



NOTICE OF DECISION

June 19, 2025

File No.: PLDP20250127

Sent via email and mail: [REDACTED]

TAYLOR, FARON & HEATHER

[REDACTED]
ROCKY VIEW COUNTY, AB T4A 0P7

Dear Faron & Heather:

RE: Proposed Development Permit

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

Development Proposal: Industrial Storage and Warehousing - Indoor Storage Facility with Setback Relaxations and a Variance of Land Use Bylaw Section 9.4.2 a) (ii) and 9.4.2 b)

The above noted Development Permit application on the S 23-29-1-5 Plan 0612508 Block 1 Lot 20 for an Industrial Storage and Warehousing - Indoor Storage Facility with Setback Relaxations and a Variance of Land Use Bylaw Section 9.4.2 a) (ii) and 9.4.2 b) was considered by the Municipal Planning Commission on June 19, 2025.

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

Municipal Development Plan Bylaw No. 20/20	Section 5.0 Economic Development Land Use Policies
South Carstairs Area Structure Plan Bylaw No. 11/18	Section 5 Land Use Policy Areas
Land Use Bylaw No. 10/24	Section 9.4 Caveats for Development Agreements, Caveats for Restrictive Covenants and Restrictive Covenants Section 14.1 Business Park District
Policy and Procedures	6018 Business, Commercial and Industrial Design Guidelines

The Municipal Planning Commission concluded that an Industrial Storage and Warehousing - Indoor Storage Facility with Setback Relaxations and a Variance of Land Use Bylaw Section 9.4.2 a) (ii) and 9.4.2 b) is suitable development for S 23-29-1-5 Plan 0612508 Block 1 Lot 20 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. 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. 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 - Indoor Storage Facility with Setback Relaxations. As the proposed development is located within a Business Industrial Park, the hours of operation associated with this application are 24 hours per day, 7 days per week.
 12. As per the submitted application, setback relaxations are granted for the life of the proposed structures on the property as well as existing shop.
 13. The applicant, landowner and/or operator shall adhere to the landscaping plan submitted with the application for the subject property where a minimum of 10% of the lot requires landscaping. Landscaping shall be completed within 24 months of the date of issuance of the permit. The landscaping features shall continue to be maintained and cared for.
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14. Future expansion including expansion of storage area, signage, or structures will require a new Development Permit.
15. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Restrictive Covenant registered on Title as Instrument 061 294 969.
16. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreement registered on Title as Instrument 061 294 971.
17. The applicant, landowner and/or operator shall comply with Policy/Procedure 6018 “Business, Commercial and Industrial Design Guidelines”.
18. 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.
19. Previously issued Development Permit DP09-084 Industrial Building - Move In Shop with New Addition & Industrial Equipment Storage and Work Yard Shop with Setback Relaxations remains valid and continued compliance must be maintained.

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 24, 2025** and **July 1, 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 10, 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.

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.

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

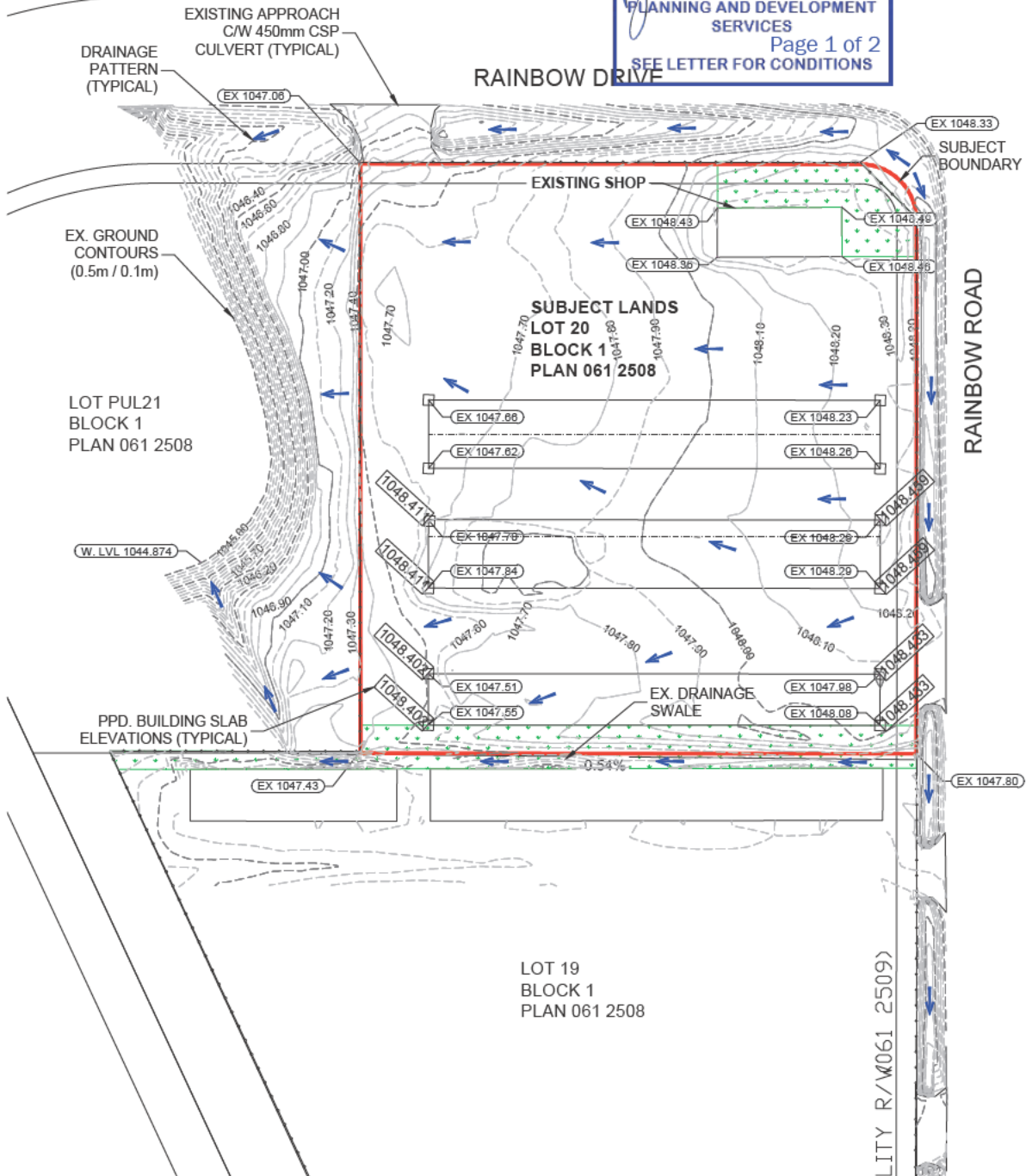
/lc

Enclosures



LOT 1
BLOCK 2
PLAN 061 2508

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20250127
June 19, 2025
PLANNING AND DEVELOPMENT
SERVICES
Page 1 of 2
SEE LETTER FOR CONDITIONS



MOUNTAIN VIEW
COUNTY

Horseshoe Contracting Ltd.
Crossfield Development

PTN SE 23 - 20 - 1 - W5M

GRADING PLAN

HORIZONTAL SCALE: 1:750
0 5 10 20 30 50 m

BADKE
CONSULTING

DRAWN: BJB
CHKD: JDB
FILE: 1740.25

DATE: MAY 2025
DWG. 2
REV. 0



MOUNTAIN VIEW
COUNTY

Horseshoe Contracting Ltd.
Crossfield Development

PTN SE 23 - 20 - 1 - W5M

SITE PLAN

HORIZONTAL SCALE: 1:750
0 5 10 20 30 50 m

BADKE
CONSULTING

DRAWN: BJB
CHKD: JDB
FILE: 1740.25

DATE: MAY 2025
DWG: 1
REV: 0



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