



## What are Development Permits?

Development Permits are approvals for the use of land and most construction projects within the County as identified in the Land Use Bylaw.

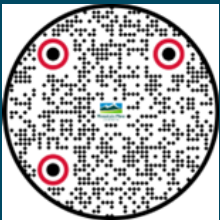
Development regulations and requirements are outlined in:

- The Land Use Bylaw
- Any applicable Area Structure Plans (ASP)
- The Matters related to Subdivision and Development Regulation
- Other documents may also apply

All Planning documents are available on our website.

### APPLICATION FORMS:

Application forms can be accessed on our website at [www.mountainviewcounty.com](http://www.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@mvcountry.com](mailto:plandev@mvcountry.com)  
403-335-3311

## DEVELOPMENT PERMITS

Development Permits provide authorization for various types of development, such as dwellings, additions, accessory buildings, businesses, signs, recreational uses, change of use, and/or setback relaxations. The permit confirms that all the rules and planning policies of the County have been considered and may provide opportunity for affected individuals to provide feedback.

The Land Use Bylaw provides more regulations on specific uses including businesses and other development. Contact Planning and Development to discuss your proposal at [plandev@mvcountry.com](mailto:plandev@mvcountry.com)

## APPLICATION TYPES

The County's Land Use Bylaw identifies three types of uses in each Land Use District.

**Exempt Uses:** is development that does not require a Development Permit if it meets all the provisions of the Land Use Bylaw.

**Permitted Uses:** are more straight-forward types of development that can be approved by a Development Officer and can only be appealed by the applicant. For example, a first dwelling that meets all the property line setbacks would likely be considered a permitted use.

**Discretionary Uses:** are more complicated applications such as move-in dwellings, businesses, signs, setback relaxations, change of use, and/or recreational uses. These proposals are typically dealt with by the County's Administrative Subdivision and Development Approving Authority or the Municipal Planning Commission. If approved, these permits are advertised in the local newspaper (The Albertan) and may be appealed by anyone who feels they are impacted by the proposal.

Most applications fall under Permitted or Discretionary uses and all the uses vary between each Land Use District. It is important to review the Land Use Bylaw Districts to ensure your proposal meets the requirements.



### 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 applicable 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:

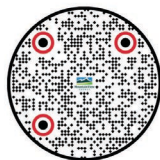


### Download Our App!

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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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**Mountain View**  
COUNTY