, Commercial, and Industrial Design Guidelines".
19. The applicant, landowner, and/or operator shall organize the storage on the lot so that it is orderly, neat, and tidy. Storage of goods not related to the onsite business will not be permitted.
20. The applicant, landowner, and/or operator shall provide a water well drilling report to the County in the event that a water well is drilled on either of the lots.
21. When required, water works and connection to wastewater shall be in accordance with the approved Netook Business Park Water and Wastewater Bylaw, as amended from time to time.
22. The applicant, landowner, and/or operator shall notify Mountain View County 48 hours prior to connecting to the existing service stubs and Mountain View County staff shall be present during the construction connection as per the Netook Business Park Water and Wastewater Bylaw, as amended from time to time.
23. In connection with Conditions #20, #21 and #22, the applicant, landowner, and/or operator shall sign the Netook Crossing Application form and pay all required fees for developing and connecting to the existing underground infrastructure as per the Netook Business Park Water and Wastewater Bylaw, as amended from time to time.
24. That the applicant, landowner and/or operator shall meet any standards and obtain any approvals and inspections required for the tanks on site, under the Alberta Safety Codes Authority (ASCA), a division of the Safety Codes Council.
25. Fascia signs, advertising the on-site business approved by this application, shall be permitted on the front faces of the proposed buildings. The sign shall be located on the subject property and must be maintained in good repair. Additional signage shall require additional County approvals.
26. 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 | Alberta.ca.



27. The applicant, landowner and/or operator shall obtain, and adhere to, a Sign Installation Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH | Alberta.ca.

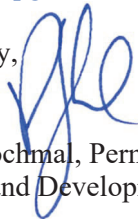
A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **June 17, 2025** and **June 24, 2025** in The Albertan. 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 **July 01, 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. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures

cc: 2643722 ALBERTA LTD 103 SIERRA PLACE, OLDS, AB T4H 1Z1
Email: flynniagnostics@gmail.com





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