



NOTICE OF DECISION

September 04, 2025

File No.: PLDP20250126

Sent via email and mail: [REDACTED]

HILL, JANA
[REDACTED]

SUNDRE, AB T0M 1X0

Dear Jana:

RE: Proposed Development Permit

Legal: NE 14-33-5-5 Plan 1512215 Block 1 Lot 1

Development Proposal: Business, Contractors - Nogginz Hair Studio & Sun Valley Ponies, 2 Signs, On-Site Commercial, and Setback Relaxations to Existing Structures

The above noted Development Permit application on the NE 14-33-5-5 Plan 1512215 Block 1 Lot 1 for a Business, Contractors - Nogginz Hair Studio & Sun Valley Ponies, 2 Signs, On-Site Commercial, and Setback Relaxations to Existing Structures was considered by the Municipal Planning Commission on September 04, 2025.

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

Municipal Development Plan
Bylaw No. 20/20

Section 4.0 Residential Land Use Policies
Section 5.0 Economic Development Land Use Policies

Land Use Bylaw No. 10/24

Section 7.5 Offences and Fines
Section 10.4. Business (Home Office, Home Based, or Contractors)
Section 12.1. R-CR Country Residential District

The Municipal Planning Commission concluded that a Business, Contractors - Nogginz Hair Studio & Sun Valley Ponies, 2 Signs, On-Site Commercial, and Setback Relaxations to Existing Structures is suitable development for NE 14-33-5-5 Plan 1512215 Block 1 Lot 1 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. N/A
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. Permit approval is conditional to information supplied with the application for Business, Contractors - Nogginz Hair Studio & Sun Valley Ponies, 2 Signs, On-Site Commercial, and Setback Relaxations to Existing Structures. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
 12. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
 13. The Hours of Operation for Nogginz Hair Studio shall be 11:00 a.m. to 5:00 p.m., Monday to Saturday, year-round.
 14. The Hours of Operation for Sun Valley Ponies shall be from 11:00 a.m. to 7:00 p.m., Monday to Saturday, seasonally from April to December.
 15. The proposed businesses shall each have no more than two customer visits per day and shall not generate excessive or unacceptable increases in traffic within the immediate area.
 16. Two Signs, On-Site Commercial are permitted. One sign for Nogginz Hair Studio shall not exceed 20 inches x 20 inches, and one sign for Sun Valley Ponies shall not exceed 36 inches x 36 inches. The signs shall be located on the subject property and maintained in good repair. The applicant, landowner and/or operator shall be responsible for removal if the signs are no longer required.
 17. The applicant, landowner and/or operator shall obtain a Building Permit for a Change of Use from Personal Use to Commercial Use for the portion of the existing dwelling used for the public occupancy of Nogginz Hair Studio.
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18. If there will be any public occupancy within any of the accessory buildings on site, the applicant, landowner and/or operator shall obtain a Building Permit so an inspection by a Safety Codes Officer can confirm that the accessory building being used for public occupancy meets the Building Code requirements for Commercial Use.
19. The applicant, landowner and/or operator shall comply with Mountain View County's Animal Control Bylaw.
20. The applicant, landowner and/or operator shall adhere to the Manure Management Plan submitted with the application.
21. The keeping of horses shall comply with the Code of Practice for the Care and Handling of Equines from the National Farm Animal Care Council.
22. All livestock facilities shall be kept in a manner satisfactory to the Health Authority and the Society for the Prevention of Cruelty to Animals (SPCA).
23. The existing vegetative visual screening shall be maintained and cared for. If any of the trees or shrubs are removed from the property and/or die, replacement trees or shrubs shall be planted.
24. Setback relaxations are granted for the life of the buildings as per the submitted application.

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 **September 09, 2025** and **September 16, 2025** 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 **September 25, 2025**.

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





NOTICE OF DEVELOPMENT APPEAL

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

Excerpt from the Municipal Government Act, Section 685 - 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.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority 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/Affected Person (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 T0M 0W0 Ph: 403-335-3311

Signature of Appellant/Agent

Date