

Rural Living in Mountain View County

So you have chosen to live the rural lifestyle in Mountain View County. Now what?

This insert – and the guide it came with “The Green Acreages Guide Primer” produced by the Land Stewardship Centre – is a good start to learning about some of the differences in rural living versus urban dwelling. This insert will also provide some links to resources and contact information for the municipality or outside agencies that oversee specific services that may be relevant to new residents.

The two general links to get you started:

- www.landstewardship.org
- www.mountainviewcounty.com

Rural = Farming and Ranching

If you’ve moved to a rural setting, odds are you’ve taken over an agricultural operation or you’re living next to or near to one.

In Mountain View County, there is municipal support for the “Right to Farm”. This means that as long as producers are following the Alberta Agricultural Operation Practices Act, any associated agricultural activities are considered by the County to be part of the accepted rural lifestyle.

Please note that hauling of agricultural products, dust and odours, and varying hours of activity during seeding and harvest are considered by the County to be part of a vibrant agricultural community.

Please consider these realities of residing in agricultural areas before choosing your rural property.

- www.agric.gov.ab.ca

Rural Living Considerations

Living rurally has many advantages, but there are a number of considerations depending on your own personal circumstances. Ease of access to services like

medical care, law enforcement, educational institutions, and recreational facilities can vary depending on your location in the County and proximity to urban centres.

Consider having an emergency plan for power outages, winter conditions, pre-existing medical needs, school bus cancellations, and more. Also, ensure you have a vehicle suited for rural conditions in both winter and summer.

In addition, understand some of the natural hazards of living rurally, including interaction with wildlife, extreme weather, and your rights regarding natural property protection.

- www.getprepared.gc.ca
- www.mountainviewbearsmart.com

Emergencies in Mountain View County: **Call 911!**

Utilities and Services

In Mountain View County, services such as water, waste water, septic hauling, electricity, natural gas, internet, television and telephone are NOT provided by the municipality. These services are provided by either private companies or co-ops and will need to be sourced by the individual resident.

Solid waste management (garbage) is provided to County residents by the Mountain View Regional Waste Management Commission (of which Mountain View County is a member) in either residential bin collection services or through use of transfer stations offered throughout the County.

More information is available on their website (see below) or by calling **403-335-4901**.

Other Links of Interest:

- www.mountainviewwaste.ca

Services with Urban Partners

Mountain View County residents have access to services including recreation, library, fire services and social programs through partnerships with five urban municipalities of Carstairs, Cremona, Didsbury, Olds and Sundre.

The communities of Olds, Sundre and Didsbury all feature indoor pools, and all communities offer a variety of recreational opportunities. Visit those communities online for details on these and other services.

Other Links of Interest:

- www.olds.ca; www.didsbury.ca; www.carstairs.ca; www.sundre.com; www.cremona.ca
- www.prl.ab.ca/about-us/location-hours

County Development & Land Use Regulations

While rural living invokes a vision of complete freedom, there are still rules and regulations when it comes to construction of buildings and structures on a property, the change of building use or structures, or a change in land or property use.

If you are planning on building, expanding or renovating on your new property you'll want to contact Planning and Development Service to ensure you have the proper zoning, permits and whatever else you'll need to ensure your vision fits with the development concept for your area of the County.

If you are looking to redesignate or subdivide your land, MVC's planners can help you determine whether the plan is feasible and then guide you through the application process. The department can also help you with issues like abandoned wells, easements, locations of gravel extraction operations, proximity to water features and other issues that may impact your enjoyment or ability to develop your property.

You can become familiar with the County's statutory planning documents, Intermunicipal Development Plans (IDPs), the Municipal Development Plan (MDP), Area Structure Plans (ASPs) and Land Use Bylaw (LUB) on the County's website.

You can also call planning and development services at **403-335-3311** or visit us at the County office at 1408 Township Road 320 (intersection of Hwy 2A and the Bergen Rd).

Animals, Pets and Livestock

One of the most common questions the County receives is about the number of animals, pets, or livestock a resident or landowner can have on their property. The answer is directly linked to your property's size and zoning.

Livestock is regulated under the Animal Control Bylaw and is designed to ensure appropriate animal numbers for appropriate land zoning, to reduce neighbour conflict, and support the rural/ agricultural lifestyle.

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- Properties greater than 10 acres are not regulated by this. Livestock numbers for parcels 10 acres or greater are regulated by the Natural Resource Conservation Board (NRCB).

The Dog Control Bylaw regulates the keeping of Personal dogs such as pets and Working dogs that have been trained to perform tasks to assist with Livestock production. The Land Use Bylaw also regulates dogs within the County.

- Dogs are not permitted to run free within the County and must be under physical control such as a leash when off the Owners property.

- Keeping Personal dogs and Working dogs over the amount allowed in Schedule A requires an additional dog permit.

Dog boarding, training or breeding services is considered a commercial use that requires a Kennel permit to be issued under the Land Use Bylaw.

Cats are not regulated in Mountain View County.

Planning and Development Services or Agricultural Services staff can help you determine the appropriate animal units for your property and ensure you have the proper permits in place. Call 403-335-3311 for more information.

You can also review the Animal Control Bylaw, Dog Control Bylaw and Land Use Bylaw on our website.

Pet and animal owners also have an obligation to ensure their animals are not a nuisance to neighbours and agricultural producers. At-large dogs can be troublesome to livestock and in rural Alberta producers are within their rights to protect their livestock.

Review the Dog Control Bylaw for rules and regulations regarding dogs in Mountain View County.

Other Links of Interest:

- www.nrcb.ca

Roads: Maintenance and Snow Removal

In Mountain County there is a total of 2,895 KM of roadways. Maintaining the road network comprises at least half of the operational budget and the vast majority of the capital budget on a yearly basis.

While the County works to maintain the road network in the best condition possible, maintenance and snow removal are done on a priority basis. For maintenance like the annual re-gravelling and re-chipping, a priority list is determined by road condition and use.

For snow removal priority is given to major collector

routes, followed by industrial roads, minor collector/school bus routes, and finally all other roads and subdivisions in that order of priority.

During a major snow event, the major collector roads will be the priority until the event stops. Following the end of the storm, snow removal crews will move onto the next roads in order of the above priority.

It is important for residents new to Mountain View County to be prepared for snow events and the possibility the road adjacent to their property may be down the priority list. Having adequate provisions and a vehicle suited to travel in adverse conditions is highly recommended.

Please note that the County does not do driveway or laneway snow removal. Residents are responsible to clear their own driveways/access roads. The County does offer a list of contractors available in all areas of the County to undertake snow removal.

Dust Control

Considering the County road network features 1,975 KM of gravel roads, during dry seasons dust will be prevalent in many areas of the County. Residents are responsible for dust suppression on roadways adjacent to their property.

However, the County offers a user-pay program for residents to participate in dust control initiatives during the summer months while the County conducts its own dust control operations. This program is offered annually.

Road Bans

The County puts annual fixed road bans in place yearly from March 12 to June 5. An updated list of banned roads appears during the ban period on our website and social media.

For more information on any of the road activities contact Operational Services at **403-335-3311**.

Business In Mountain View County

Businesses within Mountain View County do not require a business license to operate within the County. If those businesses wish to operate within any (or all) of the urban communities within the County boundaries, they will need to obtain a business license from those municipalities.

However, certain business types will require the appropriate permits, such as a development permit, to operate within the County.

Questions regarding permits required for businesses can be directed to Planning and Development Services at **403-335-3311**.

For business support, business development, networking, and expansion planning – among other services – please contact Mountain View County's Economic Development Department:

www.mvcecddev.com

Other Links of Interest

Public School Division:

www.chinooksedge.ab.ca

Catholic School Division:

www.rdcrs.ca

Health Care:

www.ahs.ca

Get In Touch With MVC

General Number:

403-335-3311

Toll Free:

1-877-264-9754

Mail:

P.O. Bag 100, Didsbury, Alberta, T0M 0W0

Physical Address:

1408 Twp Rd 320 (Hwy 2A & Bergen Rd)

County Council Info & Bios:

www.mountainviewcounty.com/council-boards-services/county-council

County Staff Info:

www.mountainviewcounty.com/council-boards-services/staff-directory

Social Media:

www.twitter.com/MVCounty

www.facebook.com/MVCounty

Instagram: [@mountain_view_county](https://www.instagram.com/mountain_view_county)