



NOTICE OF DECISION

December 18, 2025

File No.: PLDP20250387

Sent via email and mail: wvgcl@hotmail.com

WATER VALLEY GENERAL CONTRACTING LTD.
COMP 39 SITE 3 RR 2
SUNDRE, AB T0M 1X0

Dear Andrea and Ken:

RE: Proposed Development Permit
Legal: NW 32-32-5-5 Plan 8111378 Block 2 Lot 4
Development Proposal: Waste Management Facility, Minor

The above noted Development Permit application on the NW 32-32-5-5 Plan 8111378 Block 2 Lot 4 for a Waste Management Facility, Minor was considered by the Administrative Subdivision & Development Approving Authority on December 18, 2025.

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

Intermunicipal Development Plan Section D. Referral Area
Between Town of Sundre and
Mountain View County
Bylaw No. 18/21

Municipal Development Plan Section 5.0 Economic Development Land Use Policies
Bylaw No. 20/20 Section 7.0 Growth Centres
Section 12.0 Intermunicipal Issues

South McDougal Flats Area Section 7.3 Industrial & Highway Commercial Corridor
Structure Plan Bylaw No. 01/24

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

Policy and Procedures Policy 6018 Business, Commercial and Industrial Design Guidelines

The Administrative Subdivision & Development Approving Authority concluded that a Waste Management Facility, Minor is suitable development for NW 32-32-5-5 Plan 8111378 Block 2 Lot 4 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. N/A
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 the information supplied with the application for a Waste Management Facility, Minor to operate a metal recycling operation.
12. No additional buildings, structures or signage have been approved with the issuance of this permit.
13. Future expansion or intensification, including expansion of the storage area, additional employees or additional buildings and/or structures, shall require a new Development Permit, and may require rezoning.



14. The applicant, landowner and/or operator shall organize the storage on the subject property so that it is orderly, neat and tidy. Storage of goods not related to the business operations of Water Valley General Contracting Ltd. will not be permitted.
15. Screening in the form of chain-link fencing with privacy screening, as proposed in the submitted application, shall be constructed along the northerly front yard property line. The fencing shall be completed within 24 months as per Condition 4 of this permit.
16. All piles of metal shall be kept lower than the 8 ft (2.4 m) fence height.
17. No self-serve after-hours metal drop-off bins have been approved for the subject property.
18. The applicant, landowner and/or operator shall dispose of all scrap metal and chemicals collected and contained on site in a timely manner to prevent possible soil contamination and shall comply with all environmental standards and permit requirements of the authority having jurisdiction for the containment and disposal of scrap metal and chemicals on site.
19. The Environmental Protection and Enhancement Act requires that any release of a substance into the environment that could cause an adverse effect must be reported to Alberta Environment and Protected Areas. All releases of substances under this Act on the subject property shall conform to the Act and to Alberta Environment and Protected Area's publication, "A Guide to Release Reporting".
20. No topsoil shall be removed from the subject property without the issuance of a Topsoil Removal Permit from the County's Agricultural Services Department.
21. Camping and/or residential occupancy is not permitted on the subject property or within the buildings and RVs on site at any time.
22. The private access road between the subject Lot 4 and the easterly adjacent Lot 5 shall only be permitted for the duration of the business operations of the current landowner. The road is accessory and subordinate to the business operations and shall be permitted so long as both lots are owned by the current landowners. When the subject landownership or business operations end on either lot, the road is no longer permitted to provide private access between the lots.
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: <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-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 **December 23, 2025** and **December 30, 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 **January 08, 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.

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures



Site Plan of Proposed Development

The Site Plan shall include:

- ☐ Property dimensions (all sides)
- ☐ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ☐ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ☐ Identify roadways and indicate existing and/or proposed access to the site
- ☐ Identify the location of oil & gas wells, pipelines & facilities - if applicable
- ☐ Indicate the location of water wells and septic tank/sewage disposal systems
- ☐ Location of all easements such as utility right of way, caveat, etc. - if applicable

Site Plan 1 of 2

**CONDITIONALLY
APPROVED**

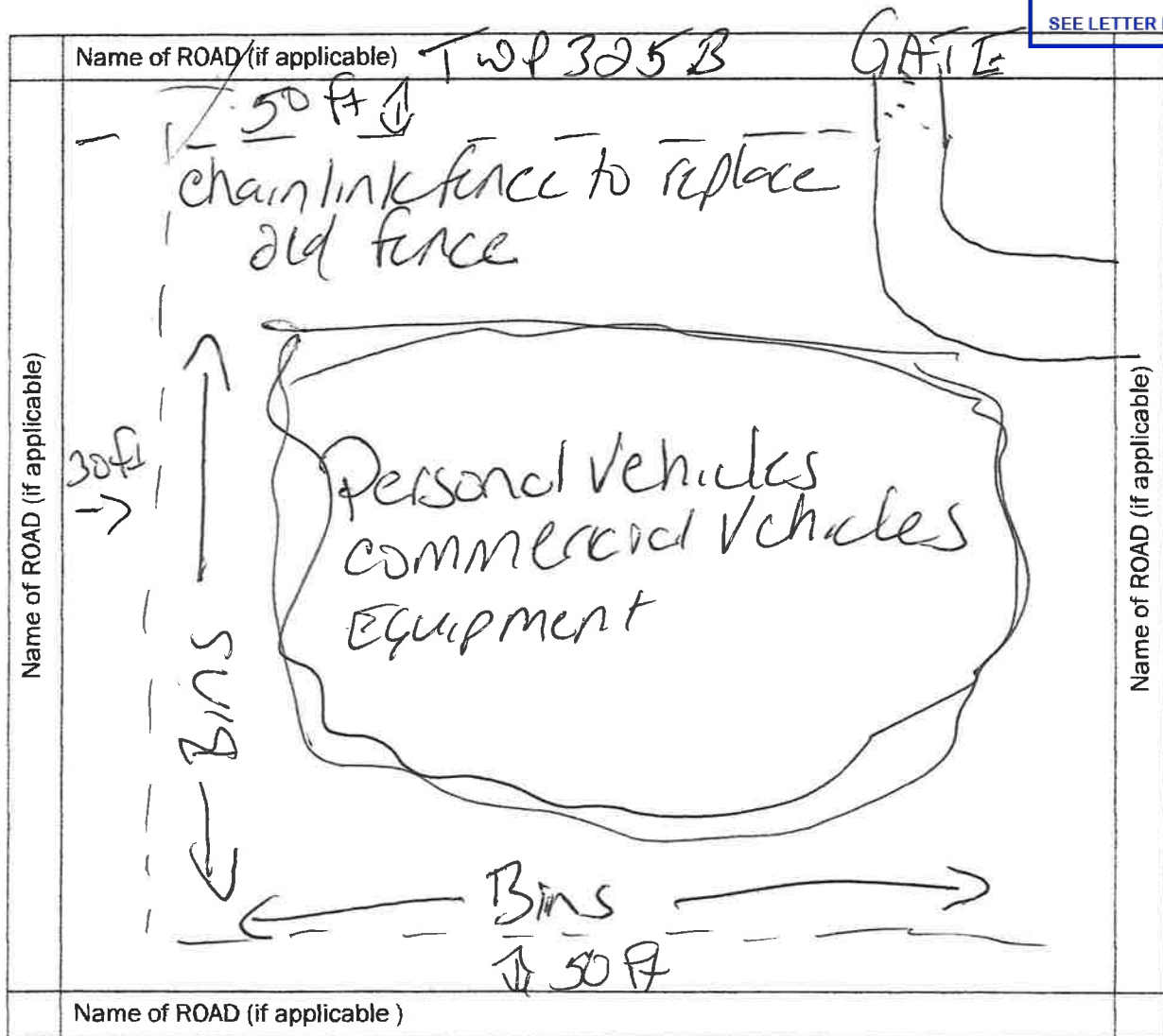
MOUNTAIN VIEW COUNTY

December 18, 2025
PLDP20250387

PLANNING AND DEVELOPMENT
SERVICES

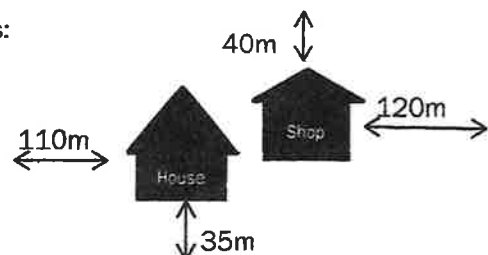
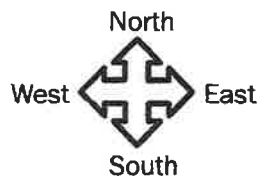
SEE LETTER FOR CONDITIONS

The below square represents the subject parcel



Indicate the distances from the closest structure(s) to all property lines:

For Example:



Site Plan of Proposed Development

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- ❑ Property dimensions (all sides)
- ❑ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ❑ Setback measurements, from all sides of the property lines, for all structures, new and existing [Site Plan 2 of 2](#)
- ❑ Identify roadways and indicate existing and/or proposed access to the site
- ❑ Identify the location of oil & gas wells, pipelines & facilities - if applicable
- ❑ Indicate the location of water wells and septic tank/sewage disposal systems
- ❑ Location of all easements such as utility right of way, caveat, etc. - if applicable

The below square represents the subject parcel

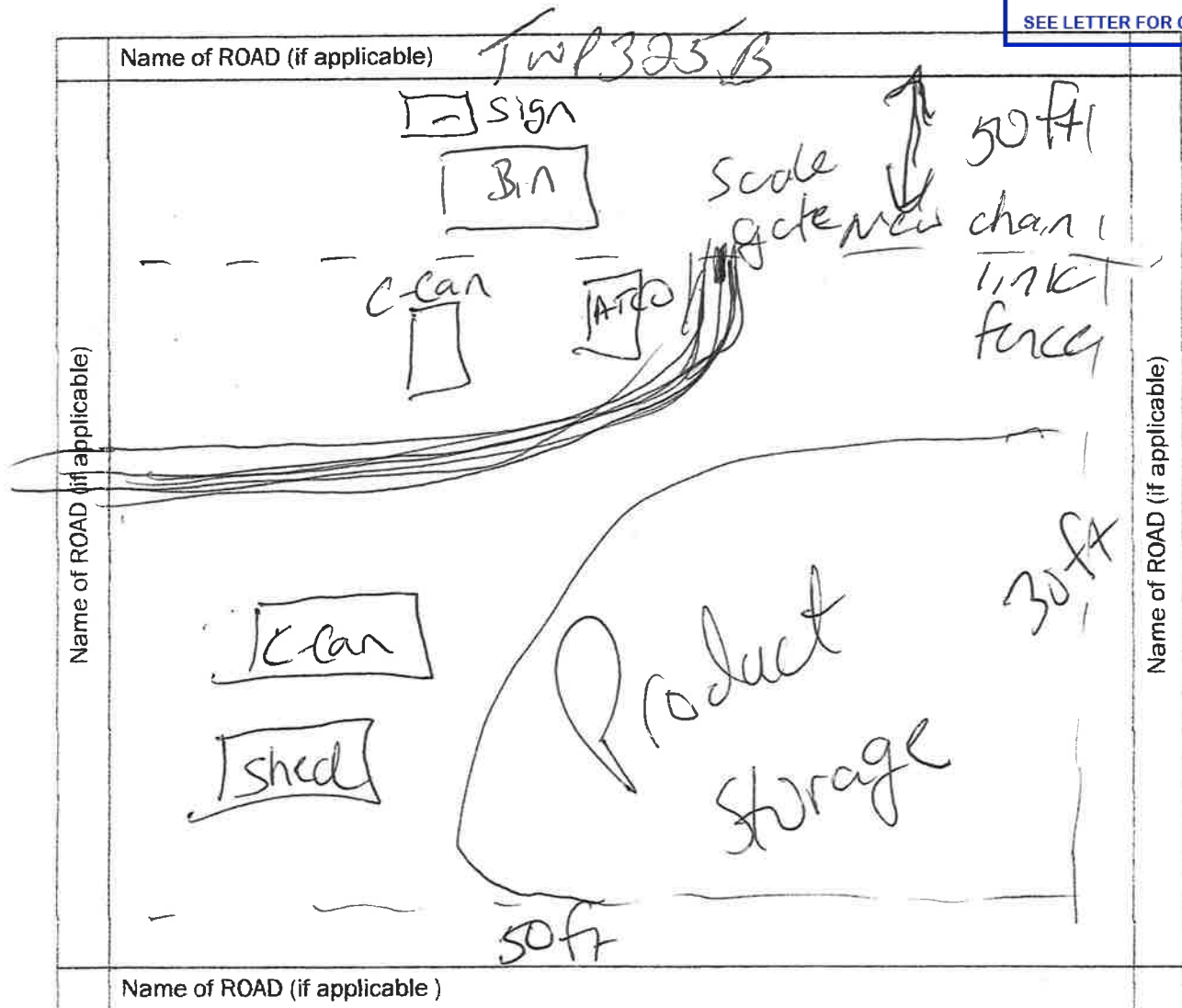
**CONDITIONALLY
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MOUNTAIN VIEW COUNTY

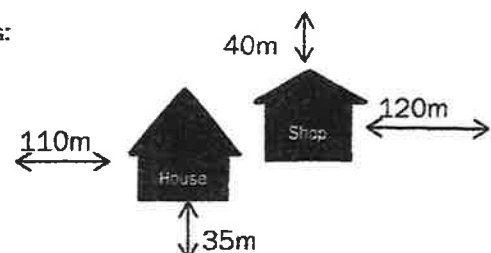
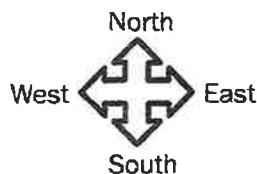
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PLANNING AND DEVELOPMENT
SERVICES

SEE LETTER FOR CONDITIONS



Indicate the distances from the closest structure(s) to all property lines:
For Example:





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