



NOTICE OF DECISION

May 07, 2026

File No.: PLDP20260043

Sent via email and mail: chriskitt@hotmail.com

1555260 BC LTD. c/o Chris Kitt
[REDACTED]

ABBOTSFORD, BC V3G 2R2

Dear Chris:

RE: Proposed Development Permit

Legal: S 23-29-1-5 Plan 0612508 Block 1 Lot 18

Development Proposal: Industrial Storage & Warehousing – Kitt Equipment Trailer Sales, Accessory Building – Office, Sign, On-Site Commercial and a Variance of Land Use Bylaw Section 9.4.2 a) (ii) and 9.4.2 b)

The above noted Development Permit application on the S 23-29-1-5 Plan 0612508 Block 1 Lot 18 for Industrial Storage & Warehousing – Kitt Equipment Trailer Sales, Accessory Building – Office, Sign, On-Site Commercial and a Variance of Land Use Bylaw Section 9.4.2 a) (ii) and 9.4.2 b) was considered by the Municipal Planning Commission on May 07, 2026.

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

Municipal Development Plan Bylaw No. 20/20	Section 5.0 Economic Development Land Use Policies
South Carstairs Area Structure Plan Bylaw No. 11/18	Section 5.2 Business Park
Land Use Bylaw No. 10/24	Section 5.2.9 Decision on a Development Permit Application Section 9.4 Caveats for Development Agreements, Caveats for Restrictive Covenants and Restrictive Covenants Section 14.1 Business Park District
Policy and Procedures	6018 Business, Commercial and Industrial Design Guidelines

The Municipal Planning Commission concluded that Industrial Storage & Warehousing – Kitt Equipment Trailer Sales, Accessory Building – Office, Sign, On-Site Commercial and a Variance of Land Use Bylaw Section 9.4.2 a) (ii) and 9.4.2 b) is suitable development for S 23-29-1-5 Plan 0612508 Block 1 Lot 18 and conforms to the above noted policies.

As such, the Municipal Planning Commission 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. N/A
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. A rural address is required to be posted on the property. The landowner shall contact the Corporate Services Department of Mountain View County to obtain a rural address including the requirements for posting it on the property in accordance with the Rural Addressing Bylaw.
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. Permit approval is conditional to information supplied with the application for Industrial Storage & Warehousing – Kitt Equipment Trailer Sales, Accessory Building – Office and Sign, On-Site Commercial. As the proposed development is located within a Business Industrial Park, the hours of operation associated with this application are 24 hours per day, 7 days per week.
 12. Use of the proposed Accessory Building - Office for residential occupancy is not permitted.
 13. One Sign, On-Site Commercial is permitted and shall not exceed 3 ft. x 8 ft. in size. The sign shall be located on the subject property, and must be maintained in good repair. The applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
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14. Future expansion or intensification of the business, including expansion of storage area, additional signage, or additional structures, shall require a new Development Permit.
15. The applicant, landowner and/or operator shall adhere to the submitted and approved Grading and Drainage Plan, Dwg. D1. Rev. 1, and Cross Sections Plan, Dwg. D2. Rev. 1 (File #: 1749.25), prepared by Badke Consulting Ltd., dated March 2026, and signed and sealed on April 2, 2026.
16. The applicant, landowner and/or operator shall adhere to the landscaping plan submitted with the application wherein a minimum of 10% of the lot requires landscaping. Landscaping shall be completed within 24 months of the issuance of this permit. The landscaping features shall continue to be maintained and cared for.
17. The applicant, landowner and/or operator shall comply with Policy/Procedure 6018 “Business, Commercial and Industrial Design Guidelines”.
18. The applicant, landowner and/or operation shall organize the storage on the lot so that it is orderly, neat and tidy. Storage of goods not related to the proposed business shall not be permitted.
19. Storage located within yard setbacks shall be movable and not considered permanent.
20. The applicant, landowner and/or operator shall adhere to all the requirements itemized within the Restrictive Covenant and the Development Agreement registered on Title as Instruments 061 294 969 and 061 294 971, respectively.
21. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit and a Sign Installation Permit from Alberta Transportation and Economic Corridors. Permits must be obtained from Roadside Planning and Application Tracking Hub – RPATH: <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>

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 <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **May 12, 2026** and **May 19, 2026** in The 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 **May 28, 2026**.

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. 10/24 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.

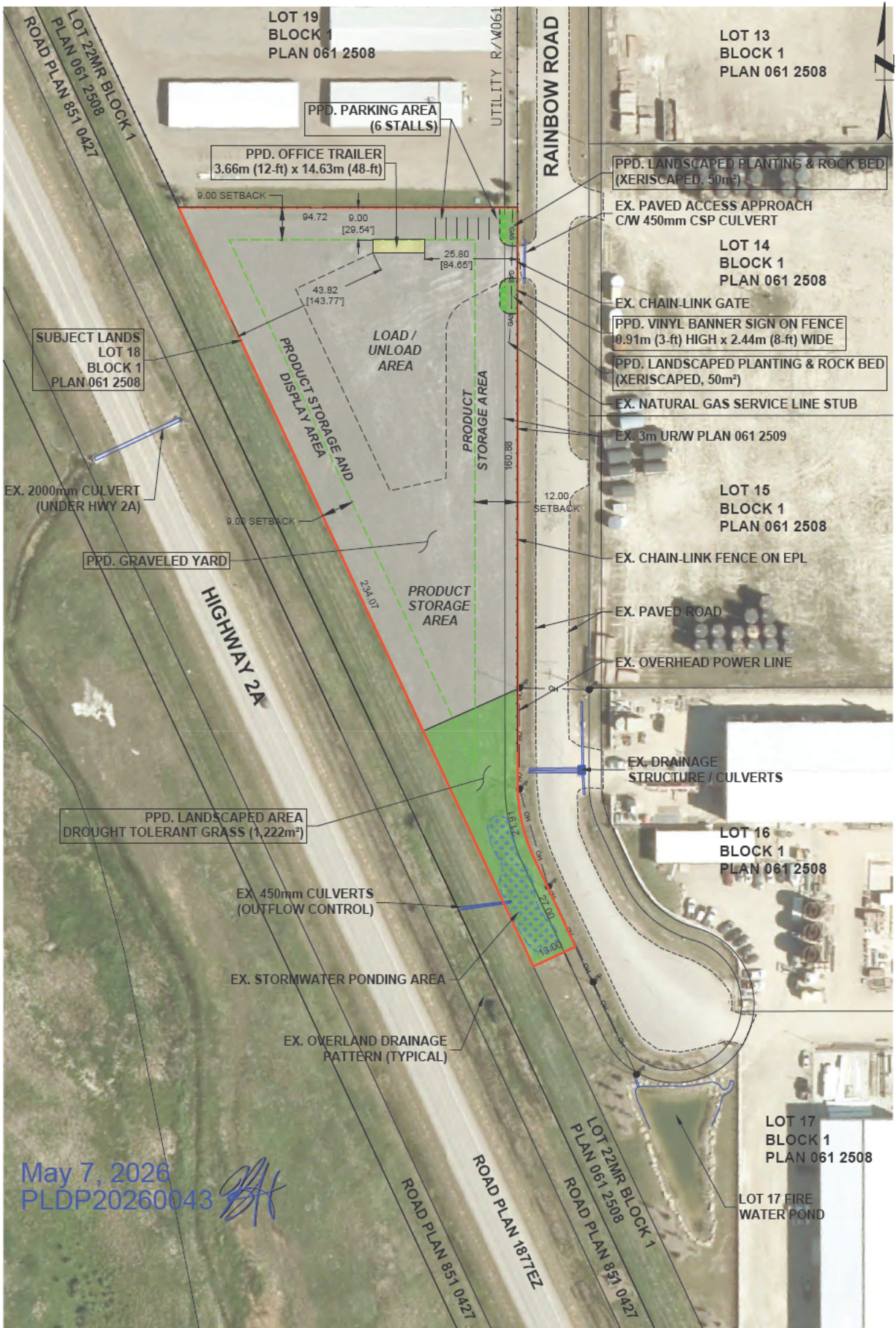
If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 211 or by email at bhutchings@mvcounty.com.

Yours truly, 

Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures



May 7, 2026
 PLDP20260043

MOUNTAIN VIEW COUNTY

HORIZONTAL SCALE: 1:1000

KITT EQUIPMENT AND TRAILER SALES
 PROPOSED CARSTAIRS SALES YARD

PTN SE 23 - 20 - 1 - W5M ORTHOPHOTO SITE PLAN

BADKE CONSULTING

DRAWN: BJB DATE: MARCH 2026
 CHKD: JDB DWO: 2 REV: -
 FILE #: 1749.25

