



NOTICE OF DECISION

May 6, 2026

File No.: PLDP20260093

Sent via email and mail: accounting@irvines.ca and jennifer@irvines.ca

861699 ALBERTA LTD
BOX 429
CROSSFIELD, AB T0M 0S0

Dear Scott:

RE: Proposed Development Permit
Legal: SE 22-29-29-4
Development Proposal: Eating Establishment, Indoor within Existing Western Retail Store

The above noted Development Permit Application on the SE 22-29-29-4 for a Eating Establishment, Indoor within Existing Western Retail Store was considered by Council on May 06, 2026.

The following policies were taken into consideration by Council when reviewing the application:

Municipal Development Plan Section 5.0 Economic Development Land Use Policies
Bylaw No. 20/20
Land Use Bylaw No. 10/24 Section 3.1 Council
Section 8.2 Procedure for Development Permit, Subdivision, and Stop
Order Appeals
Section 17.19 Direct Control District Regulations - SE 22-29-29-4

Council concluded that a Eating Establishment, Indoor within Existing Western Retail Store is suitable development for SE 22-29-29-4 and conforms to the above noted policies.

As such, Council 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
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. Development Permit approval is conditional to information supplied on the application form for an Eating Establishment, Indoor within Existing Western Retail Store as indicated within the submitted application and Direct Control District 17.19. Additional uses or expansions listed within the Direct Control District will require issuance of a new Development Permit.
12. The Applicant, Landowner and/or Operator shall meet any standards and obtain any approvals required from Alberta Health Services. (CentralZone.EnvironmentalHealth@ahs.ca)
13. The Applicant, Landowner, and/or Operator shall adhere to all site regulations contained within the Direct Control District 17.19 including the Hours of Operation for the business.
14. That all previously issued Development Permits remain valid and continued compliance must be maintained.

A Notice of Decision will be placed in the May 12, 2026 and May 19, 2026 issues of the The Albertan. 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.

Council made the decision on this Development Permit under a Direct Control District zoning, there is no appeal to the Subdivision and Development Appeal Board (SDAB).

If you have any questions regarding the above, please contact me at 403-335-3311 ext. 182 or by email at pgrochmal@mvcountry.com.

Sincerely,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/peg





Mountain View
C O U N T Y

DEVELOPMENT PERMIT

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

This Development Permit is hereby issued to:

Name:	861699 ALBERTA LTD
On land located in:	SE 22-29-29-4
Type of Development:	Eating Establishment, Indoor within Existing Western Retail Store
as described on the application	
for development numbered:	PLDP20260093
and plans submitted by the applicant(s).	
Total Number of Pages to this Permit:	2

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

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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.
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Date of Issuance: May 6, 2026



Peggy Grochmal, Permitting and Development Officer

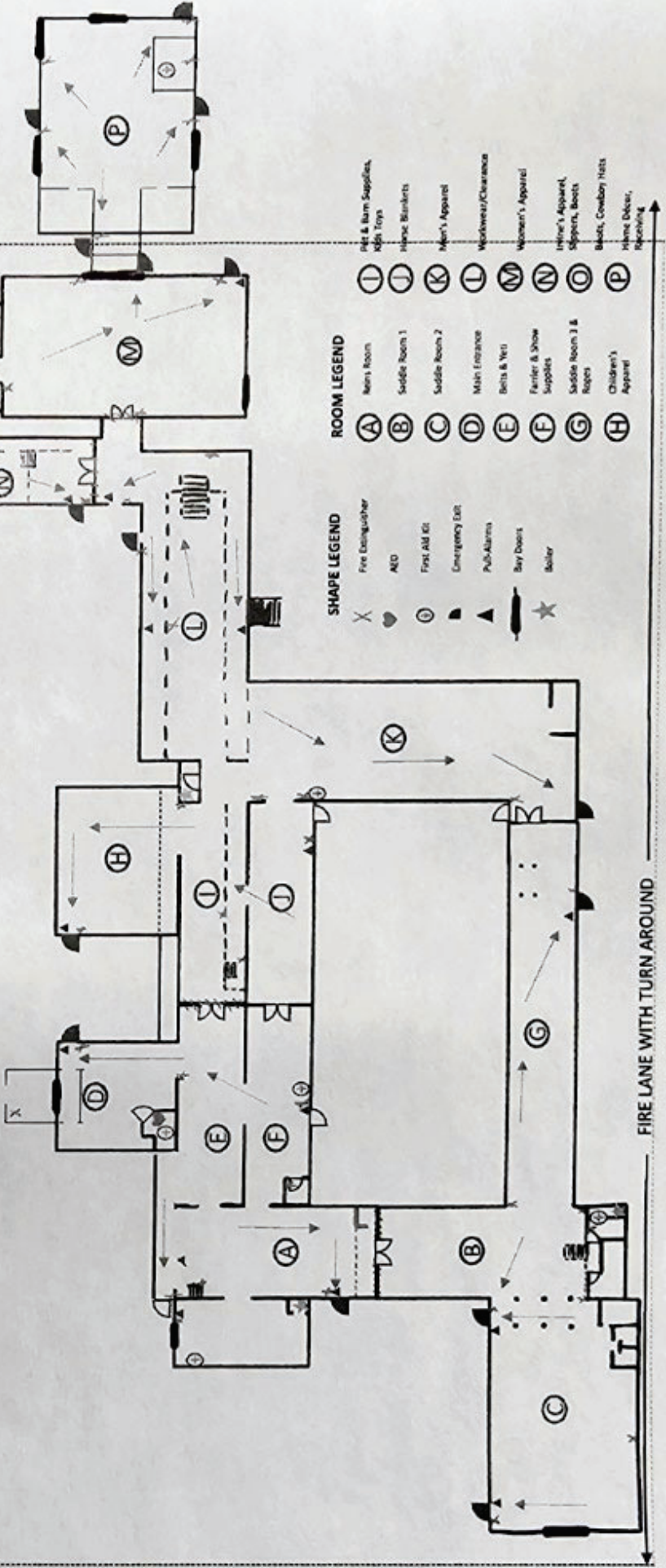
Proposed Building

Cafe

Muster Point 2

CONDITIONALLY APPROVED
MOUNTAIN VIEW COUNTY
 PLDP20260093
 May 6, 2026
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS

Muster Point 1



SHAPE LEGEND

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

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) Hat & Barn Supplies, Kids Toys
- (J) Horse Blankets
- (K) Men's Apparel
- (L) Workwear/Cleanroom
- (M) Women's Apparel
- (N) Women's Apparel, Sippers, Boots
- (O) Beds, Cowboy Hats
- (P) Horse Dishes, Repatching

FIRE LANE WITH TURN AROUND