



Mountain View County Subdivision Conditions

RULES FOR SUBDIVISION

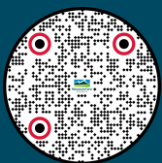
Rules for municipalities are outlined in:

- The Municipal Government Act of Alberta
- The Matters Related to Subdivision and Development Regulation

WE'RE HERE TO HELP!

The staff at Mountain View County are available to assist with any questions you have. Contact us today!

Visit the Planning & Development Website or Scan the QR Code below



WHY ARE CONDITIONS NECESSARY?

Conditions are needed to ensure that every new lot that is created meets specific standards for the municipality and to mitigate any potential impacts to surrounding landowners

SUBDIVISION STANDARD CONDITIONS

The following are excerpts of the County's Standard Conditions for approved subdivisions. Only the necessary conditions will be attached to an approval:

1. Endorsement Fee (please refer to Fee Schedule)
2. Approach constructed to new lot(s) and remnant lands that meet the County's Access Management Policy
3. Property taxes are up to date (no arears)
4. Plan of Survey of approved subdivision submitted by surveyor
5. Municipal Reserves are provided (land or cash-in-lieu)
6. Road Widening Agreement
7. Utility Right of Way
8. Real Property Report (RPR)
9. Septic systems inspections to ensure they meet current Alberta Codes or be upgraded if not in compliance
10. Submission of reports, plans and specifications
11. Development Agreement
12. Posting new rural address signs
13. Environmental protection for riparian and ecological enhancement
14. Environmental Reserve Easement
15. Environmental Reserve
16. Review any necessary off-site upgrades with power utility provider

Please note other conditions could apply



ENVIRONMENTAL PROTECTION CONDITIONS

RESTRICTIVE COVENANT (RC):

- Restricts the use of a parcel of land
- Allows for uses within limits to ensure environmental protection
- Landowner obligated to take measures necessary to support covenant (i.e., off-site watering, controlled grazing, etc.)
- Registered on Land Title

DEVELOPMENT AGREEMENT (DA):

- Agreement that specifies landowner's obligations for construction (i.e., building envelope, setback restriction and architectural controls)
- Registered on Land Title

RIPARIAN AND ECOLOGICAL ENHANCEMENT PROJECT:

- Agreement with landowner for either:
 - Riparian Ecological Enhancement
 - Riparian Health Assessment

ENVIRONMENTAL RESERVE (ER):

- For lands that are typically undevelopable but also contain natural features that require environmental protection
- Ownership of land transferred to County and public access generally permitted
- Development restricted and lands remain in a natural state

ENVIRONMENTAL RESERVE EASEMENT (ERE):

- For lands that should remain in a natural state (like ER)
- Landowner keeps ownership of land and public access at landowner's discretion
- Restrictions registered on Land Title

MUNICIPAL RESERVES (MR)

- When subdivisions are proposed, it may be necessary to provide some land for public needs, such as parks or schools
- In rural areas, MR is often taken as "Cash-in-Lieu" of land
- Not applicable for First Parcel out or for agricultural parcels larger than 16 hectares

TIME TO MEET CONDITIONS:

- Applicants have one year to meet Conditions of Subdivision approval
- Time Extension can be requested by applicants if more time needed to meet conditions
- Time Extensions may be requested for an additional:
 - 60 days
 - 1 Year
- Time Extensions are subject to approval and fee (please refer to Fee Schedule)

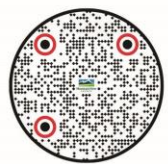
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Mountain View
COUNTY