



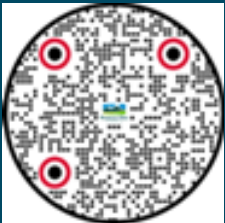
## What is an Accessory Building?

Accessory Buildings are separate, stand-alone buildings or structures, the use of which is incidental and subordinate to the principal building on the same parcel.

Specific district regulations such as setback requirements are detailed in the County's Land Use Bylaw. Contact Planning and Development to obtain additional information before completing your application.

### APPLICATION FORMS:

Application forms can be accessed on our website at: [mountainviewcounty.com](http://mountainviewcounty.com) picked up at the County Office or via this QR code:



### WE'RE HERE TO HELP!

The staff at Mountain View County are available to assist with any questions you have. Contact us today!

[plandev@mvcounty.com](mailto:plandev@mvcounty.com)  
403-335-3311

## ACCESSORY BUILDINGS

Apart from the dwelling, any separate building is considered an accessory building. Examples are such things as detached garages, shops, carports, garden sheds, gazebos, converted shipping containers, or other similar type structures.

As accessory buildings are not considered to be the main use on the property, a dwelling must be on the parcel to obtain permits. They cannot be located on any Right-of-Ways.

Development and Building Permits are needed for any accessory building that is larger than 10.0 m<sup>2</sup> (107.6 sq ft). Permitting requirements do not change if the structure is on a permanent foundation or on skids.

**All Accessory Buildings must meet setback regulations in the district that it is placed in.**



### APPLICATION REQUIREMENTS:

- Completed application form, signed by all titled landowners and the applicant.
- A detailed Site Sketch showing setbacks to all property lines for the proposed structure as well as all existing buildings on the property. Site sketches on aerial photos are not accepted.
- Current copy of Land Title, 30 days or less.
- An Abandoned Well Map from Alberta Energy Regulator (AER).
- Application Fees.

Depending on the Development, additional information may be required. Completed application forms can be emailed to: [plandev@mvcountry.com](mailto:plandev@mvcountry.com)

### NEXT STEPS:

Once your Development Permit is issued, it is important to review your Permit, and the conditions attached to it. If you feel that a condition is not appropriate you may make an appeal to the Subdivision and Development Appeal Board.

Depending on the type of development, you may need the following permits: Building Permit, Electrical Permit, Plumbing Permit, Gas Permit, and/or Private Septic/Sewer Permit.

### APPLICATION PROCESSING TIME:

Processing time depends on if the development is a permitted or discretionary use within the district it is proposed in. Discretionary uses can take up to 40 days for a decision and permitted uses are usually issued within 14 days.

### New Home Warranty:

If you are building a new home or significantly altering an existing one, New Home Warranty Protection must be obtained and submitted with the Building Permit application. It is strongly recommended to contact Alberta Municipal Affairs **prior** to starting a residential project as there may be lengthy wait times.

For information on the New Home Warranty Program contact Alberta Municipal Affairs at 1-866-421-6929. or [www.alberta.ca/new-home-warranty-overview.aspx](http://www.alberta.ca/new-home-warranty-overview.aspx)

*This brochure outlines general information only. Please call us with your specific questions.*

403-335-3311

## GET THE INFORMATION YOU NEED:

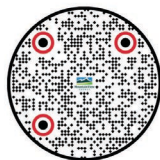


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The MVC App features: latest notices, upcoming events, reporting features & more!

Visit our website or scan the QR Code below:



10 - 1408 - Twp Rd 320  
Postal Bag 100  
Didsbury, AB T0M 0W0

**Main:** 403-335-3311

**Fax:** 403-335-9207

**Toll Free:** 1-877-264-9754

[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

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