

Have questions or need help?

Development staff members are available to assist you.

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**BUSINESS
INFORMATION**



Mountain View
C O U N T Y

MVC (08/08)

Mountain View County Permits

Information for Business Use



Business Use

Business Use means an occupation or business activity which results in a product or service and is conducted in whole or part in the dwelling unit and/or accessory buildings, and is clearly subordinate to the principal use on site.

Will you need a Development Permit?

Please answer the following:

Will any clients visit the home or property?

YES NO

Will there be any potential for exterior impacts? (ie. noise, smoke, fumes, dust, etc.)

YES NO

Will there be any outside signage related to the business?

YES NO

How many employees (in addition to permanent residents)? _____

How many business related vehicles will be on the property? _____

If you have answered NO to all of the proceeding questions, have less than one employee and have no business related vehicles, then you may qualify as a Home Office Business.

If you have answered YES to any of the above questions, have more than one employee, and/or have business related vehicles, you are required to apply for a Development Permit.

Business, Home Office (Exempt)

No outside storage of goods or exterior impact

No clients, commercial vehicles, or signage

No employees except the resident and the resident's family who permanently reside in the dwelling

Entirely contained within the dwelling or accessory building.

Typical uses but not limited to; self-employed persons providing professional and office support services.

Business, Home Based

- Shall not be limited to the existing principal dwelling unit and/or accessory buildings
- No outside storage
- No variation from the external appearance and residential character of land or buildings shall not be allowed
- No exterior impact
- No signage
- May generate up to two (2) business-related visits per day
- Up to two (2) commercial vehicles shall be allowed
- One (1) employee in addition to the permanent resident(s) of the property engaged within the business shall be allowed.

Business, Contractors

- Discretionary Use within all districts
- Shall be limited to the existing principal dwelling unit and/or accessory buildings
- All outside storage shall be kept within a building or screened storage area and shall not be placed with the yard setbacks
- No variation from the external appearance and residential character of land or buildings shall be allowed
- The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Approving Authority
- Employees, in addition to the permanent resident(s) of the property engaged within the business, shall be allowed at the discretionary of the Approving Authority
- Stand-alone R-CR parcels can be considered with pre-notification to surrounding landowners. Not allowed on multi-lot R-CR or R-CR(1) parcels.

What is your property zoned? (not assessed)

If you provide your legal land location to the Development Department we will be able to provide you with the zoning district of your property (i.e. SE 5-1-32 W5M).

Additional Regulations

The following shall apply to all businesses:

At all times the privacy of the adjacent landowners shall be preserved and the business shall not negatively impact the adjacent landowners by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion, or excessive on-road or off-road parking, or other nuisances.

Zoning District	Exempt (No Development Permit Required)	Development Permit Required
Agricultural Agricultural (2)	Home Office	Home Based Contractors
Country Residential	Home Office	Home Based Contractors—on stand alone parcels only
Country Residential (1)	Home Office	Home Based

Table 10.4-1 within the Land Use Bylaw (Bylaw No. 01/14) outlines the provisions for businesses and enables the Development Officer to determine the level of the business being applied for.