



## NOTICE OF DECISION

April 21, 2026

File No.: PLDP20260076

Sent via email and mail: [markt@tansleyaes.com](mailto:markt@tansleyaes.com)  
& [chadm@tansleyaes.com](mailto:chadm@tansleyaes.com)

TANSLEY ASSOCIATES ENVIRONMENTAL SCIENCES INC.  
c/o Mark G. Tansley & Chad Marshall  
PO BOX 11056 RPO SETON  
CALGARY, AB T3M 1Y6

Dear Mark & Chad:

**RE: Proposed Development Permit**  
**Legal: SE 34-32-4-5 Plan 1910499 Block 5 Lot 3**  
**Development Proposal: Industrial Manufacturing / Processing, General – Tansley Associates Environmental Sciences Inc. and Accessory Buildings - Office and Shop**

The above noted Development Permit application on the SE 34-32-4-5 Plan 1910499 Block 5 Lot 3 for Industrial Manufacturing / Processing, General – Tansley Associates Environmental Sciences Inc. and Accessory Buildings - Office and Shop was considered by the Administrative Subdivision & Development Approving Authority on April 21, 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	<b>Section 5.0 Economic Development Land Use Policies</b> <b>Section 7.0 Growth Centres</b> <b>Section 9.0 Transportation, Servicing and Utilities</b>
Land Use Bylaw No. 10/24	<b>Section 14.1. I-BP Business Park District</b>
Policy and Procedures	<b>Policy 6018 Business, Commercial and Industrial Design Guidelines</b>

The Administrative Subdivision & Development Approving Authority concluded that Industrial Manufacturing / Processing, General – Tansley Associates Environmental Sciences Inc. and Accessory Buildings - Office and Shop is suitable development for SE 34-32-4-5 Plan 1910499 Block 5 Lot 3 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. N/A
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 provided with the application for Industrial Manufacturing / Processing, General – Tansley Associates Environmental Sciences Inc. and Accessory Buildings - Office and Shop.
12. As the proposed development is located within an Industrial Business Park, the hours of operation associated with this application are 24 hours per day / 7 days a week.
13. One Sign, On-Site Commercial sign is permitted and shall not exceed 5 ft. x 5 ft. in size. The sign shall be located on the subject property and must be maintained in good repair. The applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.



14. Future development, expansion, new or additional industrial uses or buildings will require a new Development Permit.
  15. The applicant, landowner and/or operator shall meet any standards and obtain any approvals and inspections as required by Alberta Environment and Protected Areas.
  16. The applicant, landowner and/or operator shall comply with all environmental standards and permit requirements of the authority having jurisdiction, as well as the containment and disposal of products and chemicals.
  17. Any products, chemicals, 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.
  18. The applicant, landowner and/or operator shall prepare an Emergency Response Plan and provide copies to the County and the Sundre Fire Department.
  19. The applicant, landowner and/or operator shall ensure that all conditions of the Alberta Fire Code, by an Accredited Safety Codes Officer, have been met.
  20. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Development Agreements registered on Title as Instruments 011 370 480, 061 133 952, 171 202 557, 171 202 558, and 171 202 588, and the Restrictive Covenants registered on Title as Instruments 071 295 087, 081 181 062, and 191 050 441.
  21. The Lot Grading Plan, Utilities Plan and Stormwater Management Plan prepared by Tagish Engineering Ltd., dated April 2, 2026, shall be adhered to. Stormwater management will not adversely affect the existing highway drainage patterns or adjoining properties.
  22. The applicant, landowner and/or operator shall not alter the natural drainage course without providing a positive alternative means of drainage.
  23. The applicant, landowner and/or operator shall comply with the Cowboy Trail Business Park Architectural Control Guidelines appended to various Instruments registered on Title, which includes, but is not limited to:
    - a. the front yard must be fenced with the Developer's specified decorative rail fence,
    - b. a minimum of 6.0 metres (20 ft) of the front setback must be landscaped,
    - c. trees must be used as a visual barrier between the road and owner's fencing
    - d. each lot requires a minimum side yard buffer of 3.0 metres (10 ft) of mature landscaping - including trees,
    - e. parking and access visible from all roads must be a minimum of graded gravel quality,
    - f. outdoor storage areas require adequate screening so that materials are not visible from streets or adjacent lots - screening such as slatted chain-link fence or landscaping will be required.
  24. Landscaping is required on Business Park lots and compliance will be required as per the Cowboy Trail Business Park Architectural Control Guidelines appended to various Instruments registered on Title, Land Use Bylaw No. 10/24, and Policy 6018 Business, Commercial and Industrial Design Guidelines. The applicant, landowner and/or operator shall adhere to the Landscaping Plan submitted with the application. Any existing vegetation shall be preserved and protected in buffer areas. Landscaping should include a mix of trees, shrubs and grasses, and shall provide the maintenance requirements for the watering and care of the landscaped areas according to good
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horticultural standards. If any of the trees or shrubs either die and/or are removed from the property, replacement trees or shrubs shall be planted.

25. The applicant, landowner and/or operator are required to incorporate BearSmart principles into their proposal. Additional information may be obtained at [www.bearsmart.alberta.ca](http://www.bearsmart.alberta.ca)
26. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit and a Roadside Sign Installation Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH: <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 **April 28, 2026** and **May 05, 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 **May 12, 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







**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