

Municipal Development Plan Monitoring Report 2016

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 4” being the reporting period from August 1, 2015 to July 31, 2016. 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).

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 thirty (30) redesignation applications were approved for Year 4. The year to year trend shows seven (7) more applications were approved annually in relation to the previous year statistics; six (6) more applications were approved annually compared to Year 1.
- Figure 2A shows that the total number of acres subdivided was 1,241.20 in Year 4 for all land uses. This has been trending down since 2012; however, Year 4 has seen an increase in agricultural subdivisions and resulted in an increase of 510.34 acres of subdivided land 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
08/01/2012 - 07/31/2014	1	5
08/01/2014 - 07/31/2015	1	4
08/01/2015 - 07/31/2016	0	1

- 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 no multi-lot subdivisions were approved in the Agricultural Preservation Area in Year 4. The objective of not approving multi-lot subdivisions in the Agricultural Preservation Area has been met during this reporting period.
- 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. The only multi-lot subdivision in Year 4 is within an MDP identified Growth Centre.
- 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 were no applications in Year 4. Alternatively, there were two applications where the applicants forwent redesignation and proceeded directly to the subdivision stage where the Municipal Planning Commission refused both subdivisions. Both applications were appealed to the Municipal Government Board and the appeals were granted approving the subdivisions.

- Council decisions on redesignation are being upheld by the local Subdivision Approving Authority.

Table 2: Subdivision Approval by Land Use District

Year 4

Application Status:	Agriculture District			Country Residential District		
	>= 40 ac	< 40 ac	<i>Total lots</i>	Farmstead Separation	Bare Parcels	<i>Total lots</i>
Total number of applications approved	12	5	17	15	18	33
Total area of land approved for subdivision (acres)	859.33	91.79	951.12	108.06	65.93	173.99
Average size of approved lots (acres)	71.61	18.36	55.95	7.30	3.66	5.27

Year 3

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

Year 2

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

Year 1

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

- From Table 2, Agricultural subdivisions of more than 40 acres have increased to their largest size since reporting began while Agricultural subdivisions of less than 40 acres have also increased in size over the previous two (2) years, although overall they are smaller in size since Year 1. It should be noted that less than 40 acre Agricultural subdivisions in Year 4 are mostly as a result of farmstead separations over 10 acres in size. Following amendments to the MDP and Land Use Bylaw (LUB) on November 25, 2015, farmstead separations became a residential use under the Residential Farmstead District and new farmsteads are not captured within the Agricultural (2) District subdivisions.
- Overall, the total area of land approved for Agricultural subdivisions has significantly increased year over year, and is a result of farmstead separations being required as a first parcel out of an unsubdivided quarter section. Applicants have explored alternative subdivision options by utilizing minimum 40 acre Agricultural subdivisions to obtain larger lots than what is allowed for under residential subdivision policies.
- While total area approved for subdivision and the number of approved lots for Country Residential is remaining steady at +30 applications per year, an effort to ensure the overall size of approved bare parcels is no greater than 3 acres has been strived for as reflected in the total average lot size of 3.66 acres, being the smallest average bare parcel size since reporting began.
- Table 2 also shows that from Year 3 to Year 4, the number of approved Farmstead separations increased while bare parcels decreased. In Year 4, Country Residential subdivisions slightly decreased from the Year 3 annually average consumption rate of 1.2 quarter sections to now 1.09 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 0.61 acre average decrease in size over Year 3 for bare Country Residential parcels demonstrates a significant shift toward 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	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

- 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 has slightly decreased, the Potential Multi-lot Area has increased, and the Growth Centres/IDP Area remains constant.

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

Data and trends show the following:

- Figure 6 shows in Year 4, twenty (20) Development Permits for home occupations and business uses were issued within the Growth Centres/IDP Area, and three (3) in the Highway Economic Growth Nodes. There was a total of thirty-six (36) Development Permits for home occupations and business uses issued for Year 4 representing a 51% decrease over the previous year.
- Of the thirteen (13) Development Permits issued for businesses Outside Growth Areas in Year 4, eleven (11) permits were for Business (Home Office, Home Based, or Contractors). This represents a decrease of one permit from the previous Year 3 total of twelve (12).
- Four (4) Direct Control Districts (DC-D) were approved in Year 4 containing 40.86 acres. As identified on Figure 1B, 1C, and 1D, Year 2 and Year 4 have the most DC-D approvals with four (4) although Year 2 had the least amount of land redesignated at 33.14 acres.
- 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 and Potential Multi-Lot Area combine to make up thirty-eight (38) of the sixty-nine (69) permits issued in Year 4.
- The Wessex Area Structure Plan was approved at the beginning of the reporting period for Year 4, while the Highway 2 & 27 Area Structure Plan is on hold, and the Highway Economic Growth Node Area Structure Plan (south of Carstairs) is scheduled for Year 5 completion.

3. MDP objective: To protect environmentally significant lands.

Data and trends show the following:

- On April 27, 2016, Policy #6004 Subdivision Standard Conditions was amended to remove Restrictive Covenants as a condition of subdivision approval. In place of the Restrictive Covenant two (2) new requirements were added for the 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. Figure 7 illustrates the four (4) Riparian and Ecological Enhancement Projects that were part of the subdivision process on the affected parcel.
- Since 2002, two hundred & five (205) Riparian Enhancement Projects have been completed. Since 2010, approximately 1319 acres have been protected with Riparian Fencing Projects representing fifty-nine (59) fencing projects. An additional 59 acres have been protected since the previous reporting year.
- Since 2015, nine (9) producers have been approved for ALUS (Alternative Land Use Services) projects impacting 508 acres.

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

Data and trends show the following:

- Figure 8 demonstrates that there were seventy-two (72) Development Permits issued in Year 4 for lands in Growth Centres representing a 13% decrease over the previous year.

- Figure 10 shows that eleven (11) of fifty-one (51) subdivisions were approved inside the Growth Centres/IDP Area in Year 4. This indicates 22% of approved subdivisions were located within Growth Centres/IDP Area and has increased by 1% over the previous year.

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

Data and trends show the following:

- In Year 4, the number of Inter-Municipal Planning Commission (IMPC) applications approved was six (6); four (4) of those applications were heard by the Didsbury IMPC while the other two (2) were heard by the Olds IMPC. There were no refusals and one of the six (6) applications was for a subdivision with the remainder for Development Permits. Fourteen (14) IMPC approvals were granted in Year 3.

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

Data and trends show the following:

- Two (2) redesignation applications for Aggregate Extraction/Processing were approved in Year 4 while one (1) application was refused.
- In total, 224.40 acres of land has been redesignated this reporting period for Aggregate Extraction/Processing use.

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-one (51) approved subdivisions within the County, eleven (11) were in the Growth Centres/IDP Area for Year 4. Approximately 20% of approved subdivisions are located within Growth Centres/IDP Areas and is on par with previous reporting years.
- Figure 11 indicates that in Year 4, fifteen applications for farmstead separations were approved and eighteen residential bare parcel applications were approved. As the Residential Farmstead District (R-F) was introduced November 25, 2015, Year 5 reporting will be able to provide a more comprehensive breakdown by each residential district.

Land Use Bylaw

Council approved Bylaw No. 02/16 on July 13, 2016 that amended Land Use Bylaw No. 15/15.

1. Section 10.13 regarding Sour Gas Facilities was amended to add two (2) definitions and clarify that the Approving Authority is to determine if a proposal is to be classified as a Public Facility. In addition, the applicant shall submit as part of a Development Permit application, consent from facility operator(s) that the proposed use will not negatively affect their Emergency Response Plan.

Matter re-opened: Amendments have been applied to proposals; however, as recent as November 30, 2016, Alberta Energy Regulator provided correspondence indicating that they had in fact overturned a previous decision to now classify the Rocky Mountain Motorsports Park proposal as a Public Facility. The reclassification demonstrates a change in position that AER is willing to define specific uses and

therefore the matter requires follow-up discussion as to how AER will assist with the review of proposals affected by sour gas facilities.

2. Amendment made to Table 4.2-1 "Activities and uses that do not require a Development Permit" identifying events administered under the Public Events Bylaw are exempt from requiring a Development Permit.

Resolved: Events that fall outside the Land Use Bylaw that have no long term land use implications or minimal use (one-time use/24 hour) can be regulated under Public Events Bylaw No. 09/16.

3. Section 17.1 was amended to appoint Council as the Approving Authority for all Development Permits within Direct Control Districts.

Resolved: As Council is the Approving Authority for redesignating land to a Direct Control District, Council can also ensure that Development Permits meet the intent of the regulations within Direct Control Districts.

4. Section 7 Enforcement, 7.5 Offences and Fines, Section 6 was amended as a step to build trust and relationships with the business community and to be more flexible with penalty fees when working with applicant to bring development into compliance.

Resolved: Penalty fees may be waived if the application is submitted within the deadline on the Warning Notice or other correspondence to advise of non-compliant development or for voluntary applications.

5. Section 5.5.1 (b) was added to require a Notification Letter of a Decision for a discretionary use and a permitted use for which a variance has been granted to be circulated to adjoining properties within a 0.5 mile radius; or, adjoining properties that were circulated for comments as part of the processing of the discretionary use application.

Under review: The process of circulating a notification letter for a decision on a Development Permit to adjoining properties is not typical of a municipality as the *Municipal Government Act* only requires the posting of an approval decision in a newspaper. A notification letter increases the potential for appeals to be filed as well as staff time with the preparation of and distribution of letters. Approximately 1,994 letters have been posted under this new requirement and have added an additional 56 hours of staff time to undertake the process. Numerous comments originate from adjacent properties within the Towns and have added to Town Administrative workload when requiring the retrieval of up-to-date property addresses. The public have suggested that the notifications go beyond what is required by municipal consultation and raise more questions as to why this process has been implemented when those interested in development would seek out decisions as part of the normal notification process in the newspaper.

Planning and Development in conjunction with Economic Development

1. Through a review of the past years Development Permit application proposals including historical applications, Planning and Development have seen an increase in requests for agricultural diversification and agri-tourism type businesses within the County. The Department recognises that the Land use Bylaw could provide further consideration for economic diversity within the Agricultural District to encourage innovative, sustainable and diversified agricultural activities within the County. Providing consideration for agricultural diversification and agri-tourism businesses may include developing a definition and specific use parameters to incorporate within the Agricultural District and Business section of the Land Use Bylaw.

Relevant sections of the Land Use Bylaw 15/15:

- Section 10.4 - Business (Home Office, Home Based, or Contractors)
- Section 11 - Agricultural District

2. College land is recognized in the MDP and IDP policies as special lands. Land owned by the College falls within the Town of Olds and within the County yet the zoning is different in each municipality's Land Use Bylaw. As a first step and to accommodate events in 2017 it is suggested that a definition be added to the Districts in both Land Use Bylaws to accommodate these types of events. A suggested second step is to develop a Land Use District for College lands that will be inserted in the Land Use Bylaws of both the County and the Town of Olds. Both steps will require working with the Town of Olds.

Other Planning Matters

1. 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 (2017 Work Program): Planning and Development Services and Operational Services are working together to review servicing standards.

2. Policy 3.3.15 of the MDP regarding development within the Concentrated Confined Feeding Operation (CCFO) has garnered interest from some applicants inquiring into the relevance of the CCFO area when CFOs are no longer in operation within these areas.

Under review: During Year 3, one first parcel out was redesignated to Country Residential District and subsequently approved for subdivision in Year 4. In terms for all redesignations in Year 4 within the CCFO area, one (1) Country Residential District application was refused and one (1) Direct Control District application was approved. One (1) additional Agricultural (2) District application was refused for redesignation after Year 4 reporting. In total, only one (1) application has been approved for agricultural/residential redesignation within the CCFO area in the past 1.5 years and all subsequent decisions have been refused.

3. The MDP policies (5.3.14, 5.3.15 and 5.3.16) are not clear on the road standards of new industrial/commercial developments and may create the expectation or opportunity that Council can vary or change the standard regardless of approved County Policy.

Under review: The Strategic Infrastructure Plan 2017- 2022 that is being considered by Council will also highlight the need to set the minimum road standards for new commercial/industrial developments with no ambiguity.

Redesignation Applications by Type and Proposed Land Use District:
Applications filed from August 1st, 2015 to July 31st, 2016

YEAR 4

Figure 1A

Application Overview:	Agriculture (2) 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)										
Number of Applications Received	10	4	14	29	14	0	0	0	0	1	2	0	60
Percentage (%) of Total Applications	16.67%	6.67%	23.33%	48.33%	23.33%	0.00%	0.00%	0.00%	0.00%	1.67%	3.33%	0.00%	100%
Amount of Land Proposed for Redesignation (acres)	651.75	79.03	730.78	129.92	114.78	0.00	0.00	0	0.00	75.51	550.56	0.00	1,601.55
In Potential Multi-lot Area	4	1	5	19	5	0	0	0	0	1	1	0	31
In Agricultural Preservation Area	6	3	9	10	9	0	0	0	0	0	1	0	29
Fragmented Parcels	1	1	2	0	0	0	0	0	0	0	0	0	2
CFO Area	1	0	1	1	0	0	0	0	0	0	0	0	2
Application Status:	*												
Number of Applications Approved	13	3	16	27	8	2	1	0	1	2	4	2	63
Total Amount of Land Redesignated (acres)	1880.55	57.47	1938.02	121.84	72.33	65.23	8.07	0.00	60.74	201.71	40.86	226.40	2,735.20
Percentage (%) of Total Land Redesignated	68.75%	2.10%	70.85%	4.45%	2.64%	2.38%	0.30%	0.00%	2.22%	7.37%	1.49%	8.28%	100%
Number of Applications Refused	1	0	1	6	1	0	0	0	0	0	0	1	9
Number of Applications Withdrawn	0	0	0	4	1	0	0	0	0	0	1	0	6
Number of Applications in Process as of July 31st, 2016	1	2	3	6	2	0	0	0	0	0	2	0	13
Number of Applications Approved in Potential Multi-lot Area	7	0	7	14	4	2	1	0	1	1	1	2	33
Number of Applications Approved in Agricultural Preservation Area	6	3	9	13	4	0	0	0	0	1	3	0	30
Number of Applications Approved as Fragmented Parcels	1	2	3	0	0	0	0	0	0	0	0	0	3
Number of Applications Approved in a CFO Area	0	0	0	0	0	0	0	0	0	0	1	0	1
Number of Applications Refused in a CFO Area	0	0	0	1	0	0	0	0	0	0	0	0	1

Note(*) Total Number of Approved Application is 60, 2 files have multiple zoning.

Subdivision Applications by Type: Subdivision Applications Filed from August 1st, 2015 to July 31st, 2016

YEAR 4

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	9	5	14	3	14	27	44	0	0	1	0	0	0	59
Total Amount of Land Proposed for Subdivision (acres)	611.75	117.23	728.98	18.92	114.78	117.3	251	0	0	0.05	0	0	0	980.03
Total Number of First Parcel Out	5	2	7	2	14	9	25	0	0	0	0	0	0	32
Total Number of 2nd Parcel Out	1	1	2	1	0	12	13	0	0	0	0	0	0	15
Total Number of 'Multi-Lot' Application (>=3)	3	2	5	0	0	6	6	0	0	1	0	0	0	12
Average Size of Proposed Lots (acres)	67.97	23.45	52.07	6.31	8.20	4.34	5.70	0	0	0.05	0	0	0	16.61
In Potential Multi-Lot Area	4	1	5	1	5	19	25	0	0	0	0	0	0	30
In Agricultural Preservation Area	5	4	9	2	9	8	19	0	0	1	0	0	0	29
Fragmented Parcels	1	1	2	0	0	0	0	0	0	0	0	0	0	2
Application Status:														
Total Number of Applications Approved	12	5	17	8	7	18	33	1	0	1	1	0	0	53 (*)
Percentage of Applications Approved	23%	9%	32%	15%	13%	34%	62%	2%	0%	2%	2%	0%	0%	100%
Number of First Parcel Out Approved	6	3	9	6	7	10	23	0	0	0	1	0	0	33
Number of 2nd Parcel Out Approved	3	1	4	2	0	2	4	1	0	0	0	0	0	9
Number of 'Multi-Lot' Applications (>= 3 parcels) Approved	3	1	4	0	0	6	6	0	0	1	0	0	0	11
Total Amount of Land Approved for Subdivision (acres)	859.33	91.79	951.12	47.58	60.48	65.93	173.99	55.3	0	0.05	60.74	0	0	1241.2
Average Size of Approved Lots (acres)	71.61	18.36	55.95	5.95	8.64	3.66	5.27	55.3	0	0.05	60.74	0	0	23.42
Number of Applications Refused	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Applications Withdrawn	1	0	1	0	1	6	7	0	0	0	0	0	0	8
Number of Applications in Process as of July 31st, 2016	1	2	3	0	5	10	15	0	0	0	0	0	0	18
In Potential Multi-Lot Area	6	1	7	4	4	9	17	1	0	0	1	0	0	26
Percentage of Applications Approved In Potential Multi-Lot Area	50%	20%	41.2%	50%	57%	50%	52%	100%	0%	0%	100%	0%	0%	49%
In Agricultural Preservation Area	6	4	10	4	3	9	16	0	0	1	0	0	0	27
Percentage of Applications Approved In Agricultural Preservation Area	50%	80%	58.8%	50%	43%	50%	48%	0%	0%	100%	0%	0%	0%	51%
Fragmented Parcels	1	2	3	0	0	0	0	0	0	0	0	0	0	3
Number of Applications Approved in a CFO Area	0	0	0	1	0	0	1	0	0	1	0	0	0	2
Number of Applications Refused in a CFO Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note(*) Total Number of Approved Application is 51, 1 file has multiple zoning.



Mountain View C O U N T Y

Approved Multi - Lot Subdivisions

YEAR 4

(Oct 03, 2007 - July 31, 2016)

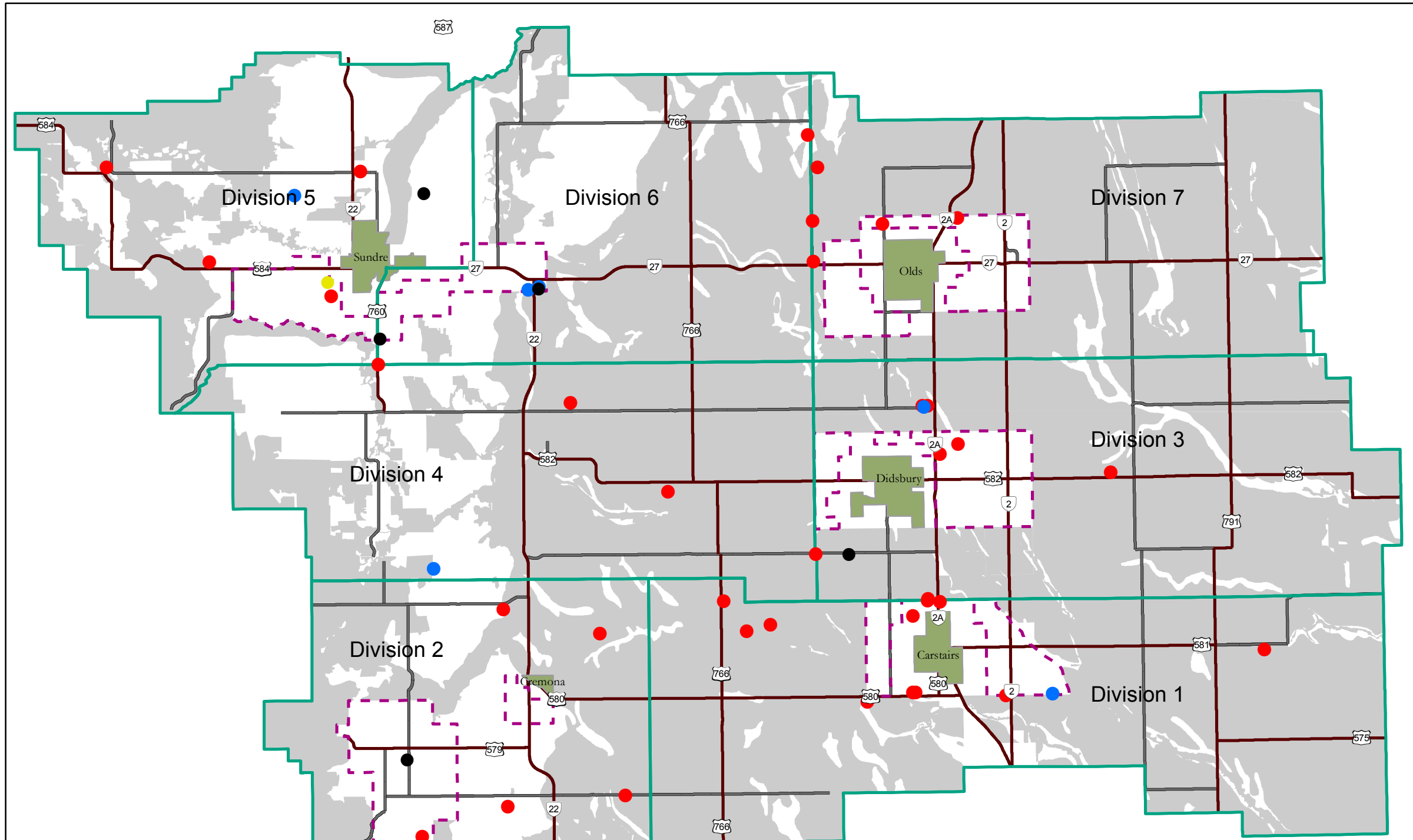
Figure 3

Legend

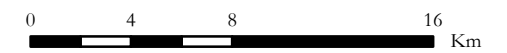
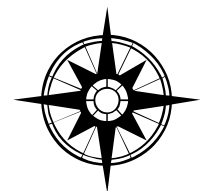
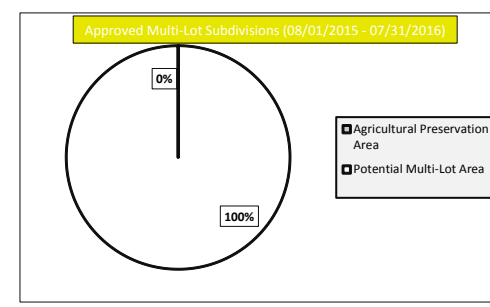
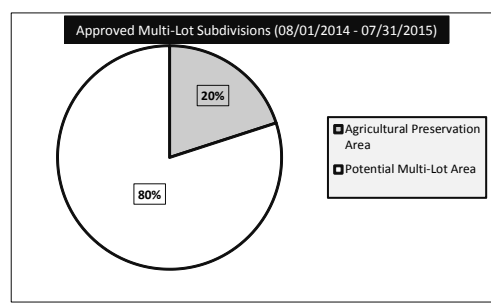
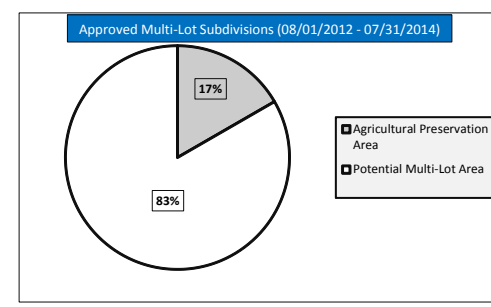
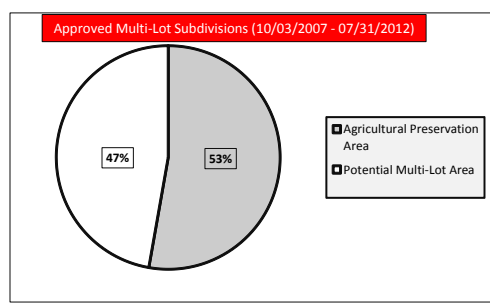
- 10/03/2007 - 07/31/2012
- 08/01/2012 - 07/31/2014
- 08/01/2014 - 07/31/2015
- 08/01/2015 - 07/31/2016

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



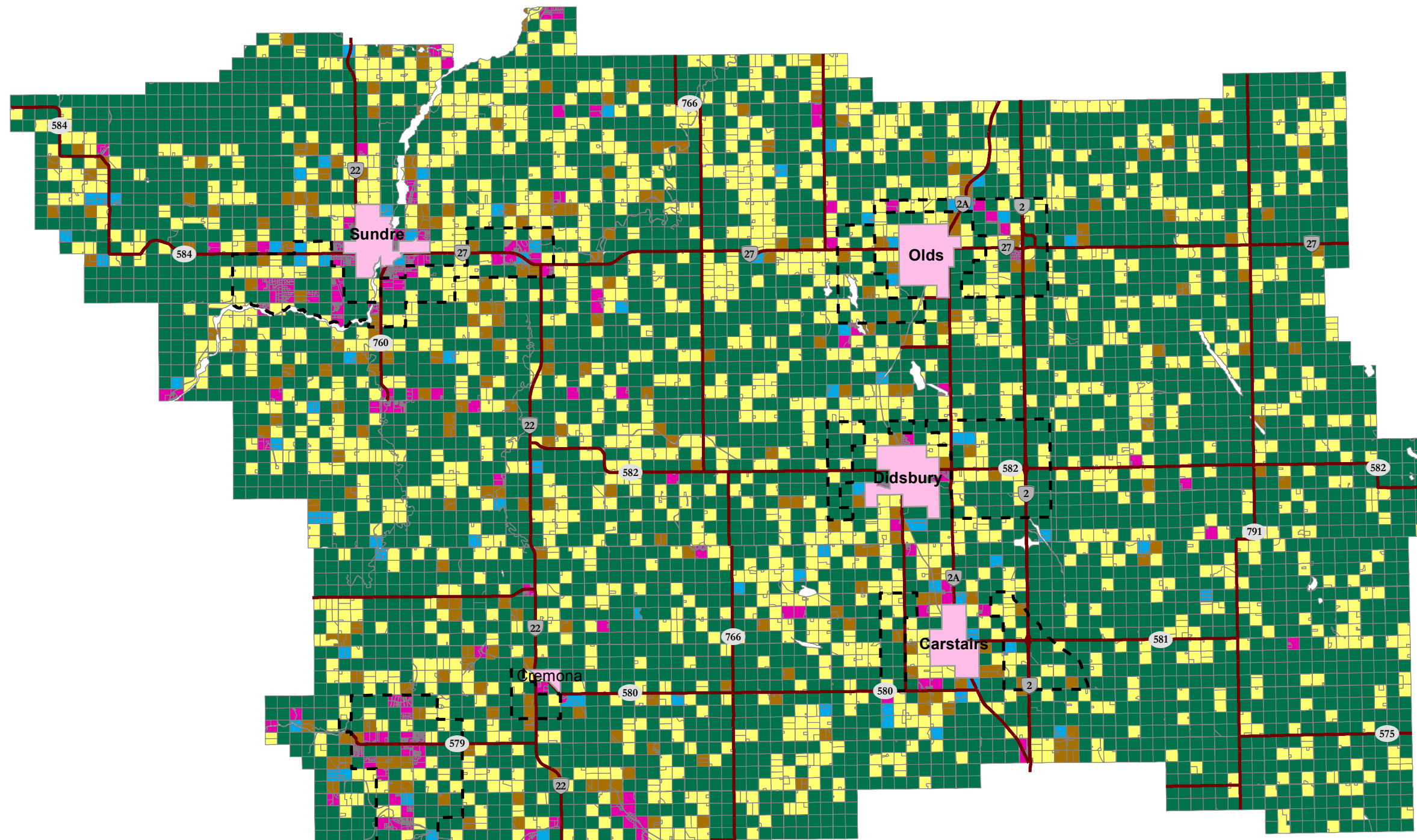
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Mountain View County

NAD_1983_10TM_CM115
Projection: Transverse_Mercator



Mountain View COUNTY



Parcel Density

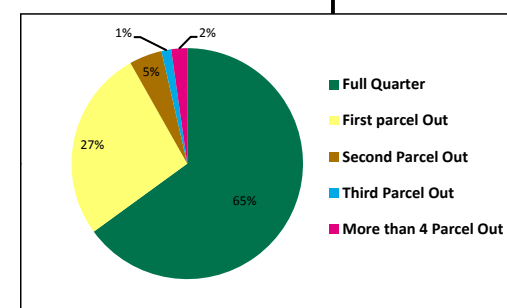


Scale: 1:300,000

Figure 4

Legend

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



	Total Number of Quarters
Full Quarter	3771
First parcel Out	1559
Second Parcel Out	266
Third Parcel Out	79
More than 4 Parcel Out	129
Total	5804



Mountain View COUNTY

Development Permits issued for Dwellings

YEAR 4

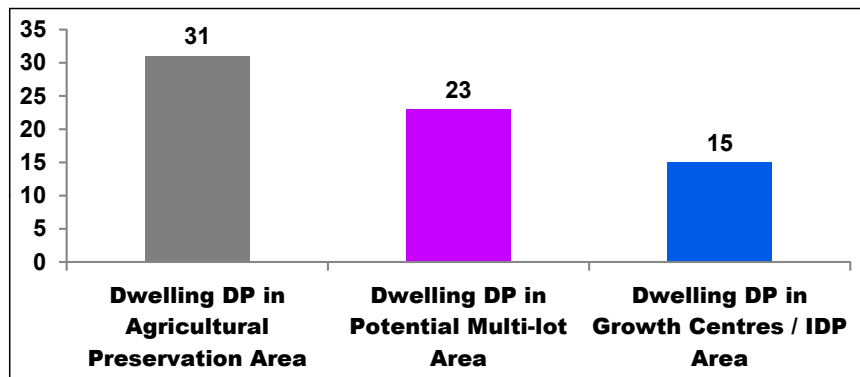
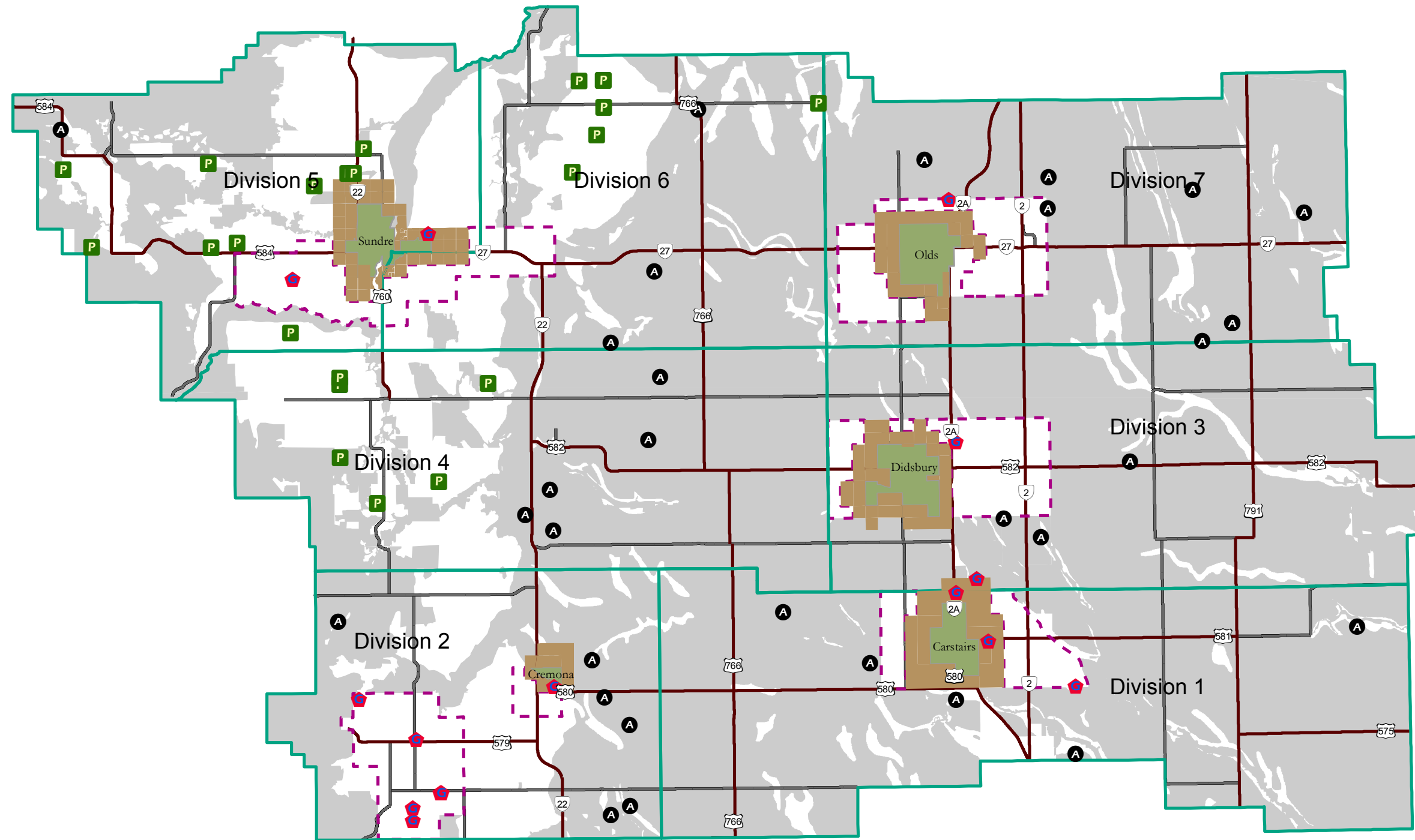
(Aug 1, 2015 - July 31, 2016)

Figure 5

Legend

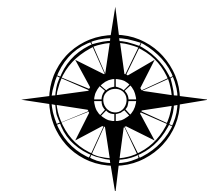
Permit for Dwelling in

- Ⓐ 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 4 (Aug 1, 2015- July 31, 2016)	31	23	15	69

Year	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	Total
Year 4	8	13	5	11	13	10	9	69



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator



Mountain View COUNTY

Development Permits issued for Business

YEAR 4

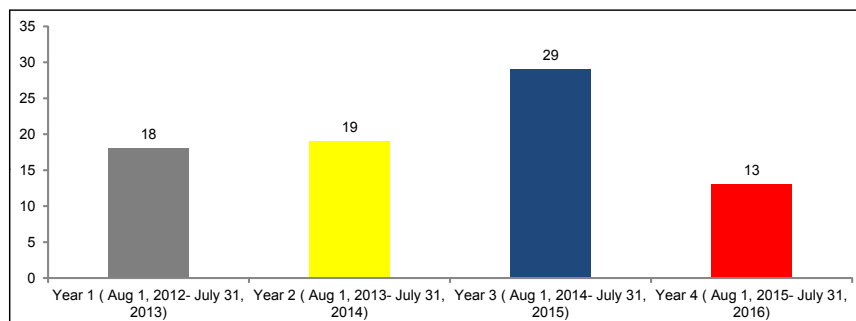
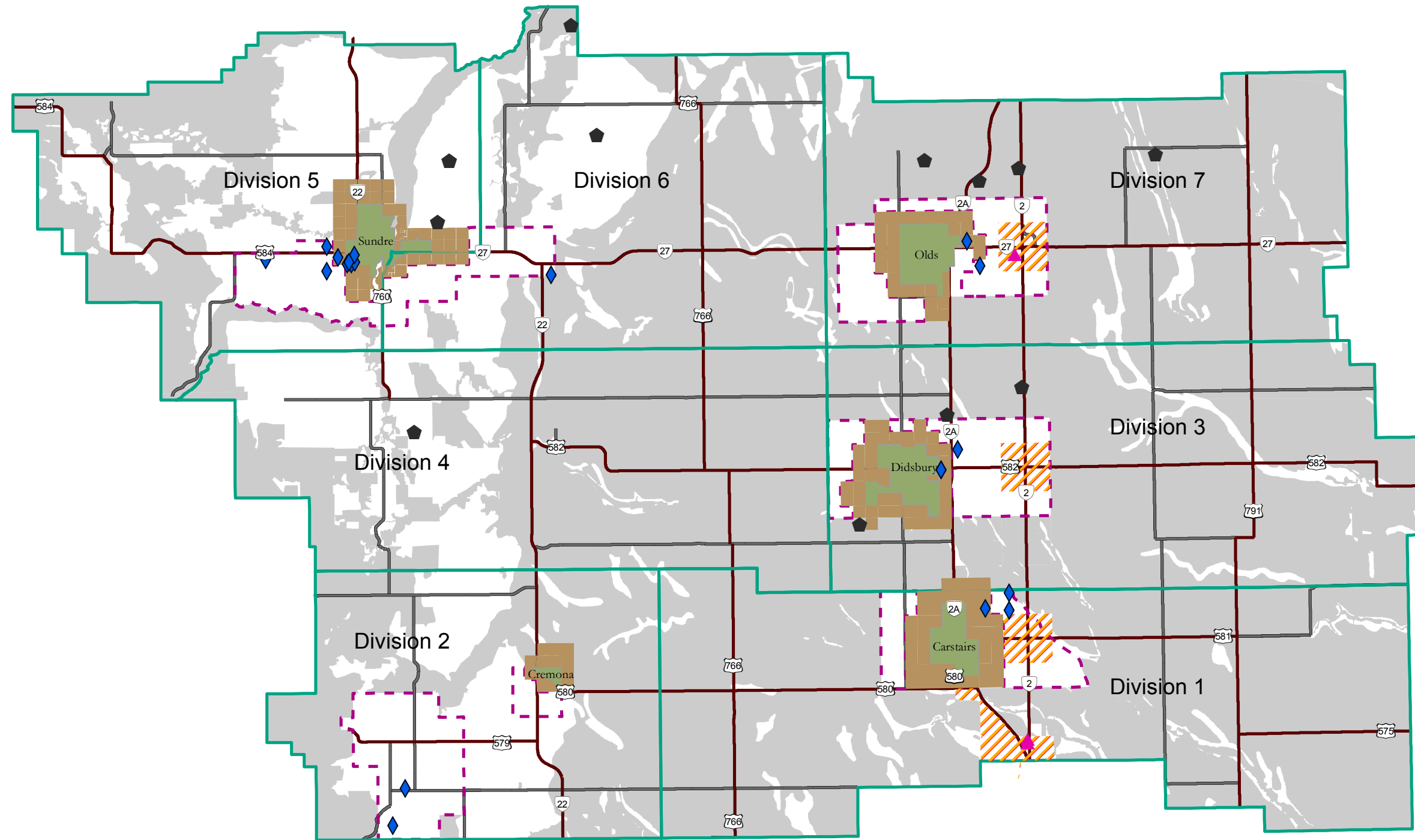
(Aug 1, 2015 - July 31, 2016)

Figure 6

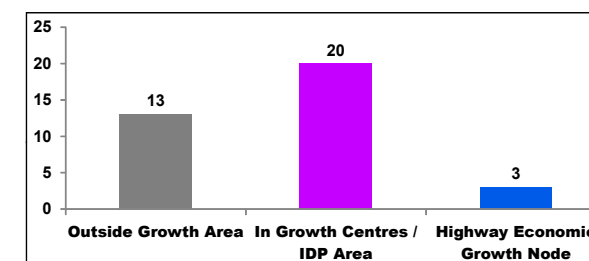
Legend

Permit for Business in

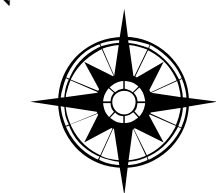
- ◆ Growth Centres / IDP Area
- ▲ Growth Nodes
- ◆ Outside Growth Area
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- ▨ Highway Economic Growth Node (ASP's Required)
- IDP Area
- Highway
- CCN



Year	Permit Issued Outside of Growth Area
Year 1 (Aug 1, 2012- July 31, 2013)	18
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
Total	79



DP Main	Outside Growth Area	In Growth Centres / IDP Area	Highway Economic Growth Node	Total
Year 4 (Aug 1, 2015- July 31, 2016)	13	20	3	36



Scale: 1:300,000

Mountain View County

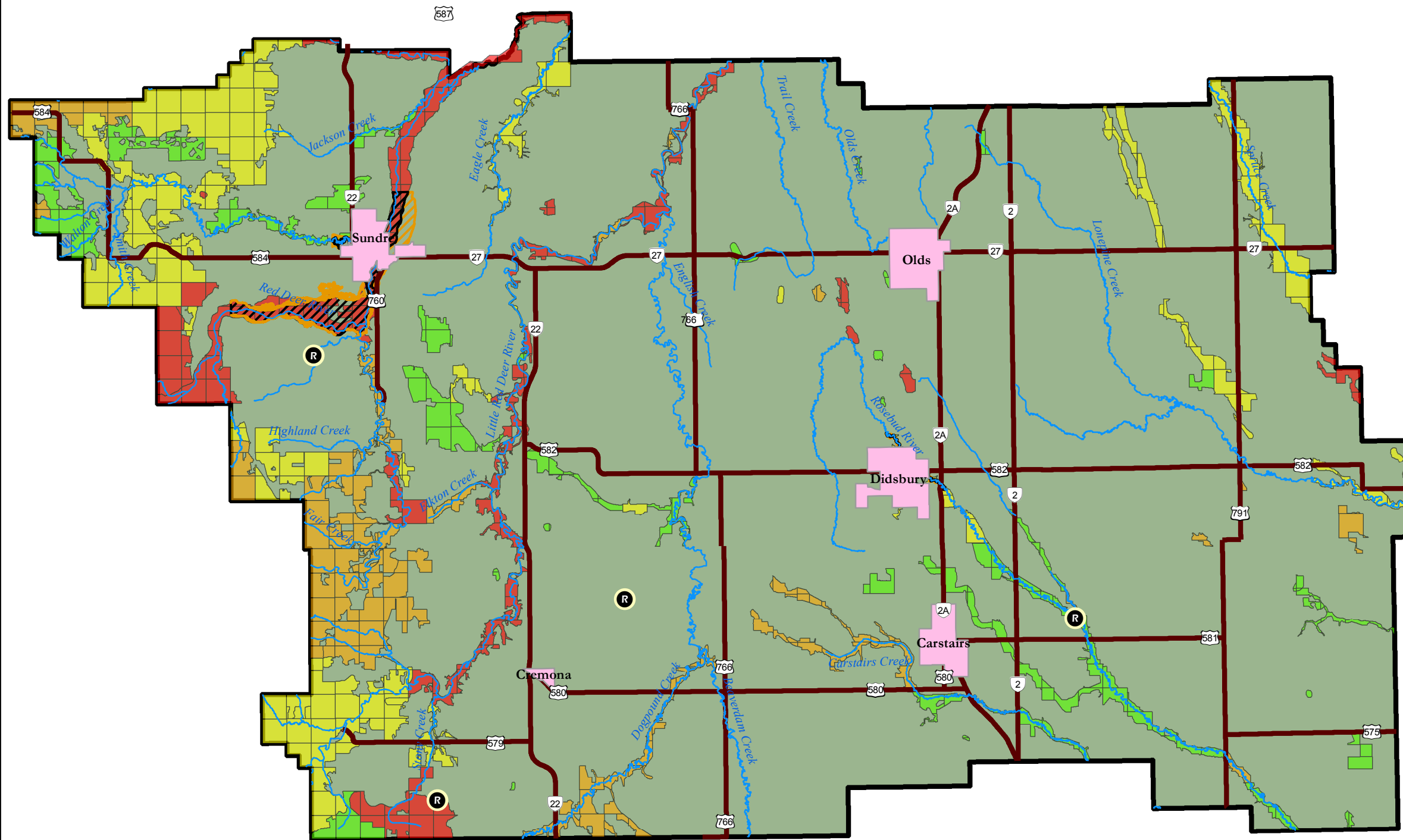
NAD_1983_10TM_CM115
Projection: Transverse_Mercator












Mountain View C O U N T Y

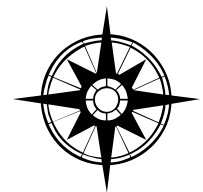
Riparian and Ecological
Enhancement Map
(April 27, 2016 to July 31, 2016)

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

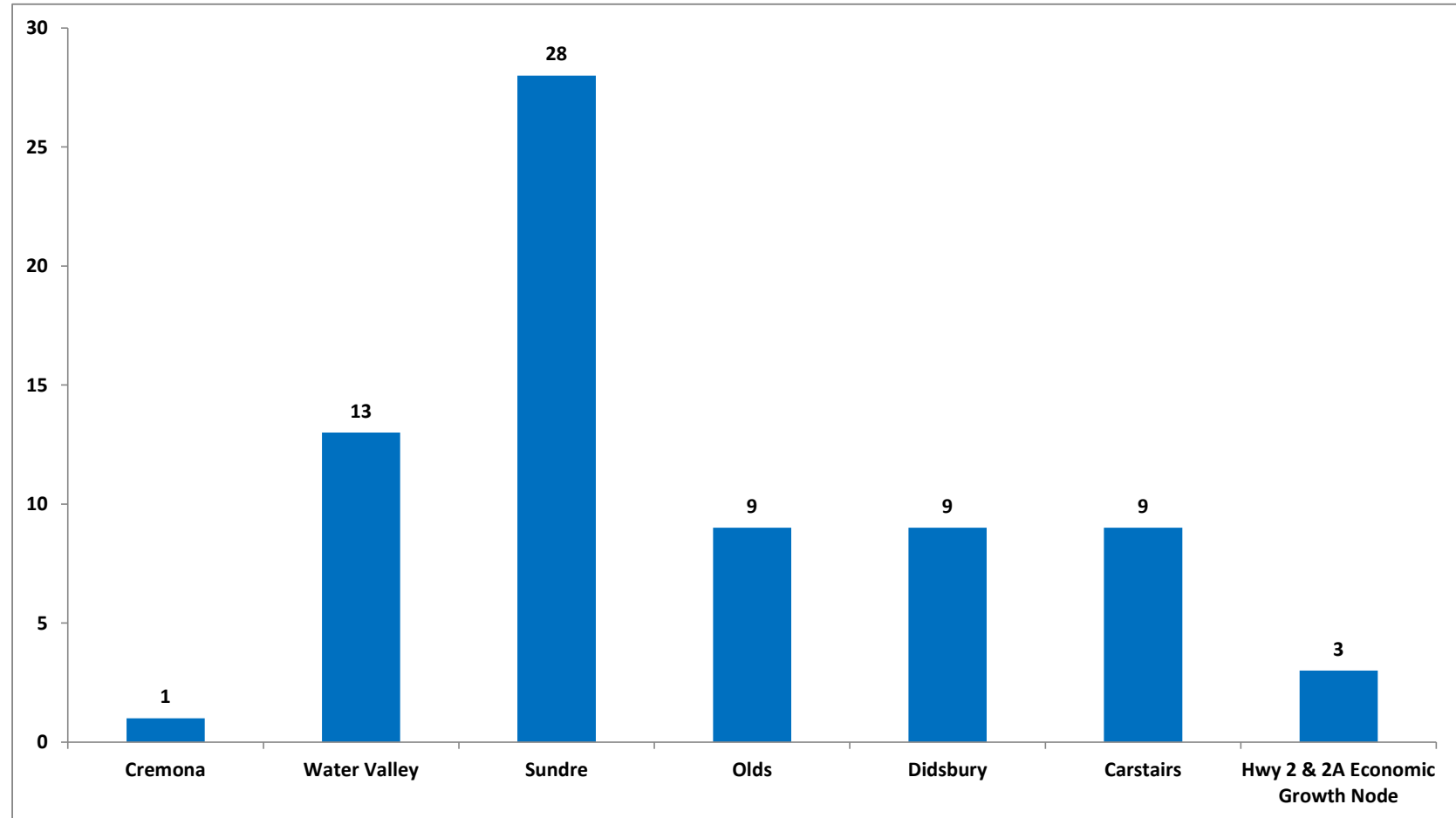
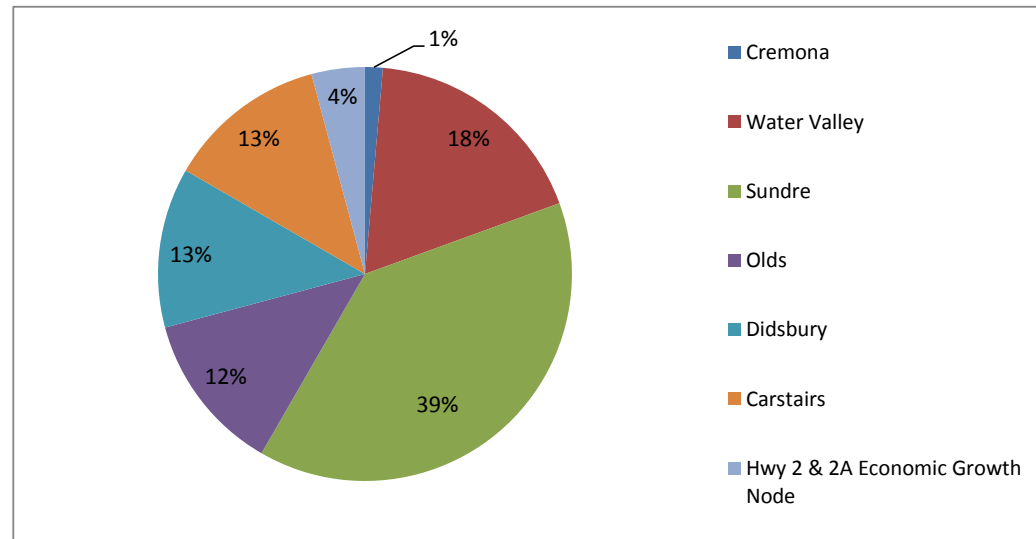
Mountain View County

NAD_1983_10TM_CM115
Projection: Transverse_Mercator

Development Permits Issued in Growth Centres and Nodes

Figure 8

Growth Centres & Nodes	Year
Cremona	1
Water Valley	13
Sundre	28
Olds	9
Didsbury	9
Carstairs	9
Hwy 2 & 2A Economic Growth Node	3
Total	72



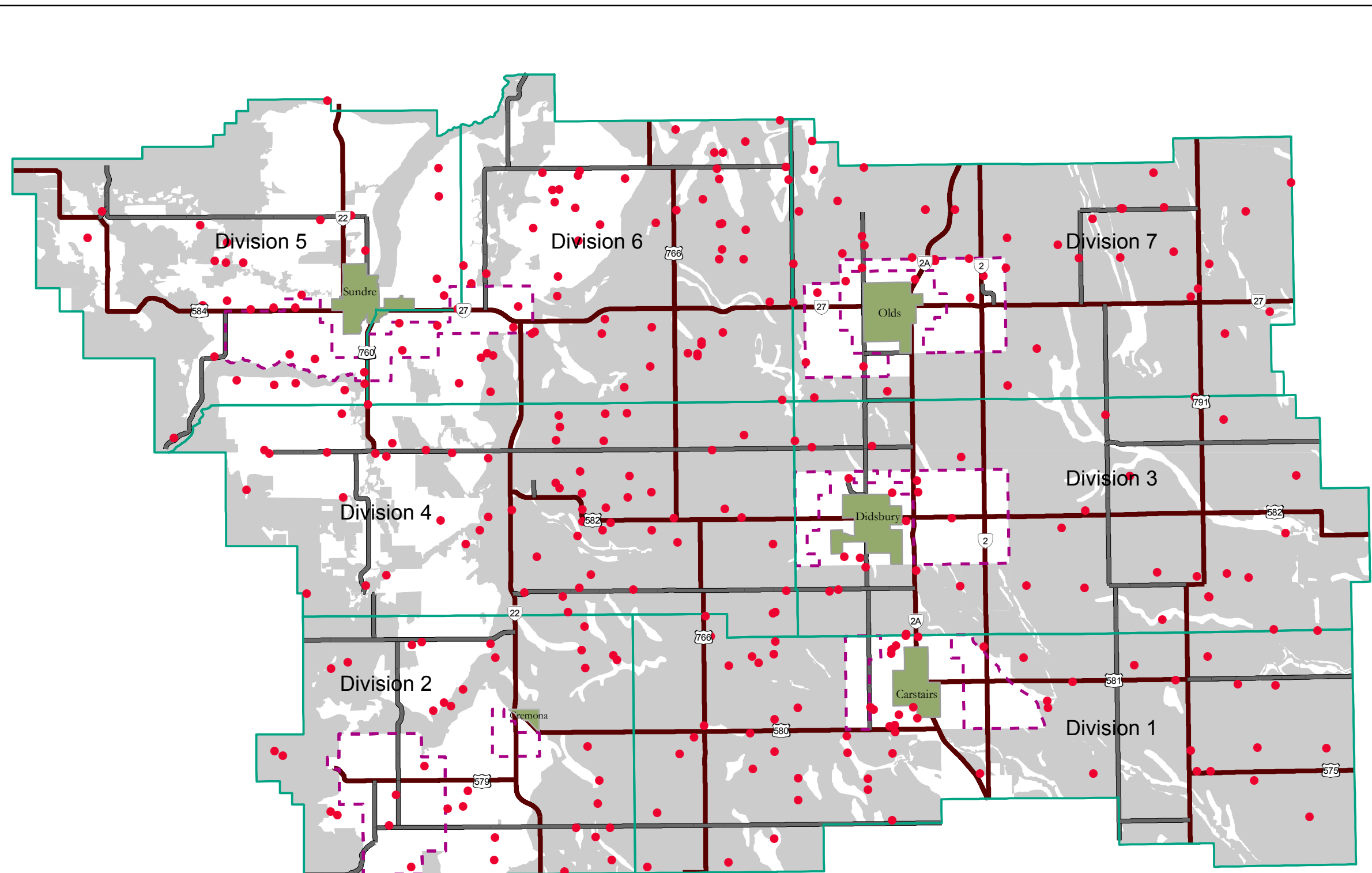


Mountain View C O U N T Y

Approved Redesignations

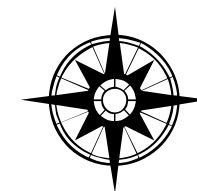
(Oct 03, 2007 - July 31, 2012)

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

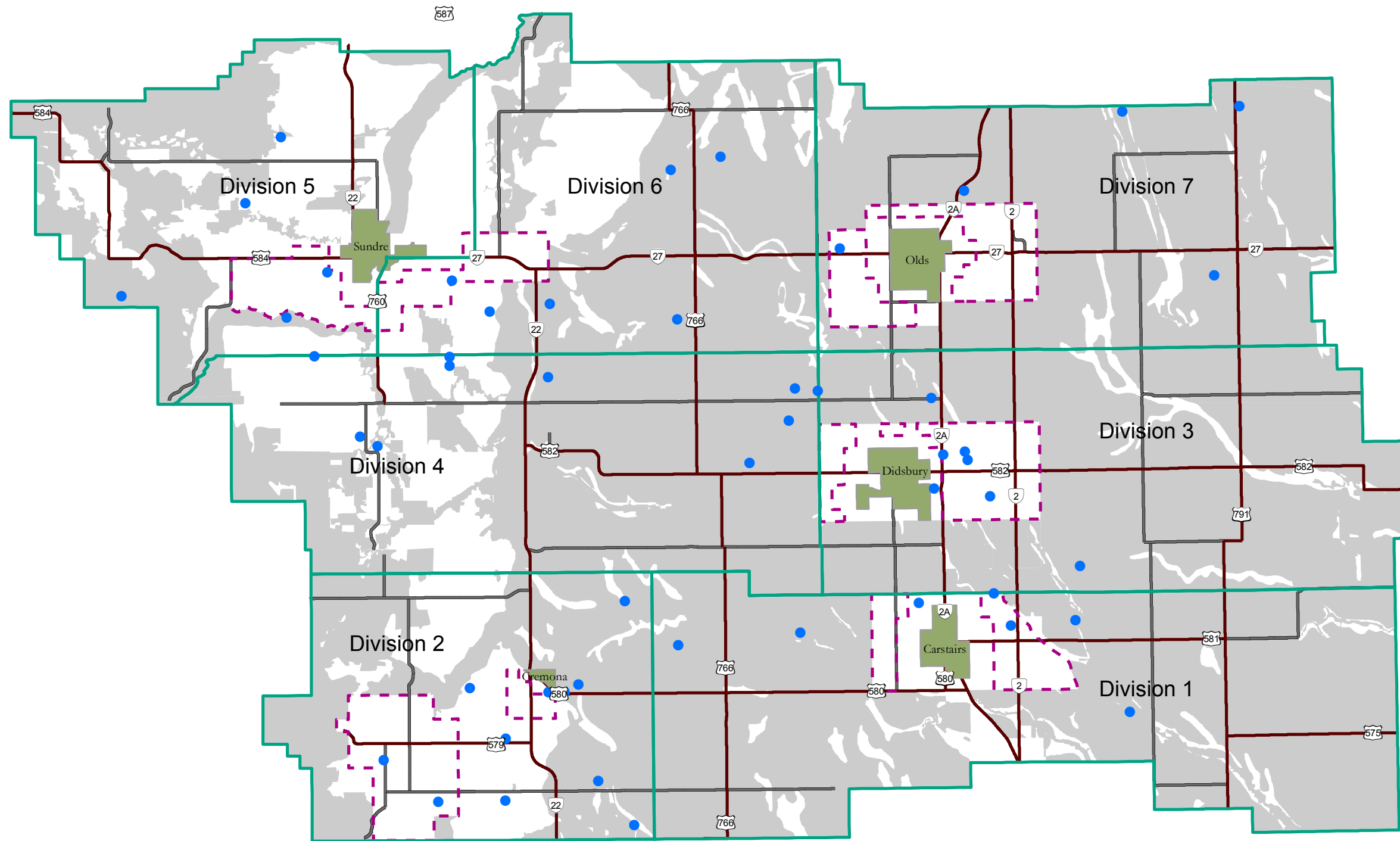
YEAR 4

(Aug 1, 2015 - July 31, 2016)

Figure 10

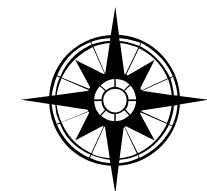
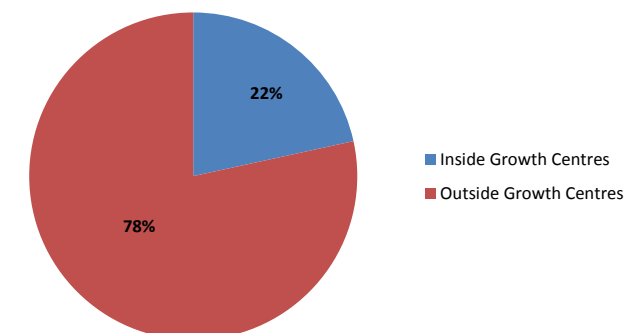
Legend

- 08/01/2015 - 07/31/2016
(Year 4 = 51)
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- County Collector Network



Growth Centres	Year 4
Sundre	2
Water Valley	2
Carstairs	2
Didsbury	4
Olds	1
Cremona	0
Total	11

Inside Growth Centres	11
Outside Growth Centres	40



Scale: 1:300,000

Mountain View County

NAD_1983_10TM_CM115
Projection: Transverse_Mercator



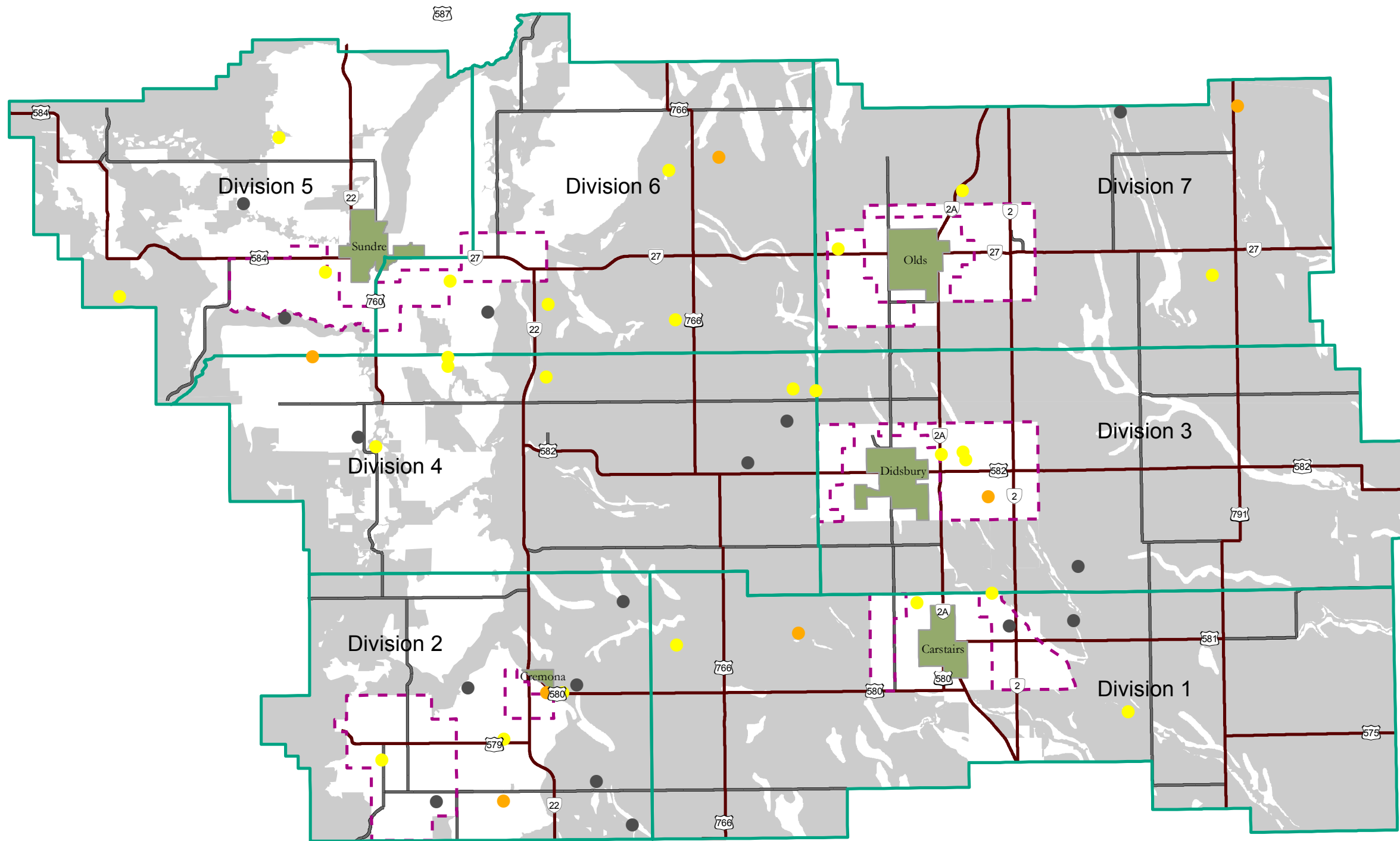
Mountain View COUNTY

Approved Subdivisions

YEAR 4

(Aug 1, 2015 - July 31, 2016)

Figure 11



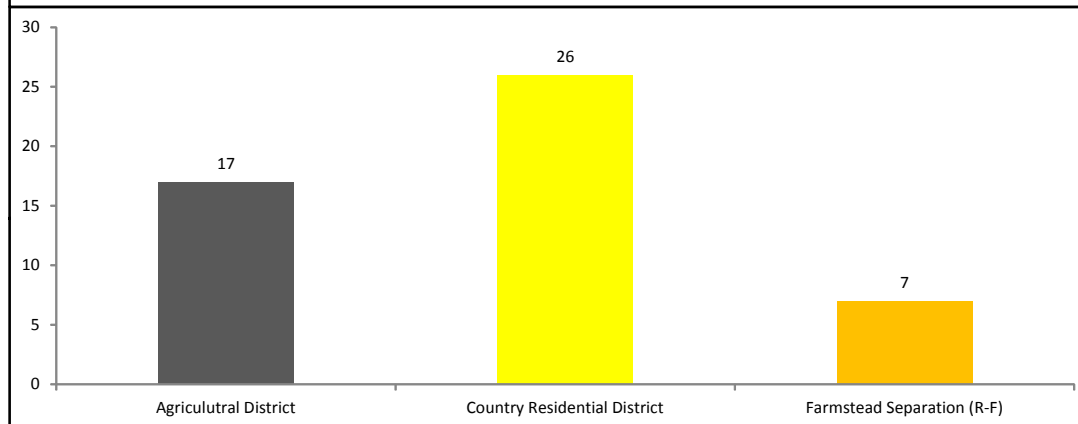
Legend

Agricultural Preservation Area

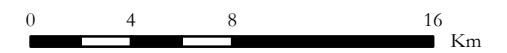
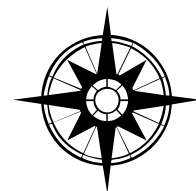
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- CCN

Approved Subdivisions

- Agricultural District (A or A(2))
- 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			Residential District			Total Lots
	>= 40 ac	< 40 ac	Total lots	Farmstead Separation		R-CR R-CR1 Bare Parcels	
				R-CR & R-CR1	R-F		
Total Number of Applications Approved	12	5	17	8	7	18	33
Total Amount of Land Approved for Subdivision (acres)	859.33	91.79	951.12	47.58	60.48	65.93	173.99
Average Size of Approved Lots (acres)	71.61	18.36	55.95	5.95	8.64	3.66	5.27



Scale: 1:300,000

Mountain View County
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Projection: Transverse_Mercator