



## NOTICE OF DECISION

May 26, 2026

File No.: PLDP20260158

Sent via email and mail: [info@terraferno.com](mailto:info@terraferno.com)

TERRAFERNO GEOTHERMAL SOLUTIONS INC.  
141 COMMERCIAL DRIVE, BAY 6  
CALGARY, AB T3Z 2A7

Dear Courtney:

**RE: Proposed Development Permit**  
**Legal: SE 34-32-4-5 Plan 1910499 Block 2 Lot 10**  
**Development Proposal: Industrial Manufacturing/Processing, General and Accessory Buildings - Sea Cans (3)**

The above noted Development Permit application on the SE 34-32-4-5 Plan 1910499 Block 2 Lot 10 for a Industrial Manufacturing/Processing, General and Accessory Buildings - Sea Cans (3) was considered by the Administrative Subdivision & Development Approving Authority on May 26, 2026.

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

Municipal Development Plan Section 5. Economic Development Land Use Policies  
Bylaw No. 20/20

Land Use Bylaw No. 10/24 Section 14.1: I-BP Business Park District

Policy and Procedures Policy/Procedure 6018: Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that an Industrial Manufacturing/Processing, General and Accessory Buildings - Sea Cans (3) is suitable development for SE 34-32-4-5 Plan 1910499 Block 2 Lot 10 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. 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 Manufacturing / Processing, General and Accessory Buildings - Sea Cans (3). 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 additional signage will require a new Development Permit.
  13. The applicant shall obtain a Building Permit for a change of use of the existing Cannabis Production Facility to a fabrication shop.
  14. There are Landscaping requirements for Business Park lots and compliance will be required as per the Land Use Bylaw No. 10/24 and Policy/Procedure 6018: Business, Commercial, and Industrial Design Guidelines. A minimum of 5% of the lot requires landscaping and should include a mix of trees, shrubs and grasses as identified on the Site Sketch. The applicant, landowner and/or operator
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shall provide landscaping and the maintenance requirements for the watering and care of the landscaped areas according to good horticultural standards.

15. That the applicant, landowner and/or operator complies with the “Architectural Control Guidelines” for the Cowboy Trail Business Park and the Plan Approval Form.
16. The applicant, landowner and/or operator shall adhere to the Development Agreements and Restrictive Covenants registered on Title.
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 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.
19. Any chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
20. No commercial sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
21. The Sea Can units shall be considered as Accessory Buildings. The exterior finish shall match or complement the exterior finish of the principal building, and the containers shall be screened from view through the provision of appropriate landscaping and/or screening. Any alterations or modifications to the Sea Cans unit will require a Building Permit so an inspection by a Safety Codes Officer can confirm the containers will meet building code requirements for their proposed use.
22. That Development Permit PLDP20190339 for "Cannabis Production Facility and Accessory Buildings - 2 sea cans" approved on December 27, 2019 is now considered null and void.
23. 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

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 02, 2026**, and **June 09, 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 **June 16, 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. 182 or by email at [pgrochmal@mvcountry.com](mailto:pgrochmal@mvcountry.com).



Yours truly,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/lc

Enclosures

cc: MVCraft Cannabis And Extraction Corp 35158 Twp Rd 262 Rocky View County, AB T4C 2Z2  
[wayne@sharpee.ca](mailto:wayne@sharpee.ca)







**Mountain View**  
C O U N T Y

# NOTICE OF DEVELOPMENT APPEAL

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

**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.

<b>File Number of the Development Application:</b>		
<b>APPELLANT</b>	<b>Name</b>	
	<b>Address</b>	
	<b>Telephone</b>	
	<b>Email</b>	
<b>LANDOWNER</b>	<b>Name</b>	
	<b>Address</b>	
	<b>Telephone</b>	
	<b>Email</b>	
<b>LAND DESCRIPTION</b>	<b>Registered Plan:</b> _____ <b>Block:</b> _____ <b>Lot:</b> _____	
	<b>Part:</b> _____ <b>Section:</b> _____ <b>Twp:</b> _____ <b>Range:</b> _____ <b>Meridian:</b> _____	

**This appeal is commenced by, on behalf of:**

Adjacent Landowner - \$425.00 fee

Developer/Applicant/Landowner - \$425.00 fee

**Reason(s) for the Appeal** (use additional paper if required)

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 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 the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311