



## NOTICE OF DECISION

May 12, 2026

File No.: PLDP20260070

Sent via email and mail: [fazakas@telus.net](mailto:fazakas@telus.net)

1269075 ALBERTA LTD. c/o Jeremy Fazakas  
BOX 2196  
DIDSBURY, AB T0M 0W0

Dear Jeremy:

**RE: Proposed Development Permit**  
**Legal: NE 35-32-1-5 Plan 0813207 Block 1 Lot 7**  
**Development Proposal: Industrial Storage and Warehousing and Accessory Building - Shop**

The above noted Development Permit application on the NE 35-32-1-5 Plan 0813207 Block 1 Lot 7 for Industrial Storage and Warehousing and Accessory Building - Shop was considered by the Administrative Subdivision & Development Approving Authority on May 12, 2026.

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 7.0 Growth Centres Section 7.4 Special Policy Area: Highway 2/27
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 Industrial Storage and Warehousing and Accessory Building - Shop is suitable development for NE 35-32-1-5 Plan 0813207 Block 1 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 and Accessory Building - Shop. 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 development, new or additional industrial uses, expansion, and/or additional signage will require a new Development Permit prior to use and occupancy.
  13. The applicant, landowner, and/or operator shall adhere to the Site Drainage Plan submitted with the application, prepared by Richards Consulting & Associates Limited, Job No. 25153, Revision 8, dated April 29, 2026.
  14. The applicant, landowner, and/or operator shall ensure there is erosion and sediment control on the lot.
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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 continue 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 water well is drilled on the lot.
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. 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://roadsideplanning.alberta.ca/rpath>

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 **May 19, 2026** and **May 26, 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 02, 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. 211 or by email at [bhutchings@mvcountry.com](mailto:bhutchings@mvcountry.com).

Yours truly,



Becky Hutchings, Development Officer  
Planning and Development Services

/dr

Enclosures





**SITE PLAN LEGEND**

- PROPOSED BUILDING
- ASPHALT
- GRAVEL
- LANDSCAPING
- CONCRETE
- HYDRANT
- DITCH/SWALE
- GAS LINE



**CONDITIONALLY APPROVED**  
**MOUNTAIN VIEW COUNTY**  
 May 12, 2026  
**PLDP20260070**  
**PLANNING AND DEVELOPMENT SERVICES**  
 SEE LETTER FOR CONDITIONS

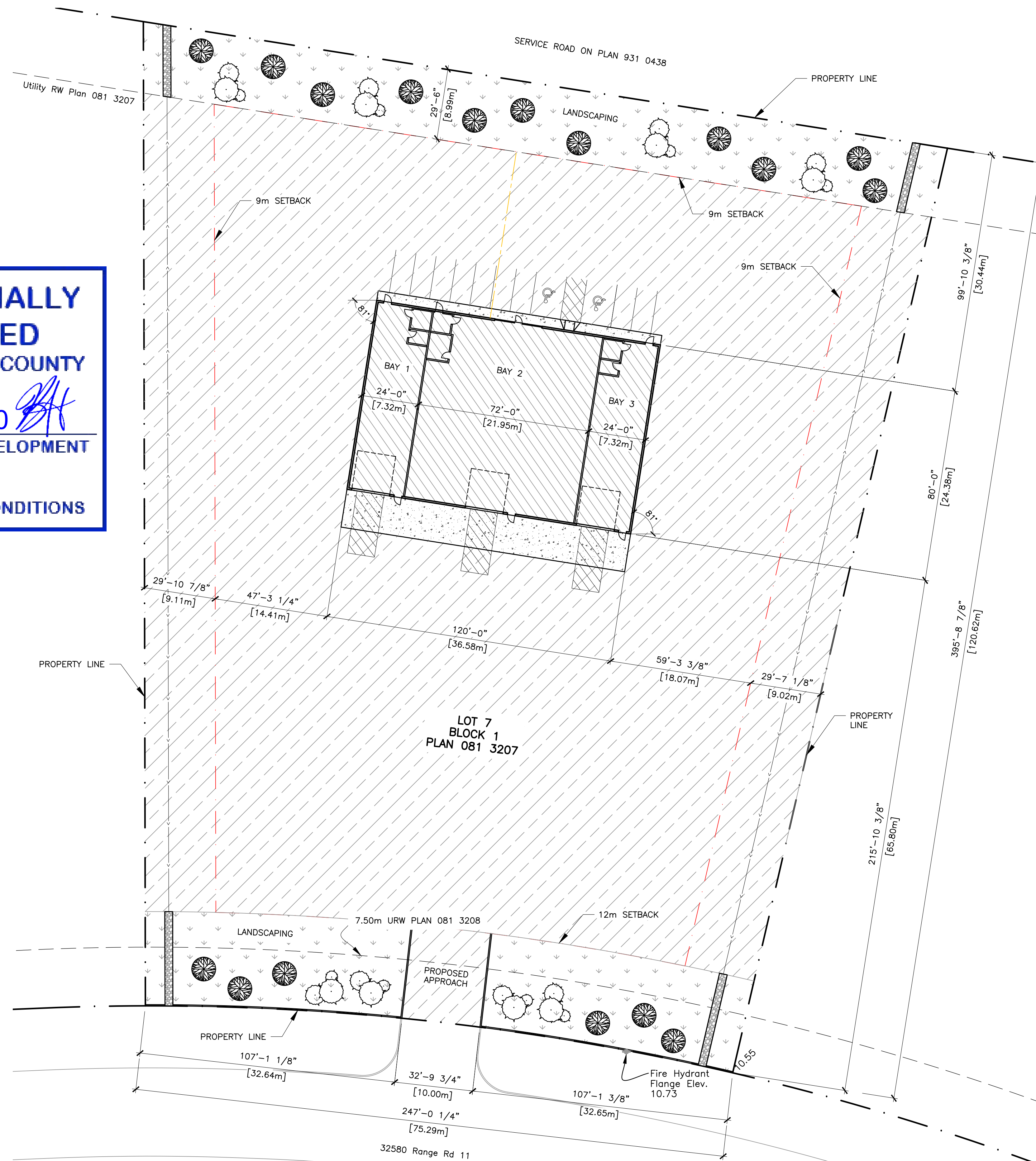
**SITE NOTES:**

- CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO R.C.A..
- CONFIRM ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- CONFIRM LOCATION OF ALL REQUIRED SIDEWALKS AND CURBS WITH MOUNTAIN VIEW COUNTY PRIOR TO CONSTRUCTION.
- CONFIRM LOCATION OF ALL EXISTING AND PROPOSED UTILITY RIGHT OF WAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE PROPOSED STRUCTURE PRIOR TO EXCAVATION.
- CONTRACTOR SHALL ARRANGE FOR RELOCATION OF ALL UTILITIES AFFECTED BY THE PROPOSED STRUCTURE.

MOUNTAIN VIEW COUNTY, ALBERTA		
LEGAL LAND DESCRIPTION: LOT 7, BLOCK 1, PLAN 081 3207		
CIVIL ADDRESS:		
LAND ZONING: BUSINESS PARK DISTRICT (I-BP)		
BUILDING USE:		
<b>REGULATION:</b>	<b>REQUIRED:</b>	<b>PROPOSED:</b>
SITE AREA		10,833.28m <sup>2</sup> (116,608.43ft <sup>2</sup> )
BUILDING AREA		891.87m <sup>2</sup> (9,600ft <sup>2</sup> )
BUILDING HEIGHT	18.00m (59'-0 3/4")	5.89m (19'-4")
SETBACKS:		
FRONT YARD SOUTH	12.00m (39.40')	65.23m (214'-0")
REAR YARD NORTH	9.00m (29.5')	30.43m (99'-10 1/8")
SIDE YARD EAST	9.00m (29.5')	29.08m (95'-4 3/4")
SIDE YARD WEST	9.00m (29.5')	27.73m (90'-11 3/4")
PARKING:		
2.7m x 5.5m STANDARD STALL	1 STALL PER 100 SQ.M + 1 STALL PER EACH ADDITIONAL 500 SQ.M	9 STANDARD STALLS 2 BARRIER FREE STALLS
4.0m x 6.0m BARRIER FREE STALL		11 TOTAL STALLS

SURFACE AREAS		
<b>REGULATION:</b>	<b>REQUIRED:</b>	<b>PROVIDED:</b>
LANDSCAPING:	A MIN. OF 5% OF THE SITE AREA SHALL BE LANDSCAPED.	1,712.03m <sup>2</sup> (18,428.15ft <sup>2</sup> ) 15.8% OF SITE
RECYCLED ASPHALT:		7992.73m <sup>2</sup> (86,032.98ft <sup>2</sup> )
CONCRETE:		222.97m <sup>2</sup> (2,400.00ft <sup>2</sup> )

PLANTING STANDARDS		
<b>PLANTING:</b>	<b>STANDARD:</b>	<b>PROPOSED:</b>
TREES:	THE MIN. NUMBER OF TREES SHALL BE 1 TREE FOR EVERY 40.0m <sup>2</sup> (430.6ft <sup>2</sup> ) OF LANDSCAPED AREA. THE MIN. PLANT SIZE FOR TREES FROM GROUND LEVEL SHALL BE 1.8m (6ft) IN HEIGHT. NO FRUIT TREES AND/OR BERRY PRODUCING BUSHES SHALL BE PERMITTED WITHIN A LANDSCAPING PLAN.	17 WHITE SPRUCE (PICEA GLAUCA)
SHRUBS:	THE MIN. NUMBER OF SHRUBS SHALL BE 1 SHRUB FOR EVERY 60.0m <sup>2</sup> (645.8ft <sup>2</sup> ) OF LANDSCAPED AREA. NO FRUIT TREES AND/OR BERRY PRODUCING BUSHES SHALL BE PERMITTED WITHIN A LANDSCAPING PLAN.	8 SHRUBS



**1 SITE PLAN**  
 A1.0 SCALE: 1:300

ISSUED FOR PERMIT



APRIL 29TH, 2026



**PERMIT TO PRACTICE**  
 RICHARDS CONSULTING AND ASSOCIATES LTD  
 RICHARDS CONSULTING AND ASSOCIATES LTD  
 RCV REG. NO. 48620  
 DATE: 29 April 2026  
**PERMIT NUMBER: P006515**  
 (The Association of Professional Engineers and Geoscientists of Alberta (APEGA))

**STAMPS**

NO.	REVISION	DATE	BY
8	ISSUED FOR PERMIT	29APR26	KC
7	ISSUED FOR PERMIT	10MAR26	KC
6	ISSUED FOR REVIEW	26FEB26	KC
5	ISSUED FOR REVIEW	13FEB26	KC
4	ISSUED FOR REVIEW	02FEB26	KC
3	ISSUED FOR REVIEW	29JAN26	KC
2	ISSUED FOR PERMIT	22DEC25	KC
1	ISSUED FOR PRELIMINARY REVIEW	28NOV25	KC

**RICHARDS CONSULTING & ASSOCIATES LIMITED**

27317 TWP RD 372  
 RED DEER COUNTY  
 ALBERTA T4E 1N9  
 P: 403-886-2919 F: 403-886-2733

**CLIENT**  
 JEREMY FAZAKAS

**PROJECT**  
 80'-0" X 120'-0"  
 MULTI-BAY STEEL FRAME BUILDING

MTN. VIEW COUNTY, ALBERTA  
**LEGAL DESCRIPTION**  
 LOT 7  
 BLOCK 1  
 PLAN 081 3207

**DRAWING TITLE**  
 SITE &  
 LANDSCAPING PLAN

**SCALE** AS NOTED

**DESIGNED BY** M. RICHARDS **DATE** 29APR2026

**DRAWN BY** K. COQUILLA **DATE** 29APR2026

**CHECKED BY** M. RICHARDS **DATE** 29APR2026

<b>JOB NUMBER</b>	<b>PAGE NUMBER</b>	<b>REVISION</b>
25153	A1.0	8



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

# 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,

(2) In additional 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.

the person applying for the permit or affected by the order under section 645 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):**

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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