



April 2, 2026

File No.: PLDP20260093

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Eating Establishment, Indoor within Existing Western Retail Store

Landowner: 861699 ALBERTA LTD

Applicant: 861699 ALBERTA LTD

Legal: SE 22-29-29-4

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>.

The applicant is proposing an Eating Establishment, Indoor within the 60-foot by 120-foot addition to the Irvine Tack and Trailer store facility that was approved in April 2025. This addition is located on the south side of the existing building and will serve as the main entrance to the boot and clothing department; and the restaurant will be within this area. The restaurant area will be 1,755 sq ft and kitchen area is 507 sq ft.

The subject land is within Direct Control District 17.19 from the County's Land Use Bylaw and is a discretionary use that can be considered on the property.

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 April 23, 2026. Comments may be sent to:

Email: pgrochmal@mvcountry.com; or

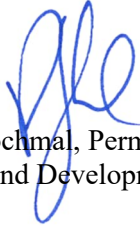
In Person: 10-1408 Township Road 320 (Bergen Road); or

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:

PLDP 20260093
Discretionary Permitted

Submission Requirements

- Application form
- Development Permit fees
- Certificate of Title - current within 30 days
- Site Plan
- Abandoned Oil/Gas Well Information from AER
- Applicant's signature
- Registered Landowner's signature(s) (if required)
- Supplemental Forms - for Second Dwelling or Business Uses (if required)

Contact Details

NAME OF APPLICANT(s):

Address: Town/City: Postal Code:

Phone #: Alternate Phone #:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address: Town/City: Postal Code:

Phone #: Alternate Phone #:

Email:

Site Information & Development Details

RURAL ADDRESS:

LEGAL: Section: Township: Range: West of Meridian

Plan: Block: Lot: Parcel Size:

Is property adjacent to a developed County or Provincial Road?

Existing BUILDINGS:

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT:
(what are you applying for)

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front:

Side:

Rear:

Side:

Proposed Construction Details

Type of STRUCTURE: If Dwelling, what type:

If Other, describe: 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 Year Built:

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?

- 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: Type: If other:

Water Supply: Type: If other:

Has proposed development started?

Estimated start date: 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.



**Mountain View
COUNTY**

**DEVELOPMENT PERMIT APPLICATION
BUSINESS USES**

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Date:

Contact Details

NAME OF APPLICANT(s):
Address: Town/City: Postal Code:
Phone #: Alternate Phone #:
Email:

LANDOWNER(s) (if applicant is not the landowner):
Address: Town/City: Postal Code:
Phone #: Alternate Phone #:
Email:

Site Information

RURAL ADDRESS:
LEGAL: Section: Township: Range: West of Meridian
Plan: Block: Lot: Parcel Size:

Nature of the Business

Name of Business:

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:

Business will continue as usual. This new building will serve as a main entrance into the boot and clothing departments, catering to customers who are solely shopping for apparel without having to go through the whole store. A continuation of making the store more customer friendly.
It will also house a Cafe/ Restuarant & 24-hour security office, being the eyes and ears of the community. Alberta has seen growth in recent years with the No. 2 Hwy bringing more traffic between Calgary and Edmonton. We believe that this growth has also resulted in more crime.
In an effort to stay vigilant we have hosted crime watch meetings with neighbours and are housing an RCMP Staff Sargent for Major Crimes in one of our staff houses on the property. Our efforts have proven effective, resulting in the apprehension of people committing and attempting to commit crimes in the community.
In addition, we will be showcasing tourist destination spots in Alberta and more specifically, the Mountain View area. The seating area will be 45 x 39 = 1755 Square feet and the kitchen area will be 39 x 13 = 507 Square feet.

Complete the following checklist:

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

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.

The restaurant will be within the new constructed addition, approved in 2025.

The seating area will be $45 \times 39 = 1755$ Square feet and the kitchen area will be $39 \times 13 = 507$ Square feet.

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: 50

Number of customers during an Average Day: 100

Average Week: 700

Hours of Operation: Monday to Friday 9am - 9pm, Saturday and Sunday 9am - 7pm

Days of Operation: 364

Months of Operation: 12

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

No Change

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

No Change

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

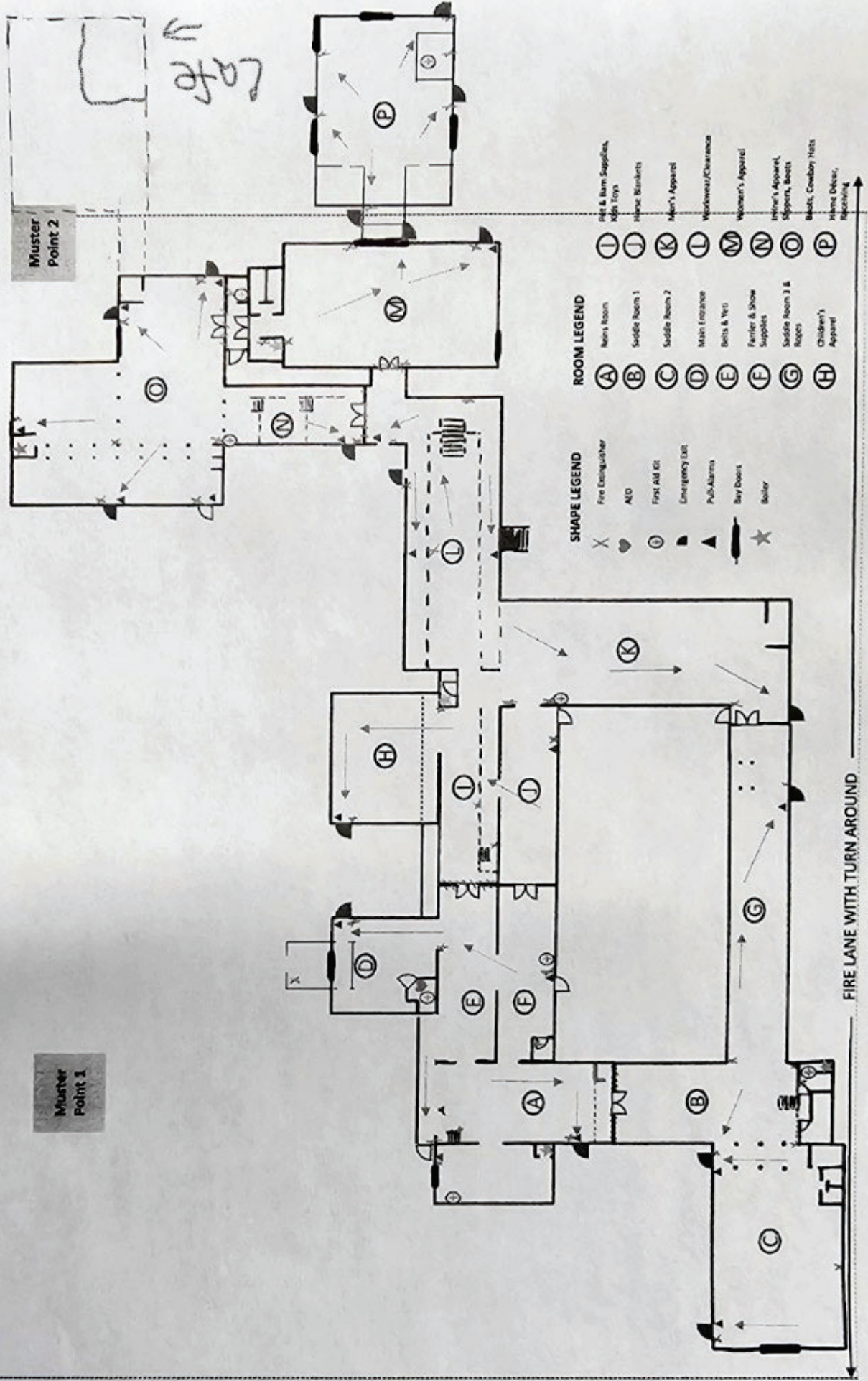
No Change

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

No Change

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.

← Proposed Building



Muster Point 2

Muster Point 1

Cafe

- ROOM LEGEND**
- (A) Men's Room
 - (B) Saddle Room 1
 - (C) Saddle Room 2
 - (D) Main Entrance
 - (E) Beds & Wet
 - (F) Farrier & Show Supplies
 - (G) Saddle Room 3 & Rigging
 - (H) Children's Apparel
 - (I) Men's Apparel
 - (J) Men's Apparel
 - (K) Men's Apparel
 - (L) Workwear/Cleanroom
 - (M) Women's Apparel
 - (N) Women's Apparel, Sippers, Boots
 - (O) Boots, Cowboy Hats
 - (P) Horse Dishes, Repatching

- SHAPE LEGEND**
- X Fire Extinguisher
 - ♥ AED
 - ⊙ First Aid Kit
 - ▲ Emergency Exit
 - Pull-Alarm
 - Bay Doors
 - ★ Boiler

FIRE LANE WITH TURN AROUND