



RULES FOR REDESIGNATION

The Municipal Government Act of Alberta provides authority for municipalities to regulate land use

Procedures to redesignate land are outlined in:

- Land Use Bylaw

WHO CAN APPLY?

- Titled landowners
- Agents appointed by the landowners

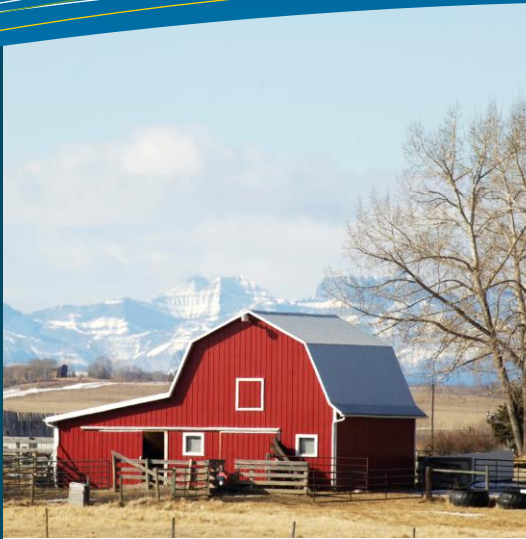
WHAT IF THE APPLICATION IS REFUSED?

There is no ability to appeal a redesignation decision.

Refusal decisions can only be appealed to the Courts on a question of law or jurisdiction.

Application can be resubmitted after the resubmission interval

For more information, please visit the Planning & Development Website or Scan the QR Code below



WHAT IS REDESIGNATION?

Redesignation, or “rezoning”, is a public process to request a change of land use. The Land Use Bylaw lists the different districts that are available in the County. Each district relates to a specific type of land use (i.e., Agricultural, Residential, Industrial, etc.).

REDESIGNATION PROCESS

Once a completed application has been submitted, the redesignation process will include:



Mapping: aerial photos, oil and gas infrastructure, environmental and topographical features, etc.).



Circulation: Application shared with neighbours, utility companies, government departments and others, as necessary.



Comments Received: Comments received will be shared with applicant.



Site Visit: Planner to inspect the subject property and surrounding land uses.

Schedule & Advertise Meetings:



- **First Reading:** Council provided preliminary information about proposal and confirms date of Public Hearing.



Advertisement: Date of Public Hearing is advertised in local newspaper for two weeks before meeting and on the County's Website.



Notifications: Applicant and adjacent landowners sent notifications of Public Hearing date.



- **Public Hearing:** Council decides on whether application should be approved or refused.

AGRICULTURAL LAND

According to the Government of Alberta's Regional Dashboard, in 2021 Mountain View County had 544,019 acres of cropland, 121,604 cattle and 1,576 farms.





LAND USE DISTRICTS AND PUBLIC HEARINGS

ABOUT LAND USE DESIGNATIONS:

- The Land Use Bylaw (LUB) divides the County into separate “land use districts”
- Each district relates to specific types of land use
- Each district has specific rules for:
 - Activities allowed on the land
 - Type of suitable development (Exempt, Permitted or Discretionary)
 - Parcel size
 - Setback distances

COMMON DISTRICTS:

- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)

PUBLIC HEARING:

Surrounding property owners will be notified about the Public Hearing.

During the meeting:

- Chair will read proposed Bylaw and open Public Hearing
- Administration provides presentation to Council with recommendation
- Applicant may provide presentation to Council
- Members of the public can also speak to Council in support or non-support of a proposal
- Council may ask questions to Administration or the Applicant
- Closing comments
- Public Hearing closed
- Council votes

Note: If 2nd Reading approved, then 3rd Reading will be moved. In some instances, 3rd Reading may be deferred to another meeting.

SUBMISSION REQUIREMENTS

- Completed Application signed by all Titled landowners
- Application Fees
- Recent copy of Land Title (30 days or less)
- Copy of Abandoned Well Map from Alberta Energy Regulator (AER)
- Some applications may require supportive studies (i.e., Environmental Impact Assessment, Engineering Report, Planning & Design Documents, etc.)

APPLICATION PROCESSING TIME:

- **Basic Applications:** 4 Months to 1 Year
- **Complex proposals for more intensive forms of land use can take longer**

TIME EXTENSION AGREEMENT:

- If the intent is to subdivide the lands following the redesignation decision, a Time Extension Agreement is required
- Redesignation and subdivision applications must be submitted concurrently
- The subdivision decisions must be made within 60 days after the decision on the redesignation application, unless a new Time Extension Agreement is signed

GET THE INFORMATION YOU NEED:

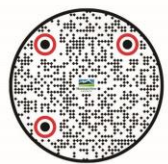


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By downloading our app, it's easy to stay connected to what's happening in our community.

The MVC App features: latest notices, upcoming events, reporting features & more!

Visit our website or scan the QR Code below:



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COUNTY