



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

NOTICE OF DECISION

June 06, 2019

File No.: PLDP20190136

Sent via email and mail: [REDACTED]

TOMCZAK, Charissa
[REDACTED]

Dear Charissa Tomczak:

RE: Proposed Development Permit
Legal: NE 20-29-5-5 Plan 1966JK Block 2 Lot 10
Development Proposal: Business, Home Based - Dog Grooming (Ruff & Rustic Canine Salon) within Existing Dwelling

The above noted Development Permit Application on the NE 20-29-5-5 Plan 1966JK Block 2 Lot 10 for a Business, Home Based - Dog Grooming (Ruff & Rustic Canine Salon) within Existing Dwelling was considered by the Municipal Planning Commission on June 06, 2019.

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

Municipal Development Plan Bylaw No. 09/12	Section 5.0 Economic Development Land Use Policies
Land Use Bylaw No. 16/18	Section 10.5: Business (Home Office, Home Based, or Contractors)
	Table 10.5-1: Business, Home Based and Contractors Standards
	Section 12.2 Country Residential (1) District

The Municipal Planning Commission concluded that a Business, Home Based - Dog Grooming (Ruff & Rustic Canine Salon) within Existing Dwelling is suitable development for NE 20-29-5-5 Plan 1966JK Block 2 Lot 10 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. 16/18.

T 403.335.3311 1.877.264.9754 F 403.335.9207
1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada TOM 0W0
www.mountainviewcounty.com

Building Rural Better



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. N/A
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 the information supplied on the application form for a Business, Home Based - Dog Grooming (Ruff & Rustic Canine Salon) Development Permit to provide dog grooming services only. No dog training, boarding and breeding services has been permitted with issuance of this permit. The applicant shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
14. No sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.
15. The hours of operation shall be from 10:00 a.m. to 3:00 p.m. Monday – Sunday, by appointment only, year-round. Client visits shall not exceed two (2) per day.
16. The applicant and/or operator will not allow the dogs to bark or howl excessively or otherwise disturb any persons. Additional sound proofing of the grooming area may be required: should noise issues arise.
17. An outdoor exercise area has not been approved with this permit. The dogs shall not be permitted to run free.

18. No outdoor storage pertaining to the business has been permitted with issuance of this development permit.

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 <http://www.mountainviewcounty.com/home-property-development/recent-decisions>. This decision will also be advertised on **June 11, 2019** and **June 25, 2019** 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 **June 27, 2019**. 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. 135 or by email at cmabin@mvcountry.com.

Mine truly,

Carrie Mabin, Development Officer
Planning and Development Services

/kl

Enclosures

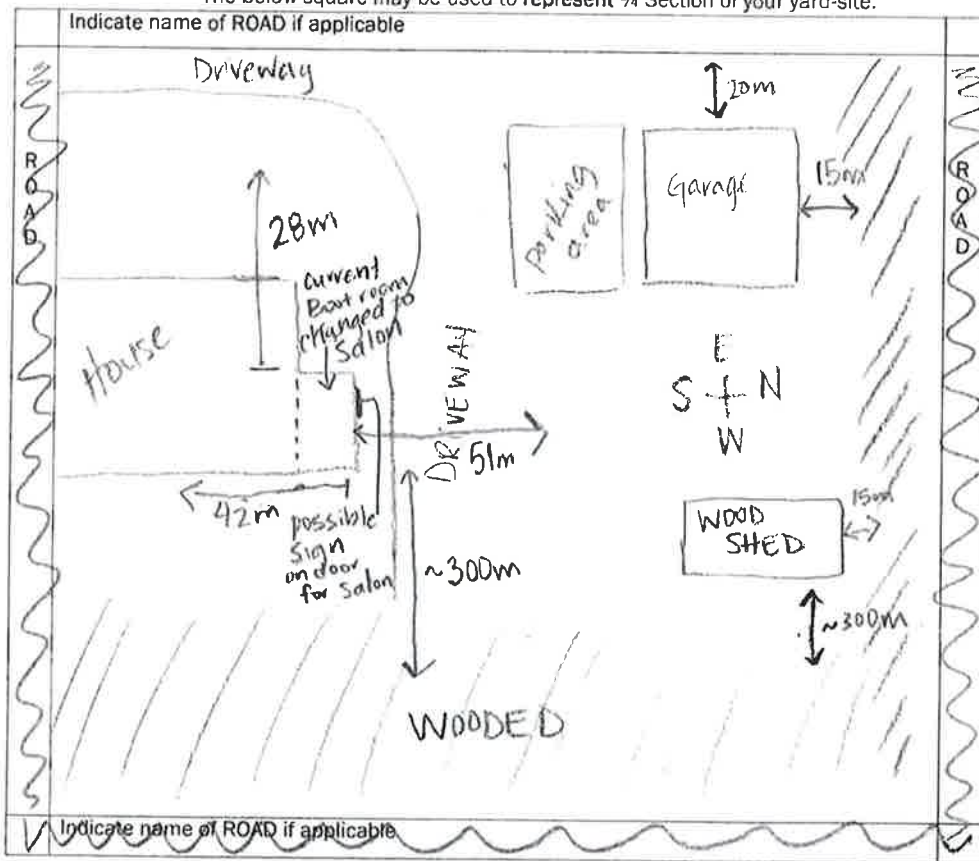
cc: TOMCZAK, LORI

Site Plan of Proposed Development

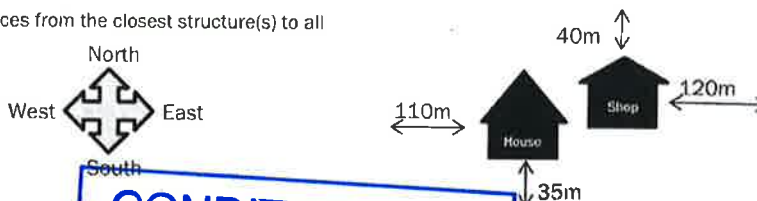
The Site Plan must include all of the following information in order for it to be considered complete:

- 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:



CONDITIONALLY APPROVED
 MOUNTAIN VIEW COUNTY
James
 PLDPA0190136 June 06, 2018
 PLANNING AND DEVELOPMENT SERVICES
 SEE LETTER FOR CONDITIONS

RECEIVED
 MAY - 7 2018
 MOUNTAIN VIEW COUNTY
 DIDSBURY



Mountain View
C O U N T Y

NOTICE OF DEVELOPMENT APPEAL

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
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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: _____
Email: _____

LANDOWNER: 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):

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and *Municipal Government Act* Sections 678 and 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, **the applicant consents to the information being made available to the public and Appeal Board in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB TOM OW0 Ph: 403-335-3311

Signature of Appellant/Agent

Date