



Please Remember

Residents of Mountain View County have a long tradition of land stewardship and conservation. Despite this strong tradition of environmental stewardship, current efforts need to keep pace with the rapid growth taking place in the County. While farmers and landowners will continue to have a vital role in land stewardship and conservation, new partnerships must be forged in order to facilitate new stewardship opportunities and strategies to meet present demands while protecting and enhancing the environment for future generations. Mountain View County has implemented policies in an effort to protect these valuable parcels of land and water bodies.

Have questions or need help?
Mountain View County staff is available to assist you with your inquiries.

You can also follow us on
Twitter: @MVCounty



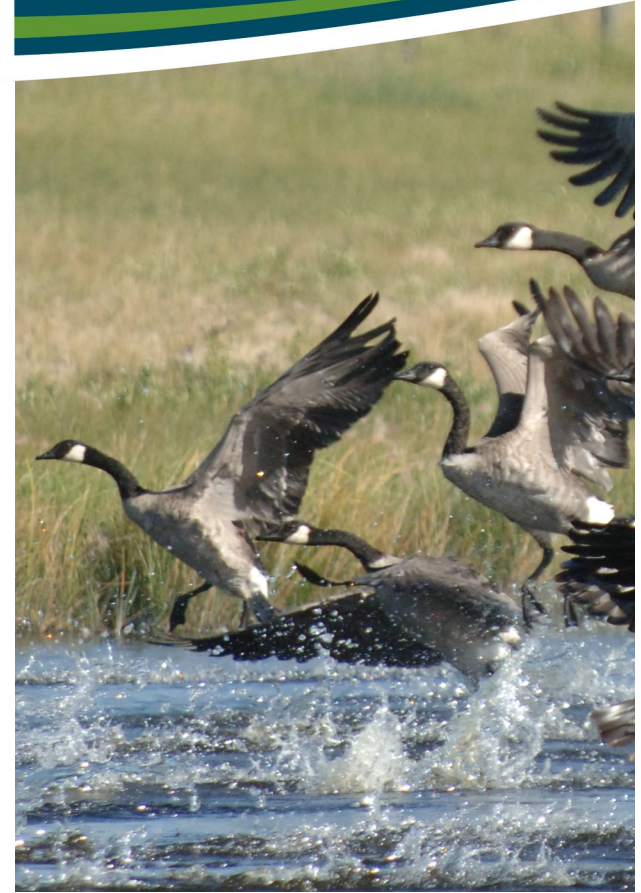
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SUBDIVISION & DEVELOPMENT IN ENVIRONMENTALLY SIGNIFICANT AREAS



Mountain View
COUNTY

Mountain View County

Subdivision & Development in Environmentally Significant Areas



Environmentally Significant Areas

An Environmentally Significant Area (ESA) is any parcel or portion of land that already has, or with remedial action, could achieve desirable environmental attributes. These attributes contribute to the retention and creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions.

In October 2008, Summit Environmental Consultants Ltd. was retained by the County to prepare a report regarding ESAs in Mountain View County.

- This report is considered to be the baseline for deciding when additional studies may be required on a specific site to determine the site suitability of a proposal. The County will also utilize Provincial ESA data during the review process. An ESA will be identified by a map (a copy of this map may be obtained at the County office). Other areas not identified within the ESA map may require further studies subject to the discretion of a technical employee of the County or by an approving authority.
- The further studies that may be required can include, but are not limited to Biophysical Assessments and Environmental Site Assessments.
- Any additional reports deemed necessary, once provided will be considered by the Approving Authority. In addition, these reports may be added to the County's land use database as environmental information to be used for future planning and development or other County purposes.

The County's Statutory Plans and Policies (including approved Area Structure Plans) will be used in conjunction with the ESA map and additional reports to evaluate the appropriateness of development and any necessary conditions of development to support the protection of ESA areas.

- Once an ESA has been determined and the appropriate reports prepared and reviewed, protection measures may be required as a condition of subdivision or development approval. These protection measures have been established to ensure that all applications are considered in a similar manner against standardized criteria. Environmental protection guidelines save time and money; providing greater certainty to residents by giving clear direction and expectations.

Protected ESAs ensure that residents are able to benefit through the enjoyment of wildlife and natural areas. These natural areas also clean the air and water and provide groundwater recharge.

If you are subdividing or developing an area that includes an ESA, your subdivision/development may be subject to entering into one of the following agreements with the County:

- Environmental Reserve
- Environmental Reserve Easement
- Restrictive Covenant
- Development Agreement
- Monitoring Agreement **

** This agreement is with the County and will not be registered against Title.

An **Environmental Reserve (ER)** is an uncompensated dedication of land that may occur during the subdivision process. Ownership of the affected land turns over to the County and public access is generally permitted, usually in the form of natural area parks.

An **Environmental Reserve Easement (ERE)** follows many of the same qualities of an ER dedication, except that with an ERE the landowner retains ownership of the entire parcel. Public access is allowed only at the discretion of the landowner.

As a condition of subdivision, you may need to demonstrate the protection of an ESA affected by a subdivision. This protection may include entering into a Riparian Area Monitoring Agreement with the County or by submitting an Application for Provincial and/or Municipal Funding to implement protection.

A Monitoring Agreement or Application for Provincial and/or Municipal Funding may be provided upon request. Please contact the Agricultural Services Department of Mountain View County at 403.335.3311