



Mountain View
COUNTY

MUNICIPAL DEVELOPMENT PLAN

**Monitoring Report
2018**

Year 6 Reporting Period:
August 1, 2017 - July 31, 2018



The Annual Review

Each year, Planning and Development Services for Mountain View County reviews the redesignation, subdivision, and development statistics from the past year. With the assistance of the GIS Coordinator, mapping and spreadsheets are created to highlight specific areas of interest. Over time, these reviews have shown trends related to Policy decisions and have indicated when important amendments to County Planning Documents are required. With each Monitoring Report, new information becomes available as technology advances and statistics create a more complete picture. A complete breakdown of Year 6 data is available in associated Figures located within the Appendix of this report.

The County adopted its current Municipal Development Plan (MDP) on July 18, 2012. Policy 13.3.4 and 13.3.5 of the MDP requires Administration to prepare an Annual Council Report to ensure the effectiveness of key Plan Policies and ensure that development meets the objectives of the MDP. This Monitoring Report covers “Year 6” being the reporting period from August 1, 2017 to July 31, 2018. Key Plan objectives and comments are provided regarding whether they are being achieved along with a comparison to the previous year and Year 1 (August 1, 2012 to July 31, 2013).

For a more complete look at the progress of Mountain View County over the years, please visit our website for past Monitoring Reports.

Minimizing the Loss of Agricultural Land

Agricultural Preservation

The number of redesignations and subdivisions approved in the Agricultural Preservation Area are shown in Figure 1A and 2A. The data shows that 20 redesignation applications were approved for Year 6. The year to year trend shows 18 less applications were approved annually in relation to the previous year statistics; 4 less applications were approved annually compared to Year 1.

Figure 2A shows that the total number of acres subdivided was 1,245.10 acres in Year 6 for all land uses; this is a substantial increase from previous years and is primarily comprised of 1,095.36 acres of agricultural subdivisions. The increase is attributed to reducing residential subdivision and creating additional agricultural parcels that encompass existing farming practices over 40 acres in size. Compared to Year 1, land subdivided for agricultural subdivision increased by 218.57 acres.

Multi-Lot Subdivisions

Below is a table summarizing the number of multi-lot subdivisions approved in the Agricultural Preservation Area and the Potential Multi-lot Area. A three-year trend has developed to prevent multi-lot subdivisions within the Agricultural Preservation Area.

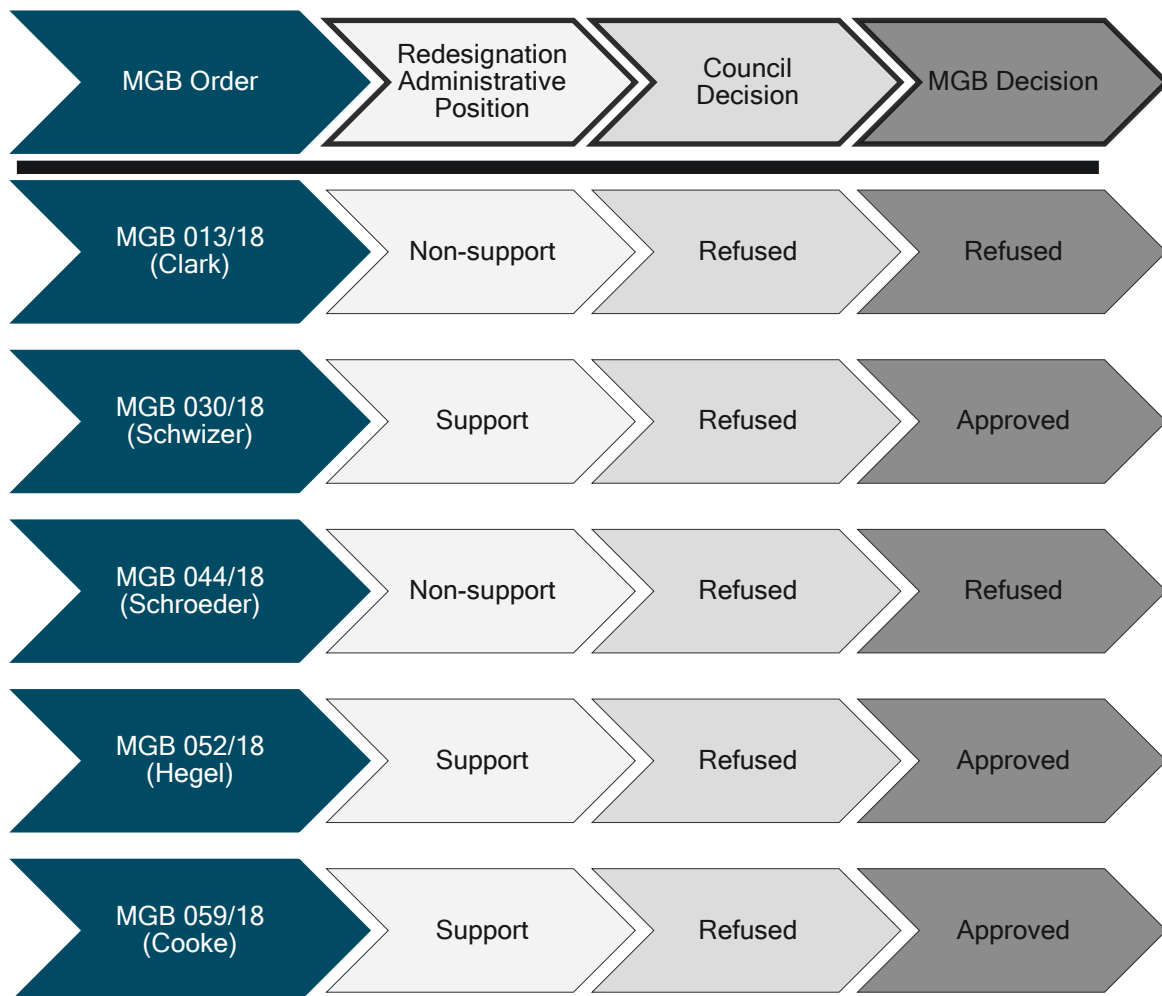
Year of Approval	Agricultural Preservation Area	Potential Multi-Lot Area
10/03/2007 - 07/31/2012	19	17
08/01/2012 - 07/31/2014	1	5
08/01/2014 - 07/31/2015	1	4
08/01/2015 - 07/31/2016	0	1
08/01/2016 - 07/31/2017	0	2
08/01/2017 - 07/31/2018	0	1

Figure 3 demonstrates that prior to the current MDP (October 3, 2007 to August 1, 2012) the number of multi-lot subdivisions approved and endorsed in the Agricultural Preservation Area was more than half of all multi-lot subdivisions being approved and endorsed in the County for that time period.

Figure 4 illustrates the areas of higher density multi-lot subdivisions (of more than 4 parcels per quarter section) concentrated in areas surrounding the Town of Sundre as well as in Water Valley, Dogpound, Westward Ho, and Bergen.

Municipal Government Board

Five appeal decisions were issued by the Municipal Government Board (MGB) in 2018. A breakdown of the decisions illustrates the following:



Administration's position before the Municipal Planning Commission (MPC) and MGB were non-support for all files as the appropriate land use was not provided at the time of redesignation. As the MGB must only have regard for statutory plans, the requirement for a subdivision to have the appropriate land use is not mandatory for the Board to approve a subdivision. The MGB's decisions were consistent with Administration's redesignation position for each file, and the Board determined in each of the three approvals that regardless of land use, there were no technical matters that would prevent the appeal from being granted.

Subdivision and Development Appeal Board

One subdivision appeal was heard by the Subdivision and Development Appeal Board (SDAB) in Year 6, and the appeal was refused resulting in the subdivision not being approved. This appeal was only the third subdivision appeal heard by the local Board since the beginning of the Monitoring Report. The decision was consistent with Statutory plans.

Four Development Permit appeals were heard by SDAB in Year 6, with three appeals being denied and upholding the decision of MPC to approve the permit. The fourth appeal was upheld overturning the decision of MPC to refuse the permit. In all four cases, the Development Permit applicant was successful with obtaining a permit.

Agricultural vs. Residential Subdivision Preference

Application Status	Agricultural District			Residential District		Total
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Country Residential	
Total number of applications received	17	4	21	5	19	24
Total number of applications approved	14	3	17	7	16	23
Total area of land approved for subdivision (acres)	1048.68	46.68	1095.36	60.90	68.51	129.41
Average size of approved lots (acres)	74.91	15.56	64.43	8.70	4.28	5.63

Year 6: (08/01/2017 - 07/31/2018)

Application Status	Agricultural District			Residential District		Total
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Country Residential	
Total number of applications received	15	2	17	11	26	37
Total number of applications approved	6	4	10	11	17	28
Total area of land approved for subdivision (acres)	520.61	12.03	532.64	78.30	72.71	151.01
Average size of approved lots (acres)	86.77	3.01	53.26	7.12	4.28	5.39

Year 5: (08/01/2016 - 07/31/2017)

Application Status	Agricultural District			Residential District		Total
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Bare Parcels	
Total number of applications received	13	6	19	12	28	40
Total number of applications approved	13	6	19	9	20	29
Total area of land approved for subdivision (acres)	758.99	117.80	876.79	69.06	91.40	160.46
Average size of approved lots (acres)	58.38	19.63	46.15	7.67	4.57	5.53

Year 1: (08/01/2012 - 07/31/2013)

The above tables illustrate the changes in agricultural and residential subdivision as they relate to total and average acres. Agricultural subdivisions of more than 40 acres have decreased in average size over the previous year; however, there is interest to maintain 70 to 80 acre parcel sizes to create two equal parcels within a quarter section. Certain features such as waterbodies or road widenings prevent an even 80/80 acre split. Less than 40 acre agricultural subdivisions are typically designed based on the characteristics of what defines a fragment and the area of land that is physically separated from the balance of the quarter section. Smaller average parcel sizes occurred in Year 5 due to road closures and consolidations.

Year 6 experienced a decrease in residential subdivisions being received and approved, while agricultural subdivisions increased for both signaling that both preference for agricultural subdivision and larger agricultural parcels are being applied for and approved. These efforts support agricultural preservation throughout the County.

The Municipal Development Plan allows bare Country Residential parcels of 2 to 3 acres in size to a maximum of 5 acres. The average parcel size compared to Year 5 for Country residential parcels remained the same at 4.28 acres demonstrating a continued effort to only include the physical features not associated with agricultural use.

The total number of development permits issued for dwellings in the Agricultural Preservation Area, Potential Multi-lot Area and Growth Centres/IDP Area are shown in the table below. The number of permits in the Agricultural Preservation Area increased to over 50 dwellings which was typical in Year 1, with Year 2 and Year 5 also having 49 and 48 permits respectively. The Potential Multi-lot Area has decreased to the lowest number of permits since reporting began, and the Growth Centres/IDP Area decreased by 1 permit over last year, with Year 5 being the highest number of permits approved in Growth Centres/IDP Area.

Year	Development Permits for Dwellings			Total
	Agricultural Preservation Area	Potential Multi-lot Area	Growth Centres/IDP Area	
Year 1 (08/01/12 - 07/31/13)	53	17	12	82
Year 2 (08/01/13 - 07/31/14)	49	23	11	83
Year 3 (08/01/14 - 07/31/15)	36	16	15	67
Year 4 (08/01/15 - 07/31/16)	31	23	15	69
Year 5 (08/01/16 - 07/31/17)	48	15	24	87
Year 6 (08/01/17 - 07/31/18)	51	13	23	87
5 Year Average (08/01/13 - 07/31/18)	43	18	18	79

Economic Development and Growth Areas

Businesses and Home Occupations

Figure 6 shows in Year 6, fourteen Development Permits for business uses and home occupations were issued within Growth Centres/IDP Area, and two in the Highway Economic Growth Nodes. There was a total of thirty-nine Development Permits for business uses and home occupations issued for Year 6 representing a 56% increase over the previous year.

Of the twenty-three Development Permits issued for business Outside Growth Areas in Year 6, fourteen permits were for Business (Home Office, Home Based, or Contractors). This represents an increase of four permits from the previous Year 5 total of ten for Development Permits issued for business Outside Growth Areas.

Two Direct Control Districts (DC-D) were approved in Year 6 containing 10.99 acres. As identified on Figure 1B, 1C, 1D, 1E, and 1F, Year 6 had the least amount of land redesignated at 10.99 acres. The two approvals were related to a 9.99 acre event facility that utilized existing development on the property, and the second approval contained a 1.00 acre expansion of an existing DC-D. Overall, the use of Direct Control Districts was limited to only those proposals that could not be located within growth areas due to existing circumstances with the property (expansion and building reuse).

At a regional scale, the County is working with the Town of Carstairs, Town of Didsbury, Town of Olds, Town of Sundre, and the Village of Cremona to review and update existing Intermunicipal Development Plans. The outcome will ensure the continued application of effective land use policies that respect the economic growth initiatives of rural and urban development.

Growth Areas

Figure 8 demonstrates that there were thirty-two Development Permits issued in Year 6 for land in Growth Centres representing a 60% decrease over the previous year. The Water Valley Growth Centre had thirteen permits issued in Year 6 representing 41% of all Growth Centre permits in this reporting year.

Figure 10 shows that three of forty-three subdivisions were approved inside the Growth Centres/IDP Area in Year 6. This indicates 7% of approved subdivisions were located within Growth Centres/IDP Area and has decreased by 66% over the previous year. Compared to the previous year, the same number of subdivisions were approved throughout the County.

The South Carstairs Area Structure Plan was approved June 27, 2018 and identifies ten (10) quarter sections along Highway 2 and 2A at the southern County border as future Business Park. The Special Policy Area: Highway 2/27 Area Structure Plan is a growth node that has economic development potential; however, a review of the Special Policy Area will need to occur first as part of an MDP review.

Protection of Environmental Assets

Environmentally Significant Areas

Portions of the County are identified as Environmentally Significant Areas (ESA) based on information from the 2014 Provincial Environmentally Significant Areas Report completed by Fiera Biological Consultants, and the 2008 Environmentally Significant Areas: Mountain View County by Summit Environmental Consultants. Policy 6.3.1 incorporates ESA mapping into the MDP and allows Administration to utilize these reports as a baseline for determining where subdivision and development may be appropriate or when additional environmental studies are required.

An analysis of Provincial and Summit ESAs shows that 76% of all Provincial ESAs within the County are contained within a Summit ESA. For Level 1 Summit ESAs, there are 57 quarter sections or 15% of Provincial ESAs that are of Very High significance to the County. The majority of these ESAs are located along waterways such as the Red Deer River and Little Red Deer River where additional existing data such as Hazard Lands mapping support the justification for required studies when subdivision or development is proposed.

In Year 6, there were nine subdivision applications that were considered for subdivision that contained a Summit ESA Level 1 to 4, and one of the nine contained a Summit ESA Level 3 + Provincial ESA (Boreal features). Four of the subdivisions were for residential subdivision with the remaining five being agricultural subdivisions. Three of the four residential subdivisions contained an ESA Level 1 to 3 on the balance of the quarter section where the proposed residential parcel would not impact the ESA. The fourth residential subdivision contained an ESA Level 2 due to Innis Lake, and a restrictive covenant was required as a condition of subdivision to indicate development restrictions within portions of the parcel that contains the ESA. Overall, ESAs are being protected by means of subdivision tools or by ensuring the ESA remains with the balance of the quarter section.

Riparian Enhancement and Monitoring

When applicable, Policy #6004 Subdivision Standard Conditions requires an applicant to either:

- 1) Apply for funding to install a Riparian Enhancement Project when livestock is present; or,

- 2) Enter into a Riparian Health Monitoring Agreement when livestock is not present on the parcel.

Thirteen Riparian and Ecological Enhancement Projects have been approved as part of the subdivision process on affected parcels since the policy was amended on April 27, 2016. A total of three Riparian and Ecological Enhancement Projects were approved for Year 6 as shown in Figure 7.

Since 2002, 238 Riparian Enhancement Projects have been completed. Since 2010, approximately 1,421 acres have been protected with riparian fencing projects representing 71 fencing projects. An additional 28 acres have been protected since the previous reporting year.

Since 2015, twenty-five producers have been approved for ALUS (Alternative Land Use Services) projects impacting 1,172 acres of wetland, riparian and upland areas.

Intermunicipal Cooperation

Intermunicipal Planning Commission

In Year 6, the number of Intermunicipal Planning Commission (IMPC) applications approved was three Development Permits and zero subdivisions; two of those applications were heard by the Didsbury IMPC while the other one was heard by the Olds IMPC. There were no refusals. There were three Development Permit approvals by IMPC in Year 5.

Intermunicipal Subdivision and Development Appeal Board

One Development Permit appeal was heard by the Olds Intermunicipal Subdivision and Development Appeal Board (ISDAB) in Year 6. The appeal was denied, and the decision of the IMPC was upheld to refuse the permit. There were no subdivision appeals heard by an ISDAB.

Natural Resource Extraction

Aggregate Extraction/Processing

There were two redesignation applications for Aggregate Extraction/Processing approved in Year 6, and none refused. In total, 464.19 acres of land has been redesignated this reporting period for Aggregate Extraction/Processing use.

Land Use Trends

Average Redesignation Size Based on Use

Figure 9 illustrates that from 2007 to 2012 (Before Year 1) the average size of Agricultural (A(2)) redesignations was 39.90 acres. The average size of Country Residential redesignations was 5.20 acres, and the average size of Industrial redesignations was 24.60 acres. Direct Control redesignations had an average size of 42.10 acres.

In comparison for Year 6, policies related to A(2) redesignation have changed since Year 3, such as farmstead separations now being redesignated to Residential Farmstead (R-F). The average size of Agricultural redesignations was 50.82 acres. The average size of Country Residential redesignations was 6.81 acres, and the average size of Industrial redesignations was 0.00 acres (no applications in Year 6). Direct Control redesignations had an average size of 5.50 acres.

Farmstead Separation versus Bare Parcel Subdivision

Figure 11 indicates that in Year 6, seven applications for farmstead separations were approved and sixteen residential bare parcel applications were approved. Compared to Year 5, four less applications were approved for farmstead separations this reporting year, and 1 less bare parcel was approved.

Projects

Intermunicipal Development Plans

As required by the *Municipal Government Act*, all municipalities must have an Intermunicipal Development Plan (IDP) with adjacent municipalities. The County currently has IDPs with the Town of Carstairs, Town of Didsbury, Town of Olds, Town

of Sundre, and the Village of Cremona that are being reviewed and updated. New IDPs will be established with the M.D. of Bighorn, Clearwater County, Kneehill County, Red Deer County, and Rocky View County.

Eagle Valley Area Structure Plan

Anticipated completion is Spring 2019. An open house is being held January 29, 2019 to obtain feedback on the draft document.

Municipal Development Plan Review

Council has directed Administration to undertake a review of Municipal Development Plan Bylaw No. 09/12 in 2019. Five areas of focus have been identified:

- 1) Agricultural Preservation Area and Potential Multi-lot Area subdivision potential;
- 2) Environmentally Significant Areas;
- 3) Concentrated Confined Feeding Operations Area;
- 4) Growth Centres; and,
- 5) Special Policy Area: Highway 2/27 Area Structure Plan.

Open houses will be hosted by Administration across the County to gather information and a final open house will present the draft policies that were developed from public input. Council will serve as the steering committee for the project.

Appendix

Redesignation Applications by Type and Proposed Land Use District:
Applications filed from August 1st, 2017 to July 31st, 2018

YEAR 6

Figure 1A

	Agriculture (A2) District (A2)			Country Residential District	Residential Farmstead District (R-F)	Business Park District (I-BP)	Commercial District (C-LC)	Airport District (S-AP)	Public Service District (S-IEC)	Recreational Facility District (P-PCR,P-PR)	Direct Control District (DC-D)	Aggregate Extraction/Processing District (AEP)	Total
	>= 40 ac	< 40 ac	Total (A2)										
Application Overview:													
Number of Applications Received	16	1	17	21	5	1	0	0	1	1	1	2	49
Percentage (%) of Total Applications	32.65%	2.04%	34.69%	42.86%	10.20%	2.04%	0.00%	0.00%	2.04%	2.04%	2.04%	4.08%	100%
Amount of Land Proposed for Redesignation (acres)	1001.36	18.32	1019.68	89.86	31.81	135.84	0.00	0	9.37	12.41	1.00	172.00	1,471.97
Number of Applications Withdrawn	2	0	2	0	0	0	0	0	0	0	0	0	2
In Potential Multi-lot Area	9	1	10	12	3	1	0	0	0	0	0	2	28
In Agricultural Preservation Area	7	0	7	9	2	0	0	0	1	1	1	0	21
Fragmented Parcels	0	1	1	0	0	0	0	0	0	0	0	0	1
CFO Area	1	0	1	1	1	0	0	0	0	0	0	0	3
Application Status:													
Number of Applications Approved	14	2	16	15	6	0	0	0	1	0	2	2	42
Total Amount of Land Redesignated (acres)	770.29	42.83	813.12	90.06	52.89	0.00	0.00	0	9.37	0.00	10.99	464.19	1,440.62
Percentage (%) of Total Land Redesignated	53.47%	2.97%	56.44%	6.25%	3.67%	0.00%	0.00%	0.00%	0.65%	0.00%	0.76%	32.22%	100%
Number of Applications Refused	3	0	3	6	2	0	0	0	0	1	0	1	13
Number of Applications in Process as of July 31st, 2017	1	0	1	5	3	1	0	0	0	0	0	1	11
Number of Applications Approved in Potential Multi-lot Area	7	2	9	8	4	0	0	0	0	0	0	1	22
Number of Applications Approved in Agricultural Preservation Area	7	0	7	7	2	0	0	0	1	0	2	1	20
Number of Applications Approved as Fragmented Parcels	0	1	1	0	0	0	0	0	0	0	0	0	1
Number of Applications Approved in a CFO Area	1	0	1	0	1	0	0	0	0	0	0	0	2
Number of Applications Refused in a CFO Area	0	0	0	0	1	0	0	0	0	0	0	0	1

Note(*)

Subdivision Applications by Type: Subdivision Applications Filed from August 1st, 2017 to July 31st, 2018

YEAR 6

Figure 2A

Application Overview:	Agricultural District			Residential District				Business Park District (I-BP)	Commercial District (C-LC)	Airport District (S-AP)	Public Service District (S-IEC)	Recreational Facility District (P-PCR,P-PR)	Direct Control District (DC-D)	Total
	>= 40 ac	< 40 ac	Total A(2)	Farmstead		R-CR R-CR1 Bare Parcel Out	Total (Residential)							
				R-CR & R-CR1	R-F									
Total Number of Applications Received	17	4	21	0	5	19	24	1	0	1	1	1	1	50
Total Amount of Land Proposed for Subdivision (acres)	1321.36	77.92	1399.28	0.00	31.81	82.86	114.67	135.84	0.00	0.92	9.37	0.08	1.00	1661.16
Total Number of First Parcel Out	10	2	12	0	3	12	15	1	0	0	0	0	0	28
Total Number of 2nd Parcel Out	4	2	6	0	2	6	8	0	0	0	1	0	0	15
Total Number of 3 or more Parcels Out	3	0	3	0	0	1	1	0	0	1	0	1	1	7
Average Size of Proposed Lots (acres)	77.73	19.48	66.63	0.00	6.36	4.36	4.78	0	0	0.92	9.37	0.075	1	33.22
Number of Applications Withdrawn	2	1	3	0	0	3	3	0	0	1	0	1	0	8
In Potential Multi-Lot Area	9	3	12	0	3	11	14	1	0	0	0	1	0	28
In Agricultural Preservation Area	8	1	9	0	2	8	10	0	0	1	1	0	1	22
Fragmented Parcels	0	2	2	0	0	0	0	0	0	0	0	0	0	2
Application Status:														
Total Number of Applications Approved	14	3	17	0	7	16	23	0	0	0	1	0	2	43
Percentage of Applications Approved	33%	7%	40%	0%	16%	37%	53%	0%	0%	0%	2%	0%	5%	100%
Number of First Parcel Out Approved	7	2	9	0	5	13	18	0	0	0	0	0	0	27
Number of 2nd Parcel Out Approved	6	0	6	0	5	1	6	0	0	0	1	0	1	14
Number of 3 or more Parcels Out Approved	1	1	2	0	0	2	2	0	0	0	0	0	1	5
Total Amount of Land Approved for Subdivision (acres)	1048.68	46.68	1095.36	0.00	60.90	68.51	129.41	0.00	0.00	0	9.37	0.00	10.99	1245.13
Average Size of Approved Lots (acres)	74.91	15.56	64.43	0.00	8.70	4.28	5.63	0	0	0	9.37	0.00	0	28.96
Number of Applications Refused	0	0	0	0	1	1	2	0	0	0	0	0	0	2
Number of Applications in Process as of July 31st, 2017	6	1	7	0	3	10	13	1	0	0	0	0	0	21
In Potential Multi-Lot Area	7	2	9	0	4	9	13	0	0	0	0	0	0	22
Percentage of Applications Approved In Potential Multi-Lot Area	50%	67%	52.9%	0%	57%	56%	57%	0%	0%	0%	0%	0%	0%	51%
In Agricultural Preservation Area	9	1	10	0	4	9	13	0	0	0	1	0	2	26
Percentage of Applications Approved In Agricultural Preservation Area	64%	33%	58.8%	0%	57%	56%	57%	0%	0%	0%	100%	0%	100%	60%
Fragmented Parcels	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Number of Applications Approved in a CFO Area	1	1	2	0	1	1	2	0	0	0	0	0	0	4
Number of Applications Refused in a CFO Area	0	0	0	0	1	0	1	0	0	0	0	0	0	1



Mountain View C O U N T Y

Approved Multi - Lot Subdivisions

YEAR 6

(Oct 03, 2007 - July 31, 2018)

Figure 3

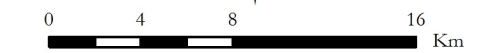
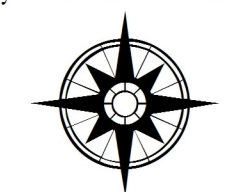
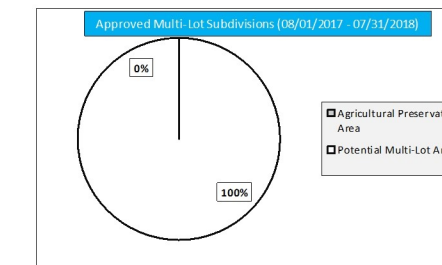
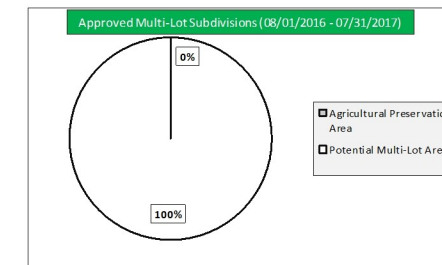
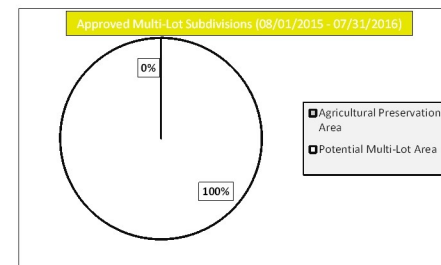
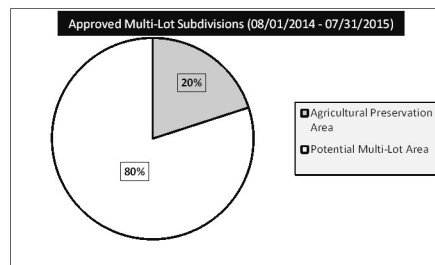
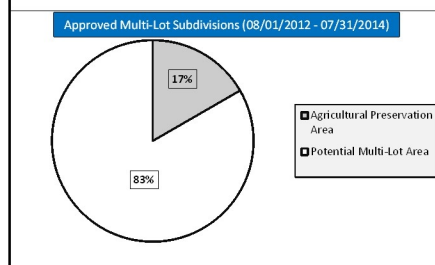
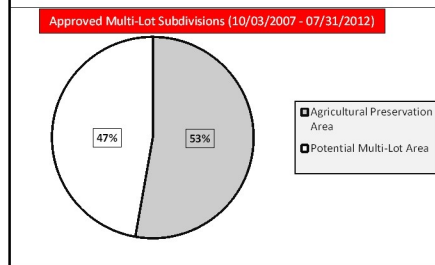
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- 08/01/2017 - 07/31/2018
- 08/01/2016 - 07/31/2017
- 08/01/2015 - 07/31/2016
- 08/01/2014 - 07/31/2015
- 08/01/2012 - 07/31/2014
- 10/03/2007 - 07/31/2012

Agricultural Preservation Area

- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- County Collector Network

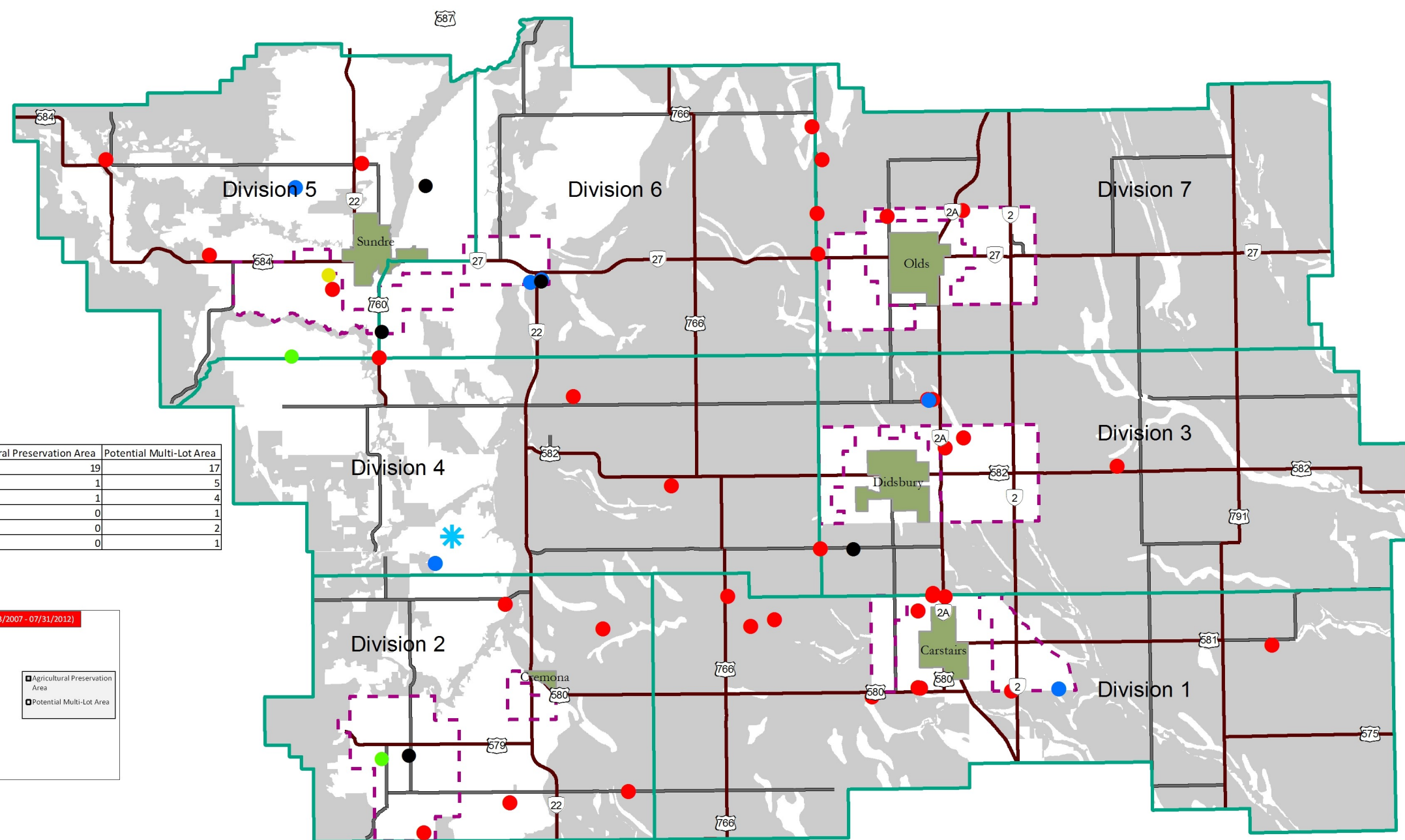
Year	Agricultural Preservation Area	Potential Multi-Lot Area
10/03/2007 - 07/31/2012	19	17
08/01/2012 - 07/31/2014	1	5
08/01/2014 - 07/31/2015	1	4
08/01/2015 - 07/31/2016	0	1
08/01/2016 - 07/31/2017	0	2
08/01/2017 - 07/31/2018	0	1



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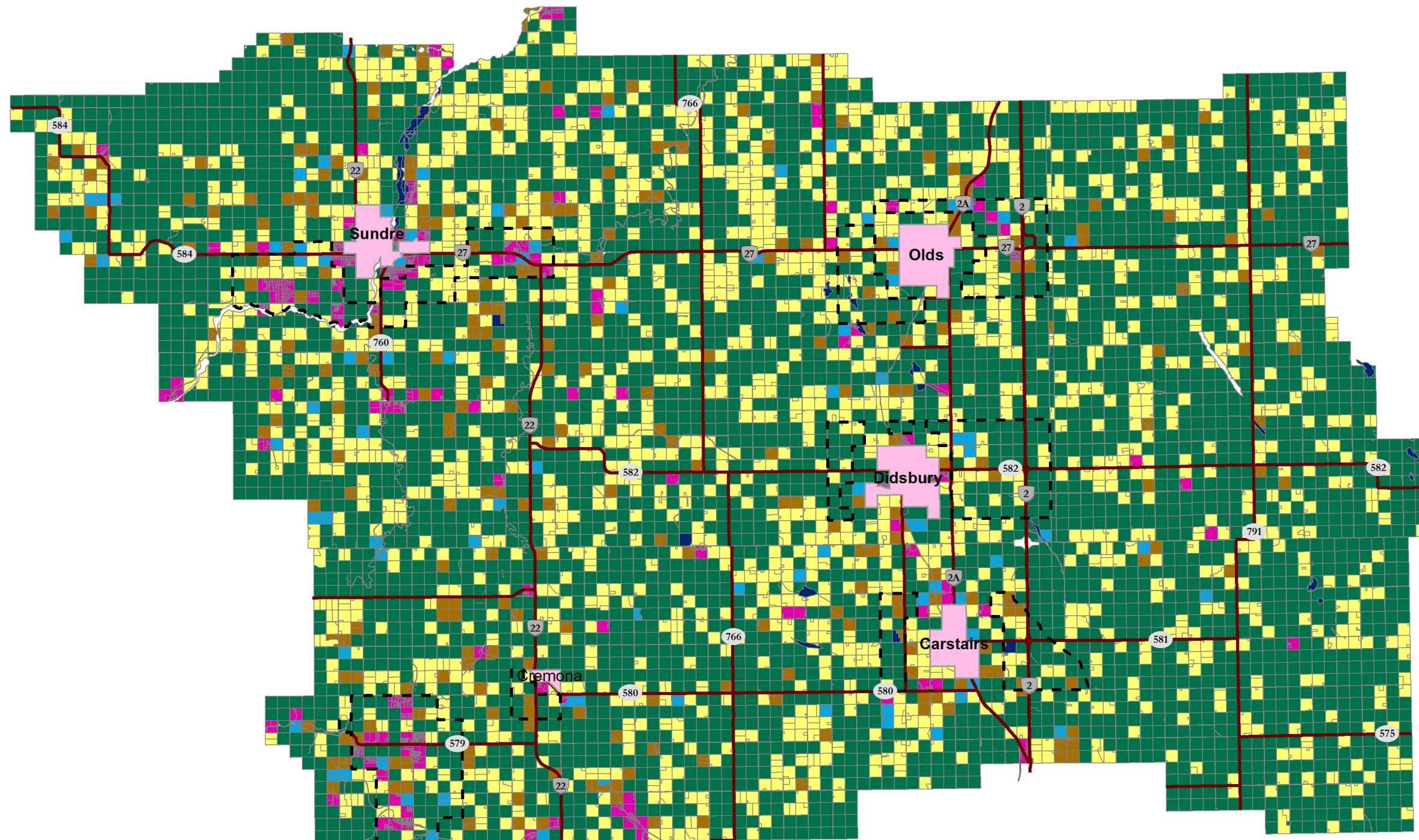
Mountain View County

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Mountain View COUNTY



Parcel Density

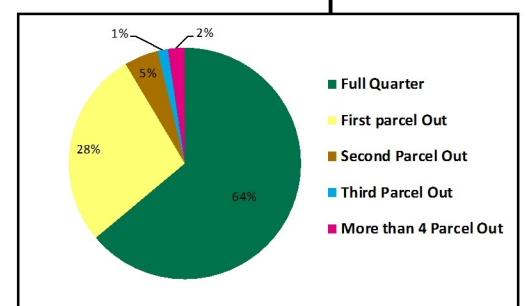


Scale: 1:300,000

Figure 4

Legend

- Growth Centres
- No Data
- No Subdivision
- First Parcel Out
- Second Parcel Out
- Third Parcel Out
- More than 4 Parcel Out



	Total Number of Quarters
Full Quarter	3713
First parcel Out	1602
Second Parcel Out	276
Third Parcel Out	83
More than 4 Parcel Out	137
Total	5811



Mountain View C O U N T Y

Development Permits issued for
Dwellings

YEAR 6

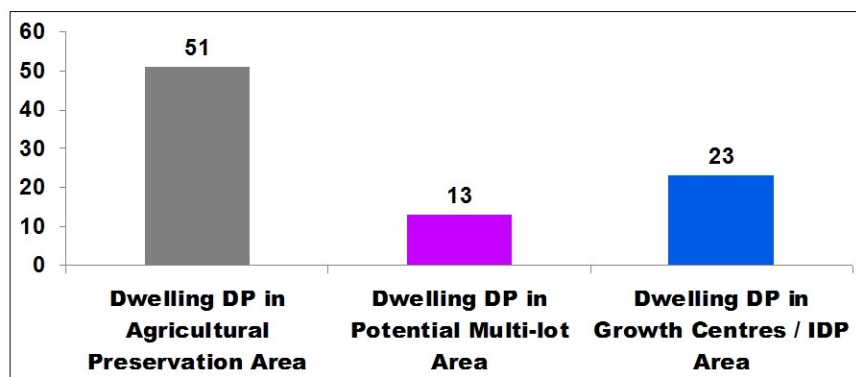
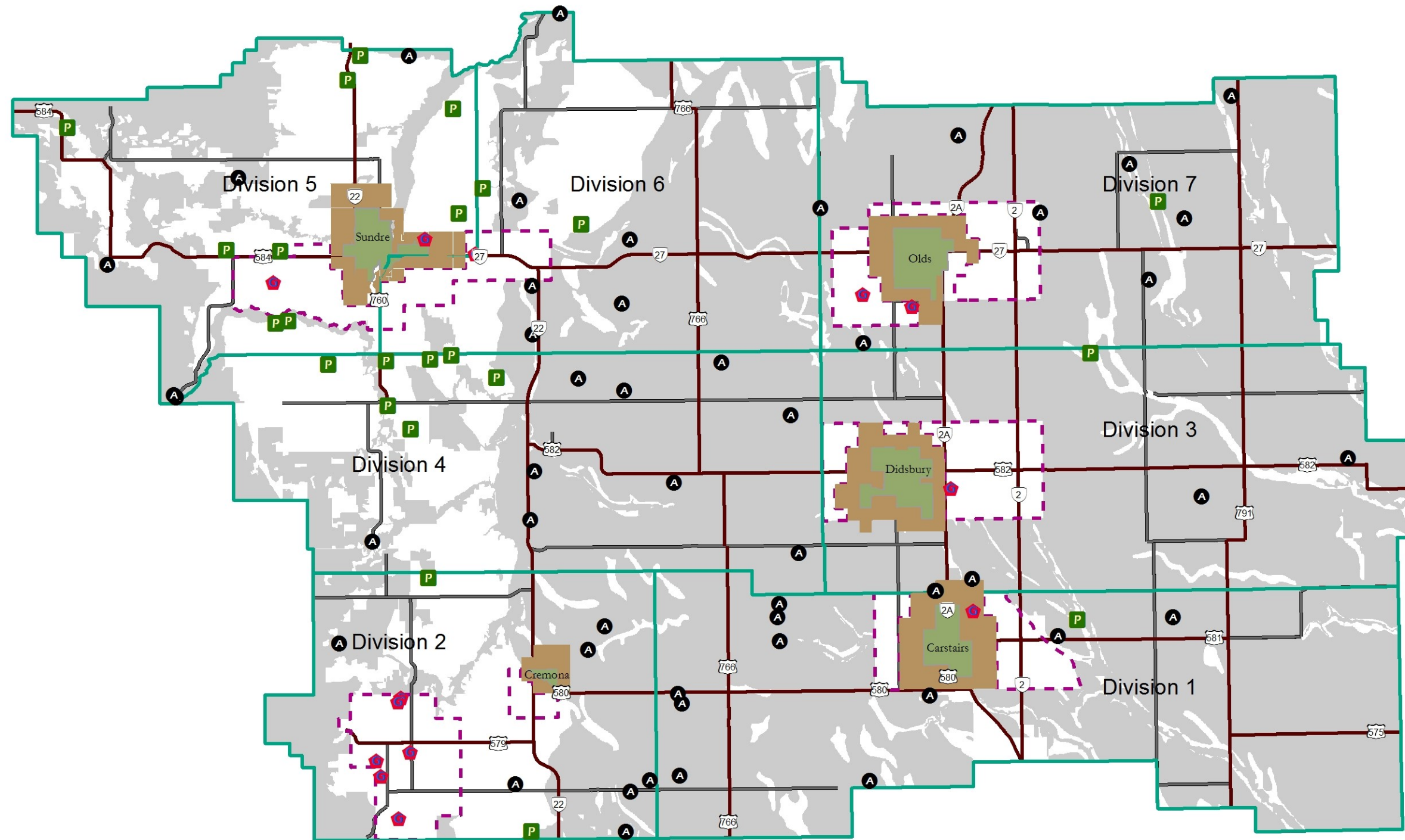
(Oct 03, 2007 - July 31, 2018)

Figure 5

Legend

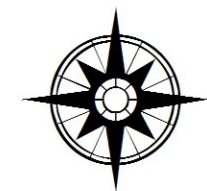
Permit for Dwelling in

- Agricultural Preservation Area
- Growth Centres / IDP Area
- Potential Multi-lot Area
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- IDP Area
- Highway
- CCN



Year	Dwelling DP in Agricultural Preservation Area	Dwelling DP in Potential Multi-lot Area	Dwelling DP in Growth Centres / IDP Area	Total
Year 6 (Aug 1, 2017- July 31, 2018)	51	13	23	87

Year	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	Total
Year 6	13	15	7	16	17	8	11	87



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator



Mountain View C O U N T Y

Development Permits issued for Business

YEAR 6

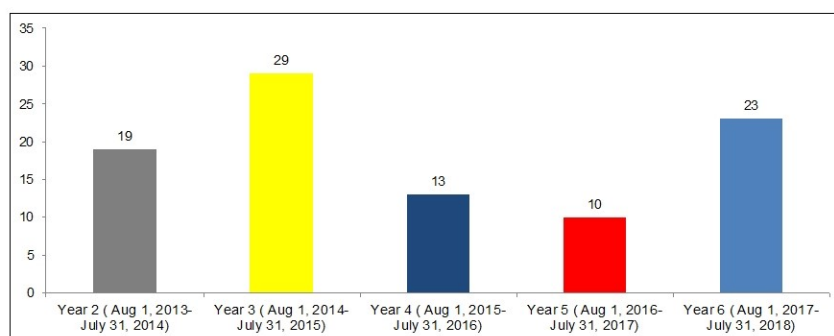
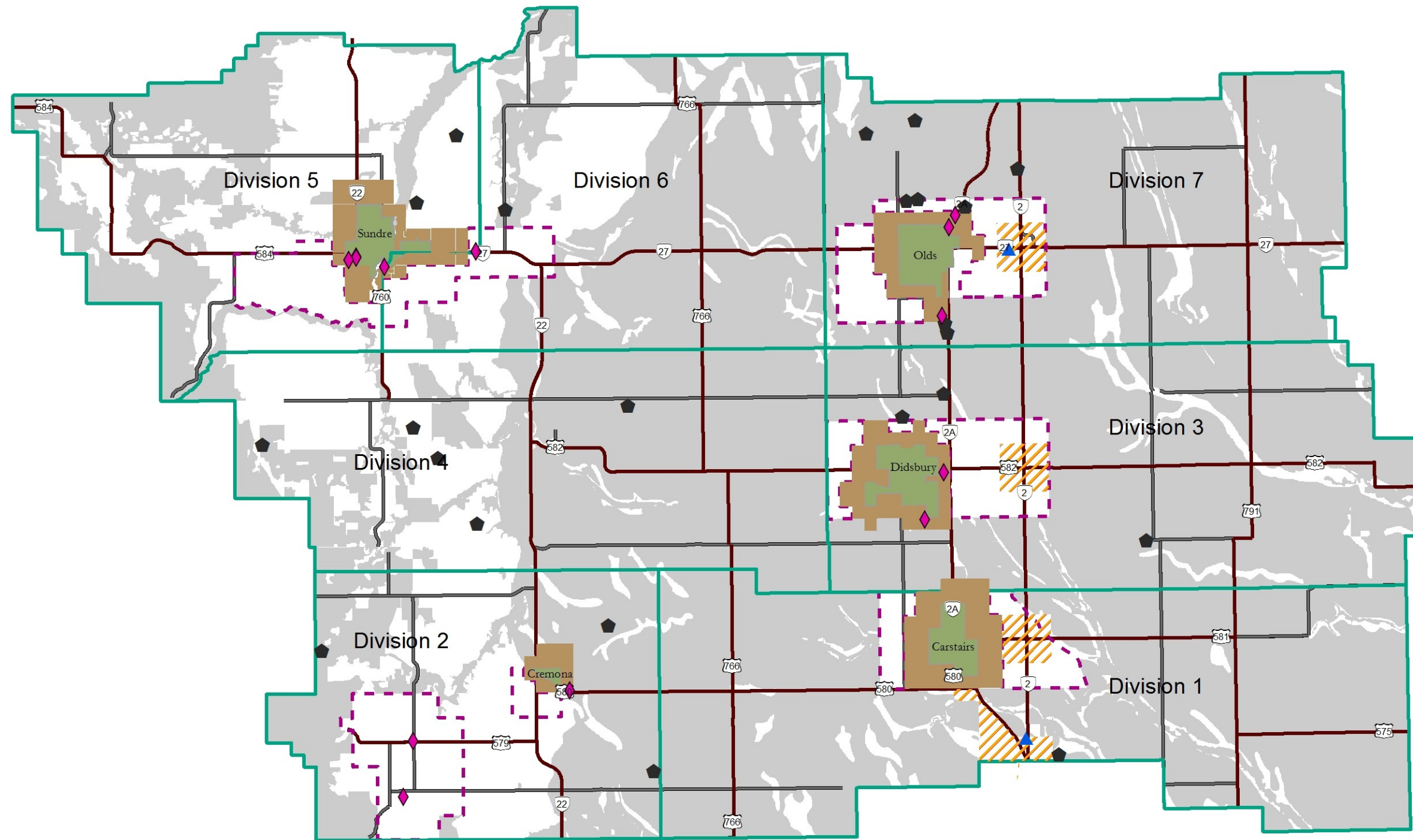
(Oct 03, 2007 - July 31, 2018)

Figure 6

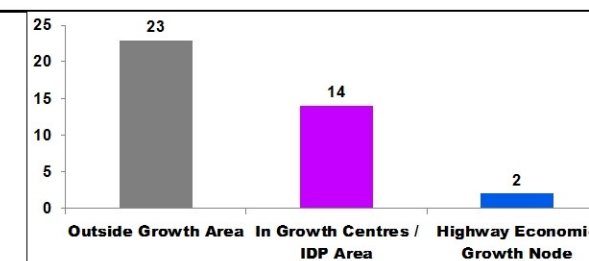
Legend

Permit for Business in

- ◆ Growth Centres / IDP Area
- ▲ Growth Nodes
- ◆ Outside Growth Area
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- ▨ Highway Economic Growth Node (ASP's Required)
- IDP Area
- Highway
- CCN



Year	Permit Issued Outside of Growth Area
Year 2 (Aug 1, 2013- July 31, 2014)	19
Year 3 (Aug 1, 2014- July 31, 2015)	29
Year 4 (Aug 1, 2015- July 31, 2016)	13
Year 5 (Aug 1, 2016- July 31, 2017)	10
Year 6 (Aug 1, 2017- July 31, 2018)	23
Total	94



DP Main	Outside Growth Area	In Growth Centres / IDP Area	Highway Economic Growth Node	Total
Year 6 (Aug 1, 2017- July 31, 2018)	23	14	2	39



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

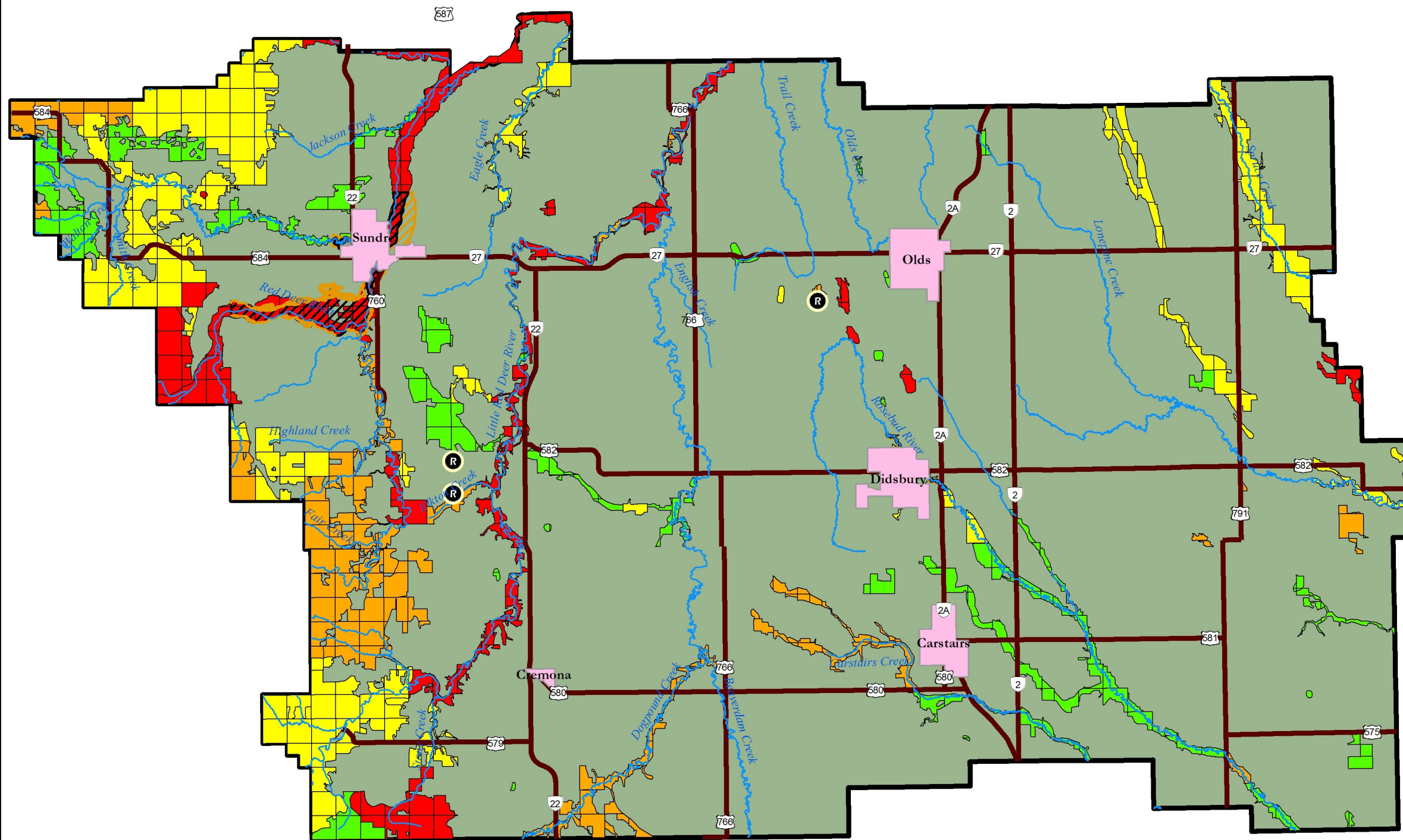
NAD_1983_10TM_CM115
Projection: Transverse_Mercator



Mountain View C O U N T Y

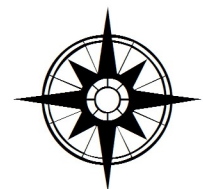
Riparian and Ecological
Enhancement Map
Total Number of Projects = 3
(August 01, 2017 to July 31, 2018)

Figure 7



Legend

- Riparian and Ecological Enhancement Location
- Rivers and Creeks
- Town/Village
- Floodway - Provincial Data
- Flood Fringe - Provincial Data
- Environmentally Significant Areas**
- ESA_Number**
- 1 (Very High)
- 2 (High)
- 3 (Moderate)
- 4 (Low)



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

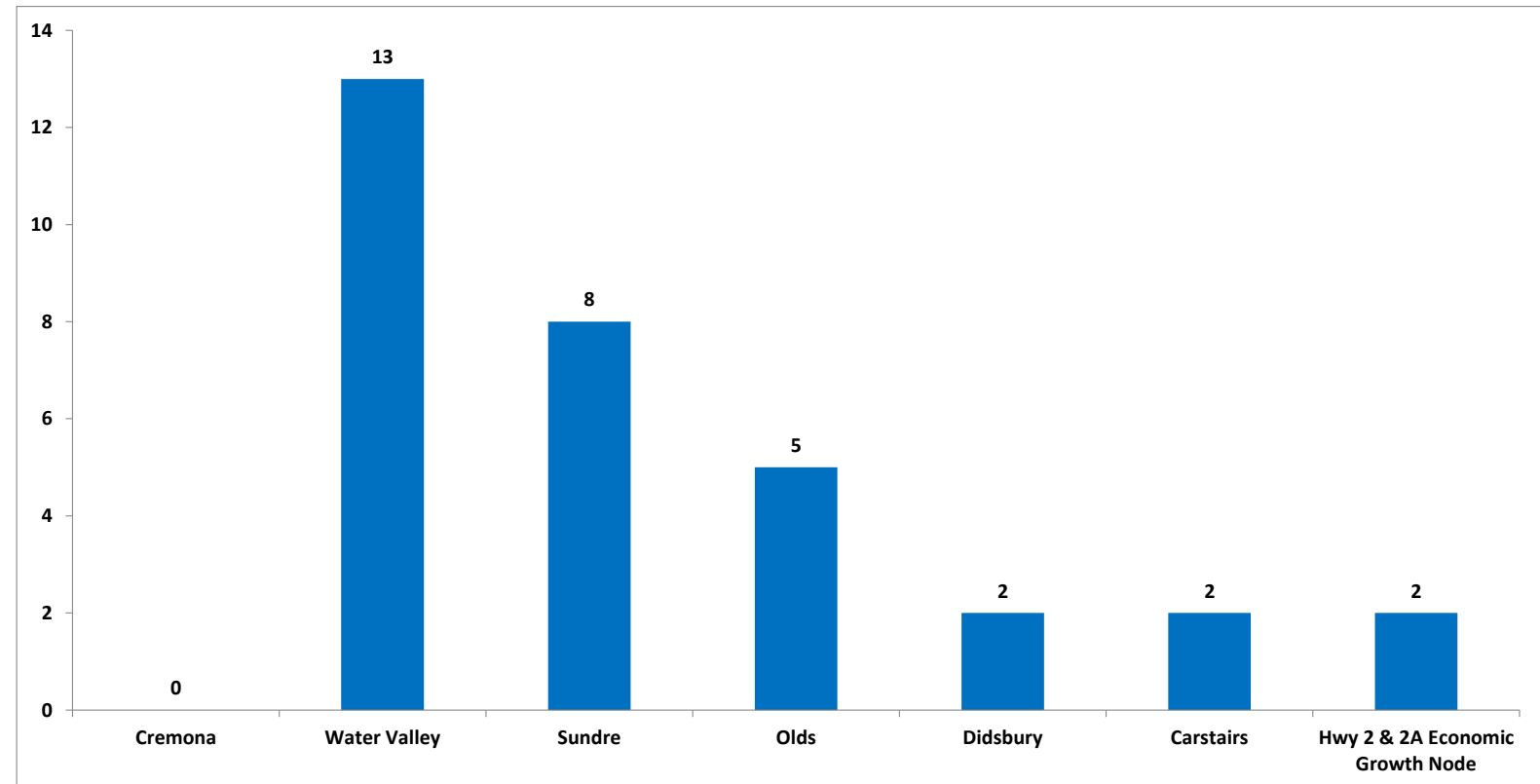
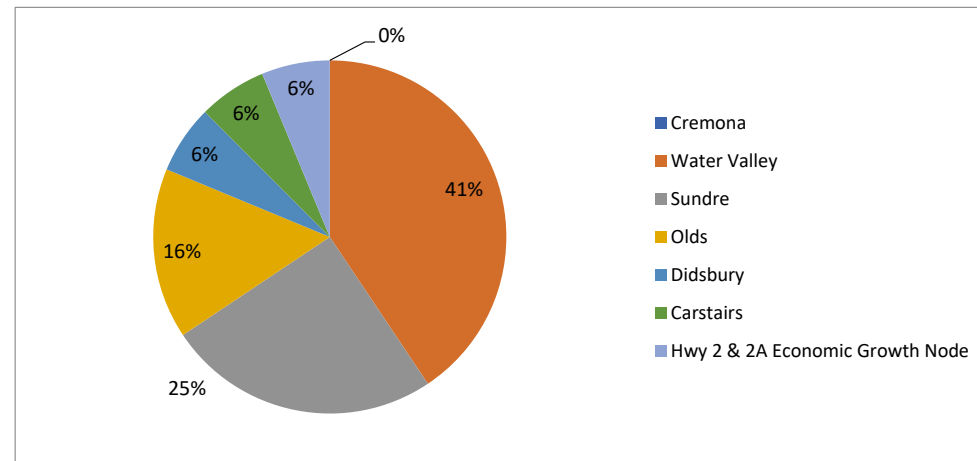
NAD_1983_10TM_CM115
Projection: Transverse_Mercator

Development Permits Issued in Growth Centres and Nodes

Figure 8

YEAR 6

Growth Centres & Nodes	Number of Permits
Cremona	0
Water Valley	13
Sundre	8
Olds	5
Didsbury	2
Carstairs	2
Hwy 2 & 2A Economic Growth Node	2
Total	32

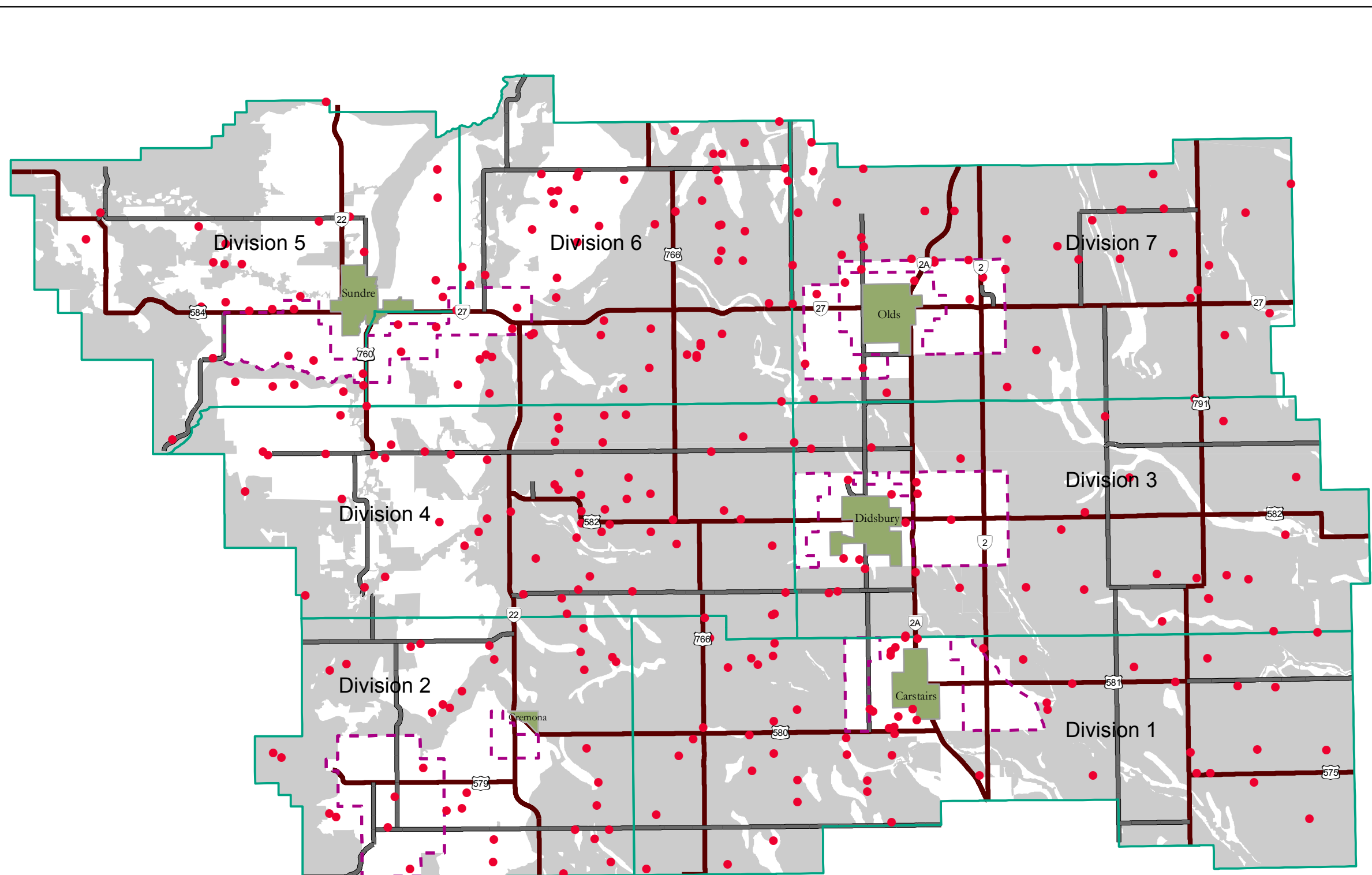




Mountain View C O U N T Y

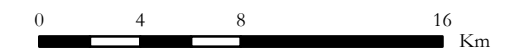
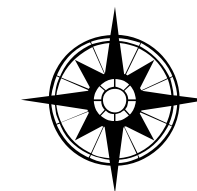
Approved Redesignations
(Oct 03, 2007 - July 31, 2012)

Figure 9



Legend

- Oct 03, 2007 - July 31, 2012
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway
- County Collector Network



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator

	Agriculture (2) District (A2)	Country Residential District	Business Park District (I-BP)	Commercial District (C-LC)	Airport District (S-AP)	Public Service District (S-IEC)	Recreational Facility District (P-PCR,P-PR)	Direct Control District (DC-D)	Total
Average Size	39.9	5.2	24.6	n/a	n/a	79.7	52.5	42.1	16.3
Total Number of Approved Applications	86	228	7	0	0	1	8	4	334



Mountain View COUNTY

Approved Subdivisions

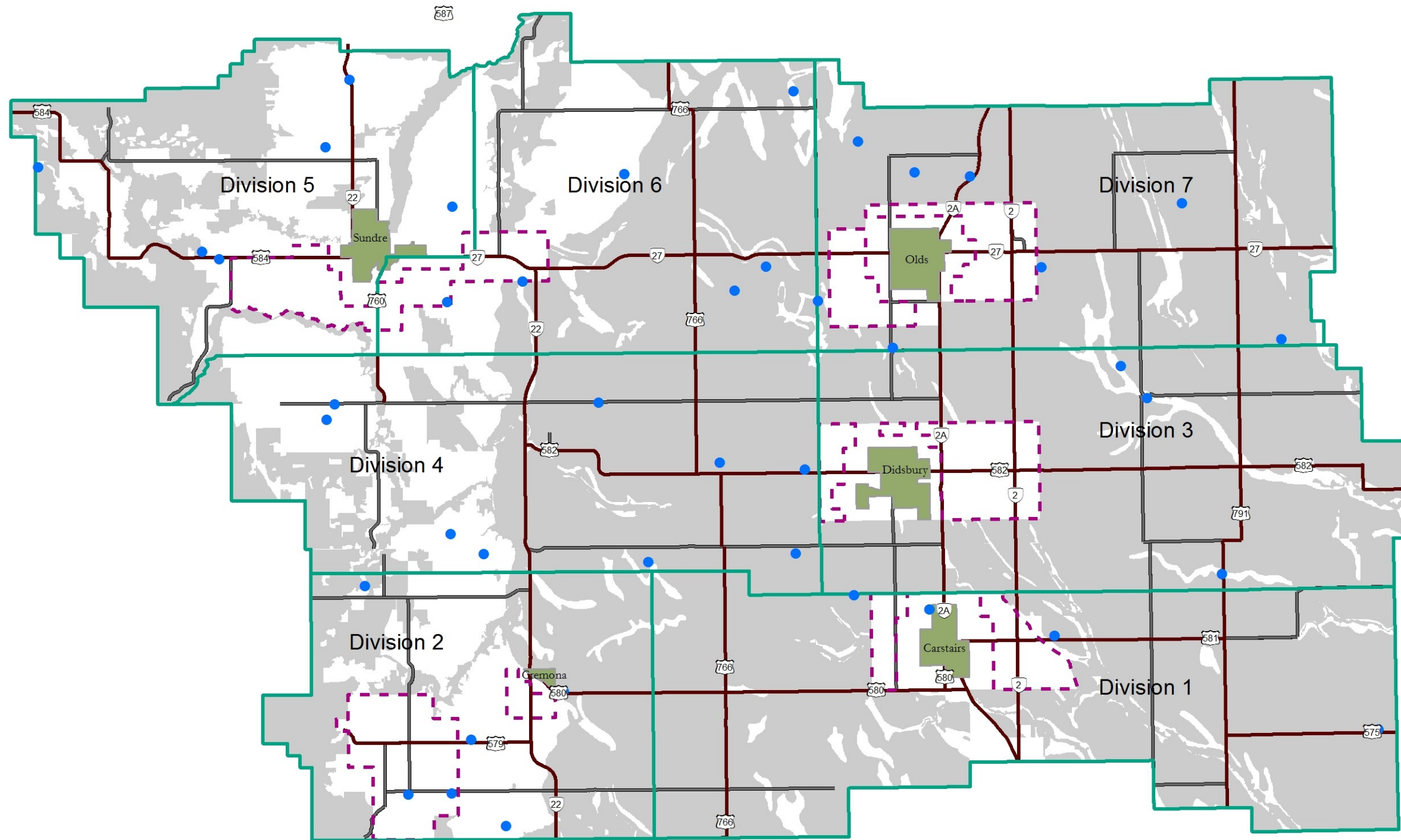
YEAR 6

(Aug 1, 2017 - July 31, 2018)

Figure 10

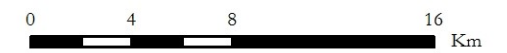
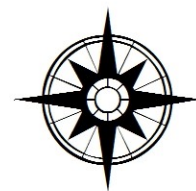
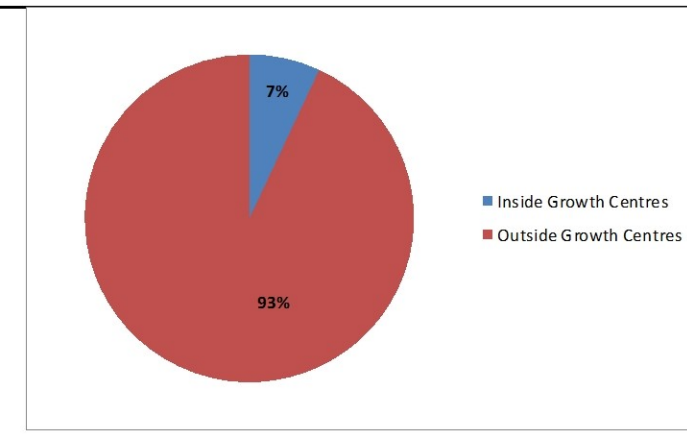
Legend

- 08/01/2017 - 07/31/2018
(Year 6 = 43)
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- County Collector Network



Growth Centres	Year 6
Sundre	1
Water Valley	2
Carstairs	0
Didsbury	0
Olds	0
Cremona	0
Total	3

Inside Growth Centres	3
Outside Growth Centres	40



Scale: 1:300,000

Mountain View County

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Projection: Transverse_Mercator



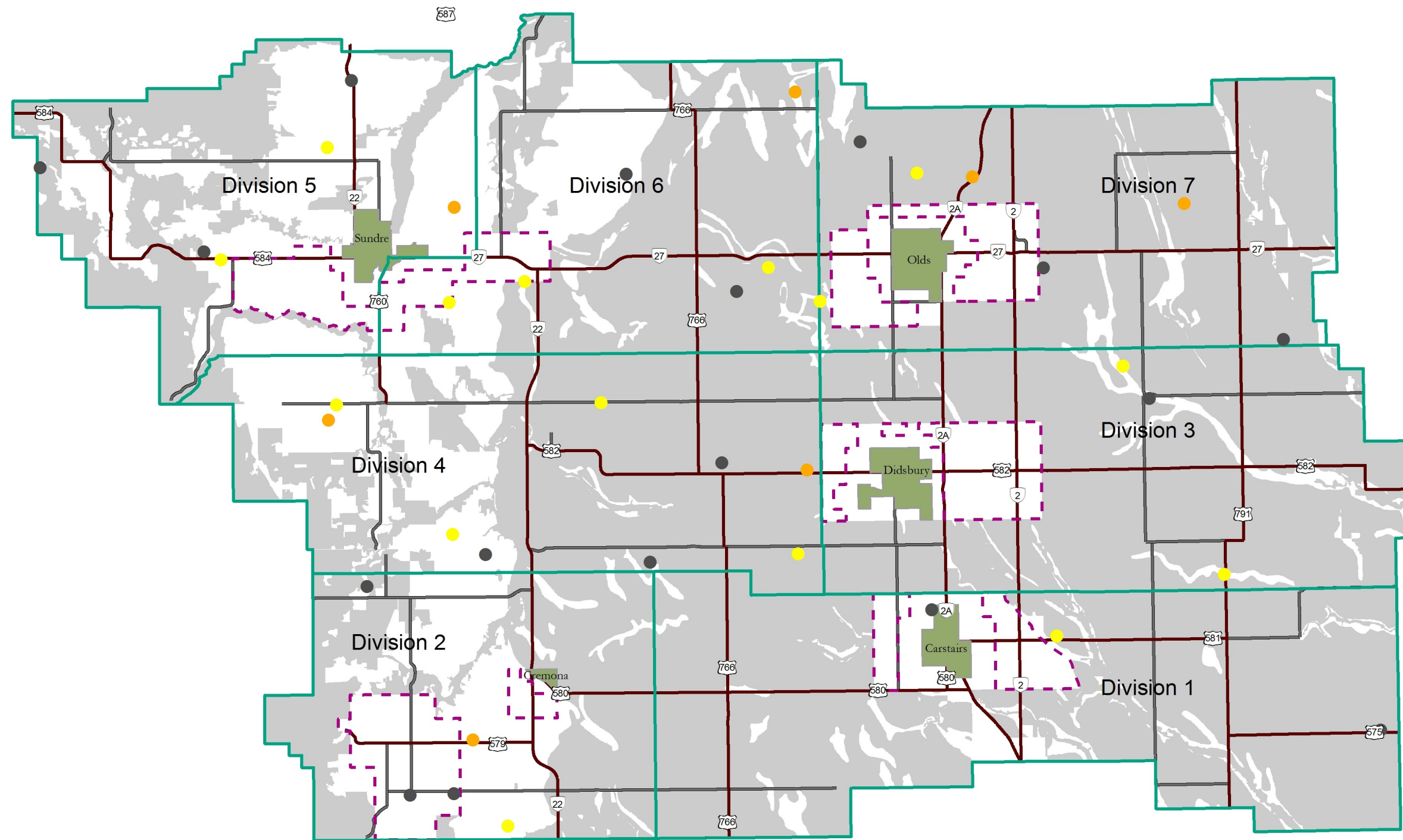
Mountain View COUNTY

Approved Subdivisions

YEAR 6

(Aug 1, 2017 - July 31, 2018)

Figure 11



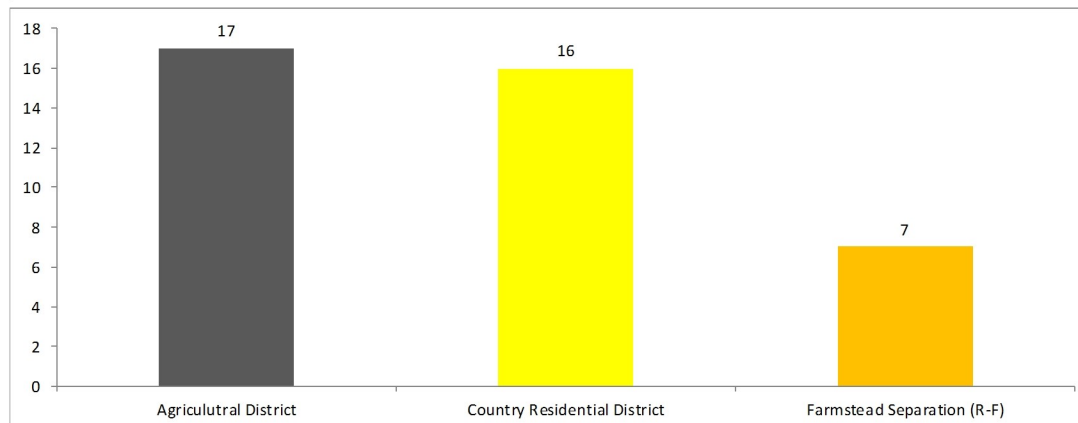
Legend

Agricultural Preservation Area

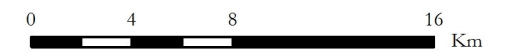
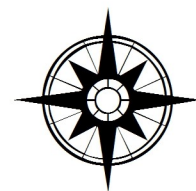
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway
- CCN

Approved Subdivisions

- Agricultural District (A(2)& (A))
- Country Residential District (R-CR or R-CR1) (3.0 - 10.0 ac)
- Residential Farmstead Separation (R-F) (2.0 ac - Accommodate the Farmstead)



Application Status:	Agriculture District (A(2))			Residential District			Total Lots
	≥ 40 ac	< 40 ac	Total lots	Farmstead Separation		R-CR Bare Parcels	
				R-CR & R-CR1	R-F		
Total Number of Applications Approved	14	3	17	0	7	16	23
Total Amount of Land Approved for Subdivision (acres)	1048.68	46.68	1095.36	0	60.9	68.51	129.41
Average Size of Approved Lots (acres)	74.91	15.56	64.43	0.00	8.70	4.28	5.63



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator