



June 12, 2025

File No.: PLDP20250126

Attention: Adjacent Landowners

Dear Sir/Madam:

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

**Landowner: HILL, JANA
Applicant: HILL, JANA
Legal: NE 14-33-5-5 Plan 1512215 Block 1 Lot 1**

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

The applicant is requesting consideration for a hair studio, as well as horsemanship and riding lessons for children, on this stand-alone 4.70-acre Country Residential District parcel. The hair studio will operate year-round within the existing dwelling. The horsemanship and riding lessons for children will operate seasonally, from April to December, within the existing barn. Two signs, one for each business activity, have also been requested, along with setback relaxations for some small existing outbuildings.

You can contact the Development Officer to request a copy of the proposal be mailed or emailed to you, or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to July 3, 2025. Comments may be sent to:

Email: bhutchings@mvcounty.com; or
In Person: 10-1408 Township Road 320 (Bergen Road); or
Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 211 or via email at bhutchings@mvcountry.com.

Sincerely,



Becky Hutchings, Development Officer
Planning and Development Services

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





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

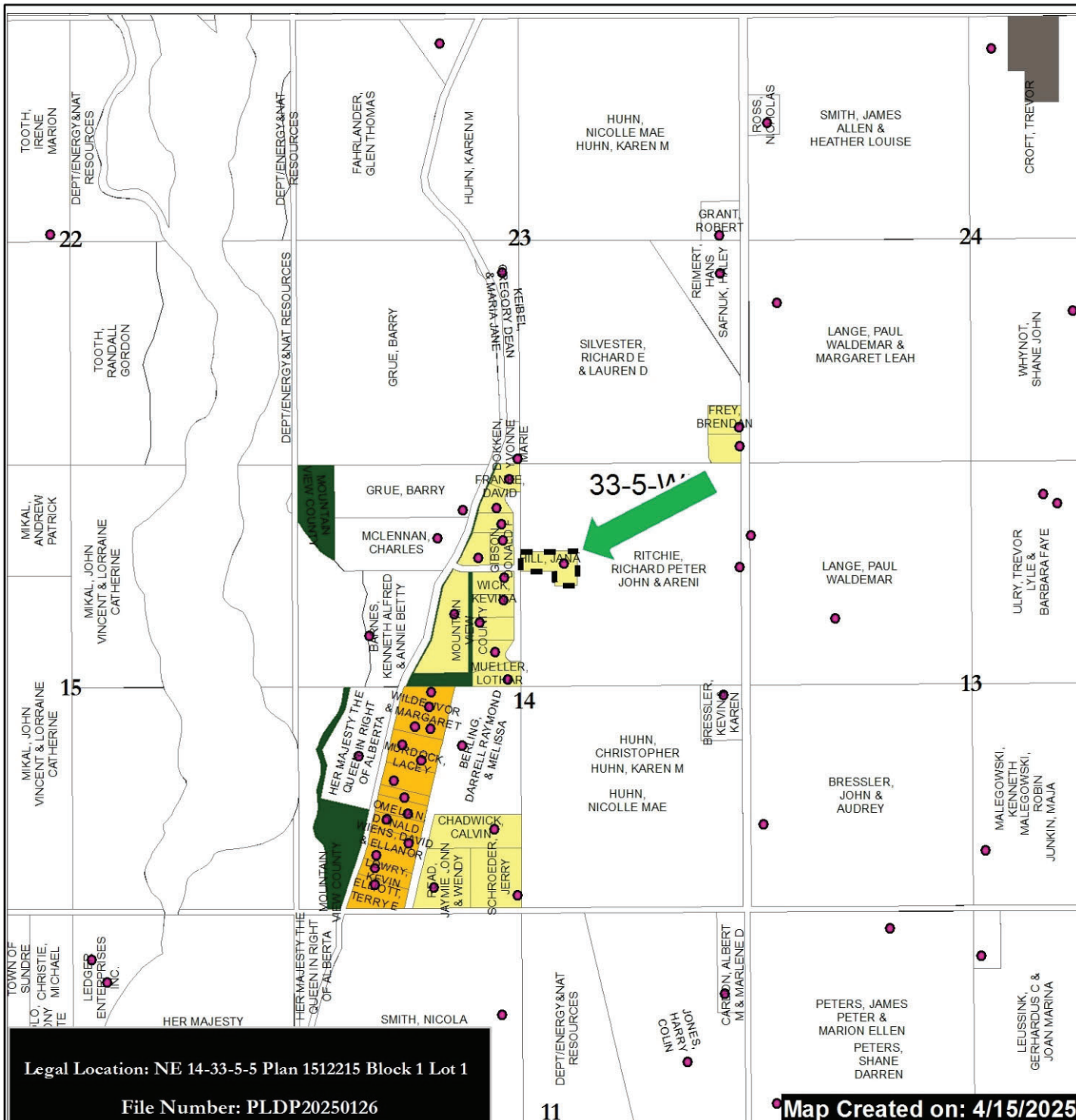
→ Subject Land



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



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

File Number: PLDP20250126

Map Created on: 4/15/2025



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: April 6/2025

PLDP 20250126
Discretionary Permitted

Submission Requirements

- | | |
|--|---|
| <input checked="" type="checkbox"/> Application form | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER |
| <input type="checkbox"/> Development Permit fees | <input type="checkbox"/> Applicant's signature |
| <input type="checkbox"/> Certificate of Title - current within 30 days | <input type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Supplemental Forms - for Secondary Suites or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): Jana Hill

Address: [REDACTED]

Phone #: [REDACTED]

Email: [REDACTED]

LANDOWNER(s) (if applicant is not the landowner): [REDACTED]

Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Email: [REDACTED]

Site Information & Development Details

RURAL ADDRESS: [REDACTED]

LEGAL: NE Section: 14 Township: 33 Range: 5 West of 5 Meridian

Plan: 1512215 Block: 1 Lot: 1 Parcel Size: 1.9 hectares 4.7 acres

Is property adjacent to a developed County or Provincial Road? YES

Existing BUILDINGS: [REDACTED]

Number of Existing DWELLINGS: [REDACTED]

PROPOSED DEVELOPMENT:
(what are you applying for)

NONE

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: [REDACTED]

Rear: [REDACTED]

Side: [REDACTED]

Side: [REDACTED]

Proposed Construction Details

Type of STRUCTURE: If Dwelling, what type:
If Other, describe: Foundation/Basement:
Square Footage: 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:

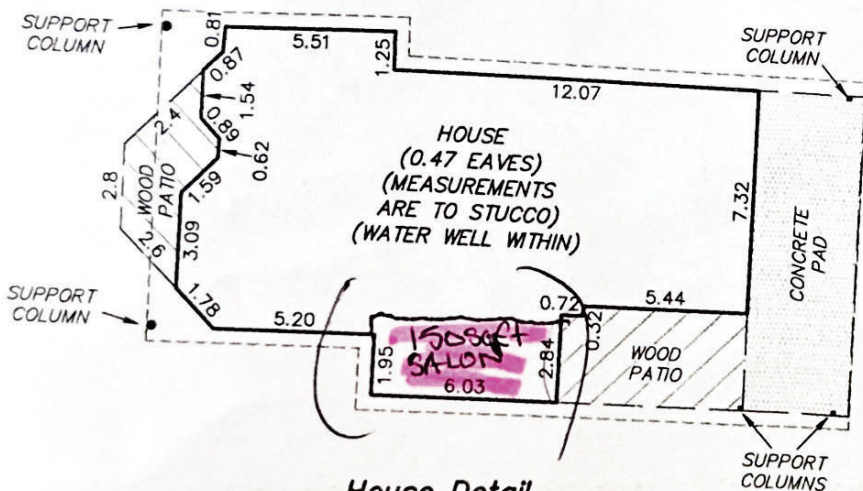
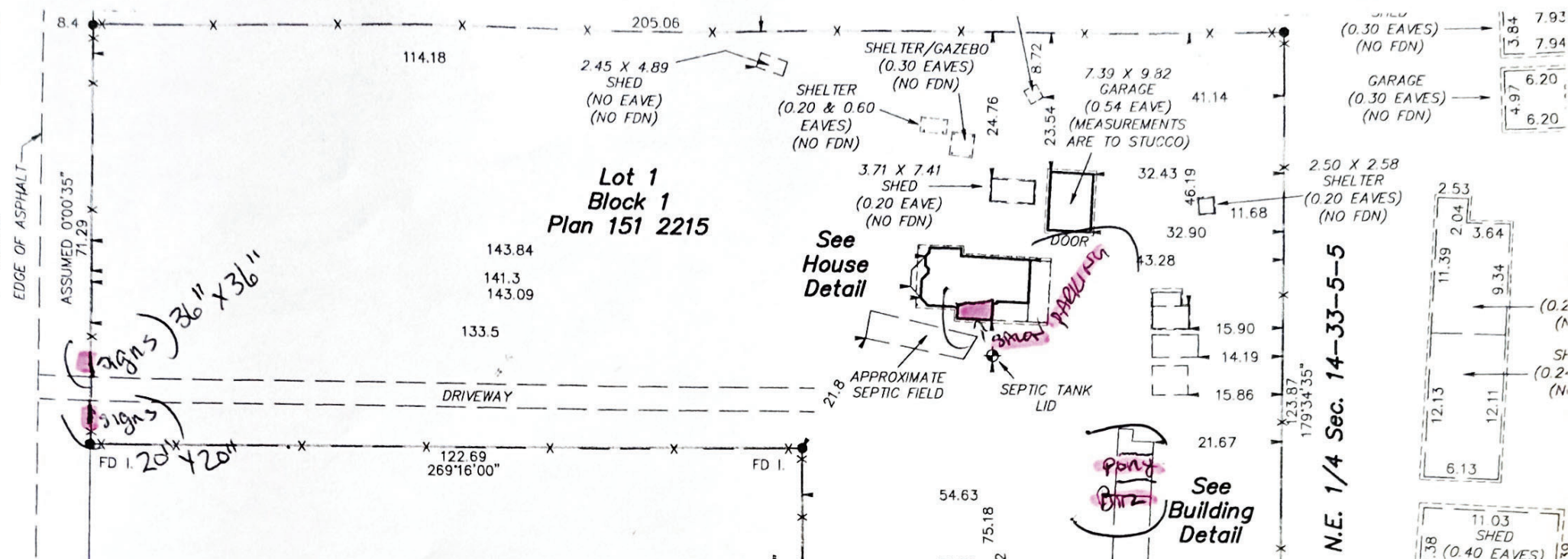
Sewage System: Type: If other:
Water Supply: Type: If other:
Has proposed development started?
Estimated start date: Estimated completion date:
Estimated cost of project:

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

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.

Road



N.E. 1/4 Sec. 14-33-5-5

*NOTE: NO VISIBLE WATER WELL AT THE TIME OF SURVEY (WITHIN HOUSE AS PER OWNER)

NOTE:

REAL PROPERTY REPORT UPDATED JANUARY 3rd, 2024, AS TO LOCATION OF SHELTERS, LEAN-TO AND FENCES



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: APRIL 6 / 2025

Contact Details

NAME OF APPLICANT(s): Jana Hill

Address: [REDACTED]

Phone #: [REDACTED]

Email: [REDACTED]

LANDOWNER(s) (if applicant is not the landowner): [REDACTED]

Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Email: [REDACTED]

Site Information

RURAL ADDRESS: [REDACTED]

LEGAL: NE Section: 14 Township: 33 Range: 5 West of 5 Meridian

Plan: MANNA 1612215 Block: 1 Lot: 1 Parcel Size: 1.9 hectares 4.7 acres

Nature of the Business

Name of Business: Nogginz Hair Studio Sun Valley Ponies

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:

Hair Salon Service only no goods for sale. Services offered - haircut - colour.

Sun Valley Ponies
teach horsemanship and intro to riding for children lessons

Complete the following checklist:

1. Will any clients visit the home or property? ☒ YES

2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? ☒ NO

3. Will there be any outside signage related to the business? ☒ YES on my fence/gate

4. How many employees in addition to the permanent residents? ☒ 0

5. How many business related vehicles will be on the property? ☒ 0

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.

a room in my home for salon chair station
tack room AND grooming area for kids in barn.

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

150 square ft sun room

How many people will be employed, including yourself: just me.

Number of customers during an Average Day: 2

Average Week: 8

Hours of Operation: 11-5.

Days of Operation: MT Th Fr

Months of Operation: salon (year round) ponies APR-DEC

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

Ø

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

1 car per appointment

SEE
ATTACHED

What outdoor/indoor storage will be on the property related to the Business:

Ø

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

OK SALON SIGN IS 20x20 inches
PONY SIGN IS 36x36 inches

Please note: if your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.



PROPERTY
UNDER 24
HOUR VIDEO
SURVEILLANCE