



October 6, 2025

File No.: PLDP20250302

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Business, Contractors - Storage of Compost and Peat Moss (Stoney Soil Products Ltd.), Accessory Building - Portable Office and Sign, On-Site Commercial

Landowner: WEST BAY JUNCTION DEVELOPMENT LTD
Applicant: STONEY SOIL PRODUCTS LTD
Legal: NE 27-32-4-5

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

This proposal is requesting consideration for the development of a ±8-acre storage lot within the above-noted legal description. The lot will be used for the storage of packaged soil, compost, and aggregate, placed on pallets until they are transported to other market destinations. Access to the lot will be provided through Cowboy Trail Business Park, with no additional access from Range Road 42 being permitted. While no customer traffic is anticipated, the site may accommodate up to 18 semi-truck trips per day during the shipping season, identified as January through June. There will be a portable office on site as well as a sign identifying the lot.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to October 27, 2025. Comments may be sent to:

Email: pgrochmal@mvcounty.com; or


In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 182 or via email at pgrochmal@mvcountry.com.

Sincerely,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/peg

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





Mountain View
COUNTY

DEVELOPMENT PERMIT APPLICATION

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

Application Date: Sept. 5/25.

PLDP 20250302
Discretionary Permitted

Submission Requirements

- | | |
|--|---|
| <input type="checkbox"/> Application form | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER |
| <input type="checkbox"/> Development Permit fees | <input type="checkbox"/> Applicant's signature |
| <input type="checkbox"/> Certificate of Title - current within 30 days | <input type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Supplemental Forms - for Secondary Suites or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): Stoney Soil Products Ltd.
Address: Site 4, Comp. 31, R.R.1 Town/City: Didsbury Postal Code: T0M 0W0
Phone #: 587-223-7645 Alternate Phone #:
Email: admin@stoneysoilproducts.ca

LANDOWNER(s) (if applicant is not the landowner): West Bay Junction Development Ltd.
Address: 19 Wildflower Hill Town/City: Calgary Postal Code: T3Z 1G1
Phone #: 403-816-2757 Alternate Phone #:
Email: jim@bridgewaterland.ca

Site Information & Development Details

RURAL ADDRESS: 32478 Range Road 42
LEGAL: NE Section: 27 Township: 32 Range: 4 West of 5 Meridian
Plan: Block: Lot: Parcel Size:

Is property adjacent to a developed County or Provincial Road? Yes

Existing BUILDINGS: Yes 4 out buildings

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT: Storage pad with portable shipping office

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Proposed and Existing Setbacks

Indicate distance from Property Lines:

☐ Metres ☐ Feet

Front:

Rear:

Side:

Side:

Proposed Construction Details

Type of STRUCTURE: Portable If Dwelling, what type:

If Other, describe: Office Foundation/Basement:

Square Footage: Building Height:

*If Mobile Home: Year: Size: Model:

Serial Number: Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling

Name of Mover: Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well? Yes

- Is there an abandoned oil/gas well on the property?
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines: Distance:
- Confined Feeding Operations: Distance:

Sewage System: Yes Type: Tank & Field If other:

Water Supply: Yes Type: Well If other: _____

Has proposed development started?

Estimated start date: ASAP Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.

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LOWBOY TRAIL
INDUSTRIAL PARK

PROPOSED
ACCESS

5.0m (4'8")

EXISTING
DRIVEWAY



A = GUT BUILDING
60m SET BACK FROM
RE42
28m SET BACK FROM
NORTH PROPERTY
LINE

B = OUT BUILDING
69m SET BACK FROM
RE42
28m SET BACK FROM
NORTH PROPERTY
LINE

C = PROPOSED OFFICE
TRAILER
120m SET BACK FROM
RE42
28m SET BACK FROM
NORTH PROPERTY
LINE

HWY 22

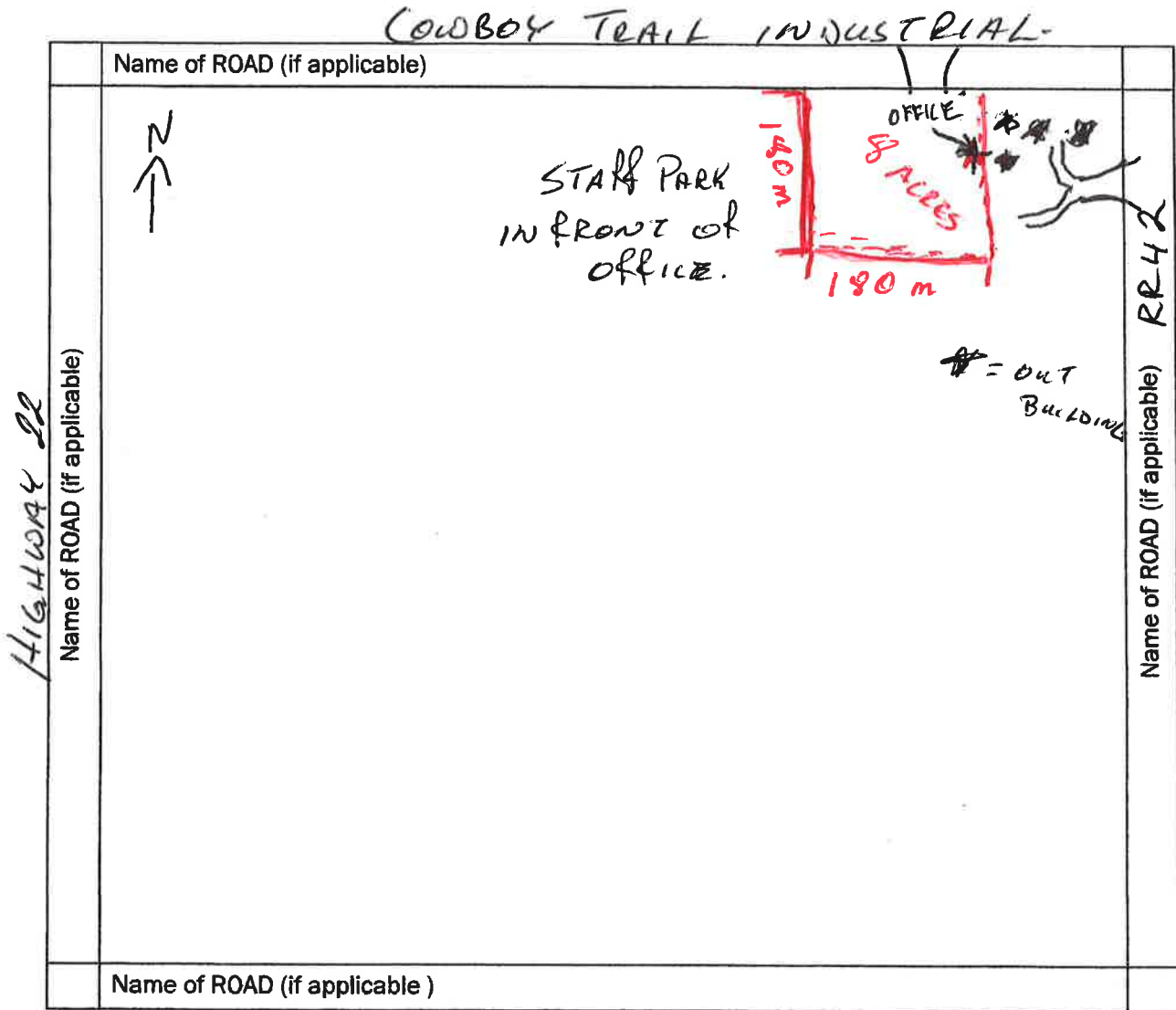
RANGE ROAD 42

Site Plan of Proposed Development

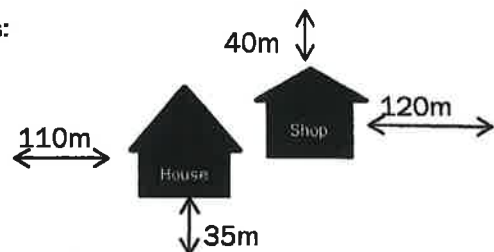
The Site Plan shall include:

- 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

The below square represents the subject parcel



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





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DEVELOPMENT PERMIT APPLICATION BUSINESS USES

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

Date:

Contact Details

NAME OF APPLICANT(s): Stoney Soil Products Ltd.

Address: Site 4, Comp. 31, RRI

Phone #: 587-223-7645

Email: admin@stoneysoilproducts.ca

Town/City: Didsbury

Postal Code: T0M 0W0

Alternate Phone #:

LANDOWNER(s) (if applicant is not the landowner): West Bay Junction Development Ltd.

Address: 19 Wildflower Hill

Phone #: 403-816-2757

Email: jim@bridgewater.ca

Town/City: Calgary

Postal Code: T3Z 1C1

Alternate Phone #:

Site Information

RURAL ADDRESS: 32478 Range Road 42

LEGAL: NE Section: 27 Township: 32 Range: 4 West of 5 Meridian

Plan:

Block:

Lot:

Parcel Size:

Nature of the Business

Name of Business: Stoney Soil Products Ltd.

Nature of Business - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

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Complete the following checklist:

1. Will any clients visit the home or property? Yes
2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? Yes
3. Will there be any outside signage related to the business? Yes
4. How many employees in addition to the permanent residents? 3 employees
5. How many business related vehicles will be on the property? 3 employees

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

Portable Office

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

How many people will be employed, including yourself: 3

Number of customers during an Average Day: 20-25

Average Week:

Hours of Operation: 7:30am - 6:00pm

Days of Operation: Monday - Saturday Months of Operation: 12 months per year

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

Transport Trucks

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

Yes

What outdoor/indoor storage will be on the property related to the Business:

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Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

Yes 4x8 at gate

Please note: if your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

STORAGE OF SOIL, COMPOST
& AGGREGATE (PALLETIZED)

MAXIMIZE SHIPPING NO ROAD BANS
ALLOWS US TO STRETCH OUR ROAD USE.

SEMI TRUCKS 15-18/DAY DURING
SHIPPING SEASON
3-4/DAY 5-6 DAYS A
WEEK IN OFF
SEASON.

SHIPPING SEASON - JAN - JUNE.

ROAD BANS MAR - JUNE

NO CUSTOMER TRAFFIC.

2 STAFF - JAN - JUNE.