



Mountain View
COUNTY

MUNICIPAL DEVELOPMENT PLAN

Monitoring Report

2017

Year 5 Reporting Period:
August 1, 2016 – July 31, 2017

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 5” being the reporting period from August 1, 2016 to July 31, 2017. 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 are shown in Figure 1A and 2A. The data shows that 38 redesignation applications were approved for Year 5. The year to year trend shows 8 more applications were approved annually in relation to the previous year statistics; 14 more applications were approved annually compared to Year 1.
- Figure 2A shows that the total number of acres subdivided was 742.48 in Year 5 for all land uses; this has been trending down since 2012. A decrease of 418.48 acres of land associated with agricultural subdivisions was observed from the previous year. Compared to Year 1, land subdivided for agricultural subdivisions was 344.15 acres less.

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
08/01/2016 - 07/31/2017	0	2

- 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 5. The objective of not approving multi-lot subdivisions in the Agricultural Preservation Area has now been met for two (2) consecutive years.
- 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. In Year 5, one (1) of the two (2) multi-lot subdivisions was approved 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.

- Two (2) applications were heard by the Municipal Government Board and one (1) decision has returned refusing the appeal and upholding the subdivision authority's decision; the County is awaiting the decision of the other appeal. Regarding the number of subdivisions approved by way of appeal where redesignation specifically had been refused by Council, there were no appeals via this process in Year 5.
- Council decisions on redesignation are being upheld by the local Subdivision Approving Authority.

Table 2: Subdivision Approval by Land Use District

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

Application Status:	Agriculture District			Residential District		
	>= 40 ac	< 40 ac	<i>Total</i>	Farmstead Separation	Country Residential	<i>Total</i>
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 4: (08/01/2015 - 07/31/2016)

Application Status:	Agriculture District			Residential District		
	>= 40 ac	< 40 ac	<i>Total</i>	Farmstead Separation	Country Residential	<i>Total</i>
Total number of applications received	9	5	14	17	27	44
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: (08/01/2014 - 07/31/2015)

Application Status:	Agriculture (2) District (A2)			Country Residential District		
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Bare Parcels	Total
Total number of applications received	6	10	16	7	41	48
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: (08/01/2013 - 07/31/2014)

Application Status:	Agriculture (2) District (A2)			Country Residential District		
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Bare Parcels	Total
Total number of applications received	13	7	20	20	21	41
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: (08/01/2012 - 07/31/2013)

Application Status:	Agriculture (2) District (A2)			Country Residential District		
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Bare Parcels	Total
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	117.8	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 decreased to their smallest size since reporting began. It should be noted that less than 40 acre Agricultural subdivisions in Year 5 are the result of road closures being consolidated with adjacent parcels.
- Overall, the average size of lots approved for Agricultural subdivisions have begun to stabilize around 50 acres, and is a result of farmstead separations that encompass more than 10 acres; therefore, a minimum 40 acre agricultural subdivision has been created.
- While total area approved for subdivision and the number of approved lots for Country Residential is remaining steady around 30 to 40 applications per year, an effort to ensure the overall size of approved bare parcels is no greater than 3 acres has been challenging and topographical constraints continue to increase parcel sizes.
- Table 2 also shows that from Year 4 to Year 5, the average lot size of approved Farmstead separations remains approximately 7 acres. In Year 5, Country Residential subdivisions had a consumption rate of 0.97 quarter sections, down from 1.09 quarter sections from the previous year. Year 5 has been the lowest consumption rate since reporting began.
- The Municipal Development Plan allows bare Country Residential parcels of 2 to 3 acres in size to a maximum of 5 acres. The 0.63 acre average increase in size over Year 4 for bare Country Residential parcels demonstrates the ongoing challenge with achieving 2 to 3 acre lots.

Table 3: Development Permits for Dwellings

Year	Agricultural Preservation Area	Potential Multi-lot Area	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
Year 5 (08/01/16 - 07/31/17)	48	15	24	87

- 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 increased closer to 50 dwellings which was typical in Year 1 and 2. The Potential Multi-lot Area has decreased, and the Growth Centres/IDP Area increased significantly.
2. MDP objective: To encourage economic development, especially in Growth Centres and Nodes.

Data and trends show the following:

- Figure 6 shows in Year 5, thirteen (13) Development Permits for home occupations and business uses were issued within the Growth Centres/IDP Area, and two (2) in the Highway Economic Growth Nodes. There was a total of twenty-five (25) Development Permits for home occupations and business uses issued for Year 5 representing a 31% decrease from the previous year.
- Of the ten (10) Development Permits issued for businesses Outside Growth Areas in Year 5, six (6) permits were for Business (Home Office, Home Based, or Contractors). This represents a decrease of one (1) permit from the previous Year 4 total of eleven (11) for Development Permits issued for businesses Outside Growth Areas.
- Three (3) Direct Control Districts (DC-D) were approved in Year 5 containing 572.90 acres. As identified on Figure 1B, 1C, 1D, and 1E, 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. Year 5 contains the most land redesignated for DC-D and included approvals for Aurora Cannabis, and Rocky Mountain Motorsports.
- 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-nine (39) of the eighty-seven (87) permits issued in Year 5.
- The Wessex Area Structure Plan was approved at the beginning of the reporting period for Year 4 and the Rocky Mountain Motorsports Park DC-D was approved within the plan area during Year 5. The Highway 2 & 27 Area Structure Plan remains on hold, and the Economic Growth Node (South Carstairs) Area Structure Plan is scheduled for Year 6 completion.

3. MDP objective: To protect environmentally significant lands.

Data and trends show the following:

- 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. Figure 7 illustrates the ten (10) riparian and ecological enhancement projects that were part of the subdivision process on the affected parcel since the policy was amended. A total of six (6) riparian and ecological enhancement projects were approved for Year 5.
- Since 2002, two hundred & twenty-nine (229) Riparian Enhancement Projects have been completed. Since 2010, approximately 1,393 acres have been protected with riparian fencing projects representing sixty-eight (68) fencing projects. An additional 74 acres have been protected since the previous reporting year.
- Since 2015, seventeen (17) producers have been approved for ALUS (Alternative Land Use Services) projects impacting 862 acres of wetland, riparian and upland areas.

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

Data and trends show the following:

- Figure 8 demonstrates that there were fifty-three (53) Development Permits issued in Year 5 for lands in Growth Centres representing a 36% decrease over the previous year.
- Figure 10 shows that nine (9) of forty-three (43) subdivisions were approved inside the Growth Centres/IDP Area in Year 5. This indicates 21% 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 5, the number of Inter-Municipal Planning Commission (IMPC) applications approved was three (3) Development Permits and zero (0) subdivisions; two (2) of those applications were heard by the Didsbury IMPC while the other one (1) was heard by the Olds IMPC. There was one (1) refusal by the Olds IMPC. Six (6) IMPC approvals were granted in Year 4.

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

Data and trends show the following:

- There were two (2) redesignation applications for Aggregate Extraction/Processing approved in Year 5, and none refused.
- In total, 55.70 acres of land has been redesignated this reporting period for Aggregate Extraction/Processing use.
- A County initiated project redesignated thirty-one (31) existing active gravel pits to the AEP Aggregate Extraction/Processing District so that the zoning accurately reflect the use of the land. At the same time nineteen (19) gravel pits were added to Operating Regulations in the District to regulate gravel pits operations under the same regulations.

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 forty-three (43) approved subdivisions within the County, nine (9) were in the Growth Centres/IDP Area for Year 5. Approximately 21% of approved subdivisions are located within Growth Centres/IDP Areas and is on par with previous reporting years.
- Figure 11 indicates that in Year 5, eleven (11) applications for farmstead separations were approved and seventeen (17) residential bare parcel applications were approved.

2018 Land Use Bylaw (LUB) Review

Since the last comprehensive review of the LUB in 2015, P&D brings forward urgent amendments as they arise, for example alternative renewable energy and business, agri-tourism. Since the last comprehensive LUB review, Administration developed a table that includes general maintenance items, clarification items and changes surrounding specific uses where issues have arisen. The table is attached to the report. Administration has identified the following steps for the proposed 2018 review;

- On January 10, 2018 a workshop with Council on the items listed within the attached table and the opportunity for Council to add additional items as part of the LUB review;
- At the workshop Council to provide direction on the appropriate public engagement (open house etc.) for the LUB review;
- Administration to provide Council with feedback from the public engagement and Council to provide further direction on additional amendments to the LUB; and
- Proceed to bring forward amendments to the LUB - 1st Reading, Public Hearing, 2nd & 3rd Reading.

Application Forms for Signs

As part of the recently concluded 'unauthorized sign project' Administration identified the need to develop a separate application form for sign applications within the County. The application form will make the process to apply for a sign much easier for applicants when a Development Permit has already been obtained in the past for the business or is not required. In addition, Administration is suggesting an amendment to the fee schedule. Suggested fees would be \$100.00 for a permitted use permit and \$250.00 for a discretionary use permit and both permitted and discretionary use permits will be subject to the Long-Range Planning fee. The separate sign fee is not an increased charge to applicants, but rather will be a reduction in fees for applicants who apply for sign(s) only. The amendment to the fee schedule will be brought to Council through a separate bylaw amendment process. If Council agrees to the change the new application form for a sign application will be implemented in 2018.

Other Planning Matters

1. The County uses a combination of Red Deer County and 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. A MGB Decision highlighted that Country Road templates, associated policies and procedures need to be consistent and clear.

Ongoing (2018 Work Program): Planning and Development Services and Operational Services are working together with ISL Engineering Services Ltd. to complete the review for the first quarter of 2018.

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.

Resolved (Bylaw No. 13/17): On July 5, 2017, Council amended the Municipal Development Plan to allow for the consideration of agricultural or farmstead separation subdivision applications within the CCFO area when cancellation of adjacent CFOs has been

demonstrated. Since the amendment, one (1) application has been approved for subdivision of a farmstead.

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: Amendments to the MDP policies will be brought forward in 2018.

4. The Municipal Government Act has undergone a review and a number of changes to the Act will require municipalities to update their statutory plans to ensure compliance with these provincial changes.

Under review: Administration is reviewing County statutory plans and will bring forward amending bylaws to affected statutory plans throughout 2018.

Redesignation Applications by Type and Proposed Land Use District:
Applications filed from August 1st, 2016 to July 31st, 2017

YEAR 5

Figure 1A

	Agriculture District			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										
Application Overview:													
Number of Applications Received	16	2	18	26	12	1	0	0	1	0	2	5	65
Percentage (%) of Total Applications	24.62%	3.08%	27.69%	40.00%	18.46%	1.54%	0.00%	0.00%	1.54%	0.00%	3.08%	7.69%	100%
Amount of Land Proposed for Redesignation (acres)	938.38	47.94	986.32	109.36	107.80	17.18	0.00	0	41.43	0.00	32.33	1188.30	2,482.72
In Potential Multi-lot Area	1	0	1	2	2	0	0	0	0	0	0	0	5
In Agricultural Preservation Area	14	2	16	24	10	1	0	0	1	0	2	5	59
Fragmented Parcels	0	0	0	0	0	0	0	0	0	0	0	0	0
CFO Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Application Status:													
Number of Applications Approved	8	2	10	12	11	0	0	0	1	0	3	2	39
Total Amount of Land Redesignated (acres)	460.93	44.95	505.88	47.76	77.87	0.00	0.00	0	41.43	0.00	572.90	55.70	1,301.54
Percentage (%) of Total Land Redesignated	35.41%	3.45%	38.87%	3.67%	5.98%	0.00%	0.00%	0.00%	3.18%	0.00%	44.02%	4.28%	100%
Number of Applications Refused	4	0	4	5	1	0	0	0	0	0	0	0	10
Number of Applications Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	-
Number of Applications in Process as of July 31st, 2017	3	2	5	10	4	0	0	0	0	0	1	3	23
Number of Applications Approved in Potential Multi-lot Area	0	1	1	0	0	0	0	0	0	0	0	0	1
Number of Applications Approved in Agricultural Preservation Area	8	1	9	12	11	0	0	0	1	0	3	2	38
Number of Applications Approved as Fragmented Parcels	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Applications Approved in a CFO Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Applications Refused in a CFO Area	0	0	0	0	0	0	0	0	0	0	0	0	0

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

Subdivision Applications by Type: Subdivision Applications Filed from August 1st, 2016 to July 31st, 2017

YEAR 5

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	Farmstead		R-CR R-CR1 Bare Parcel Out								Total (Residential)
				R-CR & R-CR1	R-F									
Total Number of Applications Received	15	2	17	0	11	26	37	1	0	0	0	1	1	57
Total Amount of Land Proposed for Subdivision (acres)	983.35	47.94	1031.29	0.00	95.71	145.36	241.07	17.18	0.00	0	0.00	58.83	9.99	1358.36
Total Number of First Parcel Out	10	1	11	0	10	14	24	1	0	0	0	0	0	36
Total Number of 2nd Parcel Out	4	1	5	0	1	7	8	0	0	0	0	1	1	15
Total Number of 3 or more Parcels Out	1	0	1	0	0	5	5	0	0	0	0	0	0	6
Average Size of Proposed Lots (acres)	65.56	23.97	60.66	0.00	8.70	5.59	6.52	0	0	0	0	0	0	23.83
In Potential Multi-Lot Area	3	2	5	0	7	18	25	1	0	0	0	1	0	32
In Agricultural Preservation Area	12	0	12	0	4	8	12	0	0	0	0	0	1	25
Fragmented Parcels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Application Status:														
Total Number of Applications Approved	6	4	10	0	11	17	28	0	0	0	0	1	0	39
Percentage of Applications Approved	15%	10%	26%	0%	28%	44%	72%	0%	0%	0%	0%	3%	0%	100%
Number of First Parcel Out Approved	4	2	6	0	7	7	14	0	0	0	0	0	0	20
Number of 2nd Parcel Out Approved	1	1	2	0	4	7	11	0	0	0	0	1	0	14
Number of 3 or more Parcels Out Approved	1	1	2	0	0	3	3	0	0	0	0	0	0	5
Total Amount of Land Approved for Subdivision (acres)	520.61	12.03	532.64	0.00	78.30	72.71	151.01	0.00	0.00	0	0.00	58.83	0.00	742.48
Average Size of Approved Lots (acres)	86.77	3.01	53.26	0.00	7.12	4.28	5.39	0	0	0	0	0	0	19.04
Number of Applications Refused	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Applications Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Applications in Process as of July 31st, 2017	7	2	9	0	4	11	15	0	0	0	0	0	1	25
In Potential Multi-Lot Area	2	1	3	0	4	15	19	0	0	0	0	1	0	23
Percentage of Applications Approved In Potential Multi-Lot Area	33%	25%	30.0%	0%	36%	88%	68%	0%	0%	0%	0%	100%	0%	59%
In Agricultural Preservation Area	6	3	9	0	7	3	10	0	0	0	0	0	0	19
Percentage of Applications Approved In Agricultural Preservation Area	100%	75%	90.0%	0%	64%	18%	36%	0%	0%	0%	0%	0%	0%	49%
Fragmented Parcels	2	0	2	0	0	0	0	0	0	0	0	0	0	2
Number of Applications Approved in a CFO Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Applications Refused in a CFO Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Note* Total Approved Applications is 43, 4 are Agriculture Zoning(A)



Mountain View C O U N T Y

Approved Multi - Lot Subdivisions

YEAR 5

(Oct 03, 2007 - July 31, 2017)

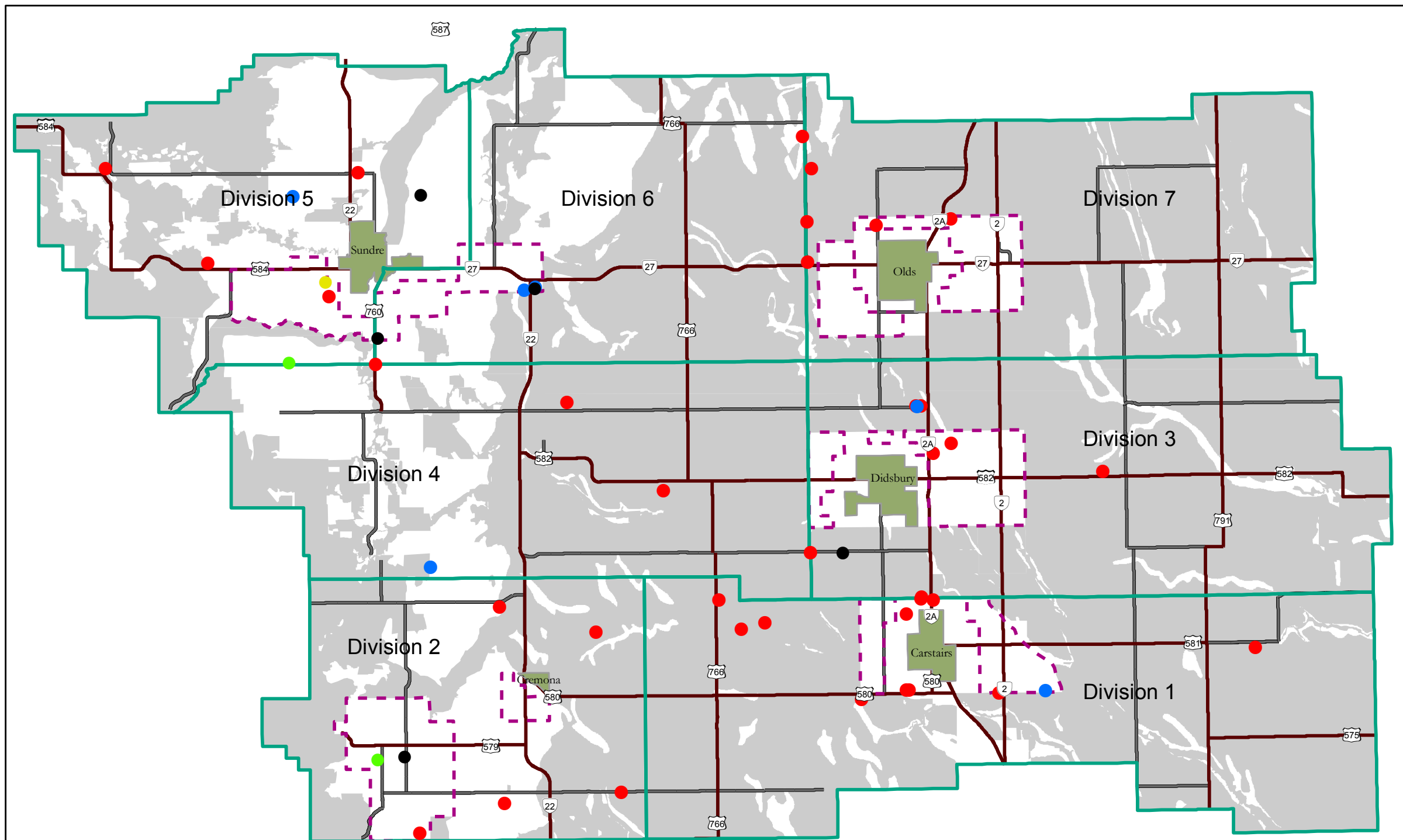
Figure 3

Legend

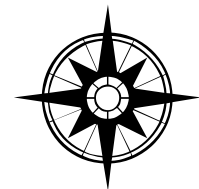
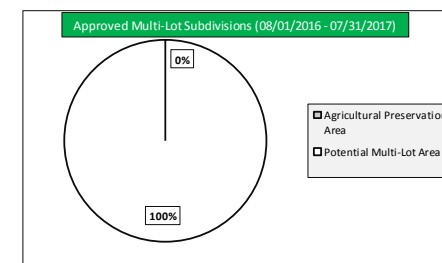
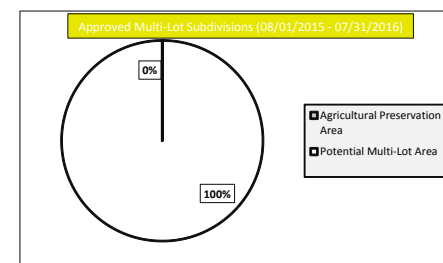
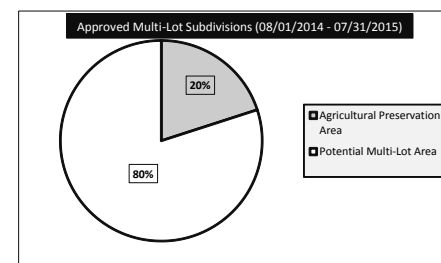
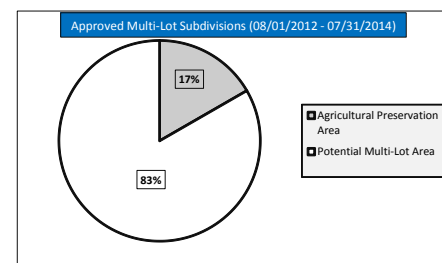
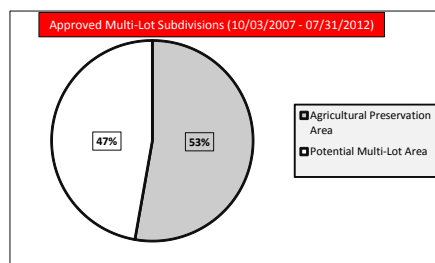
- 08/01/2016 - 07/31/2017
- 08/01/2015 - 07/31/2016
- 08/01/2014 - 07/31/2015
- 08/01/2012 - 07/31/2014
- 10/03/2007 - 07/31/2012

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

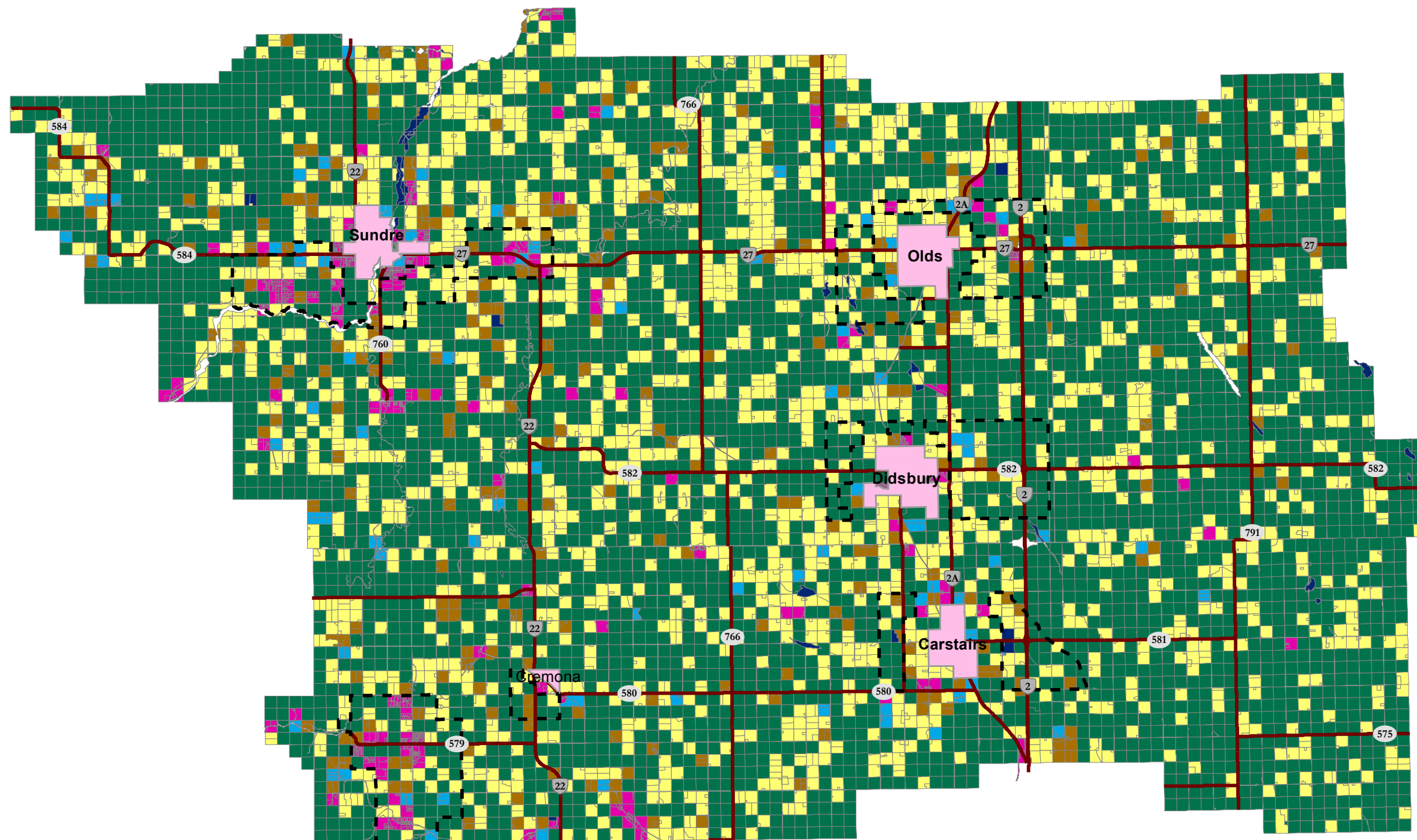


Scale: 1:300,000

Mountain View County
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Projection: Transverse_Mercator



Mountain View COUNTY



Parcel Density

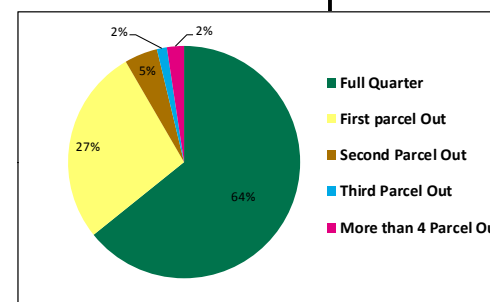


Scale: 1:300,000

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	3731
First parcel Out	1590
Second Parcel Out	268
Third Parcel Out	81
More than 4 Parcel Out	138
Total	5808



Mountain View COUNTY

Development Permits issued for Dwellings

YEAR 5

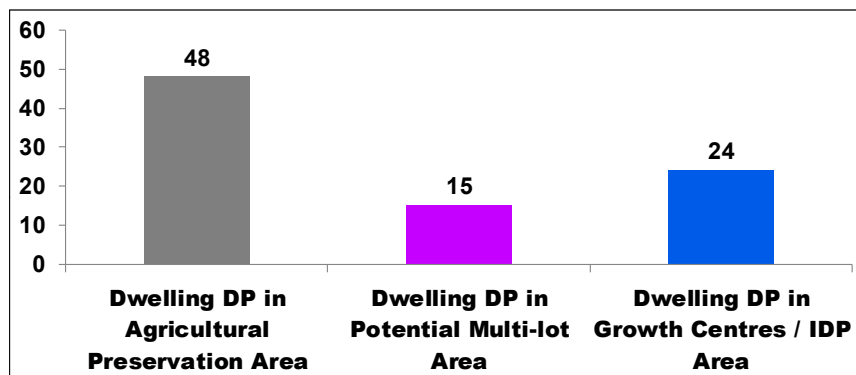
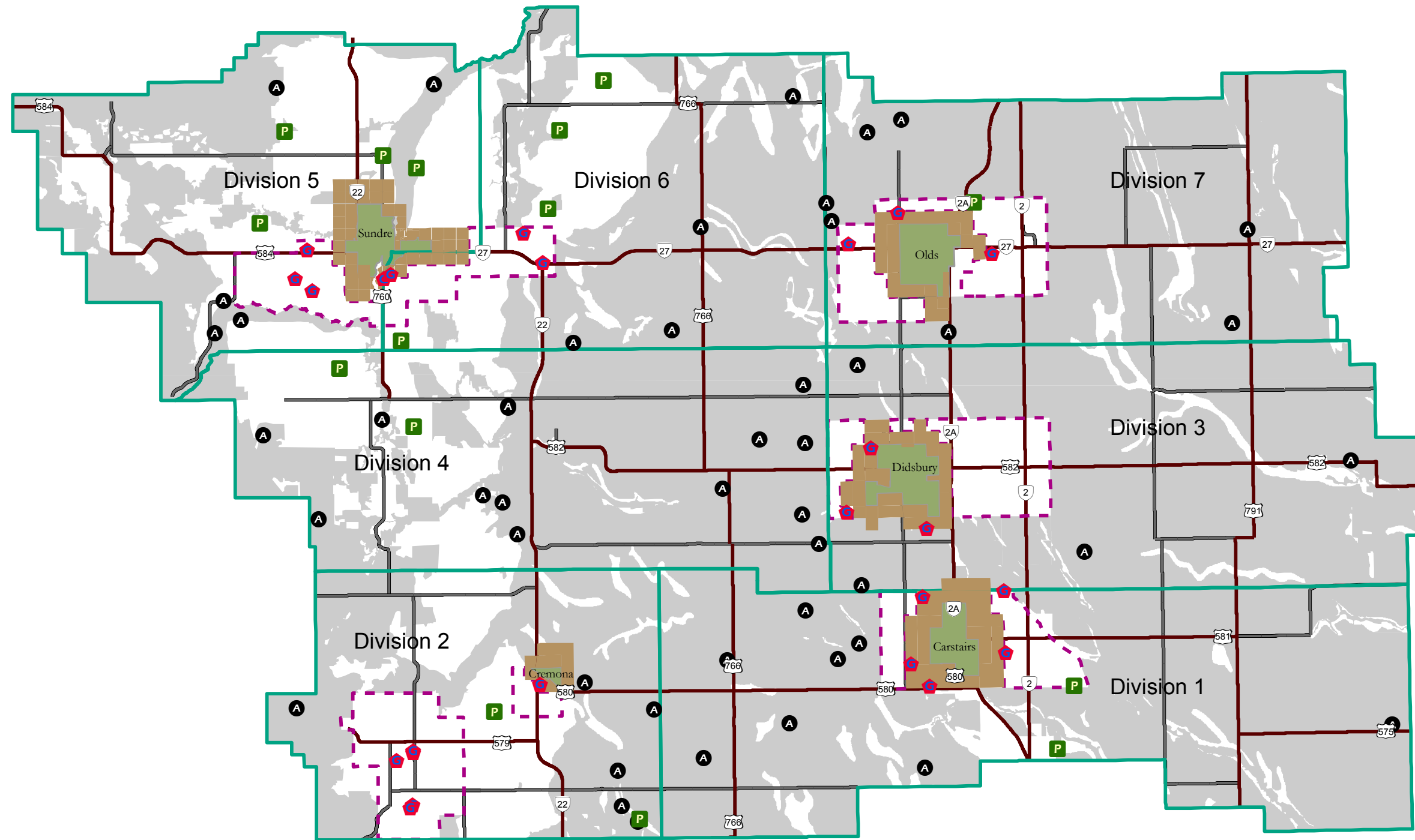
(Aug 1, 2016 - July 31, 2017)

Figure 5

Legend

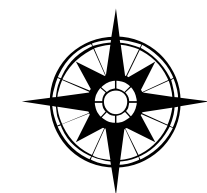
Permit for Dwelling in

- 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 5 (Aug 1, 2016- July 31, 2017)	48	15	24	87

Year	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	Total
Year 5	15	14	7	16	12	12	11	87



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator



Mountain View COUNTY

Development Permits issued for Business

YEAR 5

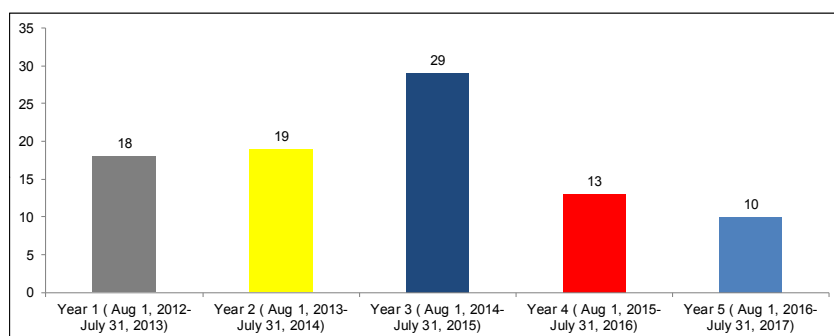
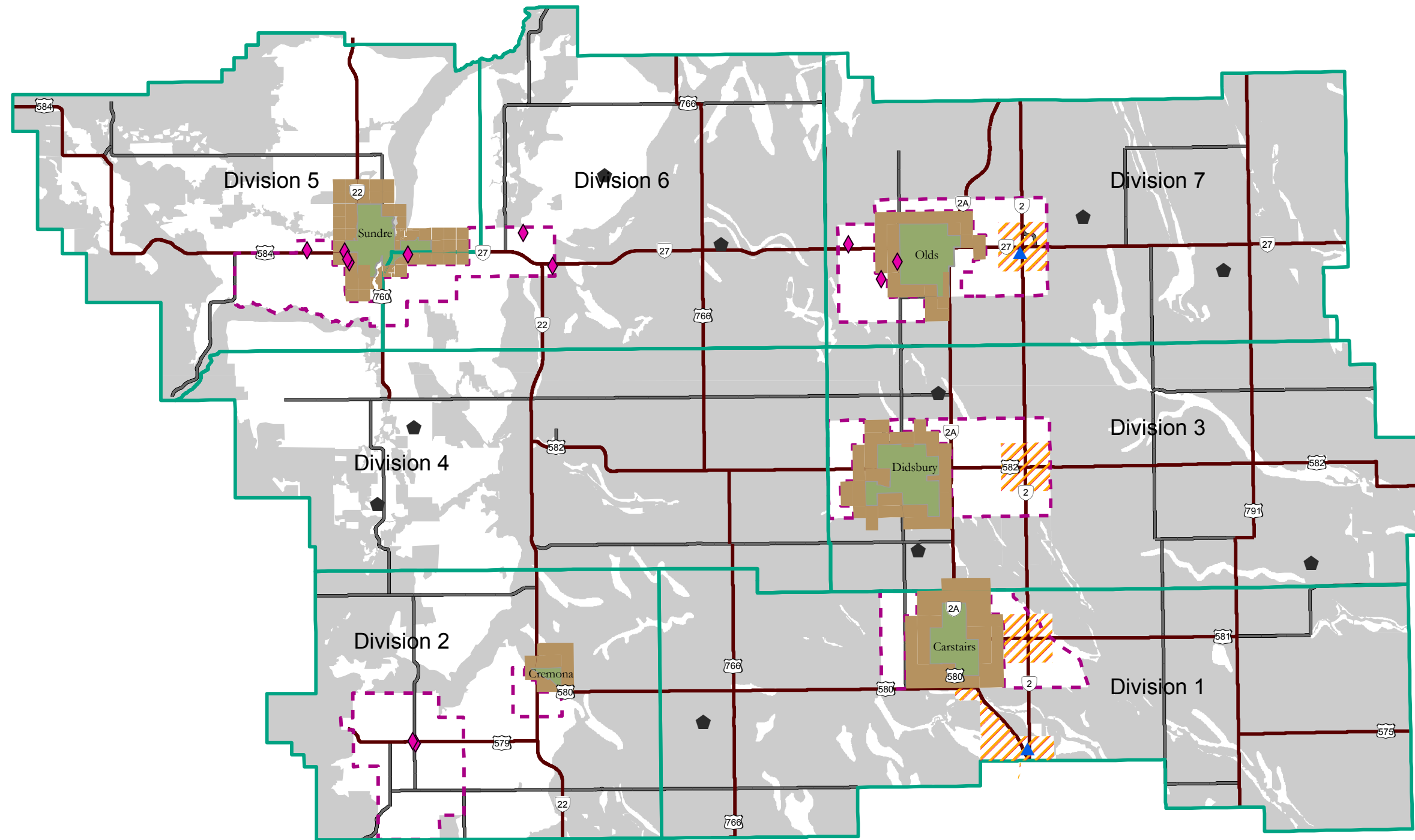
(Aug 1, 2016 - July 31, 2017)

Figure 6

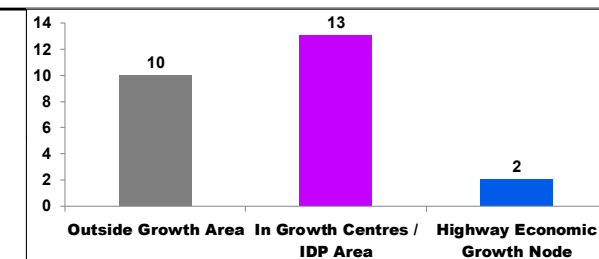
Legend

Permit for Business in

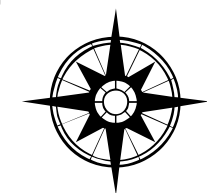
- ◆ Growth Centres / IDP Area
- ▲ Growth Nodes
- ◆ Outside Growth Area
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- ▨ Highway Economic Growth Node (ASP's Required)
- IDP Area
- Highway
- CCN



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
Year 5 (Aug 1, 2016- July 31, 2017)	10
Total	89



DP Main	Outside Growth Area	In Growth Centres / IDP Area	Highway Economic Growth Node	Total
Year 5 (Aug 1, 2016- July 31, 2017)	10	13	2	25



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

NAD_1983_10TM_CM115
Projection: Transverse_Mercator



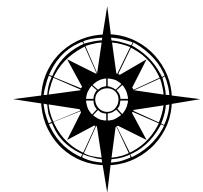
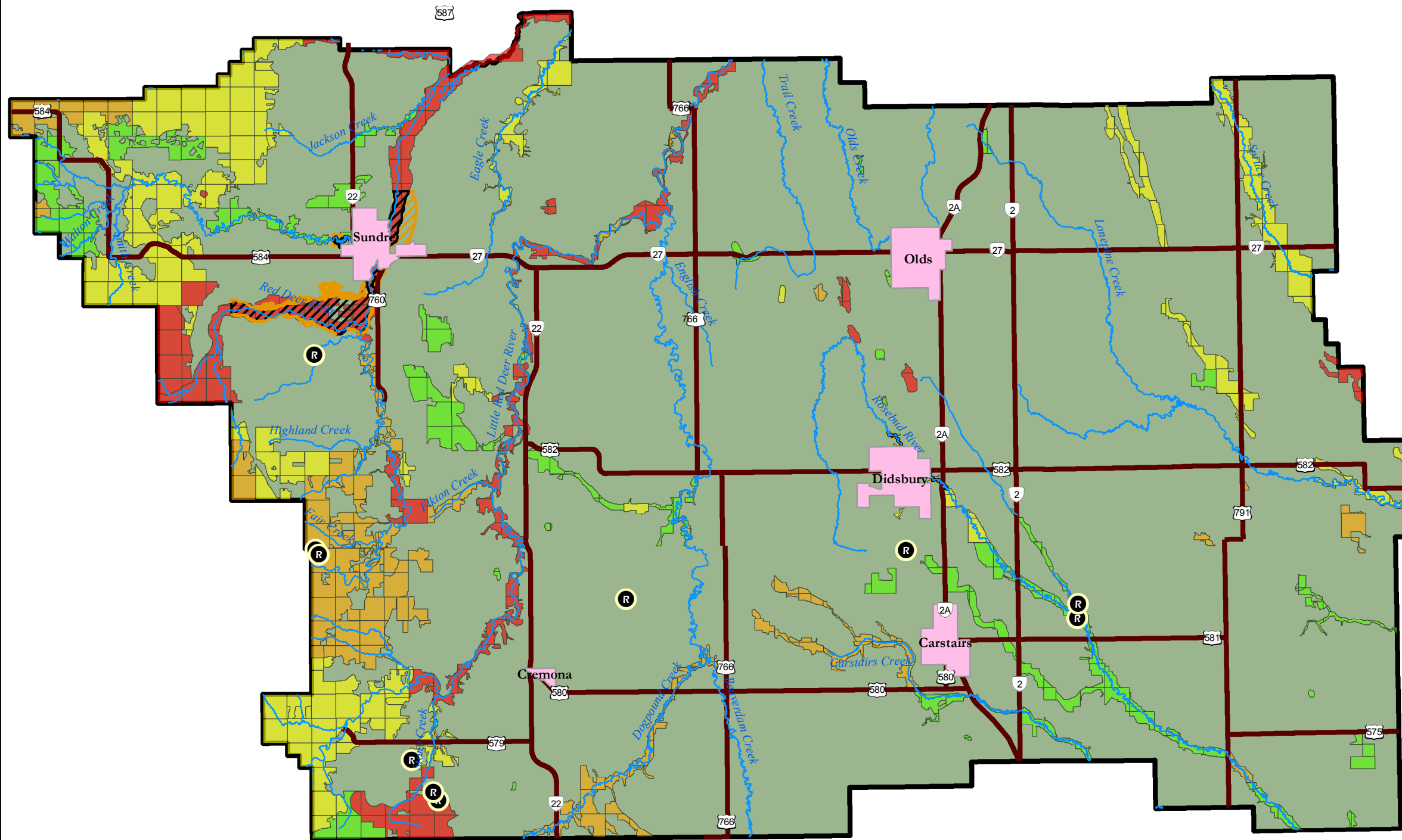
Mountain View C O U N T Y

Riparian and Ecological
Enhancement Map
Total Number of Projects = 10
(April 27, 2016 to July 31, 2017)

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

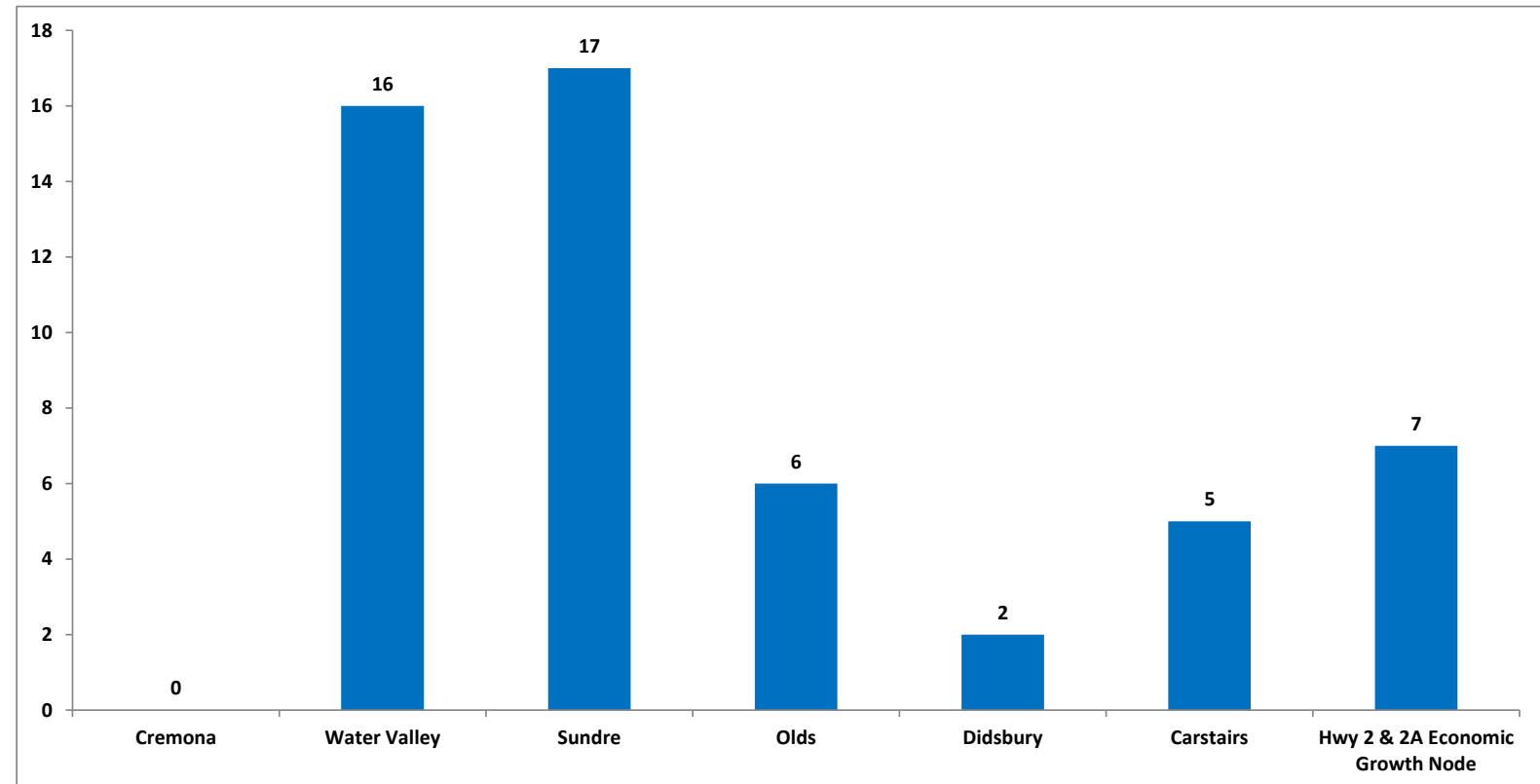
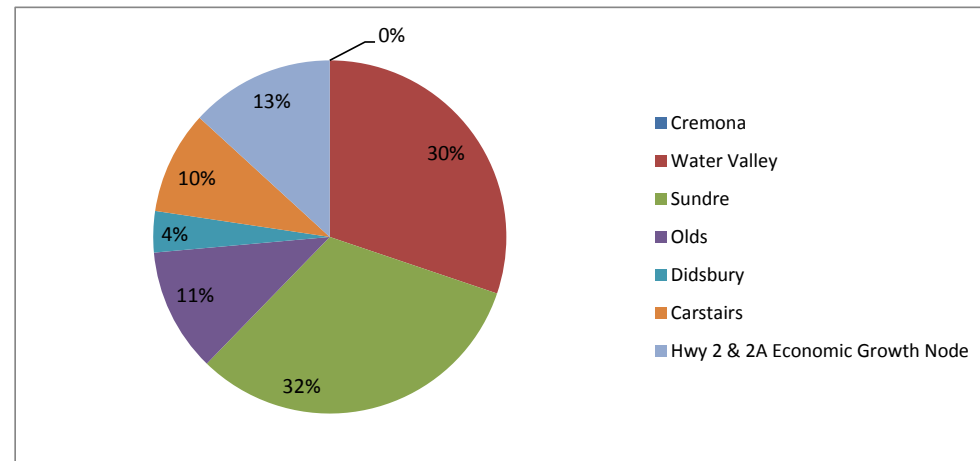
Mountain View County

NAD_1983_10TM_CM115
Projection: Transverse_Mercator

Development Permits Issued in Growth Centres and Nodes

Figure 8

Growth Centres & Nodes	Year
Cremona	0
Water Valley	16
Sundre	17
Olds	6
Didsbury	2
Carstairs	5
Hwy 2 & 2A Economic Growth Node	7
Total	53

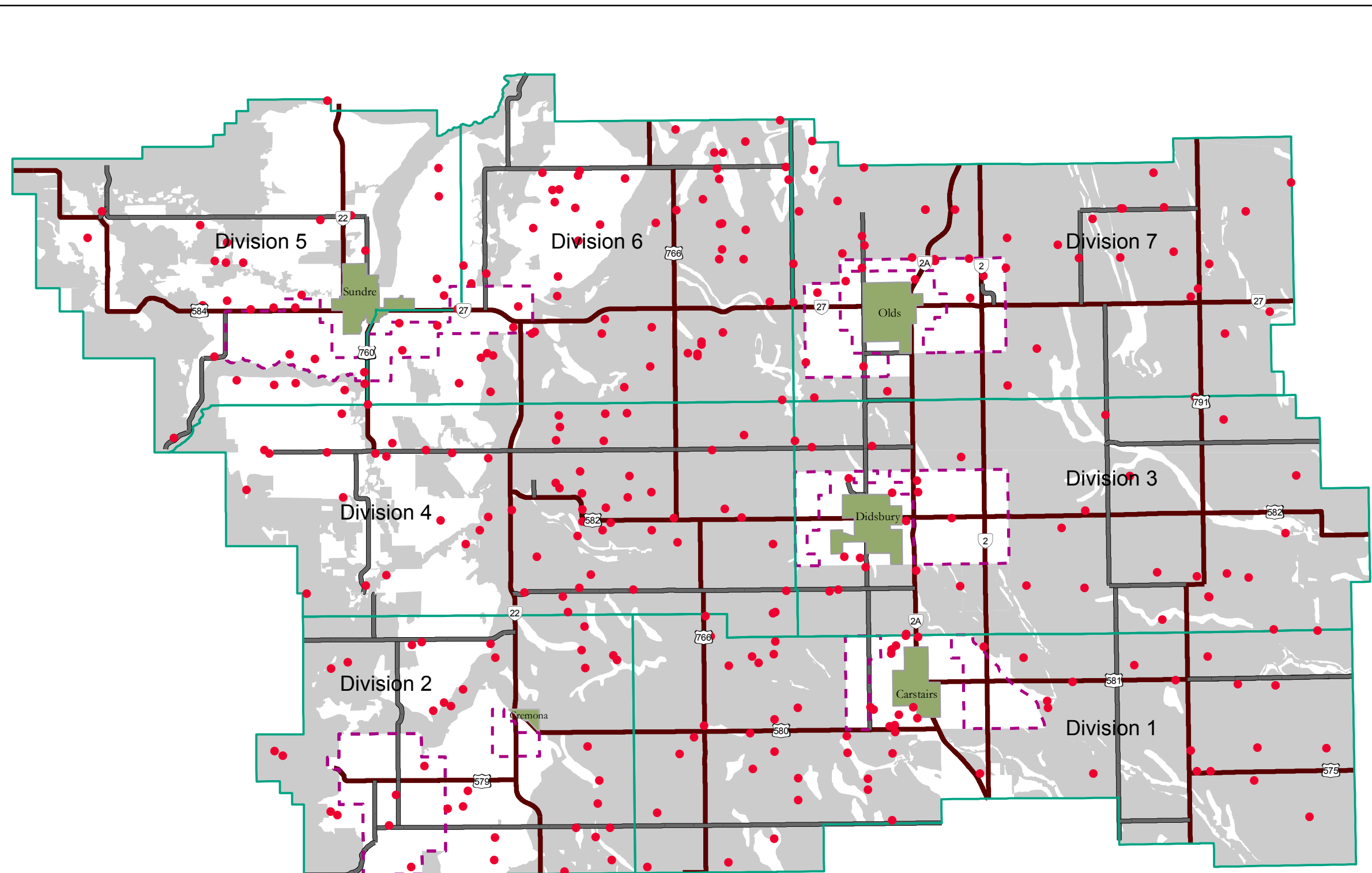




Mountain View C O U N T Y

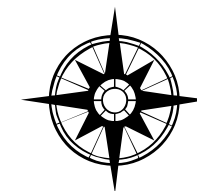
Approved Redesignations
(Oct 03, 2007 - July 31, 2012)

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 C O U N T Y

Approved Subdivisions

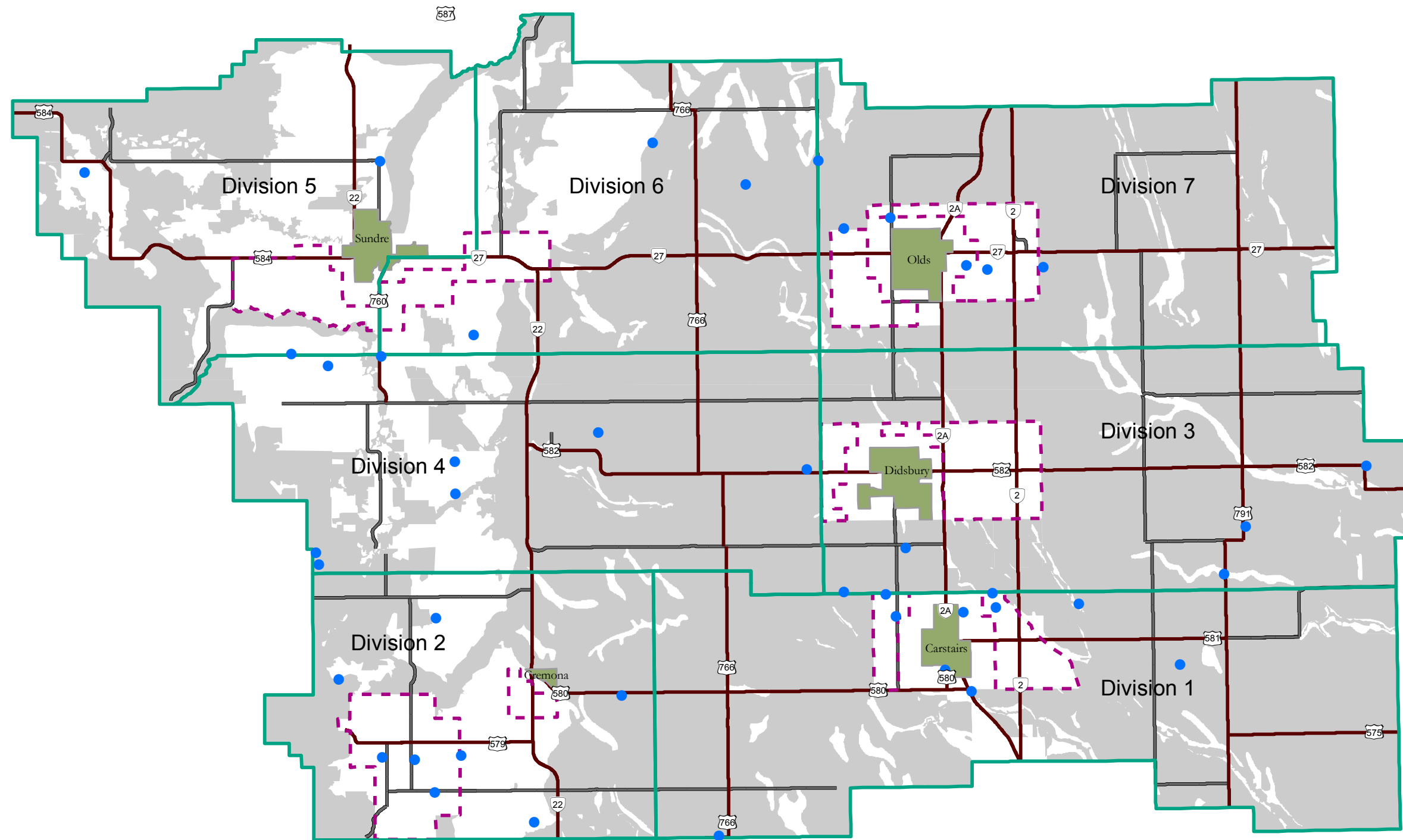
YEAR 5

(Aug 1, 2016 - July 31, 2017)

Figure 10

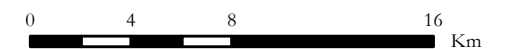
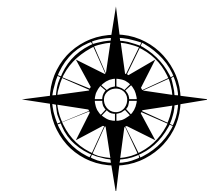
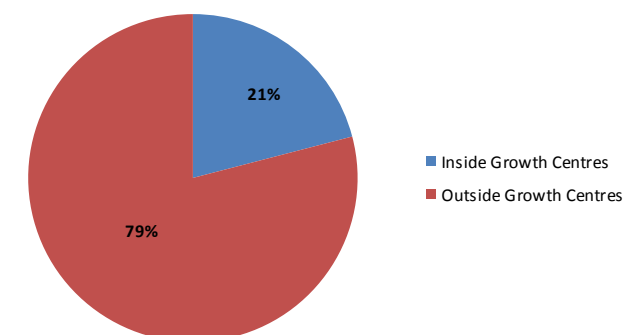
Legend

- 08/01/2016 - 07/31/2017
(Year 5 = 43)
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway
- County Collector Network



Growth Centres	Year 5	
Sundre	0	
Water Valley	3	
Carstairs	4	
Didsbury	0	
Olds	2	
Cremona	0	
Total	9	

Inside Growth Centres	9
Outside Growth Centres	34



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator



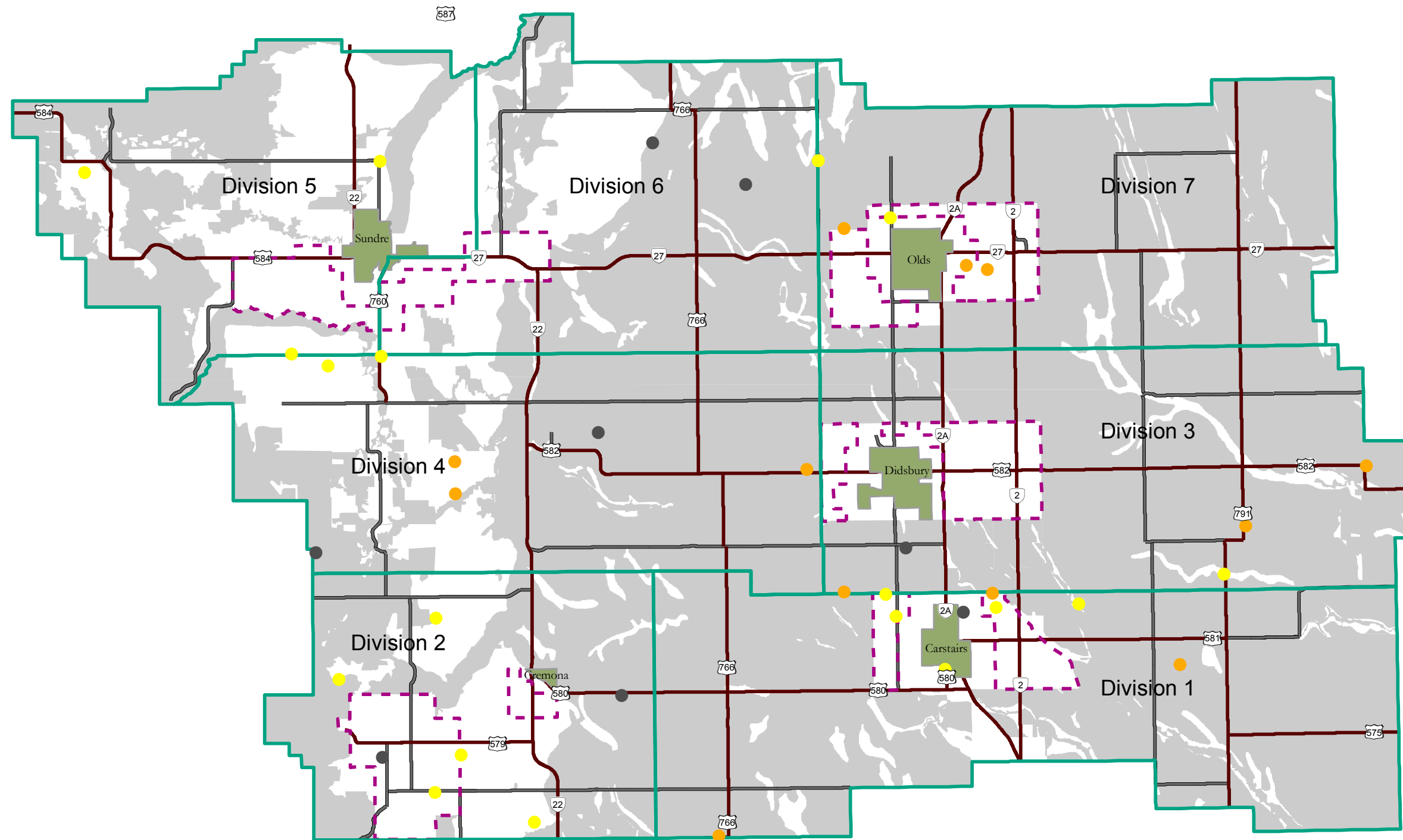
Mountain View C O U N T Y

Approved Subdivisions

YEAR 5

(Aug 1, 2016 - July 31, 2017)

Figure 11



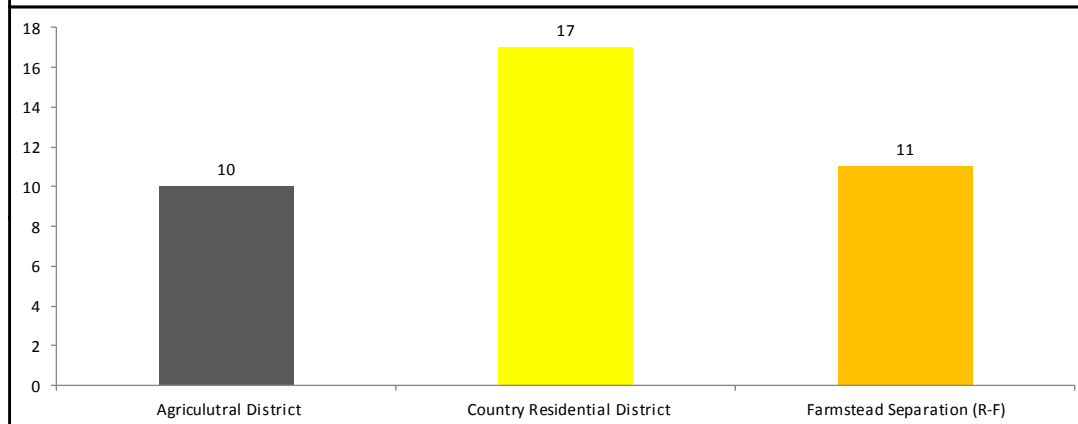
Legend

Agricultural Preservation Area

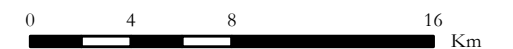
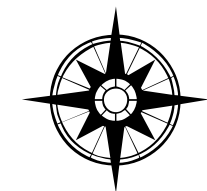
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway
- CCN

Approved Subdivisions

- Agricultural District (A(2))
- 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			
	≥ 40 ac	< 40 ac	Total lots	Farmstead Separation		R-CR R-CR1 Bare Parcels	Total Lots
				R-CR & R-CR1	R-F		
Total Number of Applications Approved	6	4	10	0	11	17	28
Total Amount of Land Approved for Subdivision (acres)	520.61	12.03	532.64	0	78.3	72.71	151.01
Average Size of Approved Lots (acres)	86.77	3.01	53.26	0.00	7.12	4.28	5.39



Scale: 1:300,000

Mountain View County
NAD_1983_10TM_CM115
Projection: Transverse_Mercator

Topics for 2018 Land Use Bylaw Review

LUB 15/15	Section #	Section Name	Issue / Recommendation	Comments from Council
1.	2.5	Definition	<p>Issue: DWELLING, SINGLE DETACHED: the definition has minimum floor area for A and a CR district <i>DWELLING, SINGLE DETACHED means a residential building containing one (1) dwelling unit and intended as a permanent residence, which has a minimum floor area of 74.3 m² (800 ft²) for a bungalow and a minimum floor area of 92.9 m² (1,000 ft²) for a two (2) storey. A single detached dwelling does not include a building that has been constructed off-site (modular dwelling).</i></p> <p>Recommendation: Delete the bolded words that reference the size. The sizes are within each district.</p>	
2.	2.5	Definition	<p>Issue: need to clarify or define “Gun Repair Business” so this type of activity will not result in circumventing gun range requirements.</p> <p>Recommendation: TBD</p>	
3.	2.5	Sign Definitions	<p>Cross reference the sign definitions in the Business, Commercial and Industrial District regulations with the Land Use Bylaw.</p> <p>Recommendation: TBD</p>	
4.	2.5	Definitions	<p><u>Horticultural Use, Medicinal</u> Issue: With the pending legislation to legalize recreational cannabis the definition of Horticultural Use, Medicinal does not deal with the production of non-physician prescribed cannabis.</p> <p>Cannabis Retail Sales is recognized in Bill 26 as a use that needs to be regulated in a specific manner.</p> <p>Recommendation: Develop a specific definition for 1) cannabis production facility and 2) cannabis retail sales and amend other retail definitions and delete the use Horticultural Use, Medicinal and identify in which districts to add them as discretionary uses.</p>	Additional information was requested at the December 6, 2017 P&P meeting which will be provided at the workshop with Council.
5.	2.5	Definition	<u>Mineral and Resource Extraction/Processing Vs. Tree Clearing</u>	

Topics for 2018 Land Use Bylaw Review

			<p>Issue: Should Mineral and Resource Extraction/Processing definition and section remain in the Land Use Bylaw as it gets confused with the Tree Clearing definition. If the Mineral and Resource Extraction/Processing definition and section remains it is recommended to be amended to take out “timber” so that it is not confused with the Tree Clearing definition.</p> <p>Note: Any amendment needs to be followed up in Section 10.9b Mineral and Resource Extraction/Processing.</p> <p>Recommendation: Leave the Mineral and Resource Extraction/Processing definition and section within the Land Use Bylaw but amend to remove timber, so that it is clearing that timber harvesting would fall under the definition of tree clearing</p>	
6.	2.5	Definition	<p><u>Sour Gas: Unrestricted Country Residential</u></p> <p>Issue: The current definition for unrestricted development does not match the Alberta Energy Regulator (AER) definition.</p> <p>Recommendation: Correct the definition</p>	
7.	4.2.2	Development not requiring a DP	<p><u>Shipping Containers (Sea Cans)</u></p> <p>Issue: Parks and Rec Districts are not mentioned.</p> <p>Recommendation: add this use to Parks and Recreation Districts – ie: A maximum of one (1) unit shall be considered an accessory building in P-PR & P-PCR as a discretionary use.</p>	
8.	5.6.5	Issuance and Validity of Development Permits	<p>5.6.5 is captured in a condition on a DP under the heading of Permits Associated with Building Construction.</p> <p>Issue: This condition does not address <u>uses</u> and development without construction.</p> <p>Recommendation: Add 5.6.6 Unless otherwise specified in the Development Permit and/or its conditions of approval, if the development authorized by a Development Permit is not, in the judgment of the Development Authority, commenced and diligently pursued within <u>twelve (12) months</u> from the effective date of the permit, and “conditions” completed within <u>twenty- four (24) months</u> from the effective date of the permit, such permit approval ceases and the permit is deemed null and void.</p>	

Topics for 2018 Land Use Bylaw Review

			<p>AND add it to the Standard Conditions of the DP's. This condition would not supersede anything being built on the property (still will have the same condition under construction) but would provide the Approving Authority some discretion in encouraging some applicants to meet the conditions of their development permit.</p> <p>For example: Industrial Development without buildings – complete fencing or landscaping requirements etc.</p>	
9.	7.5	Offences and Fines	<p>Issue: Non-compliance with Development Permit Conditions.</p> <p>Recommendation: Add a statement regarding “A penalty may be applied if a Development Permit condition(s) is not complied with.”</p>	
10.	9.9.3	Dwellings, Manufactured	<p><u>Manufactured dwelling units</u> older than twenty (20) years shall be considered a discretionary use.</p> <p>Issue: Questions regarding the criteria for evaluating dwelling, manufactured (mobile homes) over 20 years.</p> <p>Recommendation: Council to provide administration with criteria.</p>	
11.	9.10.1	Dwelling, Secondary Detached	<p><u>Dwelling, secondary detached criteria</u></p> <p>Issue: Majority is difficult to determine when the criteria is four (4) items.</p> <p>Recommendation: Review criteria for relevance ie – second one is challenging so it could be deleted leaving the three and a majority would be 2 of 3. Or review the criteria and add one more so the majority would be 3 or 4 of 5.</p>	
12.	9.11.6	Dwelling, Secondary Suite	<p><u>Secondary Suite 60/40 ratio</u></p> <p>Issue: A secondary suite <u>within</u> the accessory building shall be a maximum of 40% of the accessory building. There is no mention of the size ratio when a suite is <u>attached</u> to an accessory building. There is only mention that the suite cannot be larger than the principal dwelling onsite.</p> <p>Recommendation: Add the wording '<u>attached</u>' to 9.11.6 so that the ratio for secondary suite and accessory building is consistent with the ratio for a suite <u>within</u> an accessory building.</p>	
13.	10.14	Sour Gas	<p><u>Sour Gas Facility: Public Facility</u></p>	

Topics for 2018 Land Use Bylaw Review

			<p>Issue: New information from the AER and Municipal Affairs that the Subdivision and Development Authority is responsible to initially determine if a proposal meets the AER's public facility definition</p> <p>Recommendation: Add clarity and criteria TBD</p>	
14.	11.1 11.2	Agricultural District Agricultural (2) District	<p>Issue: As per the definition Tree Clearing is an exempt use outside of an ESA or Hazard Lands and requires a DP within an ESA or Hazard lands. This should be clarified in the A & A2 District. (related to Item 5)</p> <p>Recommendation: Exempt - Tree Clearing – <u>outside of an ESA or Hazard Land</u> Discretionary – add use Tree Clearing – within an ESA or Hazard Land</p>	
15.	11.1 11.2	Agricultural District Agricultural (2) District	<p>Borrow Pit</p> <p>Issue: Borrow pits for MVC projects are exempt (section 4.2.2). There have been issues identified with the temporary nature of borrow pits within the county as they are currently required to rezone to the AEP district and obtain a Development Permit if successful with rezoning.</p> <p>Recommendation: add borrow pits to the Agricultural District and include provision surrounding the time limited nature of a pit. Proposed amendments with additional discussion on this topic will be provided at the Council workshop.</p>	
16.	15.3 P-PCR (pg 130)	General Site	<p>Issue: in this district the existing regulations lists Dwelling, Single Detached; floor area. There is no listed use within the district for Dwelling, Single Detached and there is a dwelling, Caretaker/Manager as a listed use.</p> <p>Recommendation: #1 - Change the Dwelling, <u>Single Detached</u> to Dwelling, <u>Caretaker/Manager</u>. #2 - Change <u>minimum</u> floor area to <u>maximum</u> floor area.</p>	