



June 22, 2022

File No.: PLDP20220218

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit - Western Retail Store Addition (Existing Building)**

**Landowner:** 861699 ALBERTA LTD  
**Applicant:** MCKEAN, PATRICIA J  
**Legal:** SE 22-29-29-4

Mountain View County has received an application for a Development Permit on the above noted property. As this proposal is for a discretionary use Development Permit within the vicinity of your property (see attached map) we are required to notify you of this application and invite you to provide comment.

The subject property is zoned Direct Control District 17.19 (DC17.19). The purpose of this district is to allow for the operation of a western retail business that includes retail store buildings, outdoor display area, associated seasonal events and shortterm camping. Uses associated with the retail store buildings include Eating Establishment, Indoor and Eating Establishment, Outdoor and may include outdoor agricultural or equestrian events, outdoor display of retail goods and Camping, Short Term. This proposal is for a Western Retail Store Addition to an existing building, know as the boot shop.

A copy of the application's information can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Development Officer to request a copy of the information to 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 us with comments with respect to this proposal, written submission can be submitted any time prior to July 13, 2022. Comments may be sent to the Development Officer by:

**Email:** [pgrochmal@mvcounty.com](mailto:pgrochmal@mvcounty.com); or

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

**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

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

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, please contact me at 403-335-3311 ext. 182 or via email at [pgrochmal@mvcountry.com](mailto: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 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) 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** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.







**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: 05/17/2022

PLDP 20220218

Discretionary ☒ Permitted

### Submission Requirements

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Application form                                   | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER                                 |
| <input checked="" type="checkbox"/> Development Permit fees                            | <input type="checkbox"/> Applicant's signature   |
| <input checked="" type="checkbox"/> Certificate of Title - current within 30 days Site | <input type="checkbox"/> Registered Landowner's signature(s) (if required)                           |
| <input type="checkbox"/> Plan (site plans on aerials not accepted)                     | <input type="checkbox"/> Supplemental Forms - for Secondary Dwellings or Business Uses (if required) |

### Contact Details

NAME OF APPLICANT(s): Patricia McKean

Address: [redacted] Town/City: [redacted] Postal Code: [redacted]

Phone #: [redacted] Alternate Phone #: [redacted]

Email: [redacted]

LANDOWNER(s) (if applicant is not the landowner): 861699 Alberta Ltd.

Address: Box 429 Town/City: Crosseifld Postal Code: T0M 0S0

Phone #: 403-354-8912 Alternate Phone #: [redacted]

Email: accounting@irvines.ca

### Site Information & Development Details

RURAL ADDRESS: [redacted]

LEGAL: SE Section: 22 Township: [redacted] Range: 29 West of 4th Meridian

Plan: [redacted] Block: [redacted] Lot: [redacted] Parcel Size: [redacted]

Is property adjacent to a developed County or Provincial Road? [redacted]

Existing BUILDINGS: Retail store

Number of Existing DWELLINGS: 1

PROPOSED DEVELOPMENT: Adding onto the store on the south end approx 8400 square feet  
(what are you applying for)

### Proposed and Existing Setbacks

Indicate distance from Property Lines: ☐ Metres ☒ Feet

Front: East 528.1 ft.	Rear: West 100 ft.
Side: South 885.1 ft.	Side: North 106 ft.

### Proposed Construction Details

Type of STRUCTURE: Commercial/Industrial Bldg  If Dwelling, what type: Addition/Renovation

If Other, describe: Adding on  Foundation/Basement: Slab

Square Footage: 8400

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: Existing  Type: Septic Field  If other:

Water Supply: Existing  Type: Well  If other:

Has proposed development started? No

Estimated start date: May 25, 2022

Estimated completion date: May 17, 2022

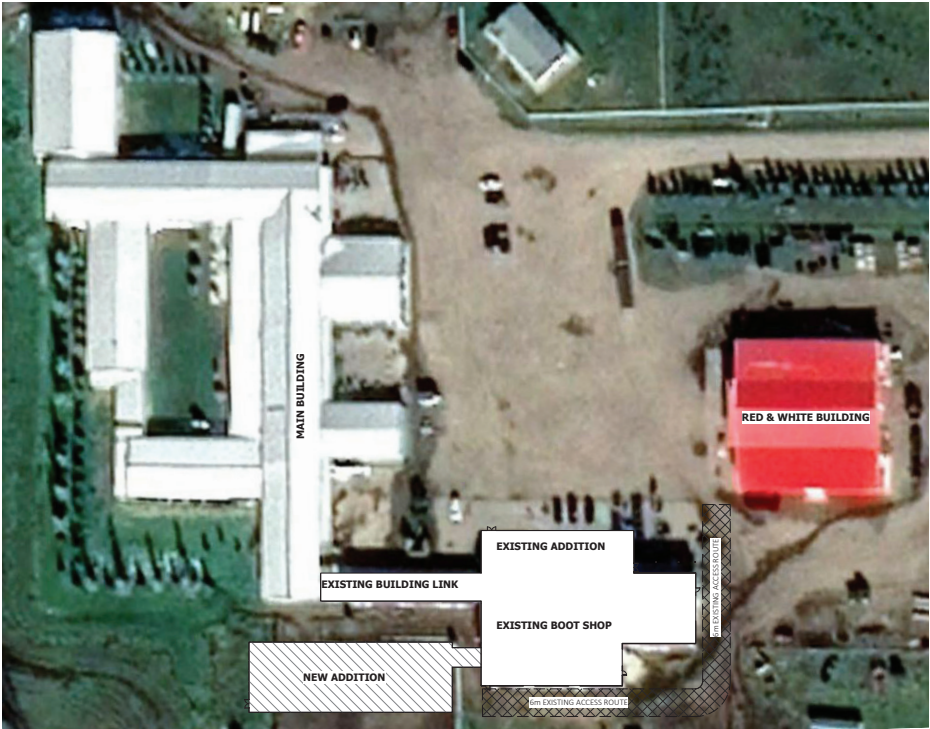
Estimated cost of project: 210,000

### Right of Entry Agreement

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

**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.





**SITE PLAN**

1:500



LEGEND	
—	EXISTING TO REMAIN
- - -	EXISTING TO BE DEMOLISHED

**FLOOR PLAN - EXISTING / DEMO**

1/16" = 1'-0"



**Keystone Architecture & Planning Ltd**  
300 - 31131 South Fraser Way, Abbotsford  
BC V2S 2B1  
P. 604 850 0277 or 604 853 1526  
E. mail@keystonearch.ca

ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	22-05-26

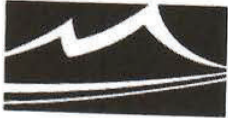
Copyright Reserved: This plan and design is the intellectual property of Keystone Architecture & Planning Ltd. and cannot be used without the architect's consent.  
The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not for use for construction purposes unless approved for construction.  
These design documents are provided solely for use by the party with whom the design professionals entered into a contract and no representation of any kind is made by the design professionals to any party with whom the design professional has not entered into a contract.

**PROJECT**  
**IRVINE'S ADDITION**  
29322 RANGE ROAD 292  
CROSSFIELD, ALBERTA

**SHEET TITLE**  
SITE PLAN / EXISTING FLOOR PLAN

Job No: 20-170	DRAWING NO.
Scale: As indicated	<b>A1</b>
Checked By: MV	
Drawn By: SF	

2022-06-08 8:34:42 AM



**Mountain View**  
COUNTY

## 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: 06/18/2022

### Contact Details

NAME OF APPLICANT(s): Leanne Irvine

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

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

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

### Site Information

RURAL ADDRESS: 29322 RR 292

LEGAL: SE Section: 22 Township: 29 Range: 29 West of 4th Meridian

Plan:

Block:

Lot:

Parcel Size:

### Nature of the Business

Name of Business: 861699 Alberta Ltd o/a Irvine Tack & Western Wear

**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:

Adding square footage on to existing buildings. This is strictly retail space for Western Wear.

### 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.

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

Retail Space

How many people will be employed, including yourself:

Number of customers during an Average Day:

Average Week:

Hours of Operation:

Monday -Friday 9am-9pm Saturday & Sunday 9am-7PM

Days of Operation:

364

Months of Operation:

all

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

0

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

No we already have this on existing property

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

There will be no new storage

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

There will be no new signage this is simply an addition to current structure

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