

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 “The Green Acreages Guide Primer” produced by the Land Stewardship Centre, is a great way to learn about some of the differences in rural living versus urban living. It will provide links to resources and contact information for Mountain View County (County) and outside agencies that oversee specific services that may be relevant to new residents.

Here are 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 if producers are following the *Alberta Agricultural Operation Practices Act*, any associated agricultural activities are part of the accepted rural lifestyle.

Hauling agricultural products, dust, odours, and varying hours of activity during seeding and harvest are part of a vibrant agricultural community.

Please consider the expectations and challenges of residing in agricultural areas before choosing your rural property.

- www.agric.gov.ab.ca

Rural Living Considerations

While rural living has many advantages, it’s also important to consider your personal circumstance regarding access to services. Medical care, law enforcement, educational institutions, and recreational facilities can vary depending on your location in Mountain View County and urban centres.

An emergency plan for power outages, winter conditions, pre-existing medical needs, school bus cancellations, etc.... is recommended. Having a vehicle suited for rural conditions in both winter and summer months is also important.

Additionally, you will want to understand the natural hazards of rural living, which includes interacting with wildlife, dealing with 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

Services such as water, wastewater, septic hauling, electricity, natural gas, internet, television, and telephone are NOT provided by the County. These services are provided by private companies or co-ops and 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 through residential bin collection services or the use of transfer stations offered throughout the county.

Visit their website for more information or call **403-335-4901**.

- www.mountainviewwaste.ca

Services with Urban Partners

Mountain View County residents have access to services like recreational programs and events, library services, fire services and social programming through partnerships with Carstairs, Cremona, Didsbury, Olds and Sundre.

Aquatic centres are located in Olds, Sundre and Didsbury.

For more information visit each community's main website page.

- www.olds.ca; www.didsbury.ca;
- www.carstairs.ca; www.sundre.com;
- www.cremona.ca
- www.prl.ab.ca/about-us/location-hours
(Regional Library Website)

County Development & Land Use Regulations

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

Contact the County's Planning and Development Services Department if you plan on building, expanding, or renovating on your new property. They will assist you with applying your vision to the County's approved Statutory documents and discuss any zoning and permits required for your development proposal.

If you want to redesignate or subdivide your land, the Department can help you determine whether the plan is in accordance with the County's Statutory document Policies and guide you through the application process. The Department can also help you with abandoned wells, easements, locations of gravel extraction operations, proximity to water features and issues that may impact your enjoyment or ability to develop your property.

To find out more about Mountain View County's Statutory Planning documents, Intermunicipal Development Plans (IDPs), the Municipal Development Plan (MDP), Area Structure Plans (ASPs) and Land Use Bylaw (LUB) visit the County's website.

You can also call **403-335-3311** or visit us at the Mountain View 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 it is designed to ensure animal numbers are appropriate for the land size and zoning to help reduce neighbour conflict and support rural agriculture.

- Properties greater than 10 acres are not regulated by this Bylaw.

The Dog Control Bylaw regulates ownership and possession of personal dogs (pets) and working dogs (trained to perform tasks to assist Livestock production). The Land Use Bylaw also regulates dogs within Mountain View County when kept in a Commercial Kennel.

- Dogs are not permitted to run free within the County and must be under physical control, such as a leash, when off the owner's property.
- Owning/possessing personal dogs and working dogs over the amount limit allowed in Schedule A of the Dog Control Bylaw requires a permit.

Dog boarding, training, or breeding services are considered commercial use and require a Development Permit for the Kennel issued under the Land Use Bylaw.

Cats are not regulated in Mountain View County.

Agricultural Services and Planning and Development Services staff can help you determine the appropriate number of animals or dogs on your property in accordance with the County Bylaws and discuss any permitting requirements. Call 403-335-3311 for more information.

You can also review the Animal Control Bylaw, Dog Control Bylaw and Land Use Bylaw on the County's 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.

Roads: Maintenance and Snow Removal

Mountain View County has a total of 2,898 km of roadways. Maintaining the road network comprises at least half of the operational budget and most 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 annual re-gravelling and re-chipping, a priority list is determined by road condition and use.

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 Mountain View 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.

Mountain View 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

Mountain View 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.

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.cesd73.ca

Catholic School Division:

www.rdcrs.ca

Health Care:

www.ahs.ca

Get In Touch With MVC

General Number:

[403-335-3311](tel:403-335-3311)

Toll Free:

[1-877-264-9754](tel: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)