



NOTICE OF DECISION

February 10, 2026

File No.: PLDP20260003

Sent via email and mail: [REDACTED]

SMAHA, GLENN & JACOBS, JESSICA

[REDACTED]
WATER VALLEY, AB T0M 2E0

Dear Glenn & Jessica:

RE: Proposed Development Permit

Legal: NE 3-29-5-5 Plan 8411105 Block 3 Lot 25

Development Proposal: Business, Home Based - Yoga Studio and Change of Use of Existing Accessory Building - Geodesic Dome to Commercial Use for Studio

The above noted Development Permit application on the NE 3-29-5-5 Plan 8411105 Block 3 Lot 25 for a Business, Home Based - Yoga Studio and Change of Use of Existing Accessory Building - Geodesic Dome to Commercial Use for Studio was considered by the Administrative Subdivision & Development Approving Authority on February 10, 2026.

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	4.0 Residential Land Use Policies 5.0 Economic Development Land Use Policies
Water Valley/Winchell Lake Area Structure Plan Bylaw No. 12/24	4.2 Medium Density
Land Use Bylaw No. 10/24	Section 10.4 Business (Home Office, Home Based, or Contractors) Section 12.2 R-CR1 Country Residential District

The Administrative Subdivision & Development Approving Authority concluded that a Business, Home Based - Yoga Studio and Change of Use of Existing Accessory Building - Geodesic Dome to Commercial Use for Studio is suitable development for NE 3-29-5-5 Plan 8411105 Block 3 Lot 25 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. 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 on the application form for a Business, Home Based - Yoga Studio and Change of Use of Existing Accessory Building - Geodesic Dome to Commercial Use for Studio. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
 12. That the applicant, landowner and/or operator shall obtain a Building Permit so an inspection by a Safety Codes Officer can confirm the existing building being used for the business meets the Building Code requirements for this business.
 13. The applicant, landowner and/or operator shall meet any standards and obtain any approvals required from Alberta Health Services. (CentralZone.EnvironmentalHealth@ahs.ca)
 14. The proposed business shall not have more than 20 customer visits per week. The applicant, landowner and/or operator shall not generate excessive or unacceptable increases in traffic within the immediate area.
 15. Future expansion and/or intensification of the business, additional employees, or additional uses will require the issuance of a new Development Permit.
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16. The hours of operation shall be from 9:00 am to 5:00 pm Monday to Friday, year-round.
17. Parking shall be contained on the subject parcel. No parking of vehicles shall be permitted on any County Road at any time.
18. No signage has been approved with this permit. Any future signage shall be applied for through the Development Permit process.

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 **February 17, 2026** and **February 25, 2026** 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 **March 03, 2026**.

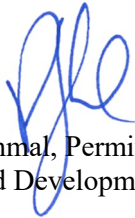
Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685 of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 10/24 may be applied.

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 **March 03, 2026**.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 182 or by email at pgrochmal@mvcountry.com.

Yours truly,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/dr

Enclosures



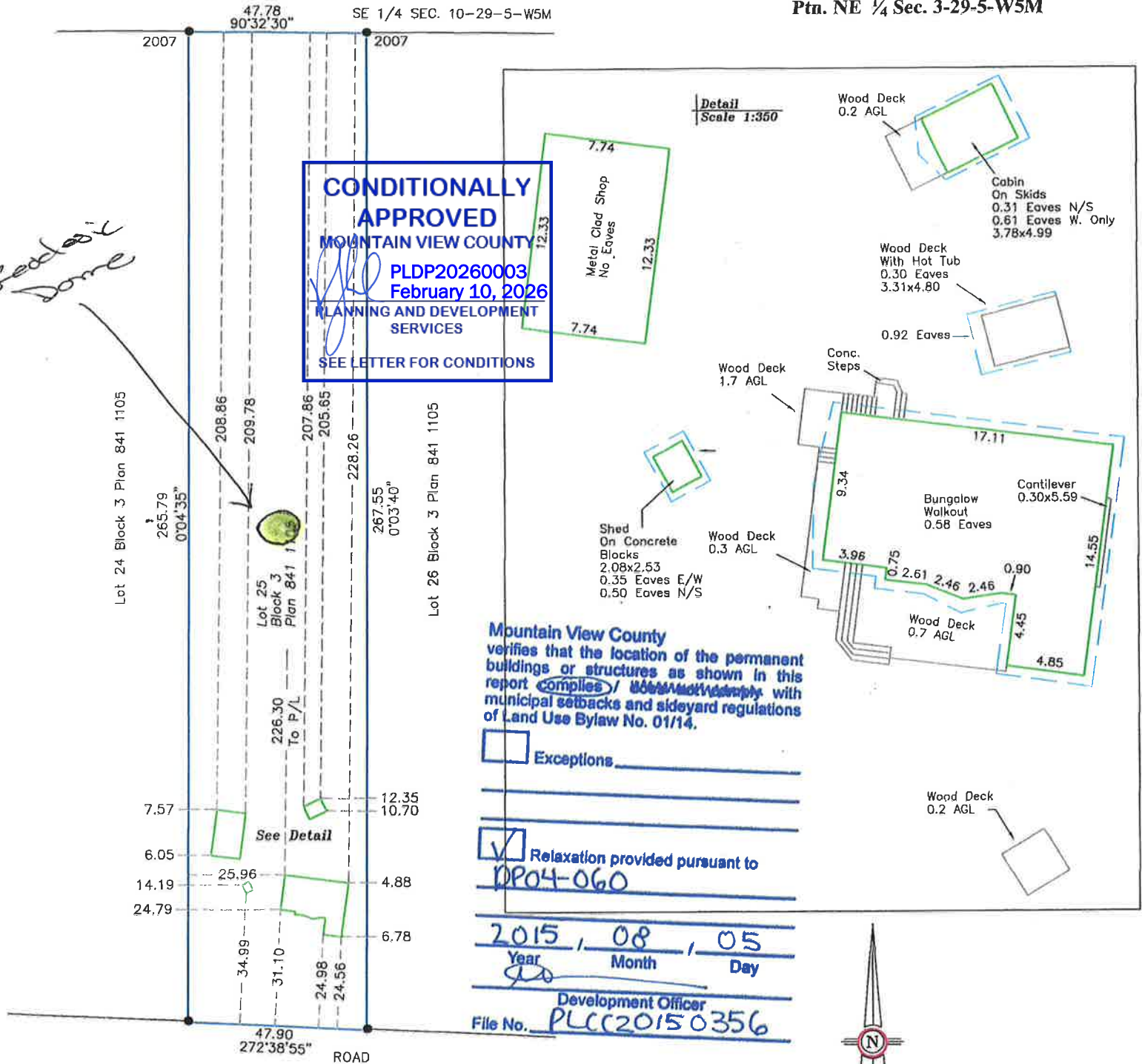
MTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

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



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

SexSmith
Surveys Ltd.

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NOTICE OF DEVELOPMENT APPEAL

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

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	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

- ☐ Adjacent Landowner - \$425.00 fee
- ☐ Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal *(use additional paper if required)*

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 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 the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311