



## WHAT INFORMATION WILL THIS BROCHURE PROVIDE?

This brochure will give landowners a better understanding in regards to what is involved in your subdivision application conditions.

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 CONDITIONS



**Mountain View**  
C O U N T Y

# Subdivision Conditions

When an application for subdivision is approved, it will be subject to a number of conditions. The subdivision process in Alberta is set out in the Municipal Government Act (MGA), and all municipalities must follow it. The MGA sets out the general authority for our conditions. Applicants have one year to meet the conditions but an extension may be requested.

Many of the conditions are straight-forward – preparing a survey, payment of any arrears in property taxes, posting a rural address sign, building approaches and payment of fees. The County may also ask you to sign a Road Widening Agreement. This agreement states that you will sell land to the County for road widening when this is needed in the future.

However, often conditions may be complicated and you should arrange a meeting with a County Planner to see if they would apply to your application. The more complicated conditions are Municipal Reserve, Development Agreements, special studies, and environmental protection.

## **Municipal Reserve:**

The MGA states that a municipality may take up to 10% of land being subdivided for municipal and/or school reserve. Municipal reserves include land for parks, recreation areas and buffering uses that may not be compatible. Reserves can be taken as land, a cash equivalent or be deferred. Municipal Reserve is not applicable to the first parcel out or an Agricultural parcel 16 ha (40 acres) or larger. Please ask a County Planner to outline this in more detail.

## **Development Agreement:**

If you are applying for a multi-lot subdivision the County will likely ask you to sign a Development Agreement. A Development Agreement addresses your responsibilities to build roads and approaches, install power and gas and do other matters. You will also have to provide us with security (a letter of credit) and insurance. You will also likely have to submit studies to address issues such as stormwater management and water and sewage treatment. These will be attached to your Development Agreement. In return, the County can endorse your subdivision papers before all this work is done. This means you will be able to market your lots and build your subdivision at the same time.

## **Environmental Lands:**

The MGA gives municipalities the authority to address sensitive environmental lands at the time of subdivision. Land may be taken as Environmental Reserve or you may be asked to sign an Environmental Reserve Easement or Restrictive Covenant. These documents will address the protection of sensitive or significant environment lands located on the parent parcel. Please ask your County Planner for more details.

## **Other Conditions:**

If you have a residence or building on a lot proposed for subdivision, you will be asked for a Real Property Report. This will verify that the new property line setbacks are met. Also, you may be asked for an inspection on your private sewage system to ensure that it meets current standards. Subdivision conditions vary from one application to another. Please ask a County Planner to discuss this with you. It is important that you have a clear understanding of your subdivision conditions.