



Mountain View C O U N T Y

REVISED REGULAR COUNCIL MEETING AGENDA

The Municipal Council will hold a Regular Council Meeting on Wednesday, July 13, 2022, at 9:00 a.m., in the Council Chamber, 10-1408 Twp. Rd. 320, Didsbury, AB

1. Call to Order
2. AGENDA
 - 2.1 Adoption of Agenda
3. ADOPTION OF MINUTES
 - 3.1 Regular Council Meeting Minutes of June 22, 2022
4. BUSINESS ARISING
 - 4.1 Kevin Heppler Service Award Presentation 9:00 a.m.
 - 4.2 Direct Control District DP – PLDP20220223
5. PUBLIC HEARINGS
 - 5.1 Bylaw No. LU 17/22 - NW 15-30-4-5
 - 5.2 Bylaw No. LU 20/22 - Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5
 - 5.3 Bylaw No. LU 22/22 - NW 7-32-4-5
 - 5.4 Bylaw No. LU 23/22 - NW 25-32-5-5
 - 5.5 Bylaw No. LU 24/22 – NE 18-29-1-5
6. DELEGATIONS
Nil
7. BYLAWS
 - 7.1 Bylaw No. LU 19/22 – SW 24-32-4-5
 - 7.2 Bylaw No. LU 21/22 – NW 3-32-5-5
 - 7.3 Bylaw No. LU 25/22 – SE 2-34-6-5
 - 7.4 Bylaw No. LU 26/22 – SE 14-29-27-4
 - 7.5 Bylaw No. LU 27/22 – NE 21-30-2-5
 - 7.6 Bylaw No. 12/22 – Road Closure of Plan 051 1358 Amendment
8. DIRECTIVES
 - 8.1 Directives
9. OLD BUSINESS
Nil
10. NEW BUSINESS
 - 10.1 Sundre Wellness Committee Draft Resolutions – Sundre Mayor Richard Warnock, Chair of the Sundre Wellness Committee, to attend at 1:00 p.m.
 - 10.2 Office closure for staff event
 - 10.3 2022 Alberta Municipalities Convention
 - 10.4 Renewable Energy Development on Agricultural Lands
 - 10.5 Economic Development Strategy 2022-2027
 - 10.6 Sundre Fire Department Quad and Accessories

- 10.7 Regional Policing Model
- 10.8 Livestock Emergency Response Trailer
- 10.9 Direct Control District DP – PLDP20220218
- 11. COUNCILLOR REPORTS
 - 11.1 Councillor Reports - Verbal
- 12. CORRESPONDENCE
 - 12.1 Information Items
 - a. 2022-06-17 Contact Newsletter
 - b. 2022-06-24 Contact Newsletter
 - c. 2022-06-01 response letter received from the RCMP
 - d. Fortis Alberta Customer Event, July 20, 2022
 - e. 2022-06-30 Contact Newsletter
 - f. 2022-06-20 ASB Minutes
- 13. CONFIDENTIAL ITEMS
 - 13.1 Airports, FOIP Act Section 24
 - 13.2 CAO Report, FOIP Act Section 24
 - 13.3 Regional Policing Model, FOIP Act Section 24
 - 13.4 Olds/Dibsbury Airport Lot Sale, FOIP Act Section 25
- 14. ADJOURNMENT



Request for Decision

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

SUBJECT:	Development Permit Application	REVIEWED AND APPROVED FOR SUBMISSION	
SUBMISSION TO:	Council	CAO:	MANAGER:
MEETING DATE:	July 13, 2022	DIRECTOR: MB	PREPARER: PEG
DEPARTMENT:	Planning and Development Services	LEGAL/POLICY REVIEW:	
FILE NO.:	PLDP20220218	FINANCIAL REVIEW:	
LEGAL:	SE 22-29-29-4		

ADMINISTRATIVE POSITION:

Supports Approval

That Council approve the proposed Western Retail Store Addition in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 22-29-29-4, submitted by MCKEAN, Patricia J, Development Permit No. PLDP20220218, subject to the following conditions:

CONDITIONS:

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

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 21/21.
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. N/A
10. N/A
11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

12. 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 regards 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 Conditions:

13. 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.
14. The appearance, design, and construction of the Addition to the Existing Western Retail shall complement the design of the existing development.
15. 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.
16. That all previously issued Development Permits remain valid and continued compliance must be maintained.

BACKGROUND / PROPOSAL:**Facts:**

Legal Location:	SE 22-29-29-4	
Directions:	Adjacent to Range Road 292, north of Township Road	
Division:	1	
Rural Community/Urban Centre:	Wessex	
Owner:	861699 ALBERTA LTD	
Applicant:	MCKEAN, Patricia J	
Proposed Development:	Western Retail Store Addition	
Discretionary Use:	Yes - all uses within the Direct Control District are discretionary unless an accessory building under Section 4.2 (less than 10.0 sq m (107.6 sq ft) that is listed as Exempt	
Zoning:	Agricultural District (A) and Direct Control 17.19 (DC 17.19)	
Parcel Size:	148.57 acres: Agricultural District - 126.23 acres Direct Control 17.19 District - 22.34 acres	
Project Value:	\$210,000.00	
Proposed Building Size:	8,400 sq ft	
Setback Relaxations/Variations:	LUB Setback Requirement:	None required
	Setback Requested:	N/A

Key Dates, Communications, and Information:

Application Submitted	May 17, 2022
Application Circulated	Yes to 14 adjacent landowners within ½ of a mile of the subject parcel as well as the Rocky View County's Operations Department
Circulation Dates	June 22, 2022 to July 13, 2022
Supportive Information Requested/Submitted	Applicant was requested to provide the Business Supplemental Form to provide additional information regarding the building expansion.
Application Revised from Submission	Not required
Communications Received from referrals	Rocky View County indicated that they had no concerns with the proposal.
Objections Received and Addressed	N/A

Appeal Authority:

None	There is no appeal provision for Direct Control District decisions when Council is the Approving Authority.
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Applicable Directions, Policy and Regulations:

Intermunicipal Development Plan Growth Centre Urban Referral/Fringe Area	Not within an IDP
Municipal Development Plan Bylaw No. 20/20	Section 5.0 Economic Development Land Use Policies
Area Structure Plan	Not within an ASP area

Land Use Bylaw No. 21/21	Section 3.1 Council 5. Pursuant to Section 641 of the Act, Council is the Approving Authority to decide on Development Permit applications in Direct Control Districts as provided for in Section 17 of this Bylaw. Section 8.2 Procedure for Development Permit, Subdivision, and Stop Order Appeals 7. No Appeal may be made in respect of a decision of Council of a Development Permit in a Direct Control District in accordance with the Act. Section 17.19 Direct Control District Regulations – SE 22-29-29-4 Discretionary Use: Western Retail Store
Policy and Procedures	N/A

Land Use and Development

Predominant development on property	The Direct Control area of the subject property contains a western retail business with retail store buildings, accessory buildings, riding arena, area for seasonal events and short-term camping and an outdoor display area. The balance of the parcel contains two dwelling and is used for agricultural production.
Oil and gas facilities on property/adjacent	There is an abandoned sour gas pipeline east and south of the proposal as well as an operating natural gas pipeline. The required setbacks appear to be met.
Abandoned Oil Well	None - verified May 17, 2022
Surrounding land uses	The parcel is surrounded predominately by Agricultural land with the exception of a Country Residential parcel removed from the balance of the quarter section.

Physical and Natural Features

ESAs and Classifications	The Direct Control District is not within any ESA zones or areas identified as Historical Resources
Topographical constraints on property	Land is relatively flat
Waterbodies and wetlands on property	No waterbodies or wetlands
Potential for Flooding	Low risk

Planning and Development History

Prior RD/SD/DP/BP Applications	Redesignation/Subdivision: <u>PLRDSD20120338</u> - Agricultural to Country Residential District, 4.99 ac <u>PLRD20160252</u> - Agricultural to Direct Control District 17.19, 22.34 ac <u>PLRDSD20140047</u> - Agricultural to Country Residential District, 4.6 ac - refused <u>2014-004SD SDAB</u> - Appeal upheld and approved the subdivision of a 4.6-acre Agricultural parcel Development Permits: <u>PLDP20200362</u> - Western Retail Store Addition and Setback Relaxation (Easterly) for Existing Accessory Building <u>PLDP20180256</u> - Dwelling, Secondary Detached - Manufactured (2017) <u>PLDP20180012</u> - Change of Use from Agricultural Building to Commercial Building, Two Accessory Buildings (Connecting Structure & Agricultural Building) <u>PLDP20170280</u> - Accessory Building (Connecting Structure Between Annexes) <u>PLDP20170166</u> - Two Additions (60' x 95' Saddle Room (existing) and 60' x 60' Addition) to the Existing Western Retail Store; Events (Seasonal); Display Area Outdoor and Camping, Short Term <u>PLDP20120315</u> - Setback Relaxation to Farm Structure <u>PLDP20120234</u> - Additions to Existing Building (Retail Business)
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	<u>PLDP20120133</u> - Existing Cafe-Restaurant <u>DPO9-030</u> - Agriculture – Supply & Service: Sales – Agriculture Retail & Products; Retail Building & Retail Building Addition; Outdoor Riding Arena; Self-contained Camping; Sanitary Facilities; Sign – (1-48ft x 10ft trailer on wheels located on the NW 24-29-1-5) Building Permits: <u>PRBP20200647</u> - Adding on 4500 sq ft of enclosed area to expand the Boot Barn <u>PRBP20180741</u> - Change of Use - Agriculture to Commercial (Boot Barn)
Encumbrances on title affecting application	No concerns

Servicing and Improvements Proposed/Existing

Water Services	Private well - No improvements proposed
Sewer Services	Private septic services - No improvements proposed
Storm water/Drainage Improvements	No improvements proposed
Solid Waste Disposal	No improvements proposed

Suitability Assessment

Land suitable for intended use	Yes
Compatible with surrounding land uses	Yes
Appropriate legal and physical access	Yes

The applicant is requesting consideration for Western Retail Store Addition within the 22.34 acre area zoned Direct Control (DC 17.19) District. The Direct Control area is part of a larger parcel with a total area of 126.23 acres, where the remainder of the parcel is zoned Agricultural District.

This proposal is to expand the existing Boot Barn by an additional 8,400 sq ft in order to provide additional washrooms, change rooms, and retail space. DC 17.19 identifies Western Retail Store as a discretionary use, which would include expansions. The expansion is located on the southwesterly side of the existing building identified as the “Boot Shop” and will be incorporated into the existing retail spaces. The retail space will be for Western Wear.

The one mile portion of Range Road 292 north of Township Road 292 is located in Rocky View County and falls under a Road Maintenance Service Agreement between Rocky View and Mountain View County. Rocky View County was circulated and indicated no comment. The surrounding landowner circulation ends on July 13, 2022. At the time of writing the report, no comments were received. Any letter received after writing the report will be shared with Council.

Conclusion

Administration has reviewed the application and can support the application as Western Retail Store addition and the use that can be considered within the Direct Control District Section 17.19 of the Land Use Bylaw.

OPTIONS/BENEFITS/DISADVANTAGES

Options:

The options before Council are to:

1. Approve the proposed development with the conditions as listed/attached;
 2. Approve the proposed development with amended conditions;
 3. Defer the proposed development and request additional information;
 4. Refuse the proposed development.
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ATTACHMENT(S):

- 01 - Location, Land Use and Ownership Map
- 02 - Site Sketch
- 03 - Environmental Scan Map

04 - Aerial Photograph
05 - Direct Control District 17.19
06 - Application Package
07 - DP Presentation

Note: The complete file is available for Council to review if required.



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

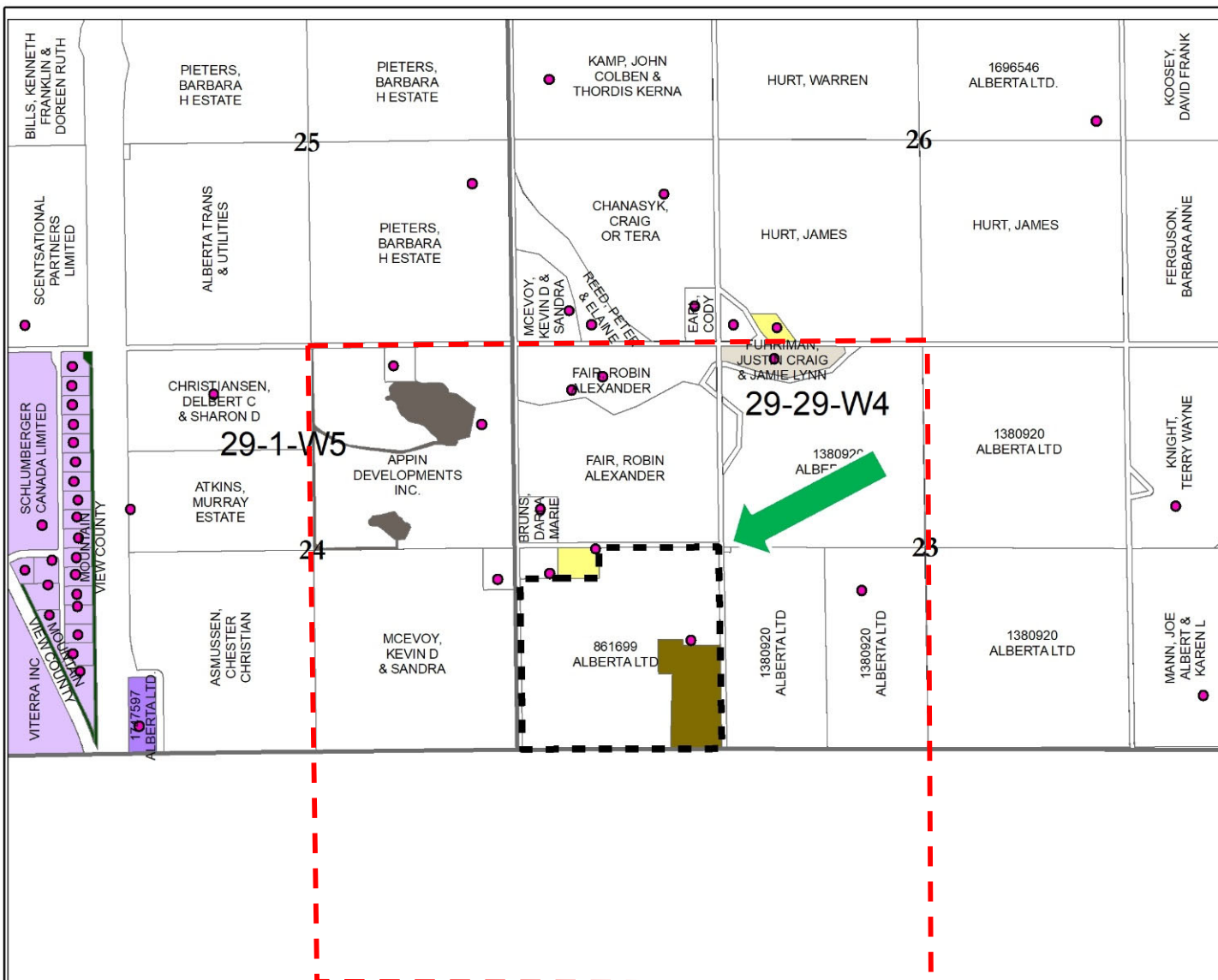
→ Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 22-29-29-4
File Number: PLDP20220218

Map Created on: 2022-05-18

SITE PLAN



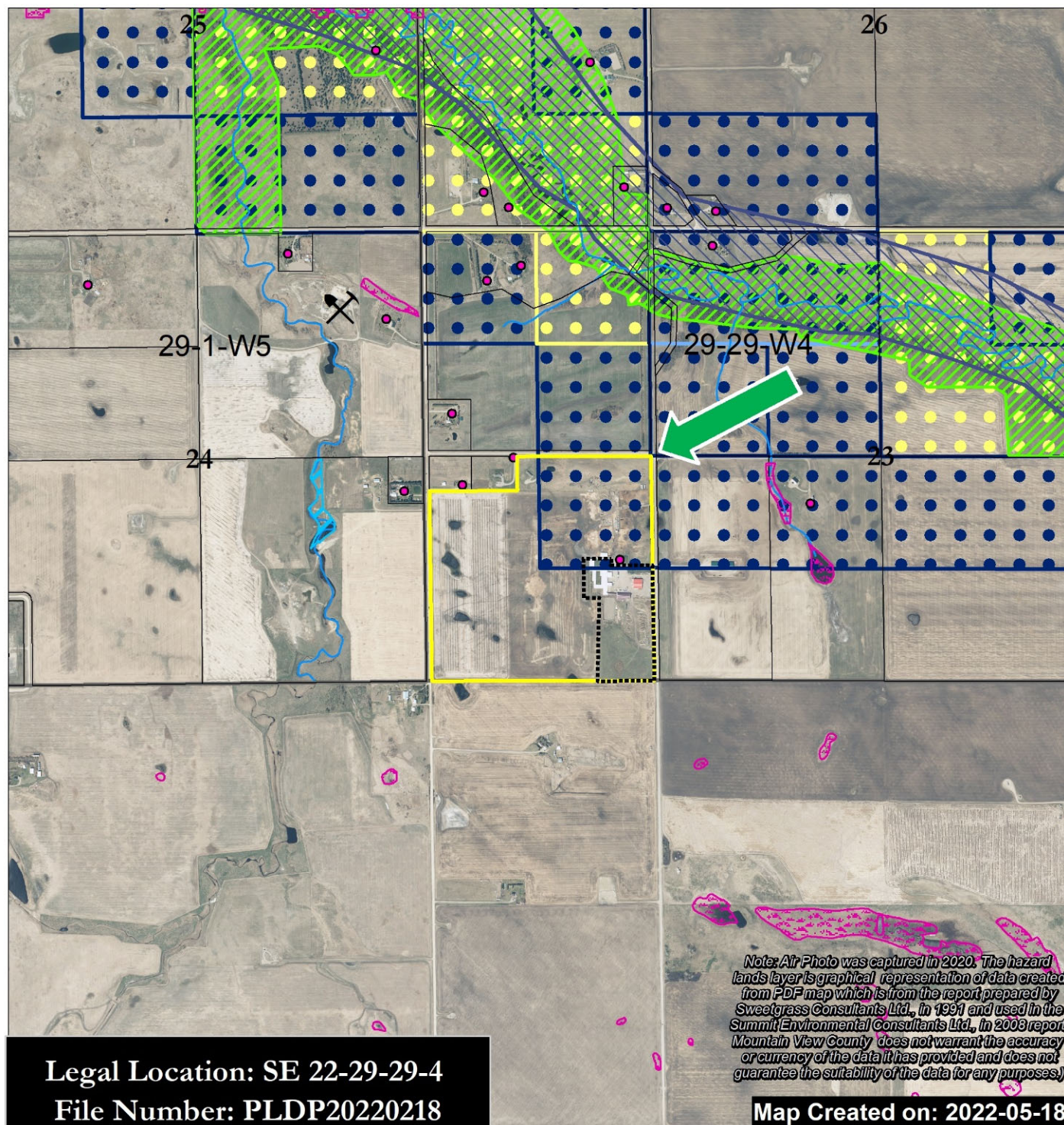
SITE PLAN
1:500





Mountain View COUNTY

Environmental Scan



Legal Location: SE 22-29-29-4
File Number: PLDP20220218

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.)

Map Created on: 2022-05-18

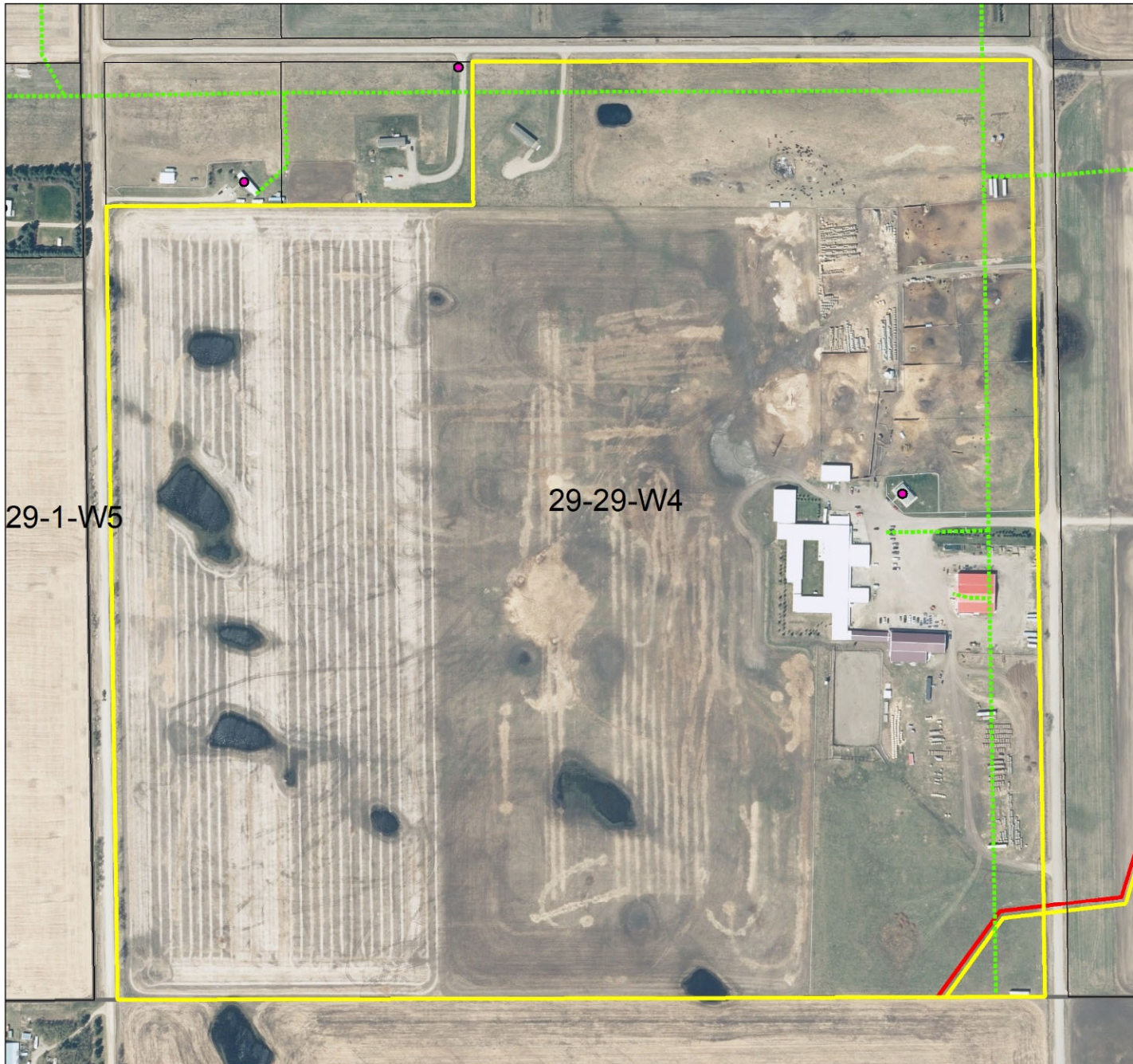
- Floodway
- Flood Fringe
- Environmental Scan
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Environmentally Significant Areas
- ESA_number
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)
- Alberta Merged Wetland
- Bog
- Fen
- Marsh
- Open Water
- Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources
- <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Palaeontological Resources
- Nuisance Grounds
- Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land



0 500 1,000 Meters

Scale: 1:20,000

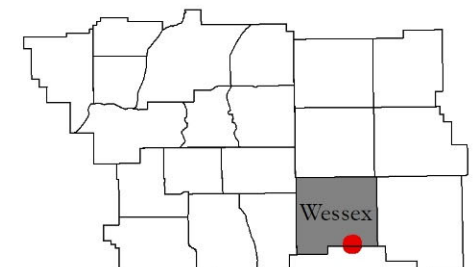
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Well & Pipeline Facilities

- | | |
|--|--------------------------|
| ● Application Location | Pipelines |
| ● Rural Address | ■ ■ ■ <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| ● <all other values> | — CRUDE OIL |
| 🏭 Gas Processing Plant | — FRESH WATER |
| ■ Wells | — FUEL GAS |
| ■ Proposed Development Permit | — HVP PRODUCTS |
| ▨ Altalink Powerline Buffer (30m) | — LVP PRODUCTS |
| | — MISCELLANEOUS LIQUIDS |
| | — NATURAL GAS |
| | — OIL WELL EFFLUENT |
| | — SALT WATER |
| | — SOUR NATURAL GAS |
| | — UNKNOWN |



0 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

Legal Location: SE 22-29-29-4
File Number: PLDP20220218

Note: Air Photo was captured in 2020

Map Created on: 2022-05-18

17.19 Direct Control District Regulations –SE 22-29-29-4**1. Purpose**

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 short-term 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.

2. Application

These regulations shall apply to a 9.05 hectare (22.37 ac) site within SE 22-29-29-4 as outlined on Schedule "B & C"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

CAMPING, SHORT TERM means an area of land used for the purpose of dry camping only and intended to accommodate sleeping facilities such as recreational vehicles, travel trailers, campers, or tents with a maximum number of units not to exceed twenty (20). Length of stay shall not exceed ten (10) consecutive days.

DISPLAY AREA OUTDOOR means a portion of the area used for exhibiting in an orderly manner completely assembled or finished products sold by the western retail business located within the direct control district area.

EVENTS (SEASONAL) means any event or function related to the uses for this district which are held within the Direct Control District area and to which members of the general public are invited or admitted for a fee or free of charge.

WESTERN RETAIL STORE means a building or buildings where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of such quantities of goods, wares, merchandise, substances, articles or things, sufficient only to service the retail business.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building, compliant with Subsection 4.2 of the Land Use Bylaw	Accessory Building and Use
	Camping, Short Term
	Display Area Outdoor
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Events (Seasonal)
	Riding Arena (Outdoor), Public
	Sign, Onsite Commercial
	Western Retail Store

5. Site Regulations

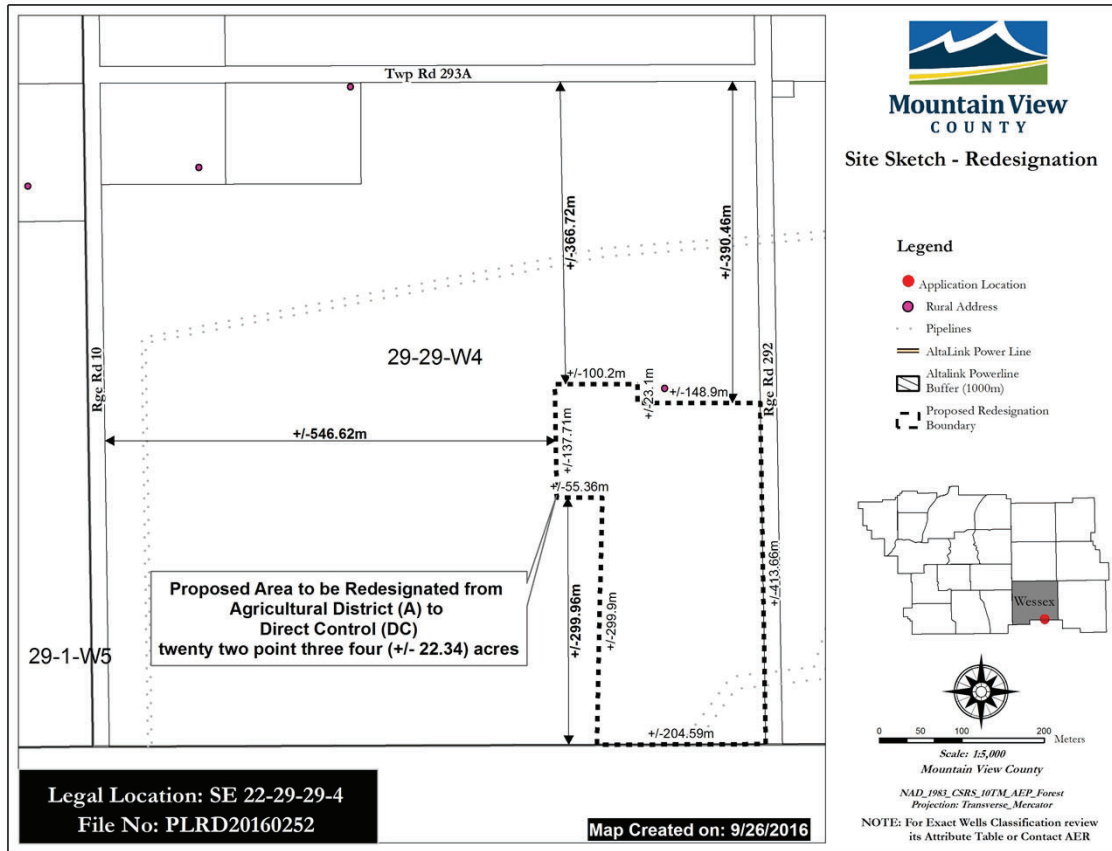
SITE AREA	9.05 hectares (22.37 ac)
FRONT YARD	Minimum 30.0 m (98.4 ft.) from the property line from any paved or hard surface road
	Minimum 40.0 m (131.2 ft.) from the property line from any gravel surface road
REAR YARD	Within the Direct Control designated area. If the area is ever subdivided, setbacks from property lines will be established.
SIDE YARD	Within the Direct Control designated area. If the area is ever subdivided, setbacks from property lines will be established.
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
OTHER SETBACKS	As determined by the Approving Authority
BUILDING DENSITY	The Direct Control District area requires adequate space for parking and camping on the site, therefore building density must not compromise the space.

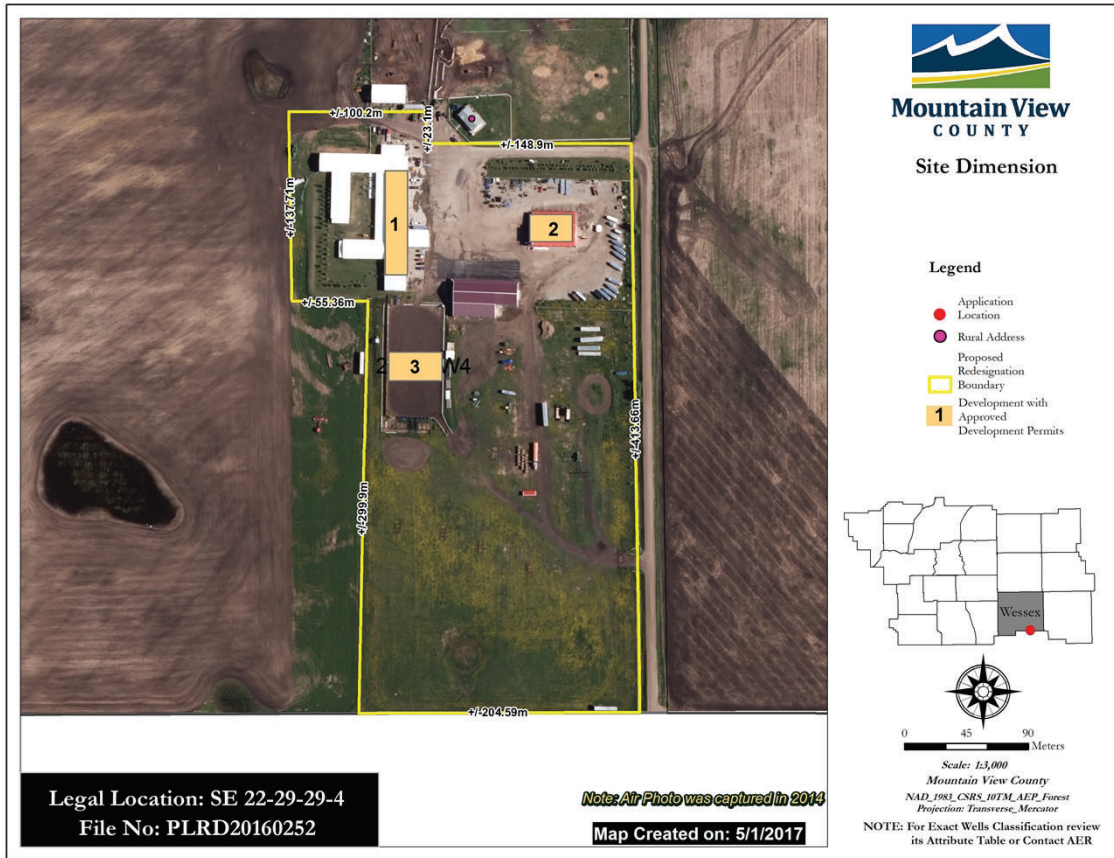
6. Other Development Regulations

- a) Fire Protection
 - i. An on-site fire protection plan, acceptable to the County, shall be prepared by the ~~developer~~ at the time of the submission of a Development Permit Application if
- b) Landscaping
 - i. A Landscape Plan may be required as part of the submission of a Development Permit. For Landscaping refer to the Business, Commercial, and Industrial Guidelines as adopted by Council. All landscaping shall be in conformance with these guidelines.
 - ii. Fencing of the entire Direct Control District area may be required as a portion of the area is currently fenced. Direct Control Uses are not permitted outside of the defined area.
- c) Road Use
 - i. As a requirement of a Development Permit Application the landowner may be required to enter into a Road Use Agreement with the municipal authority responsible for the maintenance of Range Road 292 from the intersection with Township Road 292 to the main approach of the business, to provide for matters including dust suppression measures which may include a requirement for the landowner to pay for the cost of an annual application of calcium.
 - ii. Traffic Impact Assessment: In order to evaluate the traffic impact generated by the proposed Direct Control District, a Traffic Impact Assessment may be required, except where the Approving Authority accepts that no Traffic Impact Assessment is necessary. This report should identify and define: the study area, the planning horizon and analysis period, the existing traffic conditions and the estimated traffic demand. The report should also identify mitigation measures and provide overall recommendations for addressing local and regional traffic impacts.
- d) Storm Water
 - i. Stormwater Management Plan: As part of a subdivision application or as a condition of a Development Permit for new development, a Stormwater Management Plan shall be required, except where the Approving authority accepts that no Stormwater Management Plan is necessary. This Plan shall address current and future drainage requirements in support of the existing and any proposed structures and shall

identify and locate major drainage facilities, including major drainage channel routes, retention/detention facilities, and land requirements for drainage purposes.

- e) Site Plan
 - i. A site plan shall be prepared and include development details, existing facilities, proposed facilities, the designated Camping, Short Term area and the Display Area, Outdoor at the time of the submission of a Development Permit Application.
- f) Hours of Operation
 - i. The regular hours of operation for the business shall be as follows:
 - i. Monday through to Saturday 9:00 am to 9:00 pm.
 - ii. Sunday 9:00 am to 7:00 pm.
- g) Existing Development
 - i. Schedule C identifies the existing development with approved Development Permits in connection with the Western Retail Business.
 - ii. Any existing development in connection with the Western Retail Business, without Development Permits will require a Development Permit Application within thirty (30) days of the approval of this Direct Control District.





1. Main Retail Store
 - a. DP09-030
 - b. PLDP20120133
 - c. PLDP20120234
2. Accessory Building (Water Storage)
 - a. PLDP20120234
3. Riding Arena
 - a. DP09-030



**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.



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.



PLDP20220218

Peggy Grochmal
Development Officer
July 13, 2022



APPLICANT: MCKEAN, PATRICIA J

LANDOWNER: 861699 ALBERTA LTD

LEGAL: SE 22-29-29-4

DIVISION: 1

ZONING: Agricultural District (A) and Direct Control 17.19
(DC 17.19)

ACRES: 148.57 acres: A at 126.23 ac & DC 17.19 at 22.34 ac





PROPOSED DEVELOPMENT:

Western Retail Store Addition



Mountain View COUNTY

County Location

-  Proposed Development Permit Location
-  Paved Roads and Highways
-  Town/Village
-  Mountain View County

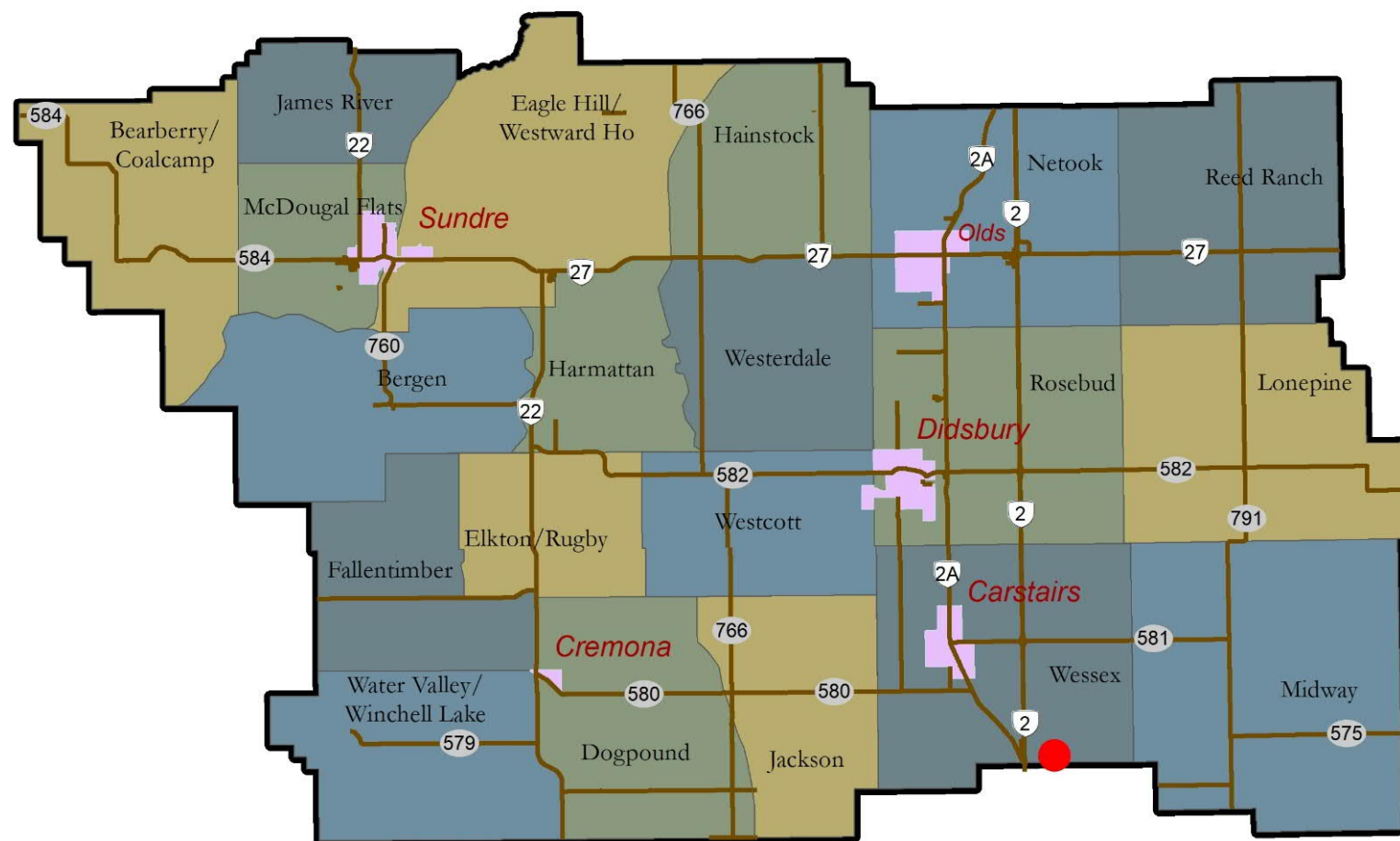
0 5 10 20
Km

Scale: 1:450,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: Point is not to scale and
it is an estimation of the location



Legal Location: SE 22-29-29-4
File Number: PLDP20220218



Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- Land Use Zoning
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control

Subject Land

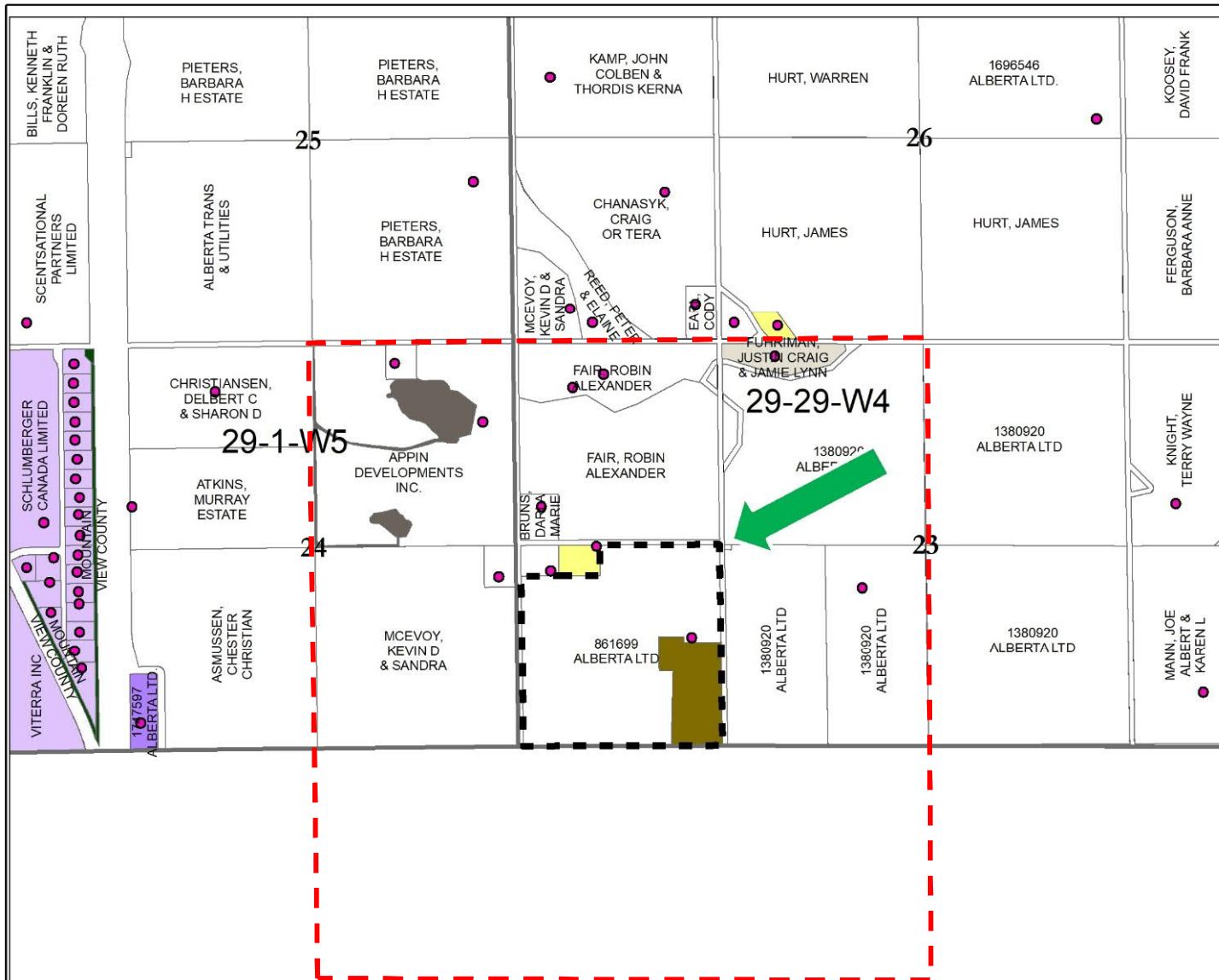


0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SE 22-29-29-4
File Number: PLDP20220218

24 Map Created on: 2022-05-18



Mountain View COUNTY

Environmental Scan

- Floodway
- Flood Fringe
- Rivers and Creeks
- Floodplain
- Aeolian Deposit
- Wetlands
- Colonial Nesting Bird Range
- Environmentally Significant Areas (ESA) 1 (Very High)
- Environmentally Significant Areas (ESA) 2 (High)
- Environmentally Significant Areas (ESA) 3 (Moderate)
- Environmentally Significant Areas (ESA) 4 (Low)
- Alberta Merged Wetland Bog
- Alberta Merged Wetland Fen
- Alberta Merged Wetland Marsh
- Alberta Merged Wetland Open Water
- Alberta Merged Wetland Swamp
- Conservation Easement (Legacy Land Trust Society)
- Rural Address
- Proposed Development Permit
- Growth Centres
- Historical Resources <all other values>
- a-Archaeological Resources
- a, p
- h-Historical Sites
- p-Paleontological Resources
- Nuisance Grounds Landfills
- Gravel Pits
- Sewage Lagoons
- CFO - NRCB Approved
- Subject Land



0 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Note: Air Photo was captured in 2020. The hazard lands layer is graphical representation of data created from PDF map which is from the report prepared by Sweetgrass Consultants Ltd., in 1991 and used in the Summit Environmental Consultants Ltd., in 2008 report. Mountain View County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purposes.)

Legal Location: SE 22-29-29-4
File Number: PLDP20220218

Map Created on: 2022-05-18



Well & Pipeline Facilities

- Legend:**

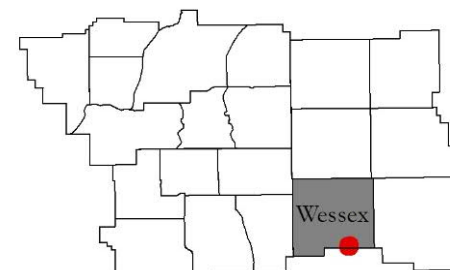
 - Application Location
 - Rural Address
 - Gas Plants, Battery Sites, etc.**
 - <all other values>
 - Gas Processing Plant
 - Wells
 - Proposed Development Permit
 - Altalink Powerline Buffer (30m)

Pipelines

 - ■ ■ <all other values>

SUBST_A

 - CRUDE OIL
 - FRESH WATER
 - FUEL GAS
 - HVP PRODUCTS
 - LVP PRODUCTS
 - MISCELLANEOUS LIQUIDS
 - ● ● ● NATURAL GAS
 - OIL WELL EFFLUENT
 - SALT WATER
 - SOUR NATURAL GAS
 - ■ ■ UNKNOWN



A scale bar with markings at 0, 100, and 200 Meters.

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

29-1-W5

29-29-W4

Legal Location: SE 22-29-29-4
File Number: PLDP20220218

Note: Air Photo was captured in 2020

26

Map Created on: 2022-05-18

SITE PLAN



SITE PLAN

1 : 500



**Mountain View
COUNTY**

SITE PHOTO

PLDP20220218



Looking west at building site
from existing building

SITE PHOTO

PLDP20220218



Looking at existing building

SITE PHOTO

PLDP20220218



Existing building – addition to
the back and right of this photo

ADMINISTRATIVE POSITION

Supports Approval

That Council approve the proposed Western Retail Store Addition in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 22-29-29-4, submitted by MCKEAN, Patricia J, Development Permit No. PLDP20220218, subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 21/21.
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. N/A
10. N/A
11. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

12. 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 regards 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 Conditions:

13. 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.
14. The appearance, design, and construction of the Addition to the Existing Western Retail shall complement the design of the existing development.
15. 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.
16. That all previously issued Development Permits remain valid and continued compliance must be maintained.