

# Municipal Development Plan Monitoring Report 2015

## 1.0 Scope of the Report

The County adopted its current Municipal Development Plan (MDP) in July of 2012. Policy 13.3.4 and 13.3.5 of the MDP requires that Administration prepare an annual report for Council to ensure the effectiveness of key Plan Policies and ensure that development meets the objectives of the MDP. This Monitoring Report covers “Year 3” being the reporting period from August 1, 2014 to July 31, 2015. Key Plan objectives and comments are provided regarding whether they are being achieved and a comparison to the previous year and Year 1 (August 1, 2012 to July 31, 2013). Also, Council approved amendments to the MDP on November 25, 2015 that included proposed policy amendments from Monitoring Report 2012-2014 and are listed demonstrating how clarity is now being provided.

1. MDP objective: To minimize the loss of agricultural land and ensure that agriculture remains viable.

Data and trends show the following:

- The number of redesignations and subdivisions approved in the Agricultural Preservation Area is shown in Figure 1A and 2A. The data shows that twenty three redesignation applications were approved for Year 3. The year to year trend shows three more applications were approved annually in relation to the previous year statistics; however, one less application approved annually compared to Year 1.
- Figure 2A shows that the total number of acres subdivided was 730.86 in Year 3 for all land uses. This has been trending down since 2012 and represents a 14.76 acre decrease from the previous year.

**Table 1: Multi-Lot Subdivision Approvals**

Year	Agricultural Preservation Area	Potential Multi-Lot Area
10/03/2007 - 07/31/2012	19	17
08/01/2014 - 07/31/2015	1	4

- Table 1 identifies the number of multi-lot subdivisions approved in the Agricultural Preservation Area and the Potential Multi-lot Area. Table 1 demonstrates that one multi-lot subdivision was approved in the Agricultural Preservation Area in Year 3. Where redesignation was not applied for, the Municipal Planning Commission refused an application; however, the Municipal Government Board granted the appeal to approve the subdivision. The objective of not approving multi-lot subdivisions in the Agricultural Preservation Area appears to be met at the Municipal Approving Authority level.
- 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. Three of the four approved multi-lot subdivisions in Year 3 are within MDP identified Growth Centres.
- 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.
- Regarding the number of subdivisions approved by way of appeal where redesignation specifically had been refused by Council, there was one application that was refused by Council in Year 3 that was appealed to the Municipal Government Board and upheld.
- Council decisions on redesignation are being upheld by the Subdivision Approving Authority.

**Table 2: Subdivision Approval by Land Use District**

Year 3

<b>Application Status:</b>	<b>Agriculture (2) District (A2)</b>			<b>Country Residential District</b>		
	<b>&gt;= 40 ac</b>	<b>&lt; 40 ac</b>	<b>Total lots</b>	<b>Farmstead Separation</b>	<b>Bare Parcels</b>	<b>Total lots</b>
Total number of applications approved	6	10	<b>16</b>	9	29	<b>38</b>
Total area of land approved for subdivision (acres)	345.9	120.32	<b>466.22</b>	67.7	123.92	<b>191.62</b>
Average size of approved lots (acres)	57.65	12.03	<b>29.14</b>	7.52	4.27	<b>5.04</b>

Year 2

<b>Application Status:</b>	<b>Agriculture (2) District (A2)</b>			<b>Country Residential District</b>		
	<b>&gt;= 40 ac</b>	<b>&lt; 40 ac</b>	<b>Total lots</b>	<b>Farmstead Separation</b>	<b>Bare Parcels</b>	<b>Total lots</b>
Total number of applications approved	8	3	<b>11</b>	19	13	<b>32</b>
Total amount of land approved for subdivision (acres)	521.1	28.67	<b>549.77</b>	105.45	54.1	<b>159.55</b>
Average size of approved lots (acres)	65.14	9.56	<b>49.98</b>	5.55	4.16	<b>4.99</b>

Year 1

<b>Application Status:</b>	<b>Agriculture (2) District (A2)</b>			<b>Country Residential District</b>		
	<b>&gt;= 40 ac</b>	<b>&lt; 40 ac</b>	<b>Total lots</b>	<b>Farmstead Separation</b>	<b>Bare Parcels</b>	<b>Total lots</b>
Total number of applications approved	13	6	<b>19</b>	9	20	<b>29</b>
Total area of land approved for subdivision (acres)	758.99	117.8	<b>876.79</b>	69.06	91.4	<b>160.46</b>
Average size of approved lots (acres)	58.38	19.63	<b>46.15</b>	7.67	4.57	<b>5.53</b>

- From Table 2, Agricultural subdivisions of more than 40 acres have decreased to the smallest size since reporting began while Agricultural subdivisions of less than 40 acres have increased in size over the previous year, although overall they are smaller in size since Year 1. It should be noted that less than 40 acre Agricultural subdivisions in Year 3 are mostly as a result of farmstead separations over 10 acres in size.
- Overall, the total area of land approved for Agricultural subdivisions has decreased year over year, and is nearly half of the total area approved annually for Year 1 when reporting started.

- While total area approved for subdivision and the number of approved lots for Country Residential is steadily increasing, an effort to ensure the overall size of approved lots is no greater than 5 acres has been maintained as reflected in the total average lot size of 5.04 acres.
- Table 2 also shows that from Year 2 to Year 3, the number of approved Farmstead separations decreased; however, bare parcels substantially increased. In Year 3, Country Residential subdivisions exceeded the annually average consumption rate of one quarter section to now 1.2 quarter sections per year.
- The Municipal Development Plan allows bare Country Residential parcels of 2 to 3 acres in size to a maximum of 5 acres. The 0.11 acre average increase in size over Year 2 for bare Country Residential parcels demonstrates a challenge with achieving 2 to 3 acre lots.

**Table 3: Development Permits for Dwellings**

Year	Dwelling DP in Agricultural Preservation Area	Dwelling DP in Potential Multi-lot Area	Dwelling DP in Growth Centres/IDP Area	Total
Year 1 (08/01/12 - 07/31/13)	53	17	12	<b>82</b>
Year 2 (08/01/13 - 07/31/14)	49	23	11	<b>83</b>
Year 3 (08/01/14 - 07/31/15)	36	16	15	<b>67</b>

- Table 3 shows the total number of development permits issued for dwellings in the Agricultural Preservation Area, Potential Multi-lot Area and Growth Centres/IDP Area. The number of permits in the Agricultural Preservation Area and Potential Multi-lot Area has significantly decreased and increased in the Growth Centres/IDP Area slightly.
- With a larger increase in the number of approved subdivisions for Year 3 as shown in Table 2, it may suggest that the following year may see an increase in development permit applications for dwelling units.

2. MDP objective: To encourage economic development, especially in Growth Centres and Nodes.

Data and trends show the following:

- Figure 6 shows in Year 3, thirty four Development Permits for home occupations and business uses were issued within the Growth Centres/IDP Area, and eight in the Highway Economic Growth Nodes. There was a total of seventy one Development Permits for home occupations and business uses issued for Year 3 representing a 221% increase over the previous year.
- One Direct Control District (DC-D) was approved in Year 3 containing 55.8 acres. As identified on Figure 1B and 1C, Year 2 had the most DC-D approvals with four and the least amount of land redesignated.
- Figure 5 shows that the majority of development permits for dwelling units are issued throughout the Agricultural Preservation Area. Development permits for dwelling units within the Growth Centres/IDP Area is steadily increasing and is near par with permit issuance within the Potential Multi-Lot Area.
- The Wessex Area Structure Plan was approved shortly after the reporting cut-off for Year 3, while the Highway 2 & 27 Area Structure Plan and the Highway Economic Growth Node Area Structure Plan (south of Carstairs) are scheduled for Year 4 completion.

3. MDP objective: To protect environmentally significant lands.

Data and trends show the following:

- Figure 7 indicates that since 2009, there have been 46 restrictive covenants for environmental protection registered as part of subdivision approvals. This represents 1,524.84 acres that have had restrictive covenants for environmental protection registered, representing a 174.01 acre increase over the previous reporting year. The average size of the restrictive covenants for environmental protection is 33.15 acres in size. Figure 7 also shows that most of these restrictive covenants for environmental protection are on water bodies.
- Since 2002, 179 Riparian Enhancement Projects have been completed. Since 2010, approximately 1260 acres have been protected with riparian fencing projects representing 51 fencing projects. An additional 60 acres have been protected since the previous reporting year.

4. MDP objective: To encourage development in Growth Centres.

Data and trends show the following:

- Figure 8 demonstrates that there were eighty three Development Permits issued in Year 3 for lands in Growth Centres representing a 38% increase over the previous year.
- Figure 10 shows that twelve of fifty eight subdivisions were approved inside the Growth Centres/IDP Area in Year 3. This indicates 21% of approved subdivisions were located within Growth Centres/IDP Area and has increased by 3% over the previous year.

5. MDP objective: Inter-Municipal Co-operation.

Data and trends show the following:

- In Year 3, the number of Inter-Municipal Planning Commission (IMPC) applications approved was fourteen; ten of those applications were heard by the Didsbury IMPC. There were no refusals and all applications were for Development Permits. Six IMPC approvals were granted in Year 2.

6. MDP objective: To facilitate the extraction of natural resources with minimal impact on neighbouring lands and infrastructure.

Data and trends show the following:

- The new Land Use Bylaw District for Aggregate Extraction/Processing was adopted October 22, 2014 and two redesignation applications have been approved in Year 3.
- The additional requirement to submit a Comprehensive Site Development Plan with applications has also assisted with the evaluation of Aggregate Extraction/Processing uses along with the compulsory public consultation component to be completed by the applicant.

7. In addition, the Report presents longer term maps showing comparisons to previous years, dating back to 2007:

Data and trends show the following:

- Figure 9 illustrates that from 2007 to 2012 (before Year 1) the average size of Agricultural (A(2)) redesignations was 39.9 acres. The average size of Country Residential redesignations was 5.2 acres and the average size of Industrial redesignations was 24.6 acres.
- Figure 10 shows that of the fifty eight approved subdivisions within the County, twelve were in the Growth Centres/IDP Area for Year 3. This is an increase of three times the previous year approvals and is similar to Year 1 at 13 subdivision approvals.
- Figure 11 indicates that in Year 3, thirty three Country Residential (R-CR) applications were approved and five Country Residential (R-CR1) applications were approved.

Administrative interpretation issues highlighted in MDP Monitoring Report 2012 -2014 that have been resolved with Bylaw No. 14/15 and Bylaw No. 15/15:

### Redesignation and Subdivision

1. MDP policy 3.3.5, “redesignation and/or subdivision” creates confusion regarding processes. Recommended that “/or” be removed as redesignation and subdivision is required.

*Resolved (P&P Report 9/2/15):* The MDP Monitoring Report 2012-2014 indicated the deletion of “/or” between “redesignation and/or subdivision”; however, Administration notes that “or” may still be applicable in a first parcel out situation where an 80/80 acre split or boundary adjustment is proposed. An explanation can be provided to each applicant indicating the application that is required to be applied for based on the proposal.

2. MDP policy 4.33 (d) is unclear whether the intent is to limit residential development to a maximum of 10 acres from a quarter section.

*Resolved (Bylaw No. 14/15):* 4.3.3 (d) The maximum total area taken from a previously unsubdivided quarter section for residential development shall not exceed 10 acres (4.04 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes.

3. MDP policies are silent on the evaluation of agricultural subdivisions within the potential multi-lot residential area.

*Resolved (Bylaw No. 14/15):* The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and/or subdivision application, and not a fragmented parcel shall be  $\pm 40$  acres ( $\pm 16.19$  ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. **Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.**

4. Some redesignation applications do not proceed to subdivision and some subdivision approvals expire or are refused. In these circumstances, there are no provisions in our statutory plans or Land Use Bylaw to redesignate the land back to the original land use district.

*Resolved (Bylaw No. 15/15):* 6.7.3 In the event that a subdivision is refused or if a subdivision expires, Administration, in consultation with the landowner, will bring forward an application to redesignate the land back to the original land use designation within one (1) year of the refusal or the subdivision expiry.

5. Policy 3.3.11 states that the maximum parcel size for farmstead separations should be 10 acres but that larger lots may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access. The purpose of the Country Residential District (R-CR), a residential District, should be amended to include farmstead separations that are more than 4.06 ha (10.1 ac). The purpose and intent of the Agricultural (2) District (A(2)) should be amended to align with the policies of the MDP.

*Resolved (Bylaw No. 15/15):* 12.3 Residential Farmstead District (R-F) was created to accommodate a single residential parcel of land containing the farmstead from an unsubdivided quarter section. Agricultural uses may be accessory to the residential use. The maximum parcel size would be determined by the area necessary to accommodate the farmstead.

*Resolved (Bylaw No. 15/15):* 11.2 Agricultural (2) District (A(2)) includes a parcel size of a minimum 16.16 ha (40.0 acres) and maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw. Furthermore, for fragmented parcels a minimum size of 2.03 ha (5.01 ac) and maximum 32.33 ha (79.9 ac) or the area in title at the time of passage of this Bylaw.

6. The Land Use Bylaw limits the maximum number of dwelling units on parcels less than 28.33 ha (70 ac) to one, and on parcels larger than 28.33 ha (70 ac) to two. However, MDP policy 3.3.12 allows for the consideration of two approved dwelling units on a farmstead separation by addressing the additional dwelling as a condition of subdivision or requiring the issuance of a new development permit.

*Resolved (Bylaw No. 14/15):* 3.3.12 (vi) Where two detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming.

7. Not included as part of the Monitoring Report, Bylaw No. 14/15 provided for the consideration of first parcel out/farmstead/fragmented parcel subdivision within the Special Policy Area of the MDP. Policy 7.4.8 states, "Prior to adoption of a revised ASP and the Concept Plan, an application for redesignation and subdivision may be considered for a residential first parcel out/farmstead/fragmented parcel subdivision, subject to Council redesignating the proposed parcel to the appropriate land use district."

## **Appeals**

1. Policy 3.3.18 in the agricultural policy section and policy 4.3.20 in the residential policies state that a previous unsubdivided quarter section shall include those quarter sections with lots created for public use (i.e. schools), railway lots, oil and gas subdivision lots and/or utility lots, thus future subdivision may be considered in accordance with the policies in the sections. Parcels originally created for public use parcels for example community halls, schools, churches and manses that have subsequently been used for residential purposes should be considered under these policies.

*Resolved (Bylaw No. 14/15):* 3.3.18 Notwithstanding other Policies in Section 3.3, a previously unsubdivided quarter section shall include those quarter sections with lots created for and still used for public use (i.e. schools), railway lots, oil and gas subdivision lots, and/or utility lots, thus future subdivision may be considered in accordance with the policies in Section 3.3.

*Resolved (Bylaw No. 14/15):* 4.3.20 A previously unsubdivided quarter section shall include quarter sections with lots created for and still used for public use (i.e. schools), railway lots, oil and gas subdivision lots, and/or utility lots, thus future subdivision in accordance with the policies in Section 4.3 may be considered.

2. The County uses a combination of Red Deer County, City of Calgary specifications and Mountain View County road standards. Associated to the design standards is the development of access management policies to guide development in growth centres where higher density development may occur. An MGB decision highlighted that Country Road templates, associated policies and procedures need to be consistent and clear.

*Ongoing (2016 Work Program):* Planning and Development Services and Operational Services are working together to review servicing standards. A review of Planning and Development and Operational Policies and Procedures will be presented at a spring 2016 Policies and Priorities Committee meeting.

## **Other**

1. In 2013 and 2014 various applications (redesignation and development permits) were submitted when development already occurred or started. Council approved an amnesty program for one year (June 2014 to June 2015) to encourage applicants to bring development into compliance. The amnesty program waives the penalty fees based on compliance with the following criteria: only apply to development that was started prior to June 2014 and only if applications are made on a volunteer basis. The amnesty program

does not guarantee approval. The penalty fees as set out in the Land Use Bylaw do not seem to deter development without appropriate permits and approvals. Getting applicants to submit applications for non-compliant development is difficult especially if penalty fees will apply if the development is approved. A balanced approach to penalty fees is required.

*Resolved (Bylaw No. 15/15):* Commercial/Industrial Development penalty fees were doubled and fines for illegal signage was introduced on a 1<sup>st</sup> offence: \$500; 2<sup>nd</sup> offence: \$1000; 3<sup>rd</sup> offence \$5000 scale.

2. Compliance of landscaping requirements as part of the Development Permit process (detailed plans and information) and the implementation (the planting and maintenance) is difficult for applicants to achieve and for the County to enforce.

*Ongoing (2016 Work Program):* Planning and Development Services will complete an internal review of the Industrial Design Guidelines followed by a report to a spring 2016 Policies and Priorities Committee meeting.







Subdivision Applications by Type: Subdivision Applications Filed from August 1st, 2014 to July 31st, 2015

**YEAR 3**

**Figure 2A**

	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
	>= 40 ac	< 40 ac	Total A(2)	Farmstead Separation	Bare Parcel Out	Total (Residential)							
<b>Application Overview:</b>													
Total Number of Applications Received	6	10	16	7	41	48	1	0	0	2	0	1	68
Total Amount of Land Proposed for Subdivision (acres)	301.61	95.12	396.73	41.84	142.53	184.37	2.5	0	0	92.34	0	2.2	678.14
Total Number of First Parcel Out	2	4	6	7	26	33	0	0	0	0	0	0	39
Total Number of 2nd Parcel Out	4	6	10	0	8	8	0	0	0	0	0	1	19
Total Number of 'Multi-Lot' Application (>=3)	0	0	0	0	7	7	1	0	0	2	0	0	10
Average Size of Proposed Lots (acres)	50.27	9.51	24.80	5.98	3.48	3.84	2.5	0	0	46.17	0	2.2	9.97
In Potential Multi-Lot Area	3	4	7	2	26	28	1	0	0	1	0	0	37
In Agricultural Preservation Area	3	6	9	5	15	20	0	0	0	1	0	1	31
Fragmented Parcels	1	2	3	0	0	0	0	0	0	0	0	0	3
<b>Application Status:</b>													
Total Number of Applications Approved	6	10	16	9	29	38	2	1	0	0	0	1	58
Percentage of Applications Approved	10%	17%	28%	16%	50%	66%	3%	2%	0%	0%	0%	2%	100%
Number of First Parcel Out Approved	3	4	7	7	17	24	0	0	0	0	0	0	31
Number of 2nd Parcel Out Approved	2	5	7	2	6	8	0	0	0	0	0	1	16
Number of 'Multi-Lot' Applications (>= 3 parcels) Approved	1	1	2	0	6	6	2	1	0	0	0	0	11
Total Amount of Land Approved for Subdivision (acres)	345.9	120.32	466.22	67.7	123.92	191.62	49.42	21.4	0	0	0	2.2	730.86
Average Size of Approved Lots (acres)	57.65	12.03	29.14	7.52	4.27	5.04	24.71	21.4	0	0	0	2.2	12.60
Number of Applications Refused	1	1	2	0	6	6	0	0	0	1	0	0	9
Number of Applications Withdrawn	0	0	0	0	2	2	0	0	0	0	0	0	2
Number of Applications in Process as of July 31st, 2015	4	1	5	2	12	14	0	0	0	1	0	0	20
In Potential Multi-Lot Area	3	5	8	5	17	22	1	1	0	0	0	0	32
Percentage of Applications Approved In Potential Multi-Lot Area	50%	50%	50.0%	56%	59%	58%	50%	100%	0%	0%	0%	0%	55%
In Agricultural Preservation Area	3	5	8	4	12	16	1	0	0	0	0	1	26
Percentage of Applications Approved In Agricultural Preservation Area	50%	50%	50.0%	44%	41%	42%	50%	0%	0%	0%	0%	100%	45%
Fragmented Parcels	1	1	2	0	0	0	0	0	0	0	0	0	2





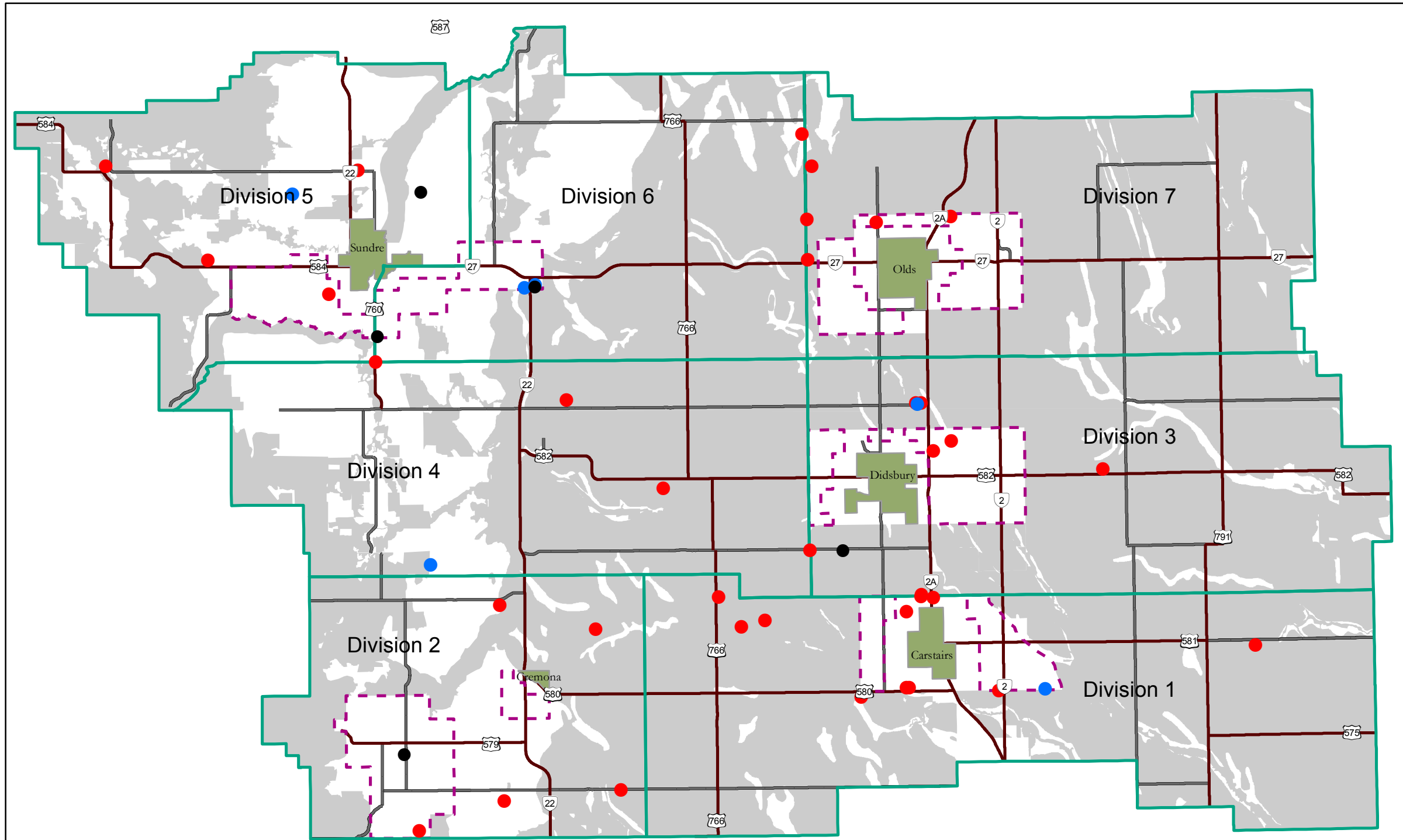
# Mountain View C O U N T Y

## Approved Multi - Lot Subdivisions

**YEAR 3**

(Oct 03, 2007 - July 31, 2015)

Figure 3



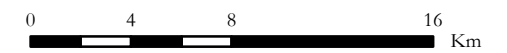
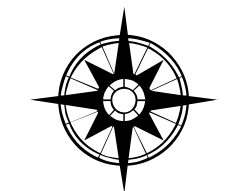
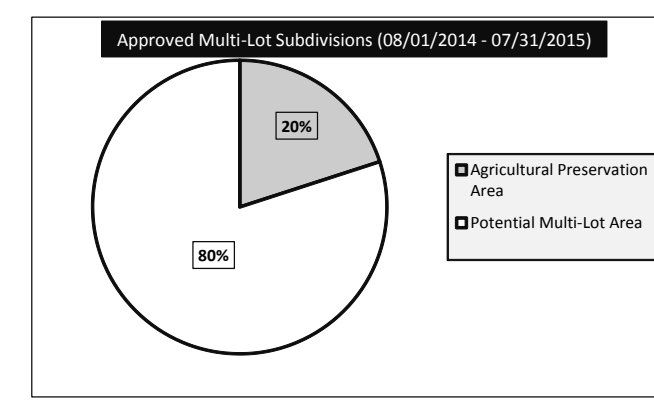
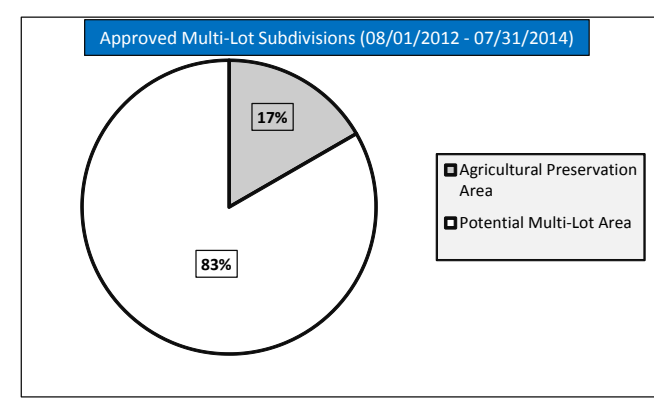
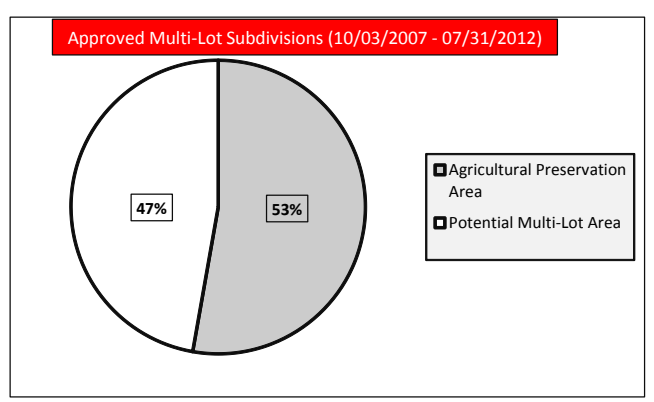
### Legend

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

### 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

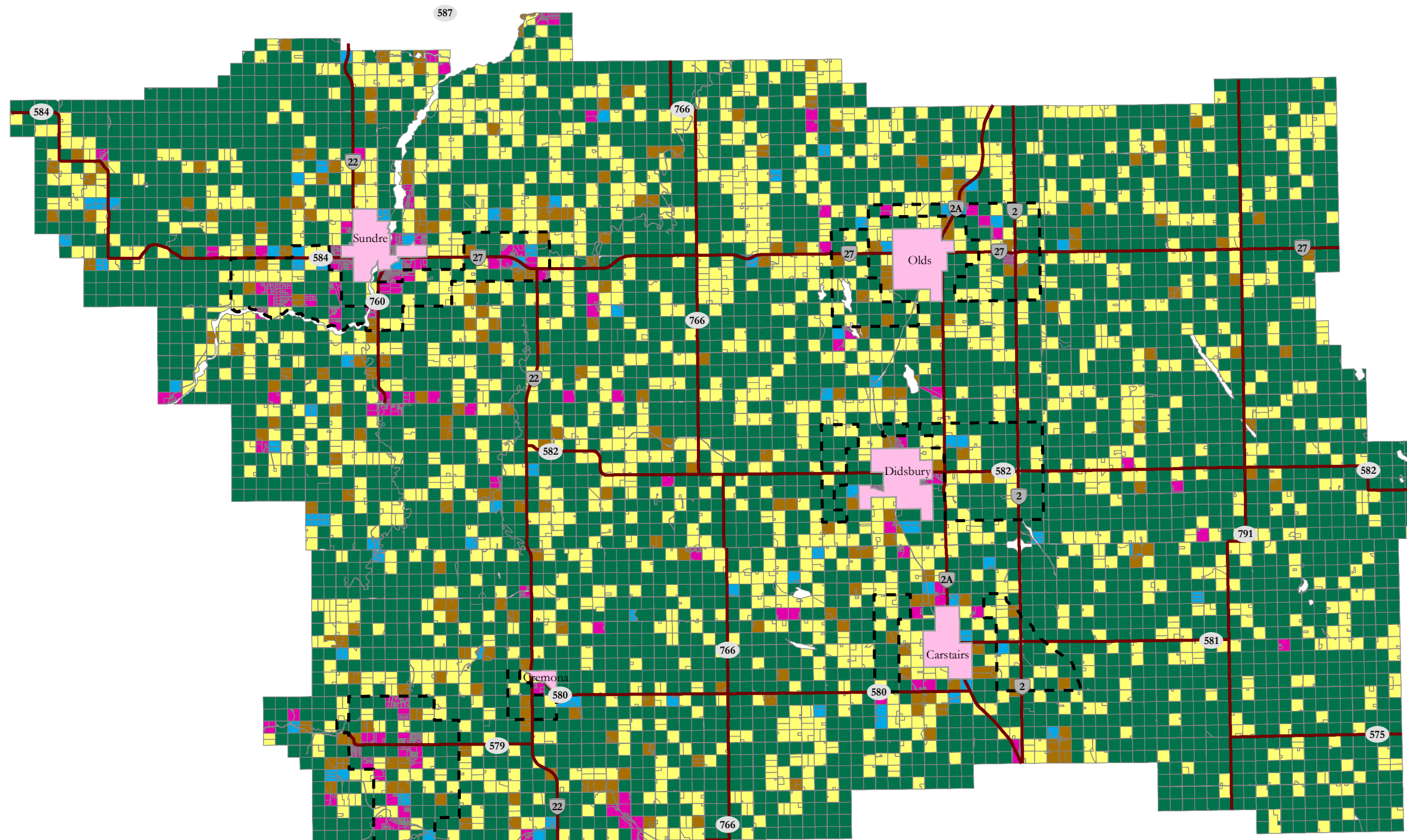


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Mountain View County  
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Projection: Transverse\_Mercator



# Mountain View COUNTY



## Parcel Density

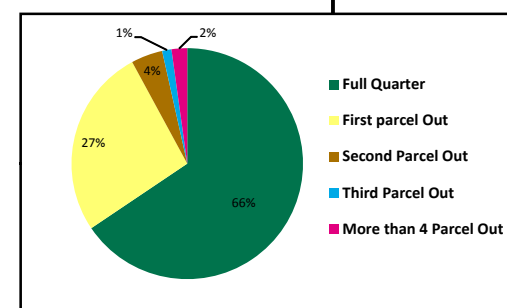


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Figure 4

### Legend

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



	Total Number of Quarters
Full Quarter	3813
First parcel Out	1544
Second Parcel Out	256
Third Parcel Out	76
More than 4 Parcel Out	127
<b>Total</b>	<b>5816</b>



# Mountain View COUNTY

Development Permits issued for  
Dwellings

**YEAR 3**

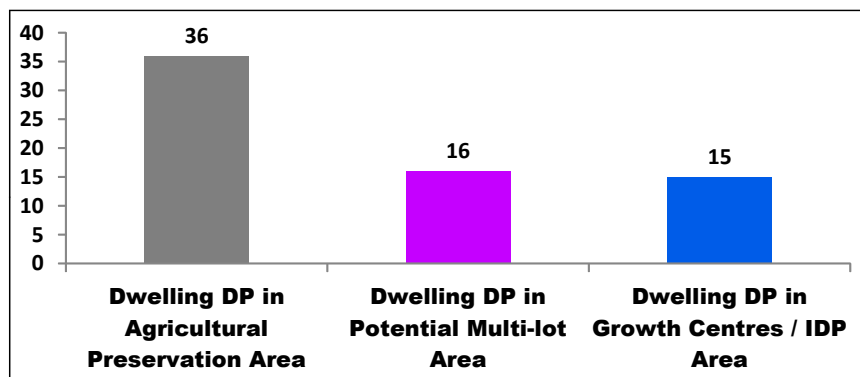
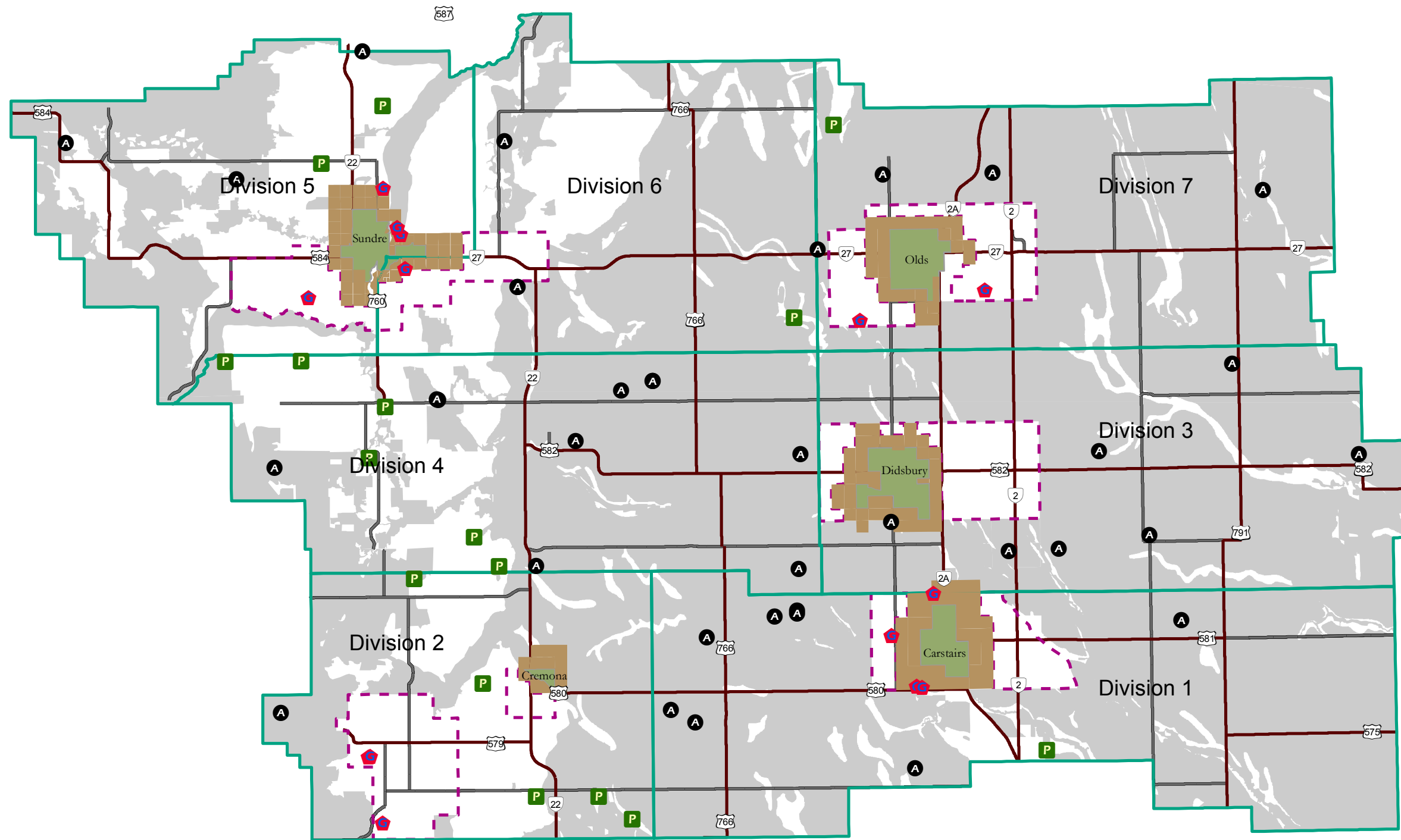
(Aug 1, 2014 - July 31, 2015)

Figure 5

### Legend

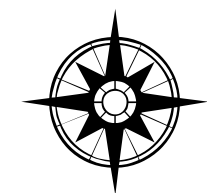
Permit for Dwelling in

- Ⓐ Agricultural Preservation Area
- ⬠ Growth Centres / IDP Area
- P 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 3 ( Aug 1, 2014- July 31, 2015)	36	16	15	67

Year	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	Total
Year 3	14	9	7	16	9	5	7	67



Scale: 1:300,000

Mountain View County  
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Projection: Transverse\_Mercator



# Mountain View COUNTY

## Development Permits issued for Business

**YEAR 3**

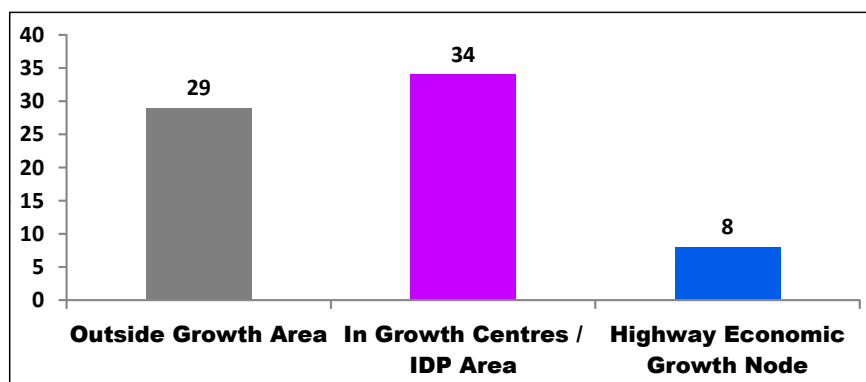
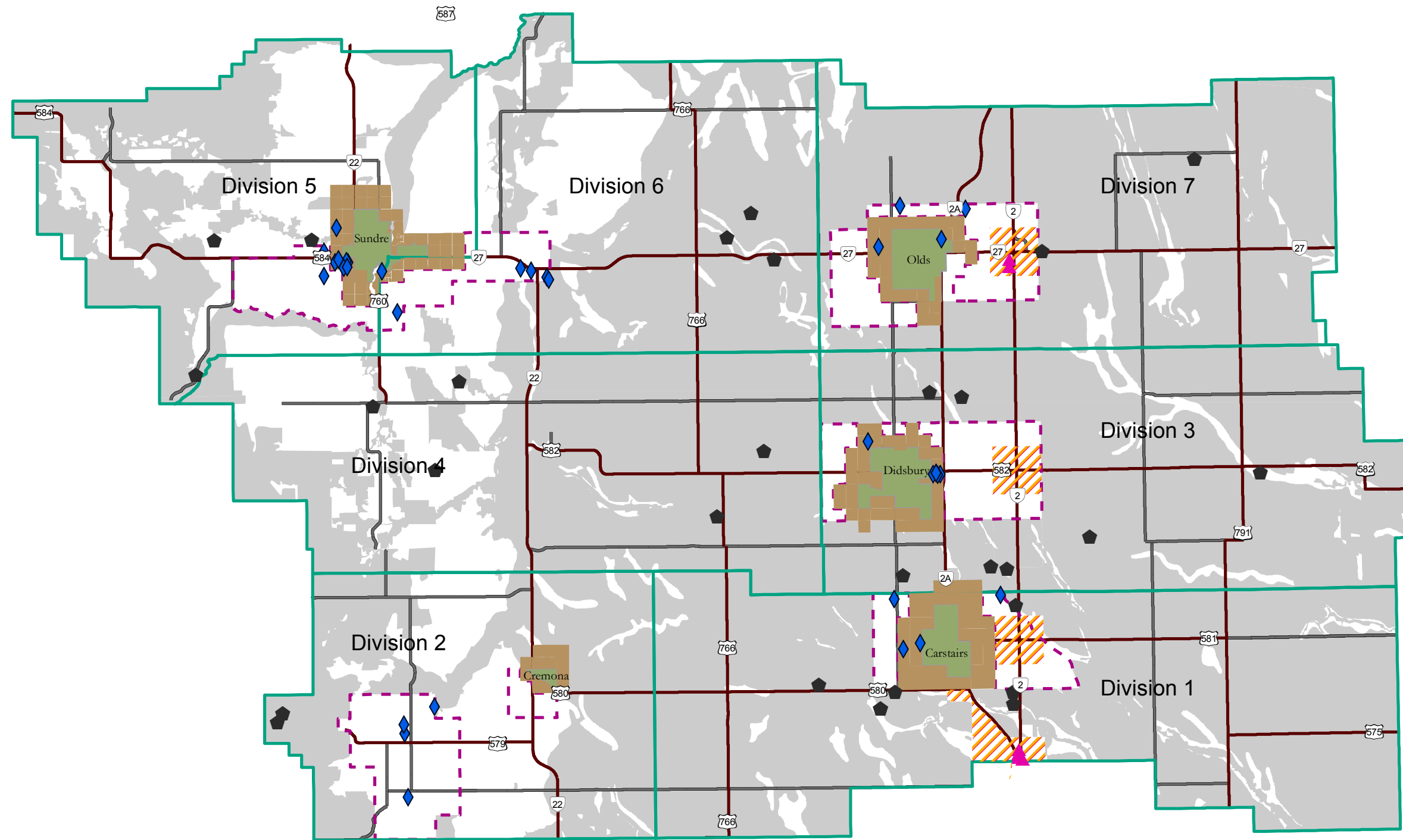
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Figure 6

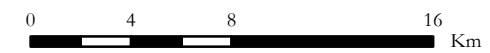
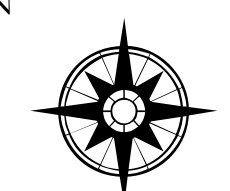
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#### Permit for Business in

- ◆ 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



DP Main	Outside Growth Area	In Growth Centres / IDP Area	Highway Economic Growth Node	Total
Year 3 ( Aug 1, 2014- July 31, 2015)	29	34	8	<b>71</b>



Scale: 1:300,000

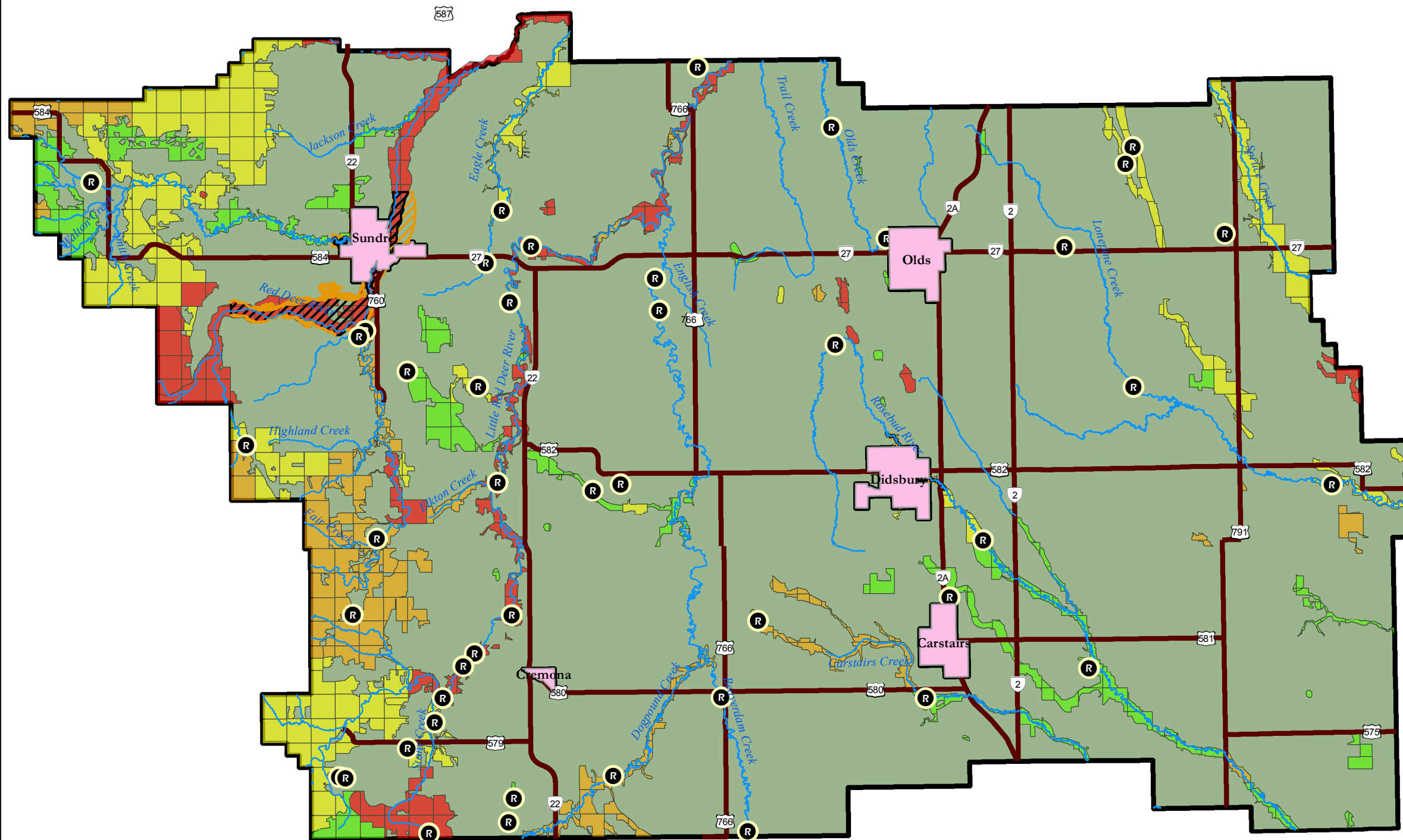
Mountain View County  
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator



# Mountain View C O U N T Y

Restrictive Covenant in  
MVC  
(2009 - 2015)

Figure 7



### Legend

Restrictive Covenant Location

Rivers and Creeks

Town/Village

Floodway - Provincial Data

Flood Fringe - Provincial Data

### Environmentally Significant Areas

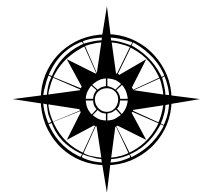
ESA\_number

1 (Very High)

2 (High)

3 (Moderate)

4 (Low)



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

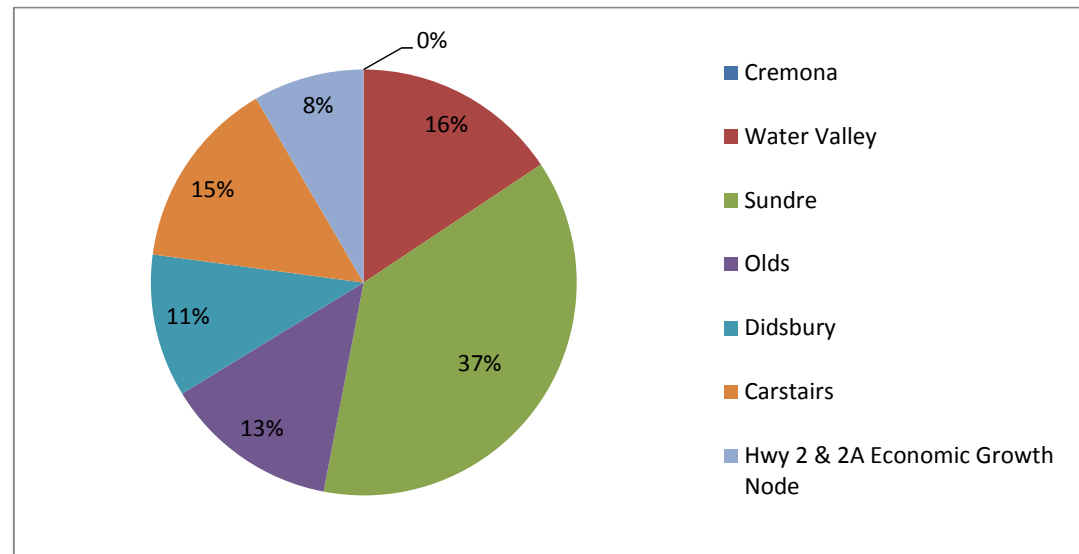
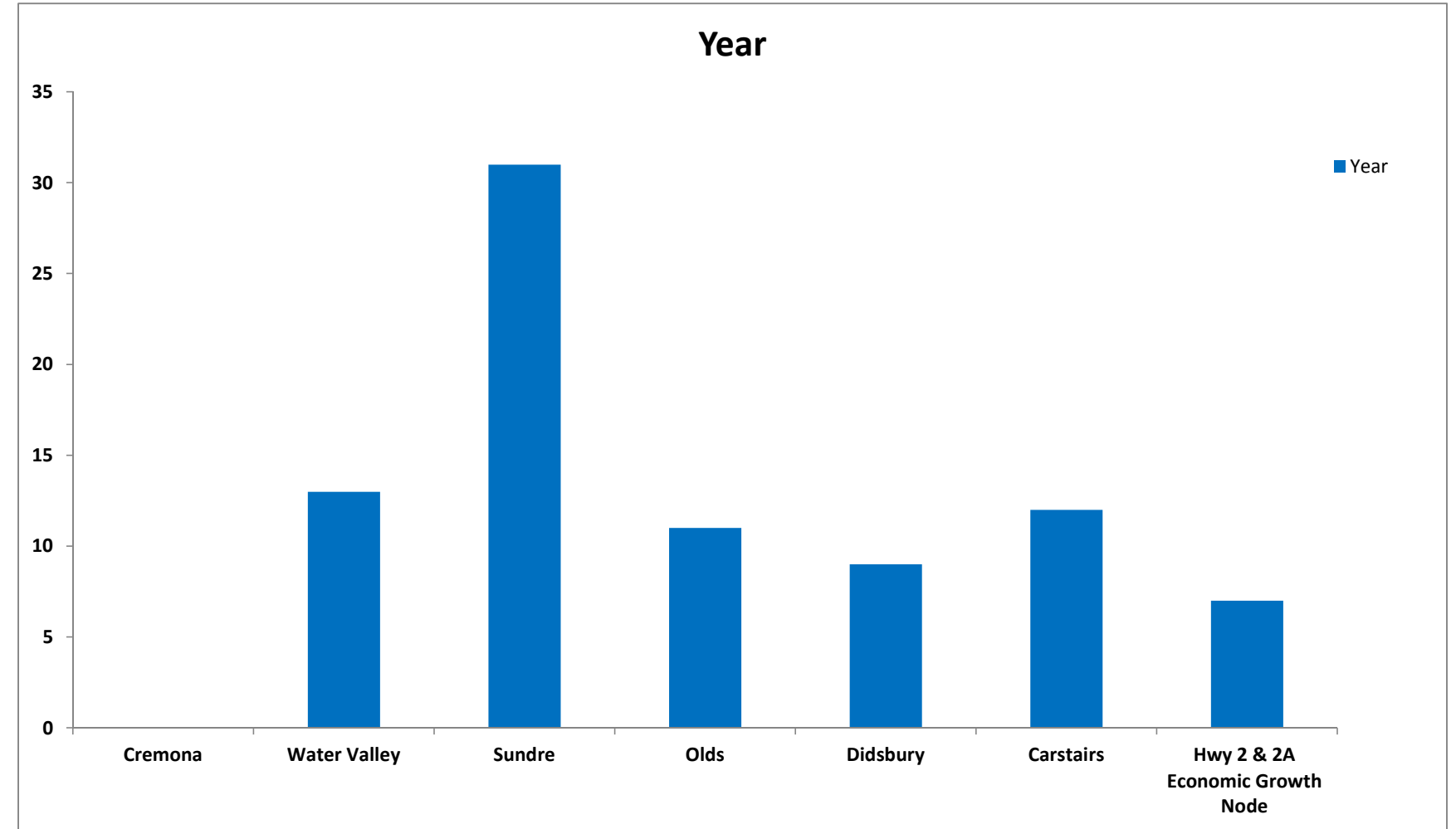
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator



# Development Permits issued in Growth Centres and Nodes

Figure 8

Growth Centres & Nodes	Year
Cremona	0
Water Valley	13
Sundre	31
Olds	11
Didsbury	9
Carstairs	12
Hwy 2 & 2A Economic Growth Node	7
<b>Total</b>	<b>83</b>

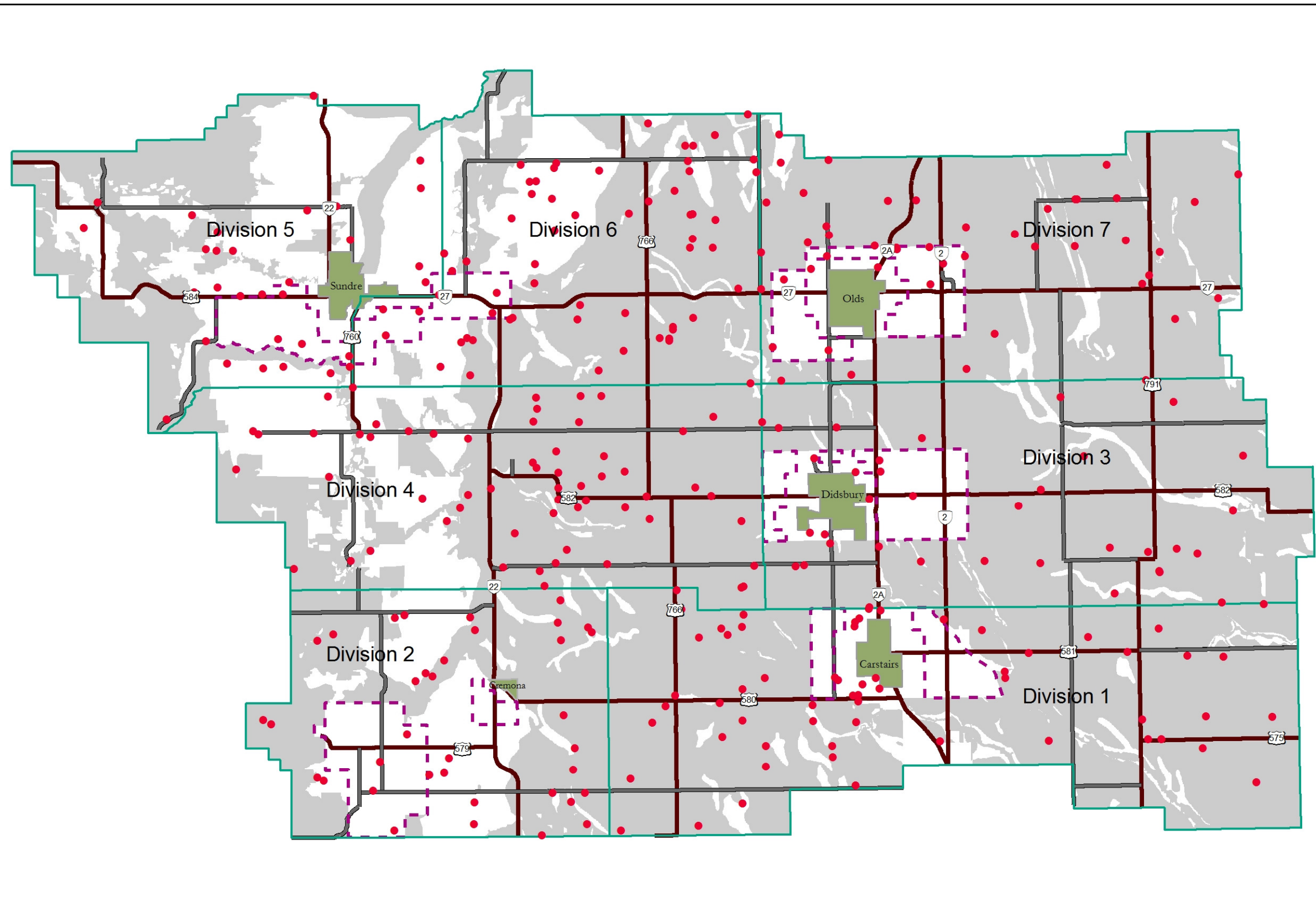




# Mountain View COUNTY

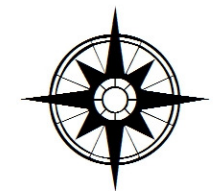
Approved Redesignations  
(Oct 03, 2007 - July 31, 2012)

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



0 4 8 16 Km

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

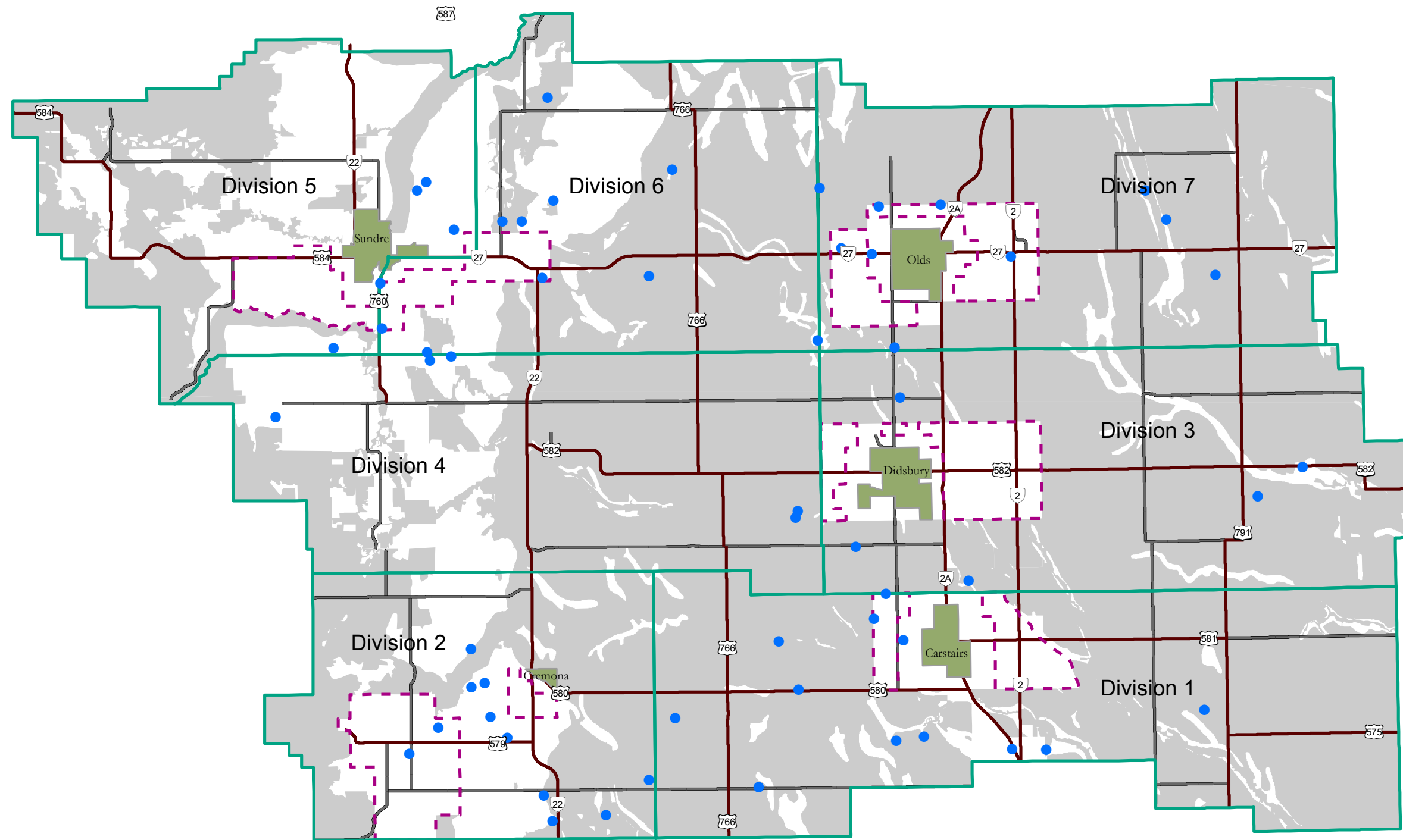
**YEAR 3**

(Aug 1, 2014 - July 31, 2015)

Figure 10

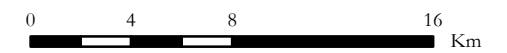
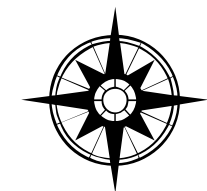
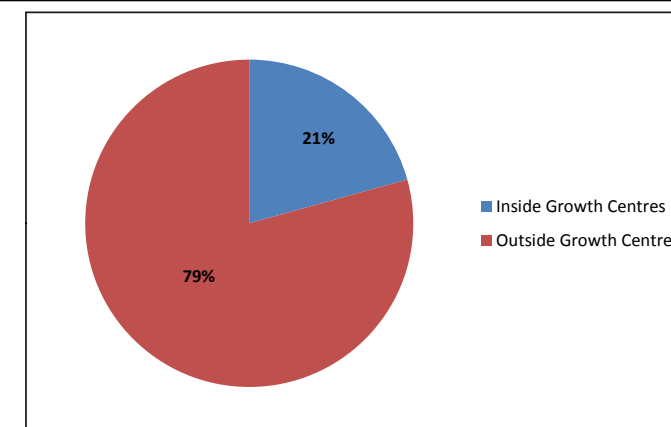
### Legend

- 08/01/2014- 07/31/2015  
(Year 3 = 58)
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- CCN



Growth Centres	Year 3
Sundre	2
Water Valley	2
Carstairs	3
Didsbury	0
Olds	5
Cremona	0
<b>Total</b>	<b>12</b>

<b>Inside Growth Centres</b>	<b>12</b>
<b>Outside Growth Centres</b>	<b>46</b>



Scale: 1:300,000

Mountain View County  
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator



# Mountain View COUNTY

Approved Subdivisions

**YEAR 3**

(Aug 1, 2014 - July 31, 2015)

Figure 11

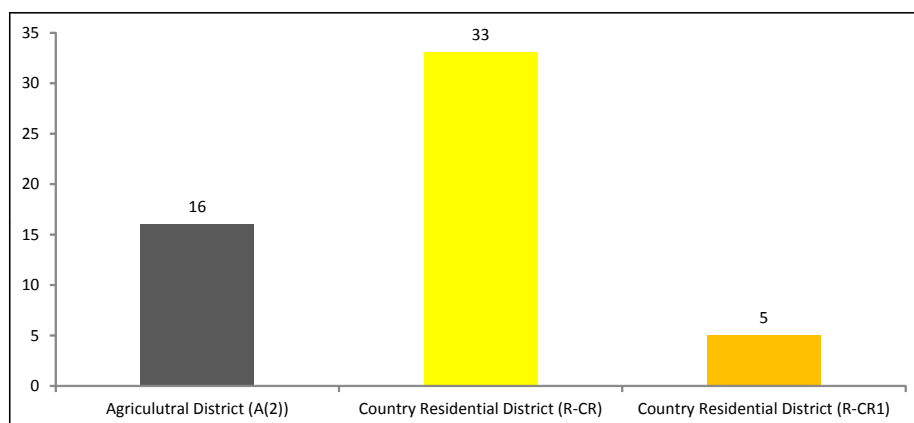
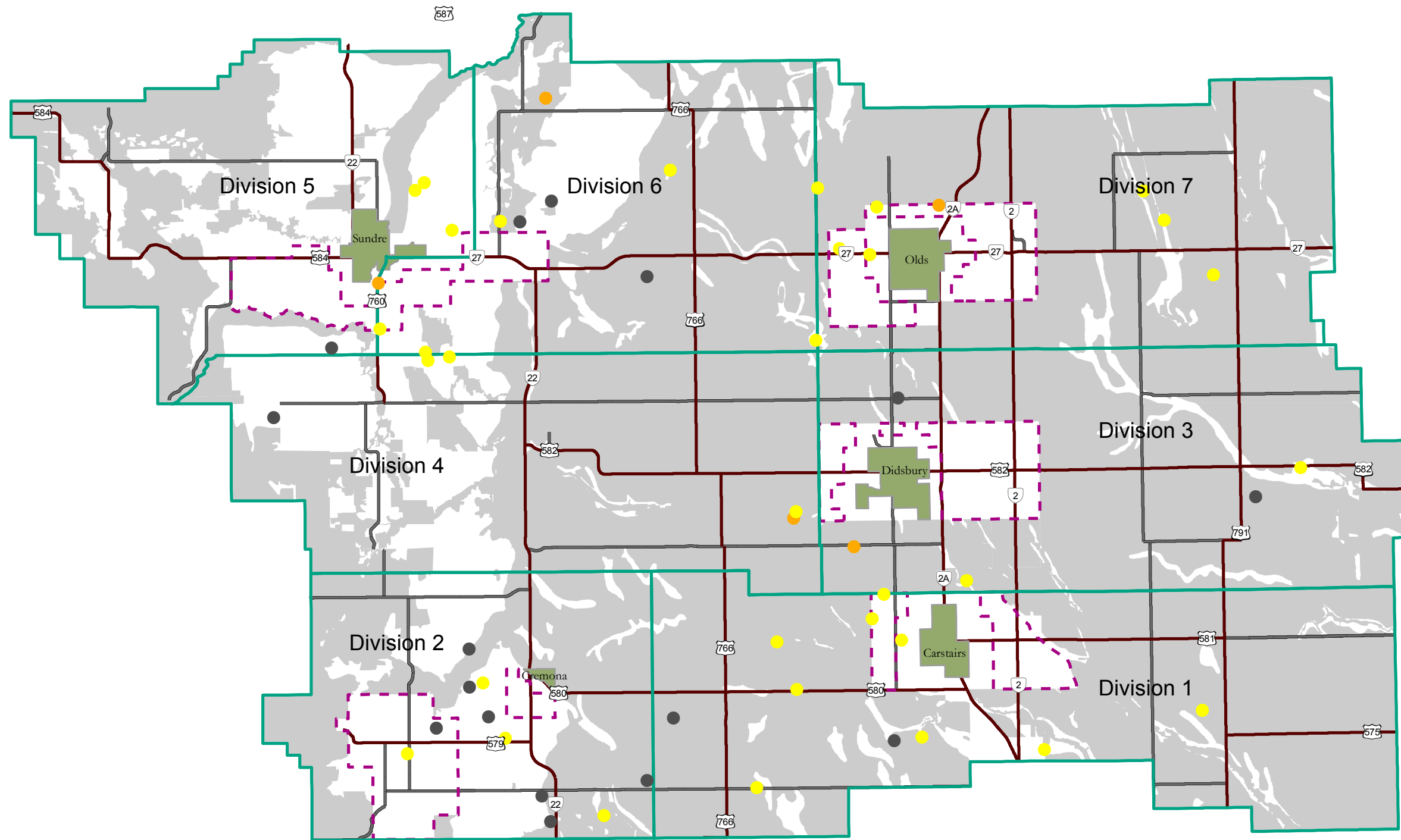
### Legend

#### Agricultural Preservation Area

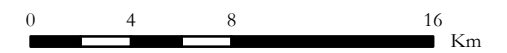
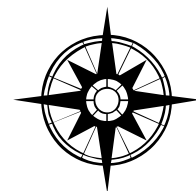
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- CCN

#### Approved Subdivisions

- Agricultural District (A(2)) (10.1 - 79.9 ac)
- Country Residential District (R-CR) (3.0 - 10.0 ac)
- Country Residential District (R-CR1) (1.0 - 2.99 ac)



Application Status:	Agriculture (2) District			Country Residential District		
	>= 40 ac	< 40 ac	Total lots	Farmstead Separation	Bare Parcels	Total Lots
Total Number of Applications Approved	6	10	<b>16</b>	9	29	<b>38</b>
Total Amount of Land Approved for Subdivision (acres)	345.9	120.32	<b>466.22</b>	67.7	123.92	<b>191.62</b>
Average Size of Approved Lots (acres)	57.65	12.03	<b>29.14</b>	7.52	4.27	<b>5.04</b>



Scale: 1:300,000

Mountain View County  
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator