



AREA STRUCTURE PLANS

Area Structure Plans (ASPs) work with the Municipal Development Plan in terms of allocation of density and specific land use policies. They provide more detailed planning direction for areas experiencing growth.

Currently there are ASPs in place for the following areas:

- Bearberry - Red Deer River Corridor ASP
- Bergen ASP
- Dogpound ASP
- Eagle Valley ASP
- East Didsbury ASP
- Highway 2/27 ASP
- Olds, Didsbury MVC Airpark ASP
- Schlumberger Industrial Park ASP
- SE Sundre ASP
- South Cremona ASP
- South McDougal Flats ASP
- SW Didsbury ASP
- Water Valley/ Winchell Lake ASP
- Wessex ASP

Have questions or
need help?
Mountain View County
staff is available
to assist you with
your inquiries.

You can also follow us
on
Twitter: @MVCounty



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INFORMATION ON LAND USE PLANS AND POLICIES



Mountain View
COUNTY

Mountain View County

Municipal Development Plan and Land Use Bylaw



Mountain View County's Land Use Plans and Policies

All municipalities in Alberta operate under the Municipal Government Act. This Act outlines the planning documents that a municipality must prepare and what issues they need to address.

Mountain View County has three primary planning documents: The Intermunicipal Development Plan (IDP), Municipal Development Plan (MDP) and the Land Use Bylaw (LUB). Copies of these documents can be found on our website at www.mountainviewcounty.com

The MDP outlines our planning policies for the entire County and sets the County vision. Our MDP was adopted on July 18, 2012. Some of the key objectives of the Plan are:

- Respond to growth in a progressive and proactive way, being open to innovation and new technology;
- Concentrate and direct non-agriculture development to growth centres;
- Be sensitive to rural and agricultural views and vistas when allowing development;
- Encourage the conservation of agricultural land and the rural lifestyle;
- Planning for higher densities in defined growth centres to ensure that new development is making efficient use of land taken out of agricultural production.
- Foster inter municipal cooperation

- Ensure there is strong policy direction for the protection of environmentally significant areas;
- Ultimately prepare area structure plans (ASP's) for the entire County to provide more detailed planning direction. ASPs work with the MDP in terms of allocation of density and specific land use policies. Future ASPs will be phased in according to Council budget;
- Ensure that the MDP encourages and allows for a diversity of land uses, lifestyles and housing types to meet the needs of all current and future residents;
- Direct future residential, commercial, and industrial development to identified growth centres to minimize land taken out of agricultural production;
- Work with adjacent municipalities and jurisdictions to conduct joint planning and infrastructure sharing for more effective and efficient use of resources;
- Develop and adopt a long-range plan for infrastructure, including water and sanitary sewer servicing and county roads.

The County's Land Use Bylaw (LUB) as adopted divides all properties in the County into different zones or districts. For each district, the LUB identifies when you need a development permit, property line setbacks, and other development restrictions. If you plan to subdivide or develop and your plans are not possible in your district, you need to "rezone" or "resdesignate" your property to another district.

Planning Hierarchy

