



Please Remember

- Allow yourself plenty of time to obtain your permit.
- Make sure all of the information you give us is accurate. If it is not, a second permit may be necessary in the future.
- Do not begin development before your permit is issued. If you do, there will be a penalty fee.
- Development permits may be appealed. Allow yourself additional time for the appeal period to expire.
- You may begin development once all appropriate permits have been issued.

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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DWELLING DENSITY - Number of Dwelling Units On Your Property and Quarter Section



Mountain View County

Information on Dwelling Density



Dwelling Density

(Land Use Bylaw—Section 9.8)

1. Outside of Growth Centres and Rural Community Centres as defined in the Municipal Development Plan, the maximum number of dwelling units per quarter section shall be four (4).
2. The maximum number of dwelling units on parcels less than 28.33 ha (70.0 ac) shall be one (1).
3. The maximum number of dwelling units on parcels greater than 28.33 ha (70.0 ac) shall be two (2).
4. Notwithstanding #1, 2 and 3, additions to and/or replacement of existing dwellings, that received a Development Permit or was except from requiring a development Permit, may be considered.
5. In cases where there are four (4) dwelling units located on a quarter section (inclusive of all parcels) no new subdivisions shall be created and no new development permits shall be issued for additional dwellings.
6. Notwithstanding # 5 above, in cases where subdivisions have been created or conditionally approved and no development permits have been received prior to the date of adoption of this Bylaw, additional dwelling units above four (4) per quarter section may be permitted.

7. Secondary Suites are not considered a dwelling unit and shall not exceed the size of the principal dwelling located on site.

Dwelling, Secondary Detached Dwelling

(Land Use Bylaw—Section 9.10)

A second detached dwelling unit may be approved at the discretion of the Approving Authority on parcels greater than 28.33 ha (70.0 ac) and will not exceed the maximum dwelling unit density of four (4) dwellings per quarter section. The following criteria will be used by the Approving Authority when evaluating an application for a second detached dwelling and the applicant shall ensure the majority of the criteria are met prior to submitting an application to the County:

- The location of the second dwelling unit shall be in close proximity to the existing structures on the subject property in keeping with the preservation of agricultural land. The dwelling unit shall be consistent with the existing land use or complement the agricultural use of the subject property.
- The second dwelling unit facilitates the agricultural operation on subject property or enables aging family to reside on the subject property.
- The proposed location of the second dwelling unit will use existing services on site where possible.

Mountain View County adopted a new Land Use Bylaw in 2015. There were changes made to dwelling density within the bylaw and this brochure is a summary of these changes. Should you require further assistance with these changes please feel free to contact the Planning and Development Department.