



NOTICE OF DECISION

April 9, 2025

File No.: PLDP20250052

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: Western Retail Store Addition

The above noted Development Permit Application on the SE 22-29-29-4 for a Western Retail Store Addition was considered by Council on April 9, 2025.

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 Western Retail Store Addition 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 Western Retail Store Addition 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 appearance, design, and construction of the Addition to the existing Western Retail facility shall complement the design of the existing development.
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 April 15, 2025 and April 22, 2025 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,

A handwritten signature in blue ink, appearing to read 'P. Grochmal', is positioned above the typed name.

Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/peg



DEVELOPMENT PERMIT

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

This Development Permit is hereby issued to:

Name:	861699 ALBERTA LTD
On land located in:	SE 22-29-29-4
Type of Development:	Western Retail Store Addition
as described on the application	
for development numbered:	PLDP20250052
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.
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.
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Date of Issuance: April 07, 2025



Peggy Grochmal, Permitting and Development Officer

Muster Point 1

**CONDITIONALLY
APPROVED**
MOUNTAIN VIEW COUNTY
PLDP20250052
April 9, 2025
PLANNING AND DEVELOPMENT
SERVICES
SEE LETTER FOR CONDITIONS

Muster Point 2

Proposed Building

