



NOTICE OF DECISION

November 18, 2021

File No.: PLDP20210456

Sent via email and mail: [REDACTED]

FARQUHARSON, KEREN LYNN
[REDACTED]

Dear Keren Farquharson:

RE: Proposed Development Permit
Legal: SE 2-29-5-5 Plan 1311124 Block 1 Lot 2 & SE 2-29-5-5
Development Proposal: Selective Logging (17.0ha) within an ESA Level 1

The above noted Development Permit application on the SE 2-29-5-5 Plan 1311124 Block 1 Lot 2 SE 2-29-5-5 for a Selective Logging (17.0ha) within an ESA Level 1 was considered by the Municipal Planning Commission on November 18, 2021.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan Bylaw No. 20/20	Section 3.0 Agricultural Land Use Policies Section 6.0 Environmental Land Use Policies
Water Valley Winchell Lake Area Structure Plan Bylaw No. 10/13	Section 4 Land Use Policies Section 5 Environment
Land Use Bylaw No. 21/21	Section 2.5 Definitions Selective Logging Section 10.15 Selective Logging and Tree Clearing/Clear Cutting Section 11.1 Agricultural Land Use District
Policy and Procedures	Policy/Procedure #6012 Guidelines for the Identification of Environmentally Significant Areas

The Municipal Planning Commission concluded that a Selective Logging (17.0ha) within an ESA Level 1 is suitable development for SE 2-29-5-5 Plan 1311124 Block 1 Lot 2 & SE 2-29-5-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM OWO
www.mountainviewcounty.com

Building Rural Better

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 21/21.
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. N/A
8. N/A
9. N/A
10. N/A
11. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

12. N/A

ADDITIONAL CONDITION(S):

13. The applicant, landowner and/or operator shall adhere to the submitted Timber Harvest Plan dated September 01, 2021 prepared and approved by Registered Professional Forester, Malte Weller Alberta RPF 846.
14. The applicant, landowner and/or operator shall contact the County to obtain a Fire Permit for burning of any debris as a result of the Selective Logging operation.

PRIOR TO ISSUANCE CONDITIONS:

15. PRIOR TO ISSUANCE: The applicant, landowner and/or operator, shall enter into a Log Haul Route Approval and Road Use Agreement with Mountain View County. The Operator and all parties hauling in or out of the Selective Logging area shall use the following Haul Route; when exiting from the north onto Township Road 290D or Township Road 290E east to Township Road 290, or from the south exiting to Township Road 290C east to Township Road 290, then north on Range Road 50 to Township Road 292; east on Township Road 292 to Highway 22. The County shall retain the Irrevocable Letter of Guarantee / Credit in the sum of Ten Thousand Dollars (\$10,000.00) as security until completion of the project. **SATISFIED NOVEMBER 15, 2021

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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will be advertised on **November 23, 2021** and **November 30, 2021** in the Mountain View 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 **December 09, 2021**.

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. 21/21 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.

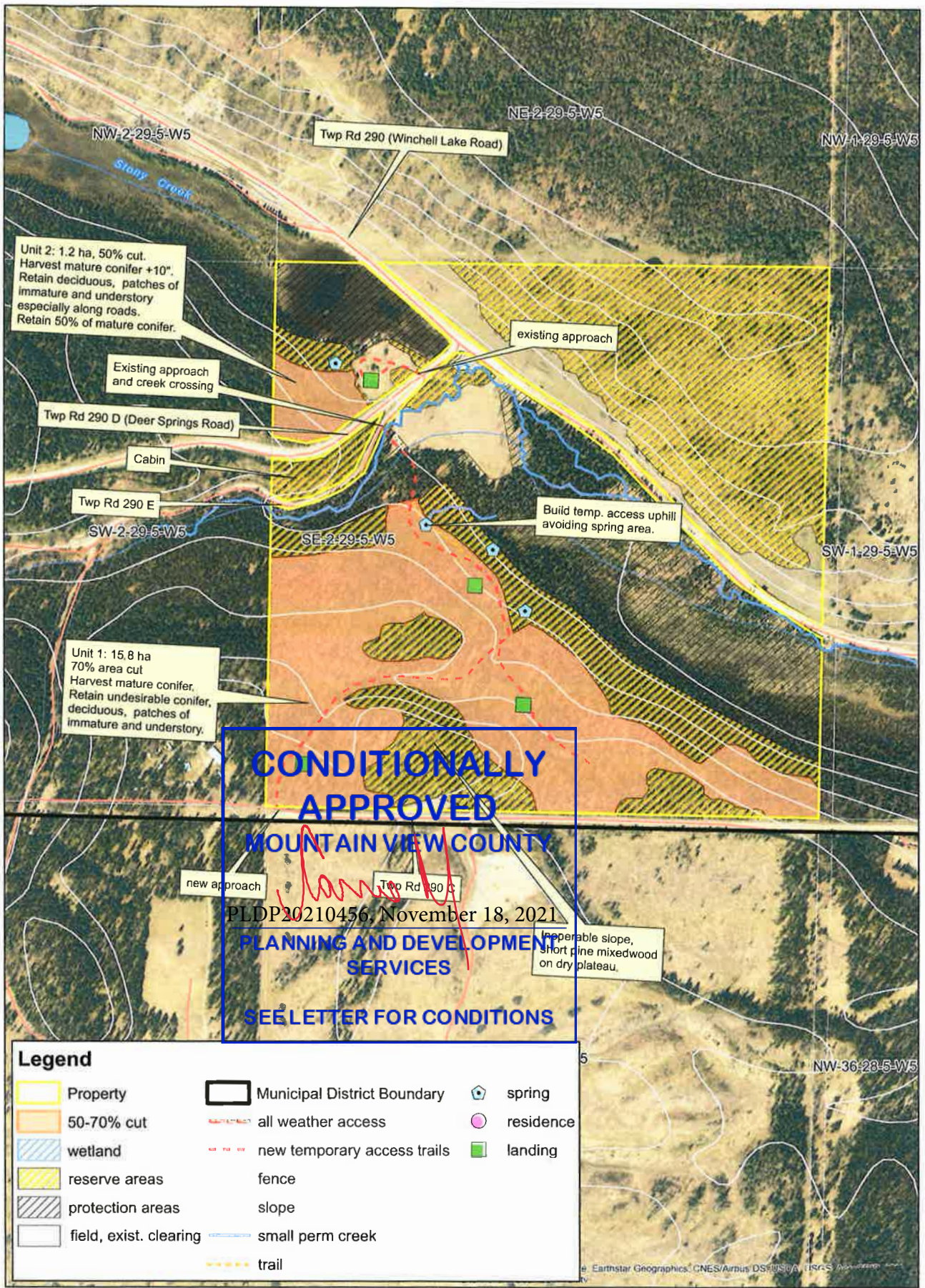
If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 135 or by email at cmabin@mvcounty.com.

Yours truly,


Carrie Mabin, Development Officer
Planning and Development Services

/lc

Enclosures



CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
 PLDP20210456, November 18, 2021
PLANNING AND DEVELOPMENT SERVICES
SEE LETTER FOR CONDITIONS

Keren Farquharson
Fire Smart Management Plan 2021
SE 2-29-5-W5



CCI Inc. Sep. 1, 2021

1:5,000





Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO
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 (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 TOM OWO Ph: 403-335-3311

Signature of Appellant/Agent

Date