



# Policy #6002

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**Policy Title:** Development Permit Standard Conditions

**Policy No.:** 6002

**Approval:** County Council

**Effective Date:** August 9, 2006

**Amended Date:** January 10, 2007

**Amended Date:** April 18, 2007

**Amended Date:** April 27, 2016

**Amended Date:** July 11, 2018

**Supersedes Policy No.:** New

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**Policy Statement:** County Council may establish standard conditions for development in Mountain View County.

**Purpose:** The purpose of this policy is for Council to establish a list of standard conditions that the Municipal Planning Commission, Administrative Subdivision and Development Approving Authority and Development Officer shall apply to all Development Permits approved in the County.

**Principles:**

1. Development Permits are deemed to include Permitted and Discretionary Uses in this policy.



**Mountain View**  
C O U N T Y

## Procedure #6002-01

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Procedure Title: Development Permit Standard Conditions  
Procedure No.: 6002-01  
Approval: CAO  
Effective Date: August 9, 2006  
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### Procedures

- 1.1 All Development Permits approved by the Municipal Planning Commission, Administrative Subdivision and Development Approving Authority and Development Officer shall contain the standard conditions as listed on Schedule "A".
- 1.2 Municipal Planning Commission, Administrative Subdivision and Development Approving Authority and Development Officer may make recommendations for Council to consider.
- 1.3 The Municipal Planning Commission, Administrative Subdivision and Development Approving Authority and Development Officer may impose additional conditions which are necessary to any Development Permit approval.

### SCHEDULE "A"

When approved, Development Permit applications are subject to the following conditions and such further and other terms and conditions as may be stipulated by the Approving Authority.

#### Standard Conditions

1. The provisions of the Land Use Bylaw No. \_\_\_\_\_.
2. Approval by the Approving Authority does not exclude the need and/or requirements of the Permittee to obtain any and all other Permits as may be required by this or any other Legislation, Bylaws or Regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the Permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted

#### Standard Conditions if Applicable:

5. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. All access approaches must be to County standards. A no charge Approach Permit is required and can be obtained at the Mountain View County office.
7. An Alberta Land Surveyor is to locate/post the location of the building(s)/structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
8. Prior to issuance of a Development Permit in the Flood Fringe, the applicant shall demonstrate that the floor level (including the construction system of the floor) is above the 1 in 100 year design flood. A qualified professional Engineer accredited by APEGA shall provide a detailed site survey and cross section drawings in support of the application.
9. The buildings will be flood proofed to the satisfaction of an Accredited Safety Codes Officer who must provide this documentation to Mountain View County.
10. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
11. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call and/or other governing authority.

#### Permits Associated with Building Construction

12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing and private sewage disposal systems. Prior to construction, required Permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta