



## NOTICE OF DECISION

March 11, 2025

File No.: PLDP20250042

**Sent via email and mail:**

KOPP, JOSHUA & ARIANA

MOUNTAIN VIEW COUNTY, AB T4H 4H5

Dear Joshua & Ariana:

**RE: Proposed Development Permit**

**Legal: NE 16-33-1-5**

**Development Proposal: Business, Contractors - Piano Studio and Sign, Third Party Commercial (Existing)**

The above noted Development Permit application on the NE 16-33-1-5 for a Business, Contractors - Piano Studio and Sign, Third Party Commercial (Existing) was considered by the Administrative Subdivision & Development Approving Authority on March 11, 2025.

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

Municipal Development Plan Bylaw No. 20/20	<b>Section 5.0 Economic Development Land Use Policies</b>
Land Use Bylaw No. 10/24	<b>Section 10.4 Business (Home Office, Home Based, or Contractors) Section 11.1 Agricultural District</b>
Policy and Procedures	<b>6018 Business, Commercial, and Industrial Design Guidelines</b>

The Administrative Subdivision & Development Approving Authority concluded that a Business, Contractors - Piano Studio and Sign, Third Party Commercial (Existing) is suitable development for NE 16-33-1-5 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. 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. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. N/A
7. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
8. A rural address is required to be posted on the property. The landowner shall contact the Corporate Services Department of Mountain View County to obtain a rural address including the requirements for posting it on the property in accordance with the Rural Addressing Bylaw.
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 on the application form for a Business, Contractors - Piano Studio and Sign, Third Party Commercial (Existing). 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 shall be from 9:00 a.m. to 9:00 p.m., Monday to Thursday, September 1st to June 30th.
  14. The proposed business shall not generate more than twelve (12) customer visit per day.
  15. The applicant, landowner and/or operator shall obtain a Building Permit for the Change of Use for the existing Accessory Building – Detached Garage for Commercial Use.
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16. A 4 feet x 8 feet Third Party Commercial Sign, for the purpose of advertisement, shall be permitted for the offsite commercial business (Bowden 2 for 1 Pizza & Pasta) and shall be located on the subject parcel not within any County right of way. Any additional signage will require issuance of an additional Development Permit.
17. The sign shall not be placed within any road right of way and must be maintained in good repair and the applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
18. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit and a Sign Installation Permit from Alberta Transportation. If the Sign Installation Permit cannot be obtained, the sign shall be removed from site. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH | Alberta.ca.
19. The business use issued under Development Permit, PLDP20140123 (Business, Home Based - Sucker Truck) is considered null and void with the 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 <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **March 18, 2025** and **March 25, 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 **April 01, 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.

Should you wish to appeal this decision, you must file your appeal to the Subdivision & Development Appeal Board. Your appeal must be received by the Subdivision & Development Appeal Board on or before **April 01, 2025**.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 171 or by email at [jreimer@mvcounty.com](mailto:jreimer@mvcounty.com).

Yours truly,



Jaydan Reimer, Development Officer  
Planning and Development Services

/dr

Enclosures



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This 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: See Page 1 for Description

Municipality: County of Mountain View

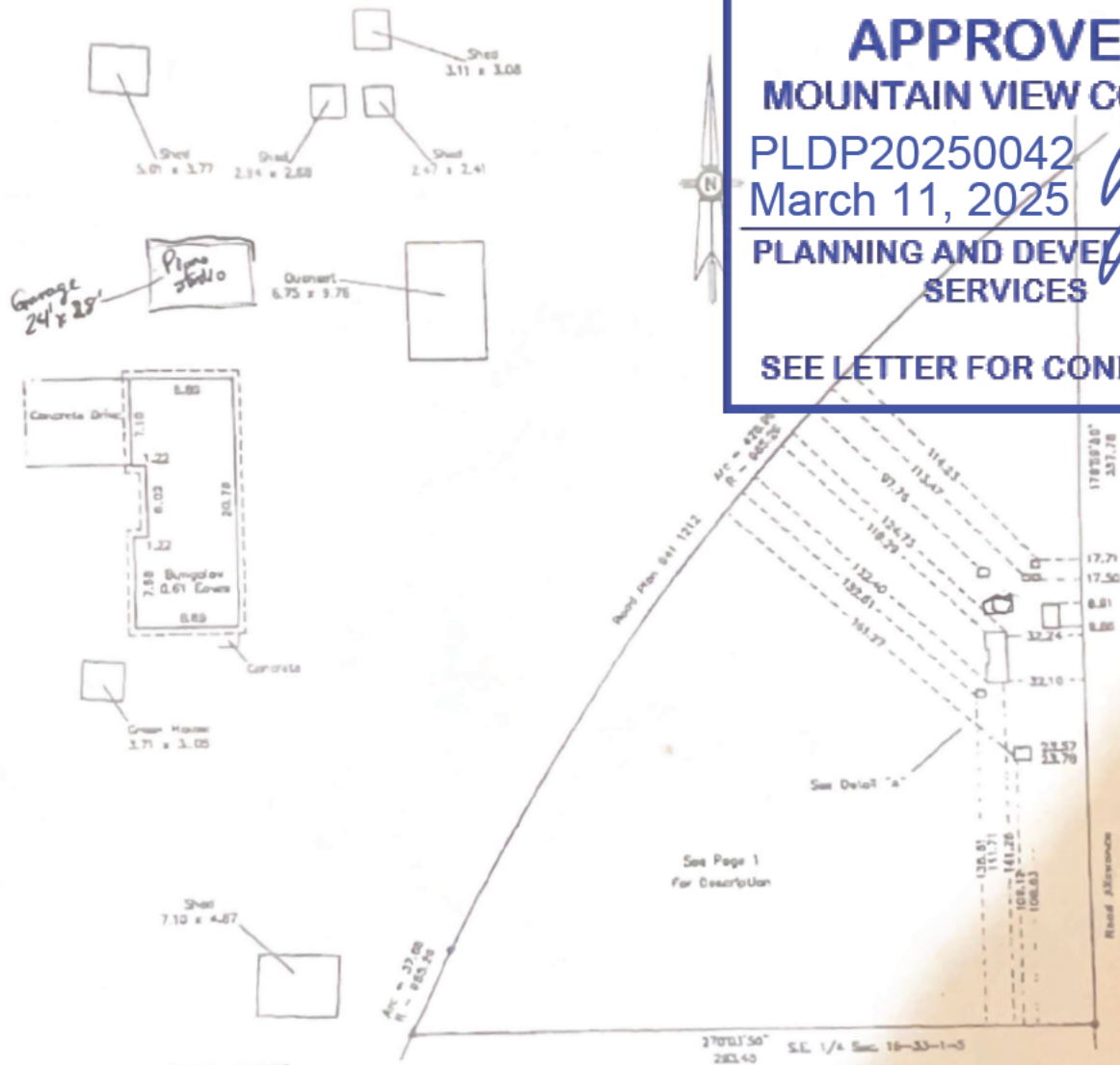
**CONDITIONALLY  
APPROVED**

**MOUNTAIN VIEW COUNTY**

PLDP20250042  
March 11, 2025

**PLANNING AND DEVELOPMENT  
SERVICES**

**SEE LETTER FOR CONDITIONS**



**ENCUMBRANCES:**

Registration No.	Particulars
See Attached Title	for Encumbrances

**NOTES:**

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

Scale : 1:2500 Drawn KJK  
File No. : 97-632

**SexSmith  
Associates**  
Alberta Land Surveyors  
Box 1473, Didsbury, Alberta, T0M 0W0



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

# 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,

(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.

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/Affected Person (Fee \$425.00) (b)  Developer/Applicant/Landowner (Fee \$425.00)

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

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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