



Mountain View
COUNTY

MUNICIPAL DEVELOPMENT PLAN

**Monitoring Report
2023**



The Annual Review

In addition to quarterly reporting, an MDP Monitoring Report that includes mapping and tables, highlights specific information of 2023's planning and development decisions as directed by Council. Over time, these reviews have shown trends related to policy decisions and have informed and resulted in amendments to County Planning documents.

The County adopted its current Municipal Development Plan (MDP) on December 9, 2020. Policies 13.3.4 and 13.3.5 of the MDP requires Administration to prepare an Annual Council Report to ensure the effectiveness of key Plan Policies and ensure that developments meet the objectives of the MDP. This Monitoring Report covers reporting period from January 1st, 2023, to December 31st 2023.

An interactive web map supports the report with the map information contained in the Figures. Please visit our website for past MDP Monitoring Reports and the web map that contains the information from 2021 and 2022.

[Mountain View County - Planning Documents](#)

Minimizing the Loss of Agricultural Land

Agricultural Preservation

The total number of acres redesignated for all land uses in 2023 was 519.03 acres compared to a total of 696.82 acres in 2022. The number of approved redesignation applications is substantially less in 2023 at 17 compared to 43 in 2022. Not all redesignation approvals resulted in additional parcels through the subdivision process.

Figure 1 displays the distribution of redesignation approvals in 2023. A total of 13 applications were approved in the Agricultural Preservation Area compared to four applications in the Potential Multi Lot Residential Development Area.

Parcel density

In 2023, eight applications received approval as first parcel out of an unsubdivided quarter section (with the second title as the remainder of the quarter section); four applications resulted in the second parcel (with the third title as the remainder of quarter section); and one application resulted in the 3rd and 4th parcels (with the fifth title as the remainder of the quarter section). Three applications were for boundary adjustments that resulted in no additional parcels and one application resulted in a reduction from two parcels down to one parcel (with the second title as the remainder of the quarter section).

In 2023, a single application (for a country residential parcel) received redesignation approval for a third title in the Agricultural Preservation Area compared to none in 2022.

Agricultural zoning to the Agricultural (A) District was approved for 54.39 acres in 2023 as the result of two applications: one boundary adjustment that did not create a new parcel and one boundary adjustment that did result in an additional parcel. A total of 394.1 acres were redesignated to Agricultural (2) zoning as a result of nine applications in 2023, compared to 15 applications in 2022 representing 497.95 total acres. One application in 2023 required the remainder of 77.65 acres to be redesignated to the Agricultural Two (A(2)) District to comply with the Land Use Bylaw.

Four boundary adjustment applications (where no additional parcels were created) were approved in 2023 compared to three in 2022. One of those four boundary adjustment applications in 2023 resulted in a reduction of one parcel from that quarter section.

One application was approved in 2023 for a new agricultural parcel smaller than 40 acres compared to five applications in 2022. No fragmentation applications, under the fragmented policies, were considered for redesignation in 2023.

2023 Agricultural vs. Residential applications -Table 1

Application Status	Agricultural District			Residential District		Total
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Country Residential	
Total number of applications approved for new parcels	4	1	5	5	4* (5 parcels)	9
Total acres of land approved for redesignation to create new parcels	272.66	13.94	286.6	50.93	19.66	70.59
Average size of approved lots (acres)	68.17	-		10.19	3.93	

Note that boundary adjustments are excluded when no new parcels were created

2022 Agricultural vs. Residential applications - Table 2

Application Status	Agricultural District			Residential District		Total
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Country Residential	
Total number of applications approved for new parcels	8	5	13	7	16	23
Total acres of land approved for redesignation to create new parcels	381.69	104.07	486.46	49.12	55.65	104.77
Average size of approved lots (acres)	47.71	20.81		7.02	3.41	

Note that boundary adjustments are excluded when no new parcels are created

Low Density Residential Subdivisions

A total of 70.59 acres were redesignated to residential districts in 2023 (from nine applications) compared to 2022, when 104.77 acres were redesignated (from 24 applications).

One application proposing two new residential parcels was redesignated within the Potential Multi Residential Development Area in 2023, representing a total of 9.4

acres. Council did not consider any applications for two or more residential parcels in 2022.

There were five farmstead approvals in 2023 representing 50.93 acres compared to seven farmstead applications in 2022 that represented 49.12 acres.

The average parcel size in 2023 is 10.19 acres for farmsteads and 3.93 acres for country residential parcels. Compared to 2022, the average size of both has increased from 7.6 acres and 3.1 acres respectively.

MDP policies do not restrict the consideration of bare agricultural or residential parcels. One new bare agricultural parcel (with no dwelling) was approved in 2023. In 2023, three new bare country residential parcels (with no dwellings) were approved as a result of two applications.

Council refused two redesignations to Direct Control (DC) District in 2023.

Confined Feeding Operations (CFOs)

The Natural Resources Conservation Board (NRCB) regulates CFO under the Agricultural Operation Practices Act (AOPA). Figure 2 displays the three NRCB approvals in 2023. A new beef feeder operation and amendments to two dairy operations received approval, equaling the three NRCB approvals in 2022. It is noted that the NRCB approvals are not time limited in the same way development permits will expire if not completed after two years. Construction activity can occur long after approval has been obtained.

Subdivision Refusal Appeals

Land and Property Rights Tribunal

In 2023, the provincial subdivision and development appeal board, the Lands and Property Rights Tribunal (LPRT) heard two appeals against subdivision refusals. Council refused the redesignations for the two agricultural parcels: one for a first parcel out (with the second title as the remainder of quarter section) and the other for a second parcel out (with the third title as the remainder of the quarter section). Both redesignation decisions were not made in 2023 but the LPRT decisions were made in 2023.

As the appeal board must only have regard for statutory plans, the requirement for a subdivision to have the appropriate land use is not mandatory for the Board to approve a subdivision. Both appeals were dismissed, and subdivision approval denied.

One development permit appeal was heard by the LPRT and the decision was to allow the appeal and approve the development permit.

Subdivision and Development Appeal Board

In 2023, the local appeal board, the Subdivision and Development Appeal Board (SDAB) heard one development permit appeal. The decision was to approve the appeal and deny the development permit. The SDAB heard one subdivision appeal, quashed the original decision and redirect the jurisdiction of the appeal to the LPRT.

A Snapshot of the County

Figure 3 is a snapshot of all subdivisions within the County, and Figure 4 displays the future subdivision potential based on the MPD's policies for the Agricultural Preservation Area and the Potential Multi-Lot Development Area. The maximum number of potential subdivisions were applied, and in instances where a quarter section contained both areas, the potential of the Potential Multi-lot was applied. The three Growth Centres, with Area Structure Plans, were excluded as subdivision potential is different. It is noted that an error in the table identified the incorrect number of quarters in the Potential Multi-Lot Residential Development Area in the 2022 table, however the map was correct. The correction is reflected in the 2023 table.

Economic Development

Highway 2/27 Special Policy Area

In 2023, Municipal Planning Commission (MPC) approved the first phase of a new business and industrial subdivision within Netook Crossing that will add ten new business and industrial lots.

Businesses Diversification and Retention

The County's Land Use Bylaw implements the statutory plan policies and the Economic Development Strategy (2022-2027) to accommodate businesses not only in the County's Economic Nodes and Growth Centres but on a variety of zoned lands throughout the County, for example, agricultural, country residential and direct control districts.

Figure 5 includes the locations of new and expanded businesses that received development permit approvals.

In 2023, 26 new businesses received development approval of which 12 are located on agricultural zoned lands and two are on country residential zoned lands. Twelve new businesses were approved on business and industrial zoned lands.

A total of six businesses expanded in 2023 and were located on a combination of agricultural, country residential, local commercial, parks and recreation, and direct control zoned lands.

Protection of Environmental Assets

Environmentally Significant Areas

Portions of the County are identified as Environmentally Significant Areas (ESA) based on information from the 2008 Environmentally Significant Areas: Mountain View County by Summit Environmental Consultants and the 2014 Provincial Environmentally Significant Areas Report completed by Fiera Biological Consultants. The majority of these ESAs are located along waterways such as the Red Deer River, Little Red Deer River, Dogpound Creek and Eagle Creek.

Riparian Enhancement and Monitoring

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, or they have livestock but already have a Riparian Enhancement Project in place.

Ten Riparian Health Assessment and Monitoring Agreements were approved as part of the subdivision process on affected parcels in 2023. One of the features is located on the proposed agricultural parcel, three are located on the proposed parcel and the remainder while six were located on the remainder of the quarter sections.

During the same time frame, agricultural services worked with landowners and approved two Riparian and Ecological Enhancement Projects in 2023.

Figure 6 identifies the locations of these Agreements and Projects.

In addition to the Planning and Development process since 2002, 263 Riparian Enhancement Projects have been completed. Since 2010, approximately 1,498 acres have been protected with riparian fencing projects representing 78 fencing

projects. The two projects in 2023 were for a watering system and a shelter belt and did not increase the total acres protected by projects since 2022.

Since 2015, 56 landowners have been approved for 387 ALUS projects impacting over 2,230 acres of wetland, riparian and upland areas. In 2023, an additional 80 additional acres were approved.

Conservation Easements

Legacy Land Trust did not register any additional Conservation Easements (CE) in 2023 and the total remains at 13 registrations within the County. Of the 13, two CEs are registered on county lands and 11 are registered on private lands. At the time of preparing the report, the Nature Conservancy of Canada (NCC) did not share information on CEs registered on parcels within the County.

The consideration and registration of CE falls outside of the planning and development process and is a voluntary process initiated by the landowners.

Approving Authorities

Redesignation, Subdivision and Development Permits

The Approving Authorities Bylaw sets out the approving authorities for planning and development applications. Council makes decisions on redesignation as well as development permit for Direct Control Districts. The decision-making authority for subdivisions and development permits are assigned to:

- 1) the Development Officer (permitted uses and setback relaxations up to 20 %);
- 2) the Administrative Subdivision and Development Approving Authority (ASDAA) (discretionary uses with larger setback relaxations; and discretionary uses deemed not to have a negative impact on adjacent lands and uses as well as subdivisions that are the first parcel out; received zoning approval or meet the requirements of ASPs; or
- 3) Municipal Planning Commission (MPC) that deals with discretionary uses and subdivision.

Table 3 includes the number of decisions made by the Approving Authorities as a result of applications. Deferrals are listed as decisions. Note that for some applications the redesignation and subdivision decisions of the same file were not all made in the same year.

2023 Decisions made by Approving Authorities - Table 3

	DP	DP Amendment	RD only	RDSD	SD only	Total
ASDAA	88	7		32 subdivisions (of which 9 setback relaxations; 3 time extensions)	1	128
Council - Public Hearing			2	17		2
Council - Direct Control	2					19
Development Officer	101					101
MPC	19			2	5	26
	210	7	2	51	6	276
	DP	DP Amendment	RD only	RDSD	SD only	Total
Approved	207	7		41	6	261
Deferred	2					2
Denied	1		2	1		4
Setback Relaxation Granted				9		9
	210	7	2	51	6	276

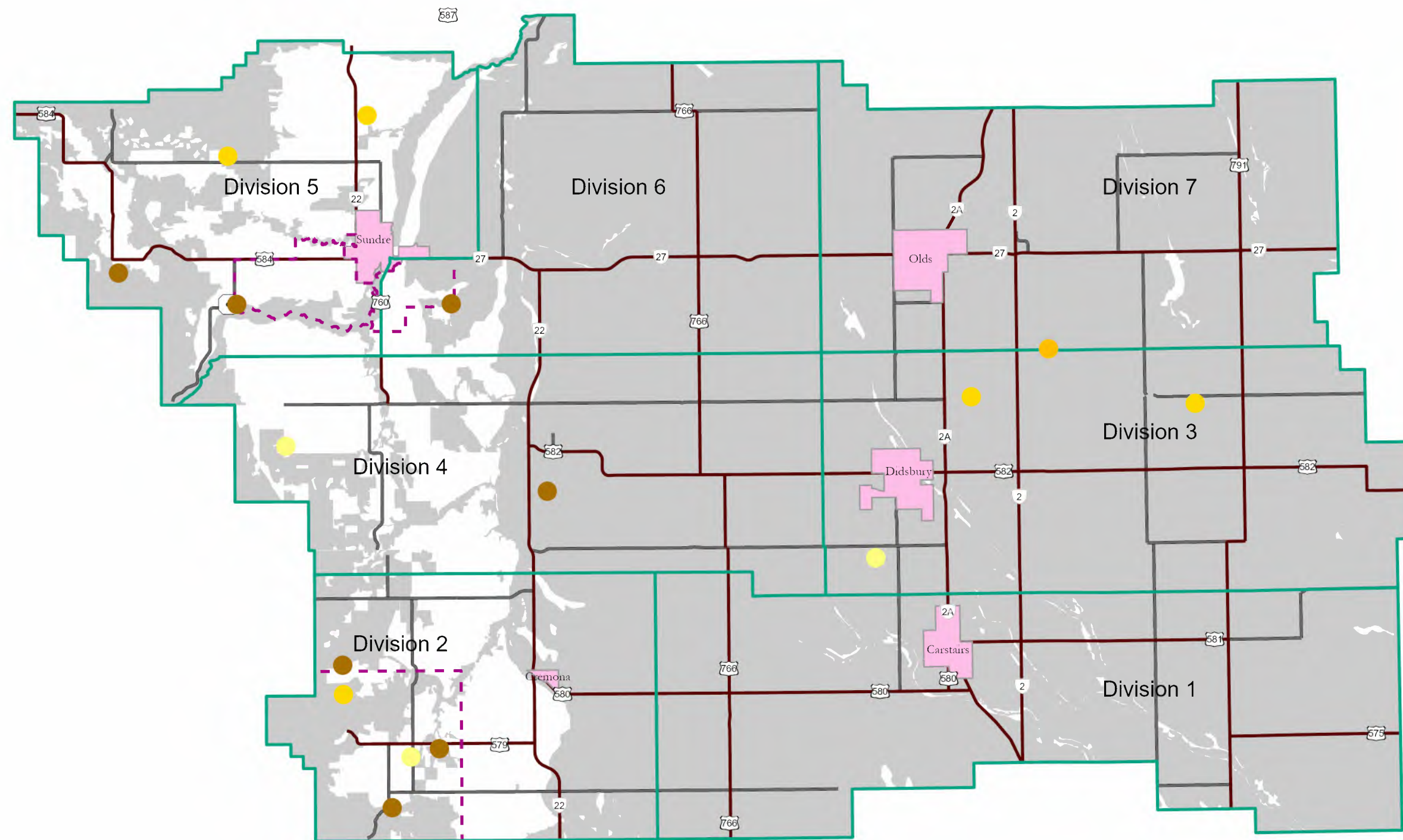
Figures

- Figure 1 Approved Redesignations 2023
- Figure 2 NRCB Approved CFOs 2023
- Figure 3 Parcel Density on December 31, 2023
- Figure 4 MDP Subdivision Potential on December 31, 2023
- Figure 5 Development Permits approved for Businesses 2023
- Figure 6 Riparian and Ecological Enhancements 2023














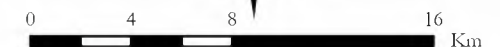
YEAR 2023

Figure 1



RD Approved 2023

-  Agricultural District (A)
-  Agricultural (2) District (A(2))
-  Residential Farmstead District (R-F)
-  Country Residential District (R-CR)
-  Country Residential (1) District (R-CR1)
-  Agricultural Preservation Area
-  Potential Multi-Lot Residential Development Area
-  Town/Village
-  Growth Centers
-  Highway
-  County Collector Network



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Projection: Transverse Mercator

Land Use	Agricultural Preservation	Multi Lot	Agricultural Preservation (ac)	Multi Lot (ac)	Total Applications	Total (ac)
Agricultural District (A)	2		54.34		2	54.34
Agricultural (2) District (A(2))	6 (8)	1	319.1	75	7 (9)	394.1
Residential Farmstead District (R-F)	3 (4)	1	42.93	8	4 (5)	50.93
Country Residential District (R-CR)	1	2	2.98	13.69	3	16.67
Country Residential (1) District (R-CR1)	1		2.99		1	2.99
Total	13	4	422.34	96.69	17	519.03

(1) Applications with redesignation to multiple districts are only counted once as an application.



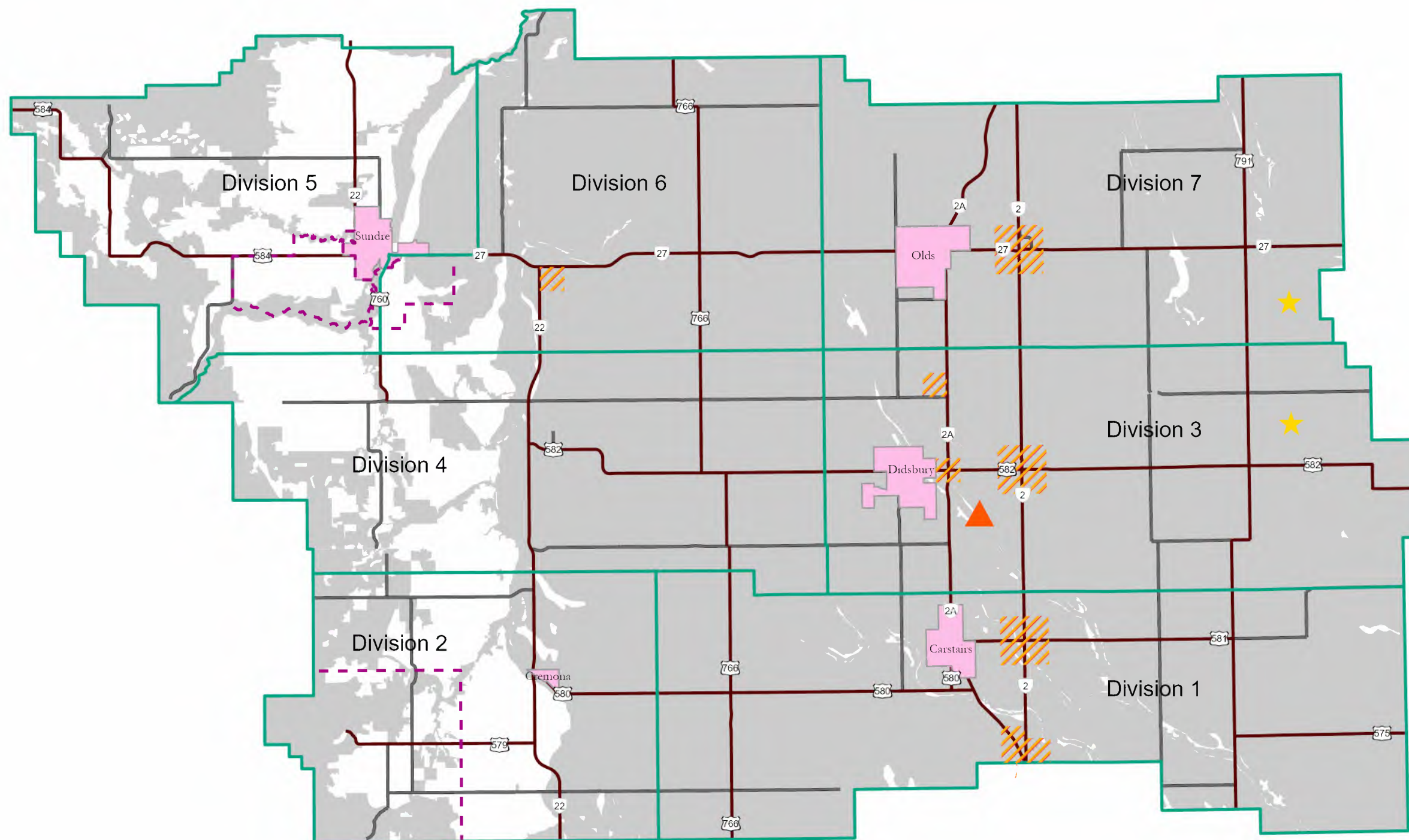
Mountain View C O U N T Y

NRCB CFO Map Approvals

YEAR

(Jan 1st, 2023 - Dec 31, 2023)

Figure 2



Legend

NRCB CFO Map Approvals

- New
- Amendment
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- Highway Economic Growth Node (ASP's Required)
- Highway
- CCN



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Scale: 1:300,000

Mountain View County

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Projection: Transverse_Mercator



Mountain View C O U N T Y

Parcel Density (On Dec 31st, 2023)

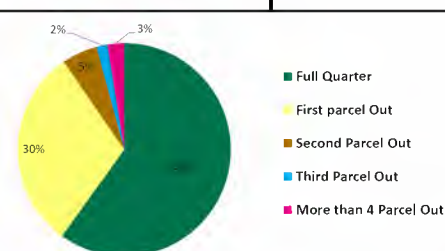


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Figure 3

Legend

- Growth Centres
- Crown Land
(+/-43548.58ac, +/-17623.48 Ha)
- No Subdivision
- First Parcel Out
- Second Parcel Out
- Third Parcel Out
- More than 4 Parcel Out
- No Data



	Total Number of Quarters
Full Quarter	3309
First parcel Out	1681
Second Parcel Out	298
Third Parcel Out	92
More than 4 Parcel Out	140
Total	5520





MDP Subdivision Potential (On Dec 31st, 2022)

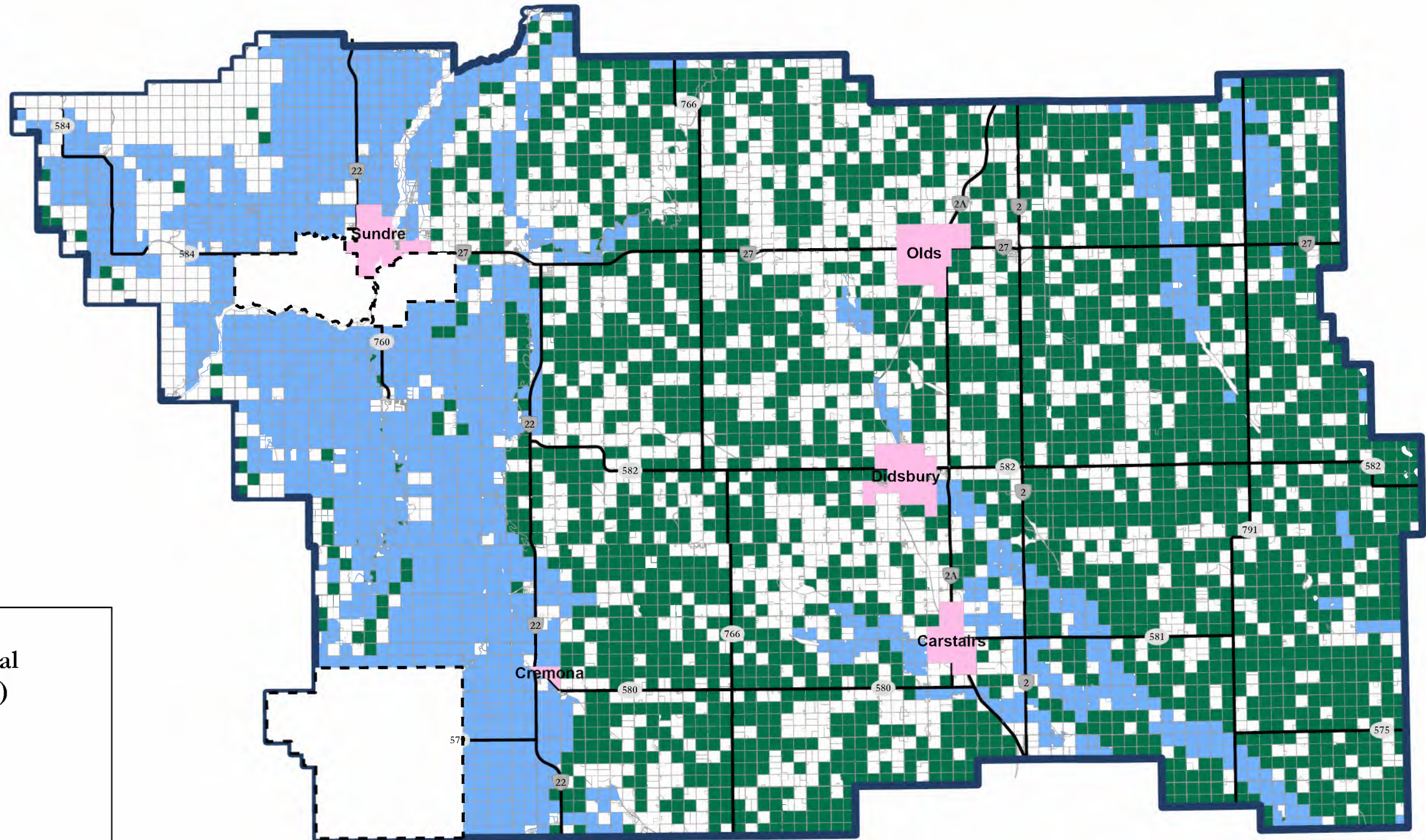


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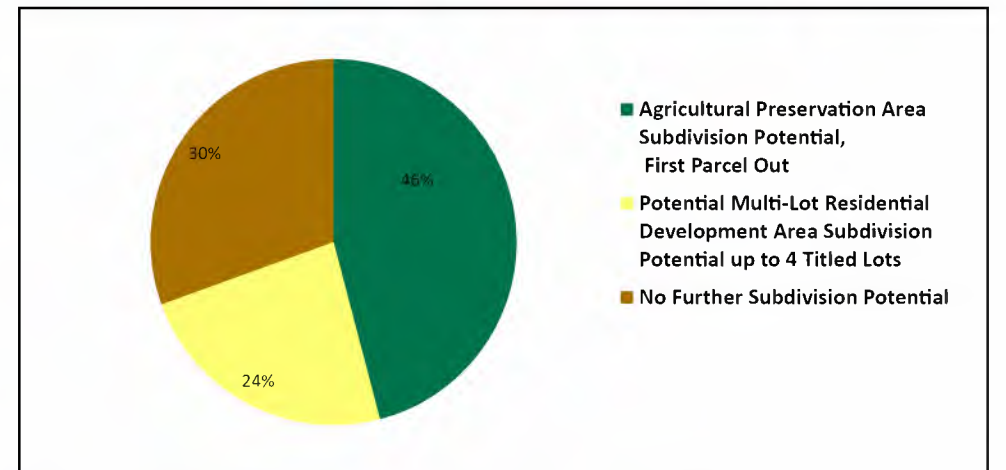
Figure 4

Legend

-  Growth Centres refer to ASP for Subdivision Potential
-  No Further Subdivision Potential
-  Agricultural Preservation Area Subdivision Potential, First Parcel Out
-  Potential Multi-Lot Residential Development Area Subdivision Potential up to 4 Titled Lots



	Total Number of Quarters
Agricultural Preservation Area Subdivision Potential, First Parcel Out	2,417
Potential Multi-Lot Residential Development Area Subdivision Potential up to 4 Titled Lots	1,240
No Further Subdivision Potential	1,607
Total	5,264



“Assumption: Quarter sections that contain both Agricultural Preservation Area and Potential Multi-Lot Residential Development Area where assigned the maximum future subdivision potential” - up to 4 Titled Lots



Mountain View C O U N T Y

Development Permits issued for Businesses

YEAR

(Jan 1st, 2023 - Dec 31, 2023)

Figure 5

Legend

Development Permits issued for Businesses

- ◆ Expansion
- ▲ New
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centers
- ▨ Highway Economic Growth Node (ASP's Required)
- Highway
- CCN

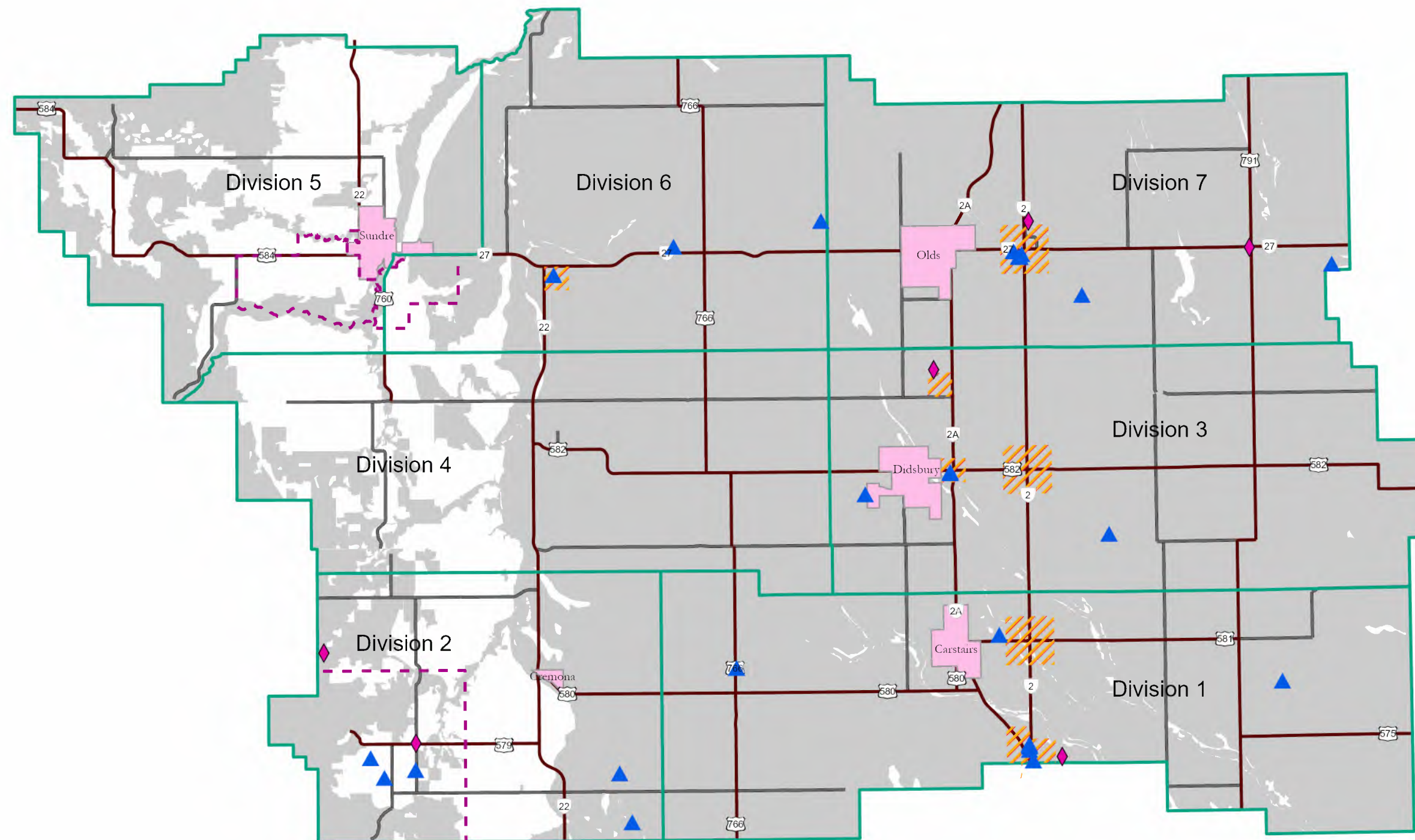


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Mountain View County

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Projection: Transverse_Mercator



	Expansion	New	Total
Agricultural District (A)	2	11	13
Agricultural (2) District (A(2))		1	1
Country Residential District (R-CR)	1	2	3
Business Park District (I-BP)		11	11
Direct Control (DC)	1		1
Local Commercial District (C-LC)	1		1
Parks & Recreation District (P-PR)	1		1
Heavy Industrial District (I-HI)		1	1
Total	6	26	32





Mountain View C O U N T Y

Riparian and Ecological
Enhancement Map
(Jan 1st, 2023 - Dec 31, 2023)

Figure 6

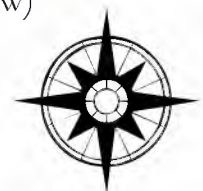
Legend

- Environmental Protection Riparian Health Assessment and Monitoring Agreement (10)
- Riparian and Ecological Enhancement Projects (2)
- Rivers and Creeks
- Town/Village
- Floodway - Provincial Data
- Flood Fringe - Provincial Data
- Provincial ESA (2014)

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

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Projection: Transverse_Mercator

