



**Mountain View**  
C O U N T Y

**NOTICE OF DECISION**

October 23, 2018

File No.: PLDP20180405

Sent via email and mail: [REDACTED]

HOMISTER, Debbie  
[REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

Dear Debbie Homister:

**RE: Proposed Development Permit**

**Legal: SW 9-30-5-5**

**Development Proposal: Business, Contractors - Happenin Hair Beauty Studio**

The above noted Development Permit Application on the SW 9-30-5-5 for a Business, Contractors - Happenin Hair Beauty Studio was considered by the Administrative Subdivision & Development Approving Authority on October 23, 2018.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Land Use Bylaw No. 16/18

Section 11.1 Agricultural Districts  
Discretionary Use – Business, Contractors

The Administrative Subdivision & Development Approving Authority concluded that a Business, Contractors - Happenin Hair Beauty Studio is suitable development for SW 9-30-5-5 and conforms to the above noted policies.

As such, the Administrative Subdivision & Development Approving Authority has approved the application subject to the following conditions:

**STANDARD CONDITIONS:**

1. The provisions of the Land Use Bylaw No. 16/18.
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. N/A
8. N/A
9. N/A
10. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
11. N/A

**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 CONDITION(S):**

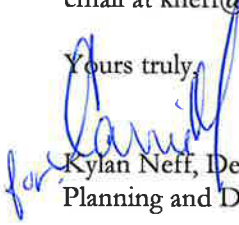
13. Permit approval is conditional to information supplied on the application form for a Business, Contractors Development Permit to provide hair and aesthetics services. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
15. The proposed business shall not have more than five (5) customer visits per day. The applicant shall not generate excessive or unacceptable increases in traffic within the immediate area.
16. The hours of operation shall be from 9:30 am to 6:00 pm Monday to Friday and 9:30 am to 5:00 pm on Saturday, year-round. There shall be no business conducted on Sundays and statutory holidays
17. The sign permitted with the Business, Contractors - Happenin' Hair Beauty Studio shall not exceed 2' x 10' ft and shall be located on subject property not within the County Road Allowance. Additional signage shall require additional County approvals. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
18. The applicant shall obtain a Building Permit for the change of use from personal to commercial for Business, Contractors - Happenin' Hair Beauty Studio.

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 [www.mountainviewcounty.com/DiscretionaryUse](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **October 30, 2018** and **November 06, 2018** in the Mountain View Gazette. Should you wish to appeal this decision, or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board, at the County Office, prior to 4:00 pm on **November 13, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) 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. 16/18 will 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. 171 or by email at [kneff@mvcounty.com](mailto:kneff@mvcounty.com).

Yours truly,



Kylan Neff, Development Officer  
Planning and Development Services

/cm

Enclosures

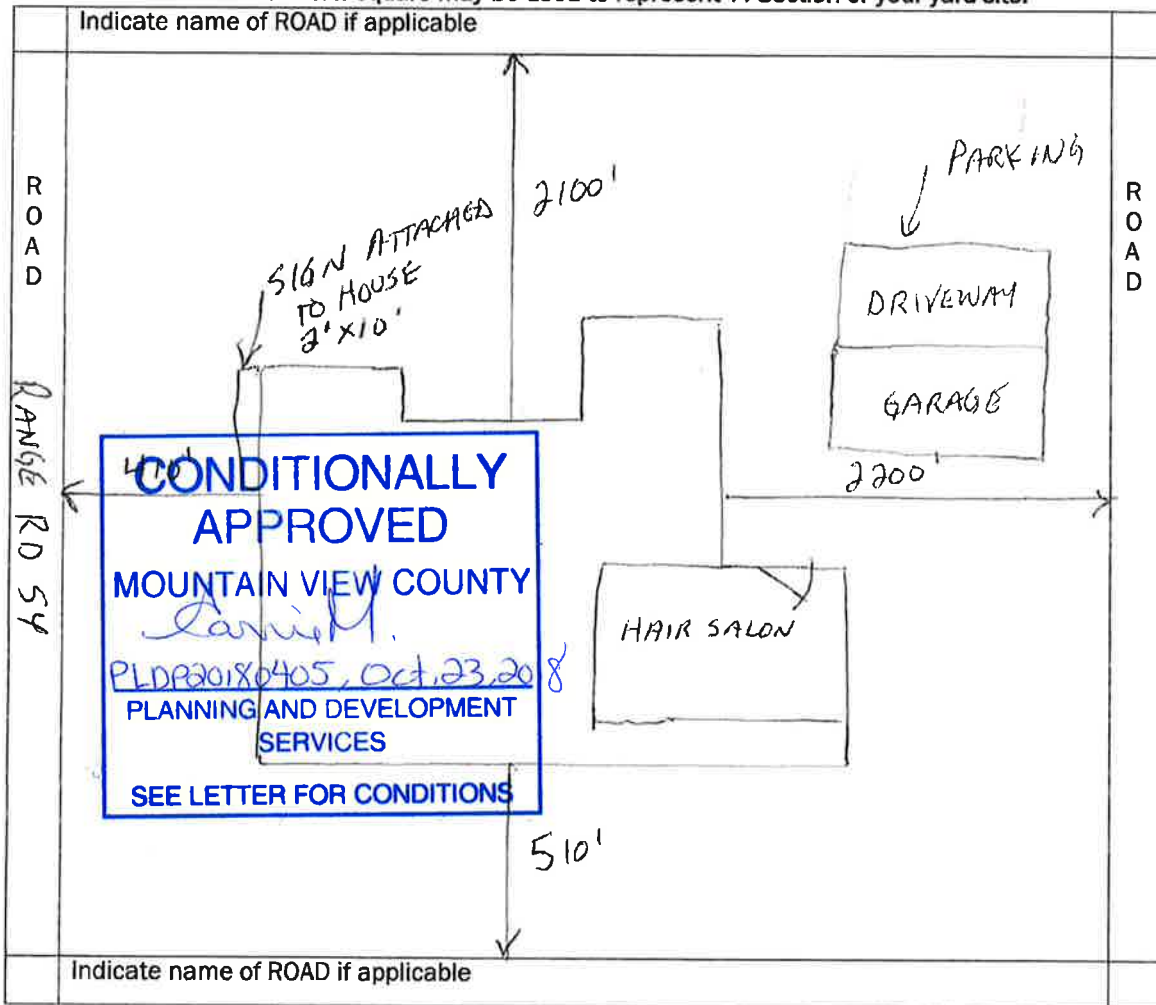
cc: HOMISTER, CHRISTOPHER A [REDACTED]  
HOMISTER, MAYNARD [REDACTED]

## Site Plan of Proposed Development

The Site Plan must include all of the following information in order for it to be considered complete;

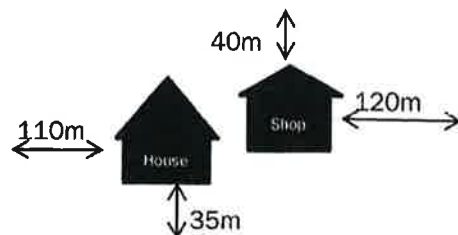
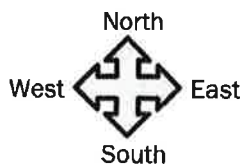
- Property lines with dimensions and total area of property;
- Location of all existing, temporary and proposed structures (ie. dwellings, sheds, signs, etc.);
- Setback distances of all structures, new and existing: from the front, rear, and side yards of structures to the closest property line (front yard refers to that portion of the building facing the road, property may have 2 front yards if next to 2 roads)
- Label roadways and indicate existing and/or proposed access to the site;
- If applicable, location of oil & gas wells, pipelines & facilities;
- Indicate the location of water wells and septic tank/sewage disposal systems;
- If applicable, location of natural features (water courses, wooded areas, etc.) and man-made features (drainage ditches, berms, etc.); and
- If applicable, location of all easements such as utility right of way, caveat, etc.

The below square may be used to represent ¼ Section or your yard-site.



Please indicate the distances from the closest structure(s) to all property lines.

For Example:





**Mountain View**  
C O U N T Y

# NOTICE OF DEVELOPMENT APPEAL

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

Excerpt from the Municipal Government Act, Section 685(1) - Grounds for Appeal  
685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

File Number of the Development Application: \_\_\_\_\_

APPELLANT: Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

LAND OWNER: Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

LAND DESCRIPTION: Registered Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
Part: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Meridian \_\_\_\_\_

THIS APPEAL IS COMMENCED BY, ON BEHALF OF:

- (a) \_\_\_\_\_ Adjacent Landowner (Fee \$425.00)
- (b) \_\_\_\_\_ Developer/Applicant/Landowner (Fee \$425.00)

REASON(S) FOR THE APPEAL (use additional paper if required):

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*In accordance with the MGA section 686(4) and the FOIPP Act section 40(1) all information you have provided, including personal information, will be made available to the Public in its original state.*

\_\_\_\_\_  
Signature of Appellant/Agent

\_\_\_\_\_  
Date