



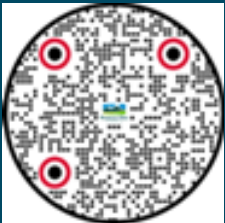
What is a Dwelling?

A Dwelling or Dwelling Unit means a building or a portion of a building containing 1 or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and is intended as a permanent residence.

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 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
403-335-3311

DWELLINGS

Dwelling Units are considered to be a full-time, year-round residence. Dwelling types include, but is not limited, to: dwellings constructed on-site, manufactured or modular homes, move-on homes, and/or suites within accessory buildings.

You will require a Development Permit prior to constructing or placing any dwelling on your property.

The Land Use Bylaw does not have size restrictions on dwellings however, they must meet the requirements for the National Building Code - Alberta Edition for year-round residency, must be placed on an approved foundation, and may require Alberta New Home Warranty.

There are a variety of dwelling options list in the County's Land Use Bylaw, however not all are applicable to all districts. Please contact Planning and Development to discuss your options with a Development Officer.

All Dwellings 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

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

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

403-335-3311

GET THE INFORMATION YOU NEED:

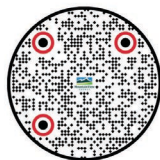


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The MVC App features: latest notices, upcoming events, reporting features & more!

Visit our website or scan the QR Code below:



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Mountain View
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