



January 13, 2026

File No.: PLDP20260003

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Business, Contractors - Yoga Studio and Change of Use of Existing Accessory Building - Geodesic Dome to Commercial Use for Studio

Landowner: JACOBS, Jessica and SMAHA, Glenn
Applicant: JACOBS, Jessica and SMAHA, Glenn
Legal: NE 3-29-5-5 Plan 8411105 Block 3 Lot 25

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>.

This proposal is for the establishment of a yoga studio on the subject parcel. This studio would host up to two sessions per week, with 10 students per session. In 2024, the applicants obtained a Development Permit for placement of an Accessory Building - Geodesic Dome for personal use on their property. As they are intending on hosting the yoga sessions in the dome, a change of use permit will also be required to ensure that commercial occupancy requirements are being met for this type of use.

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 February 3, 2026. Comments may be sent to:

Email: pgrochmal@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. 182 or via email at pgrochmal@mvcounty.com.

Sincerely,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/peg

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) 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.**





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

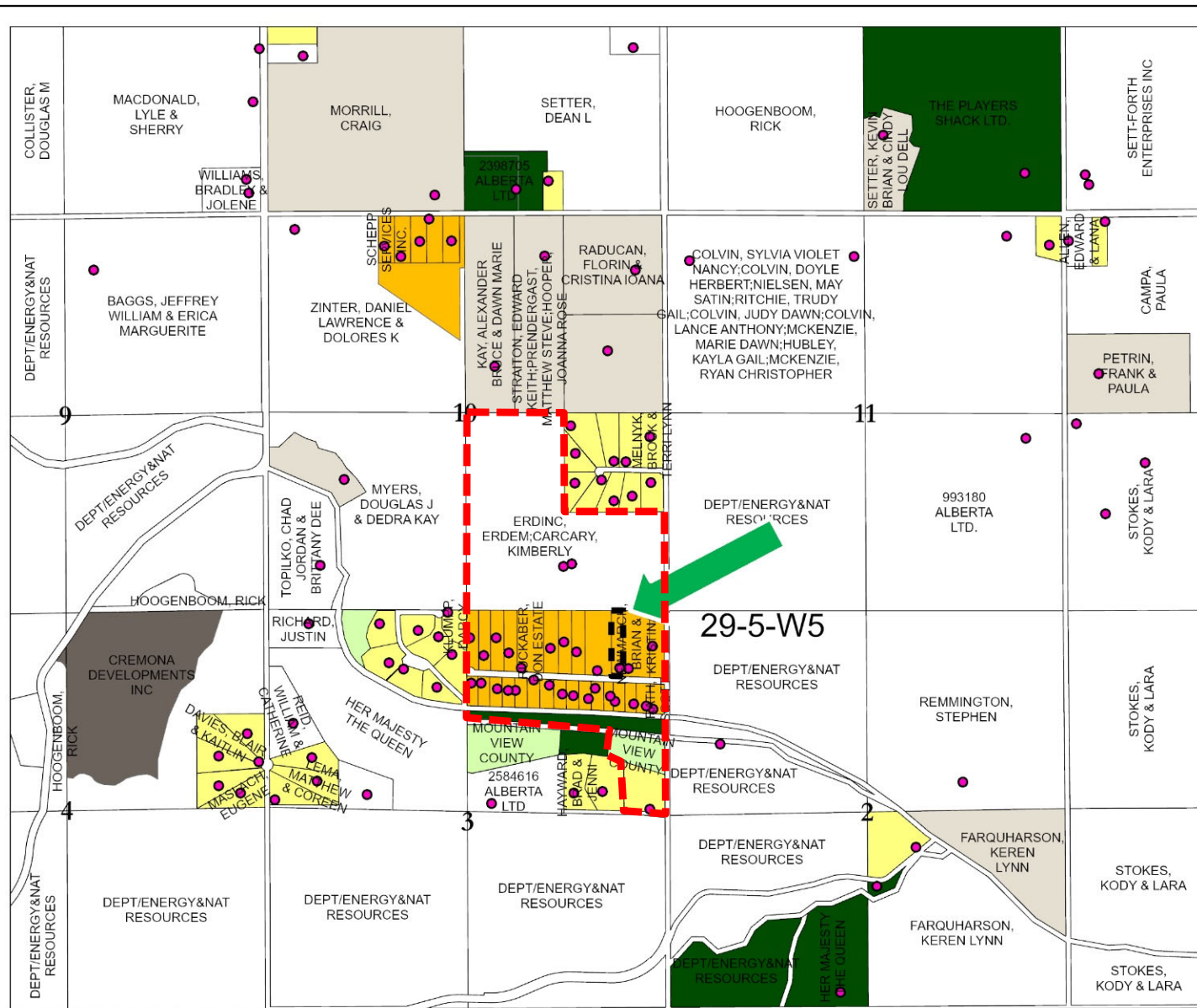
Subject Land



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: NE 3-29-5-5
Plan 8411105 Block 3 Lot 25
File No: PLDP20260003

Map Created on: 1/9/2026



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 20260003

Application Date: January 7, 2026

PLDP 20250003
☒ 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 checked="" type="checkbox"/> Certificate of Title - current within 30 days | <input type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Supplemental Forms - for Second Dwelling or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): Glenn Smaha and Jessica Jacobs
Address: _____ Town/City: Water Valley Postal Code: T0M 1A0
Phone #: _____ Alternate Phone #: 403
Email: _____

LANDOWNER(s) (if applicant is not the landowner): same as above
Address: _____ Town/City: _____ Postal Code: _____
Phone #: _____ Alternate Phone #: _____
Email: _____

Site Information & Development Details

RURAL ADDRESS: 16-29066 RR52
LEGAL: NE Section: 3 Township: 29 Range: 5 West of 5TH Meridian
Plan: 8411105 Block: 3 Lot: 25 Parcel Size: 3.15 Acres

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

Existing BUILDINGS: _____

Number of Existing DWELLINGS: _____

PROPOSED DEVELOPMENT: Change of use for our geodesic dome from personal to business.
(what are you applying for)

Proposed and Existing Setbacks

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

Front: _____	Rear: _____
Side: _____	Side: _____

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.



**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: 01/06/2026

Contact Details

NAME OF APPLICANT(s): Glenn Smaha and Jesscia Jacobs

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

LANDOWNER(s) (if applicant is not the landowner):

same as above

Address:

Town/City:

Postal Code:

Phone #:

Alternate Phone #:

Email:

Site Information

RURAL ADDRESS: 16 - 29066 RR52

LEGAL: NE

Section: 3

Township: 29

Range: 5

West of 5th

Meridian

Plan: 8411105

Block: 3

Lot: 25

Parcel Size: 3.15

Acres

Nature of the Business

Name of Business: The Yoga Junction Corp

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:

The Yoga Junction Corp is a service provider in the wellness industry. We offer private yoga instruction or small class facilitation.

Complete the following checklist:

- | | |
|---|----------------------------------|
| 1. Will any clients visit the home or property? | <input type="text" value="Yes"/> |
| 2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? | <input type="text" value="No"/> |
| 3. Will there be any outside signage related to the business? | <input type="text" value="No"/> |
| 4. How many employees in addition to the permanent residents? | <input type="text" value="0"/> |
| 5. How many business related vehicles will be on the property? | <input type="text" value="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.

The existing residence has space which will be used as a home based office.

An existing geodesic dome, previously constructed with a development, building and electrical permit, would be used for yoga instruction.

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

The office space is approximately 177 SF, or 8%, of the total space in the residence.
100% of the approximate 530 SF geodesic dome would be used for instruction.

How many people will be employed, including yourself: 1

Class size of 8 to 10 clients
1 to 2 times per week

Number of customers during an Average Day: 1-2

Average Week: 7-14

Hours of Operation: Hours of operation would be limited to a weekly scheduled class or instruction. Periods of use will typically not exceed 4 hours and start no earlier than 9am.

typically not exceed 15 hours and shut at 9:00 am

Days of Operation: varies, based on weekly schedule

Months of Operation: full year

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:

We have ample parking on our driveway.

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

Storage will be minimal and limited to existing structures.

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

No

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.

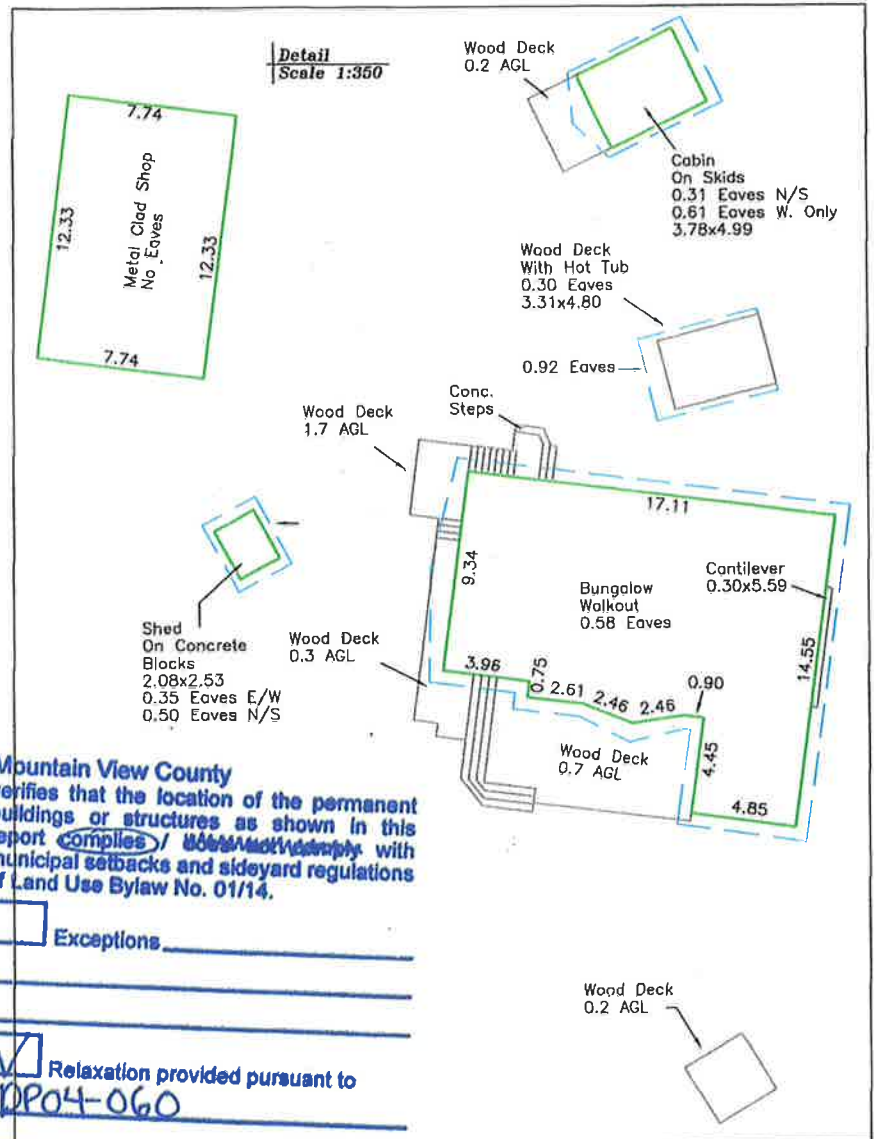
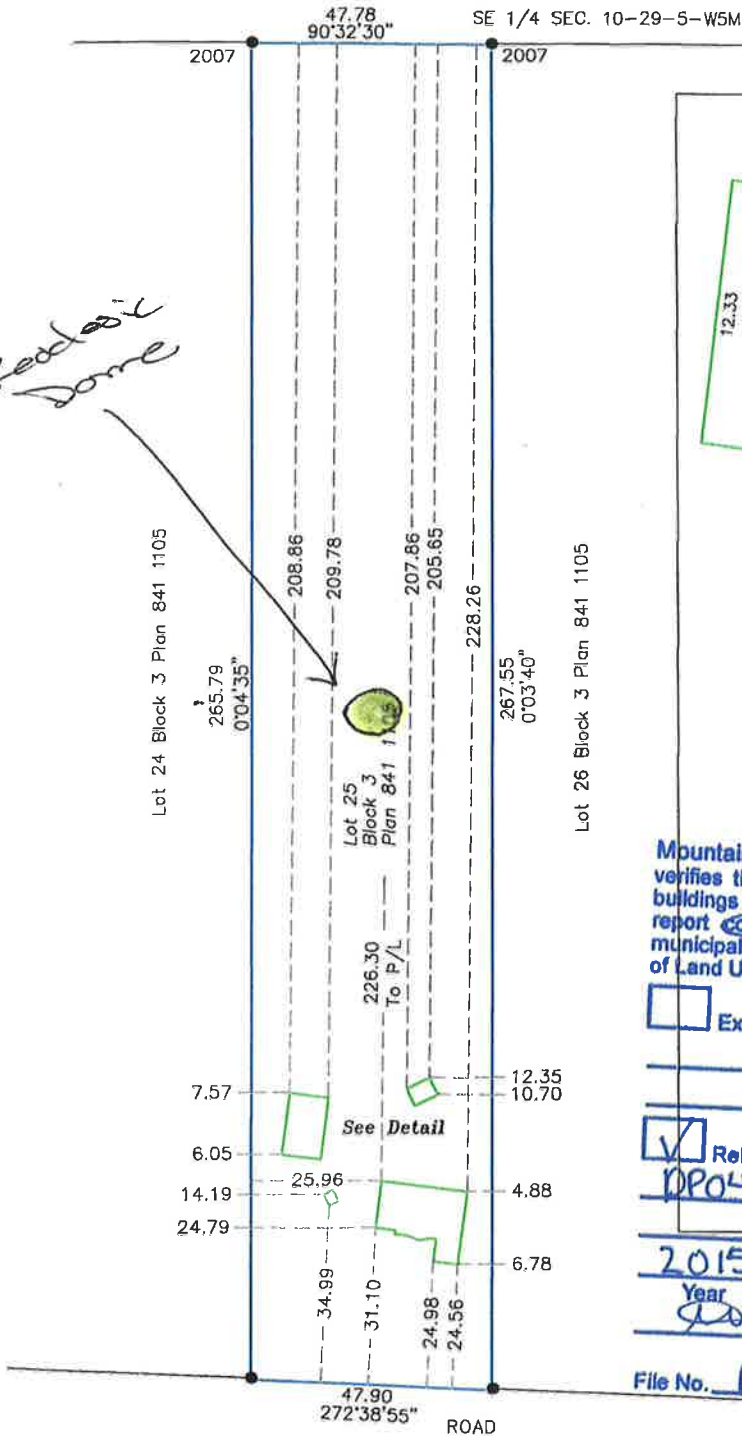
ATA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

Plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1. Page 2 of 2

Legal Description: Lot 25 Block 3 Plan 841 1105

Municipality: Mountain View County

Ptn. NE 1/4 Sec. 3-29-5-W5M



Mountain View County verifies that the location of the permanent buildings or structures as shown in this report complies with municipal setbacks and sideyard regulations of Land Use Bylaw No. 01/14.

☐ Exceptions

☒ Relaxation provided pursuant to DP04-060

2015 / 08 / 05
Year Month Day

Development Officer
File No. PLCC20150356



ENCUMBRANCES:

Registration No.	Particulars
841 131 178	Utility Right of Way - Cochrane Lake Gas Co-op Ltd.
091 115 615	Mortgage - CIBC Mortgage Inc.

LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:1500 Drawn: LKM
File No. : 15-185

SexSmith
Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3
www.sexsmithsurveys.com

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