



Mountain View
COUNTY

MUNICIPAL DEVELOPMENT PLAN

Monitoring Report
2024



The Annual Review

In addition to quarterly reporting, an MDP Monitoring Report that includes mapping and tables, highlights specific information of 2024'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 the reporting period from January 1st, 2024, to December 31st, 2024.

The MDP, along with other county bylaws, implements Council's 2022-2027 Strategic Plan and Direction. [Mountain View County - County Council](#)

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, 2022 and 2023.

[Mountain View County - Planning Documents](#)

Minimizing the Loss of Agricultural Land

Agricultural Preservation

The total number of acres redesignated for all land uses in 2024 was 449.96 acres compared to a total of 519.03 acres in 2023. The number of approved redesignation applications in 2024 is 26 and is an increase compared to 17 in 2023. Not all redesignation approvals resulted in additional parcels through the subdivision process.

Of the 449.96 acres redesignated in 2024, 113.79 acres were redesigned to residential, and 336.17 acres were redesignated to agriculture, of which 317.93 acres were for smaller agricultural land use.

Figure 1 displays the distribution of redesignation approvals in 2024. A total of 16 applications were approved in the Agricultural Preservation Area compared to 10 applications in the Potential Multi Lot Residential Development Area.

Parcel density

In 2024, 15 applications received approval as first parcel out of an unsubdivided quarter section (with the second title as the remainder of the quarter section). One of the 15 applications benefitted from the provincial definition of an unsubdivided quarter, as a result of the railway, although it was technically the 6th title from the quarter section. Four applications were for boundary adjustments that resulted in no additional parcels and as a result continued to be the first parcel out of the quarter section.

Four applications resulted in the second parcel (with the third title as the remainder of quarter section). One of the four applications technically included a fourth titled lot for a cemetery but did not count towards parcel density. One application resulted in the third parcel (with the fourth title as the remainder). One multi-lot application resulted in three titles (with the fourth title as the remainder).

In 2024, three applications were refused in the Agricultural Preservation Area, one proposed a first parcel out (with the 2nd title as the remainder), one proposed a second parcel (with the 3rd title as the remainder) and one proposed a fourth title

(with the fifth title as the remainder). All applications in the Potential Multi-lot Residential Development Area were approved.

Agricultural zoning to the Agricultural (A) District was approved for 18.24 acres in 2024, as the result of a boundary adjustment application, that did not create an additional parcel but changed an existing agricultural parcel to a country residential parcel and returned the remaining lands to the balance of the quarter. A total of 317.93 acres were redesignated to Agricultural (2) zoning as a result of eight applications in 2024, compared to nine applications in 2023 representing 394.1 total acres. One application in 2024 required the remainder of 73.58 acres to be redesignated to the Agricultural (2) District to comply with the Land Use Bylaw.

Four of the seven agricultural applications approved in 2024, for new agricultural parcels, were smaller than 40 acres compared to one application in 2023. One agricultural application was for redesignation only (no new parcel) and corrected an historical error in zoning.

2024 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	3	4	7	7	10* (13 parcels)	17
Total acres of land approved for redesignation to create new parcels	145.85	78.99	224.84	61.33	50.88	112.21
Average size of approved lots (acres)	48.61	19.74		8.76	3.91	

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

2023 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	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 are created

Low Density Residential Subdivisions

A total of 113.79 acres were redesignated to residential districts in 2024 (from 18 applications) compared to 2023, when 71.22 acres were redesignated (from nine applications).

One application proposing three new residential parcels was redesignated within the Potential Multi-lot Residential Development Area in 2024, representing a total of 8.35 acres. Another application created two residential lots from an existing smaller agricultural parcel. In comparison, Council considered one application for two new residential parcels in 2023.

There were seven farmstead approvals in 2024, representing 61.33 acres compared to five farmstead applications in 2023, that represented 50.93 acres.

The average parcel size in 2024 is 8.76 acres for farmsteads and 3.91 acres for country residential parcels. Compared to 2023, the average size of farmsteads decreased from 10.19 acres and country residential slightly decreased from 3.93 acres.

MDP policies do not restrict the consideration of bare agricultural or residential parcels. Six new bare agricultural parcels (with no dwellings) were approved in 2024 compared to one in 2023. In 2024, eight new bare country residential parcels (with no dwellings) were approved compared to three 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 NRCB applications approvals in 2024, one new and five expansions. One application for an expansion in 2024 has not received a decision and is not displayed on the map. In error the 2023 report identified two applications as approved, however approvals were granted in 2024 and are included in approvals map for 2024. 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 approvals have been obtained.

Subdivision Refusal Appeals Land and Property Rights Tribunal

In 2024, the provincial subdivision and development appeal board, the Lands and Property Rights Tribunal (LPRT) did not receive any appeals. The LPRT did make a decision on a Stop Order for a Development Permit. The appeal by the appellant was allowed and the Stop Order revoked.

Subdivision and Development Appeal Board

A subdivision appeal was submitted to the Subdivision and Development Appeal Board (SDAB) after the refusal of a multi-lot subdivision at the end of 2024. The hearing was scheduled in early 2025 and the SDAB decision was to uphold the Municipal Planning Commission's refusal. As an 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.

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. An error in the 2023 map and table identified 35 properties incorrectly, they had future subdivision potential but should have been excluded. The 2024 map and table include the correction. While Figure 4 displays subdivision potential, policies of the County's statutory plans guide subdivision potential.

Economic Development

Highway 2/27 Special Policy Area

In 2024, Municipal Planning Commission (MPC) approved an 18-month time extension for 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 2024, 16 new businesses received development approval of which six are located on agricultural zoned lands and three are on country residential zoned lands. Seven new businesses were approved on local commercial and business and industrial zoned lands.

A total of seven businesses expanded in 2024, compared to six in 2023. These businesses were located on a combination of agricultural, country residential, and recreational zoned lands.

Protection of Environmental Assets

Environmentally Significant Areas

Portions of the County are identified as Environmentally Significant Areas (ESA). These are 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.

Five Riparian Health Assessment and Monitoring Agreements were approved as part of the subdivision process on affected parcels in 2024. One of the features is located on the proposed agricultural parcel, one feature is located on the proposed parcel and the remainder while three were located on the remainder of the quarter sections.

In 2024, agricultural services worked with landowners and approved nine Riparian and Ecological Enhancement Projects and six new ALUS contracts were signed for an additional 159 acres, with multiple projects started at each site.

Figure 6 identifies the locations of these Agreements and Projects.

In addition to the Planning and Development process since 2002, 272 Riparian Enhancement Projects have been completed. Since 2010, approximately 1,519 acres have been protected with riparian fencing projects representing 83 fencing projects.

The ALUS program was established in Mountain View County in 2015 and currently has 60 participants with active contracts for 405 projects impacting over 2,300 acres of wetland, riparian and upland areas.

Conservation Easements

Legacy Land Trust did not register any additional Conservation Easements (CE) in 2024, 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 CEs fall outside of the planning and development process and is a voluntary process initiated by the landowners.

[Legacy Land Trust Society, Land Conservation in Central Alberta](#)

Defining a body of water in Mountain View County

Since 2020 the County worked with provincial departments (Municipal Affairs, Alberta Environment and Parks and Alberta Environment and Protected Areas) to reach an agreement to further define a body of water in Mountain View County for the purpose of subdivision circulation and appeal jurisdiction. In August 2024, the Minister of Parks and Forestry confirmed that they would not move forward with an agreement. It is recommended that policy 6.3.17 of the MDP be removed and to use the Municipal Government Act's definition of body of water.

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.

2024 Decisions made by Approving Authorities - Table 3

	DP	DP Amendment	RD only	RDSD	SD only	Total
ASDAA	96	5	-	29	2	132
Council Public Hearing	-	-	1	28	-	29
Council Direct Control	3	-	-	-	-	3
Development Officer	94	-	-	-	-	94
MPC	8	1	-	1	2	12
	201	6	1	58	4	270
	DP	DP Amendment	RD only	RDSD	SD only	Total
Approved	197	6	1	43	2	249
Deferred	2	-	-	1		3
Denied	2	-	-	3	1	6
Setback Relaxation Granted	-	-	-	11	1	12
	201	6	1	58	4	270

Figures

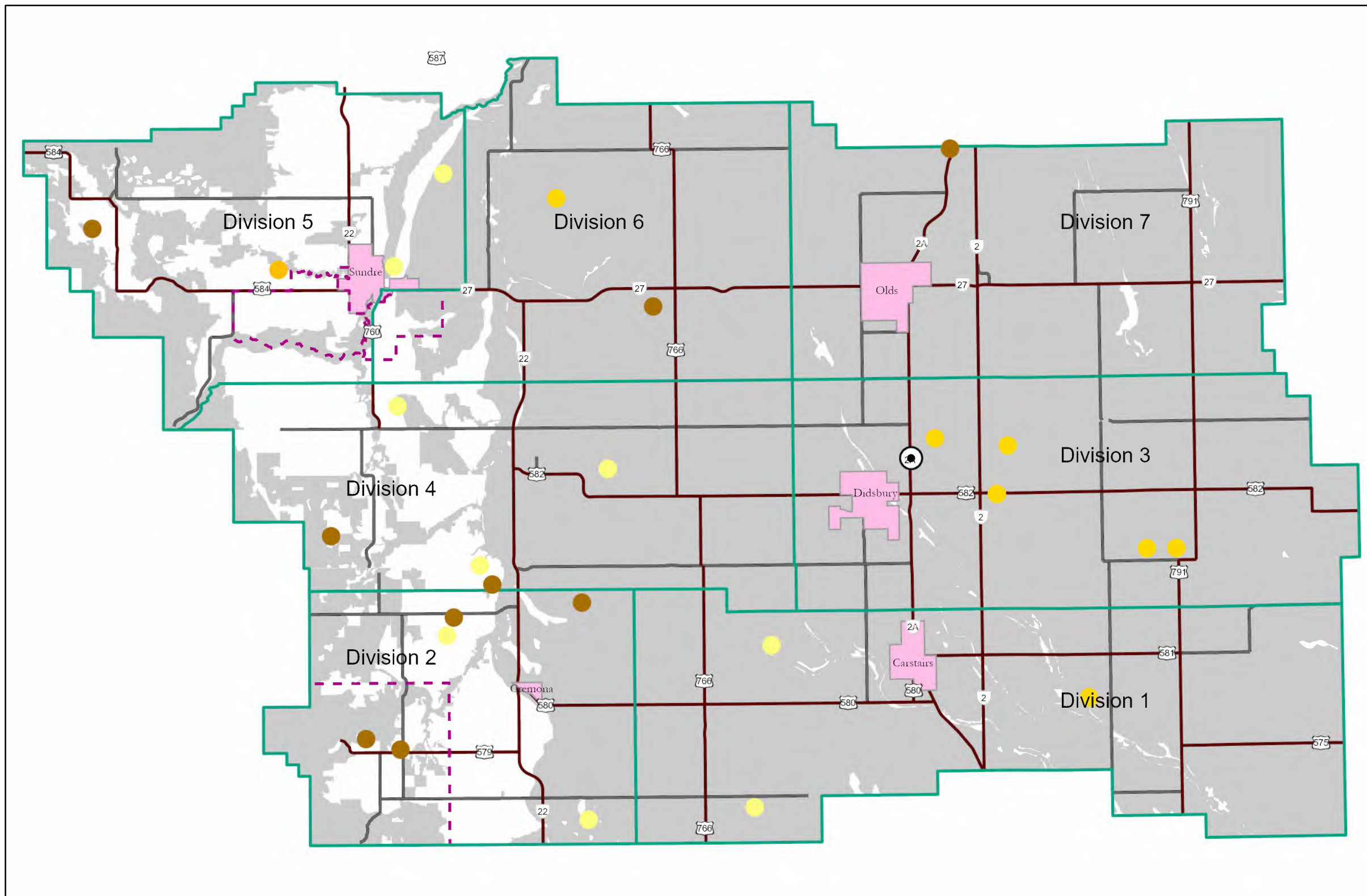
- Figure 1 Approved Redesignations 2024
- Figure 2 NRCB Approved CFOs 2024
- Figure 3 Parcel Density on December 31, 2024
- Figure 4 MDP Subdivision Potential on December 31, 2024
- Figure 5 Development Permits approved for Businesses 2024
- Figure 6 Riparian and Ecological Enhancements 2024



Mountain View C O U N T Y

Approved Redesignations
YEAR 2024
(Jan 1st, 2024 - Dec 31, 2024)

Figure 1



Legend

RD Approved 2024

- 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



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

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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)	0(1)		18.24			18.24
Agricultural (2) District (A(2))	3(4)	5	142.99	174.94	8	317.93
Residential Farmstead District (R-F)	7		61.33		7	61.33
Country Residential District (R-CR)	6	4	23.03	21.08	10	44.11
Country Residential (1) District (R-CR1)		1		8.35	1	8.35
Total	16	10	245.59	204.37	26	449.96

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



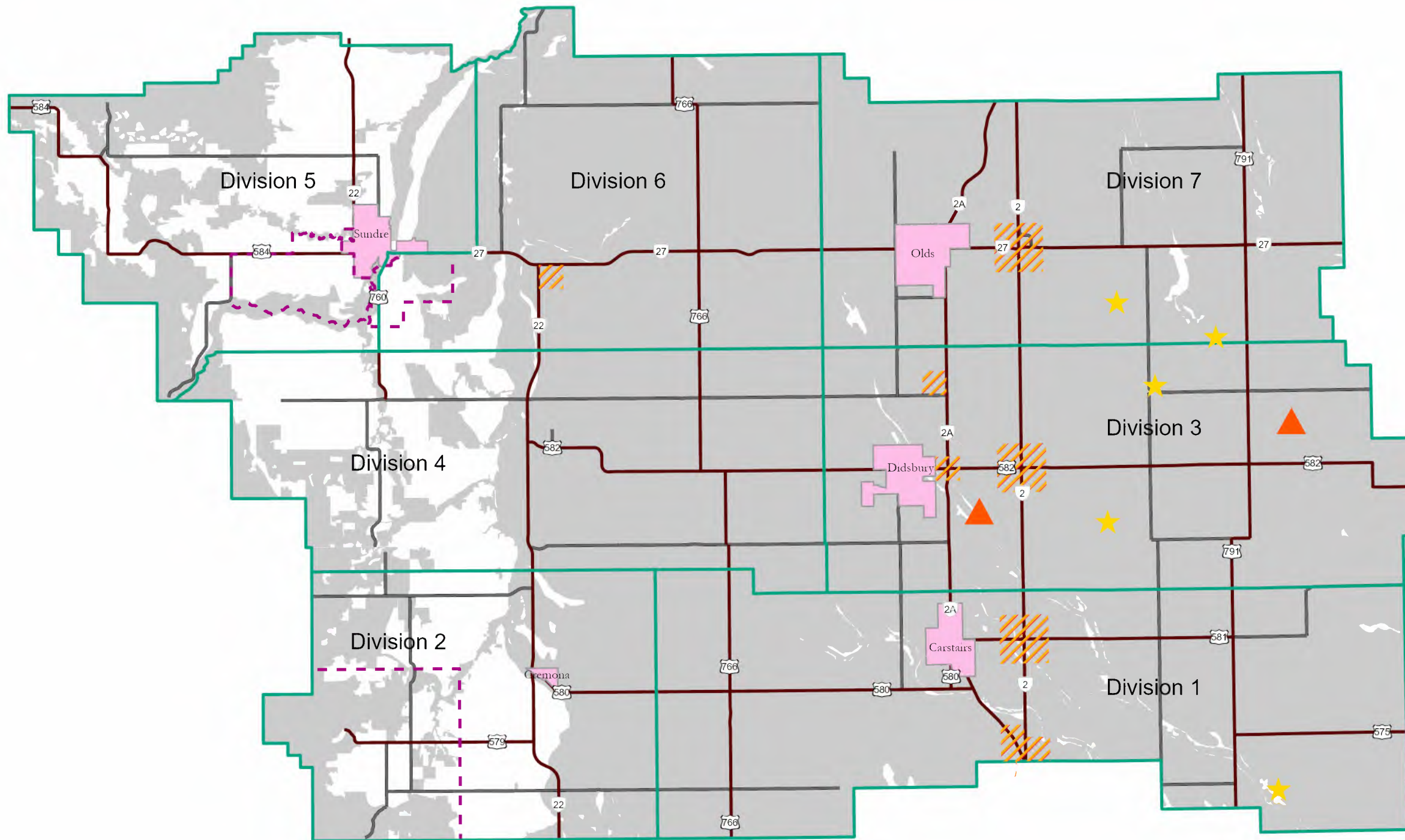
Mountain View C O U N T Y

NRCB CFO Map Approvals

YEAR

(Jan 1st, 2024 - Dec 31, 2024)

Figure 2



Legend

NRCB CFO Map Approvals

- New
- Expansion
- 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



Mountain View C O U N T Y






Parcel Density (On Dec 31st, 2024)

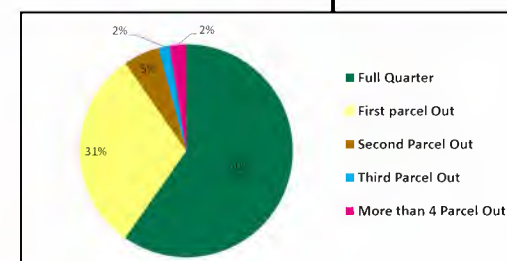
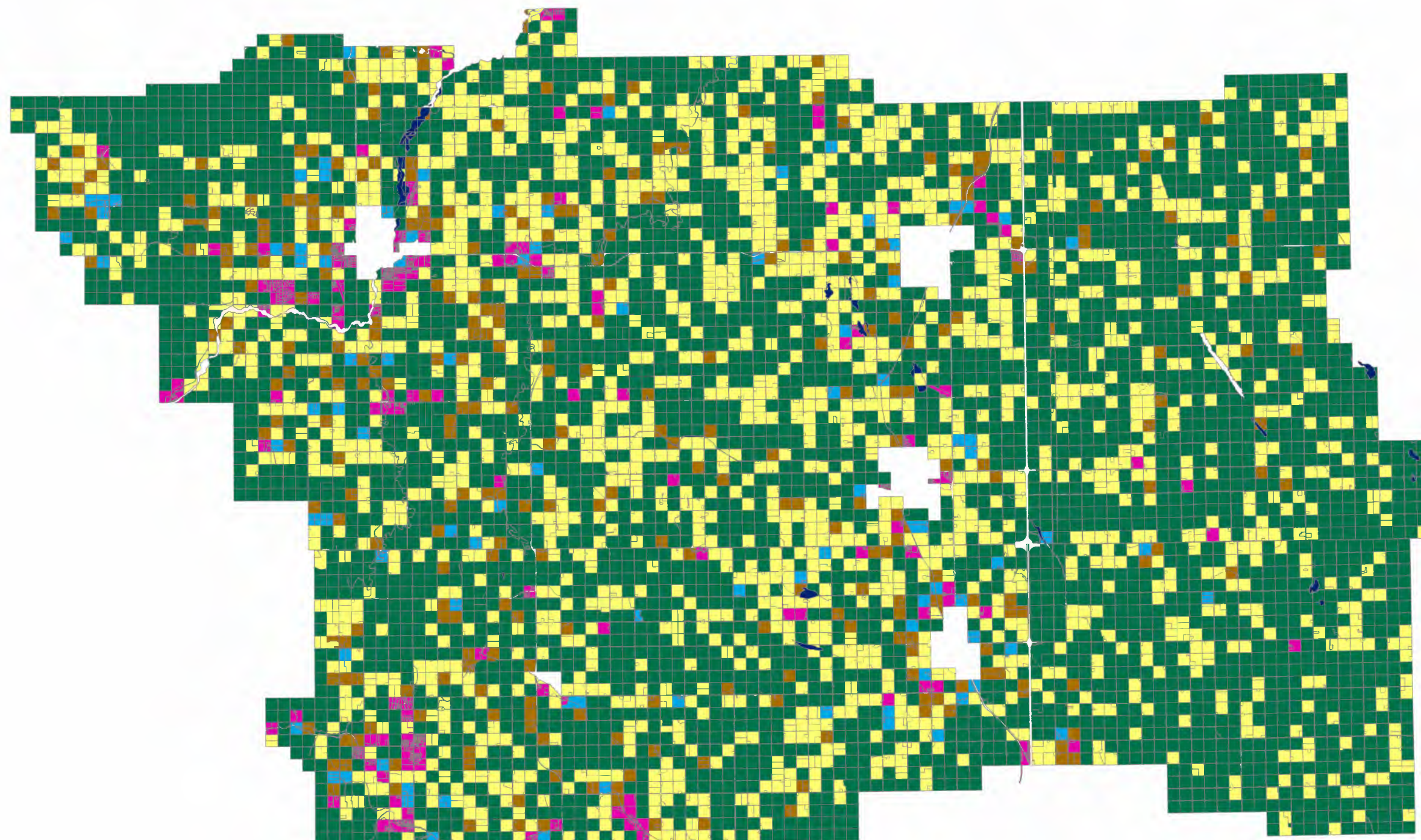


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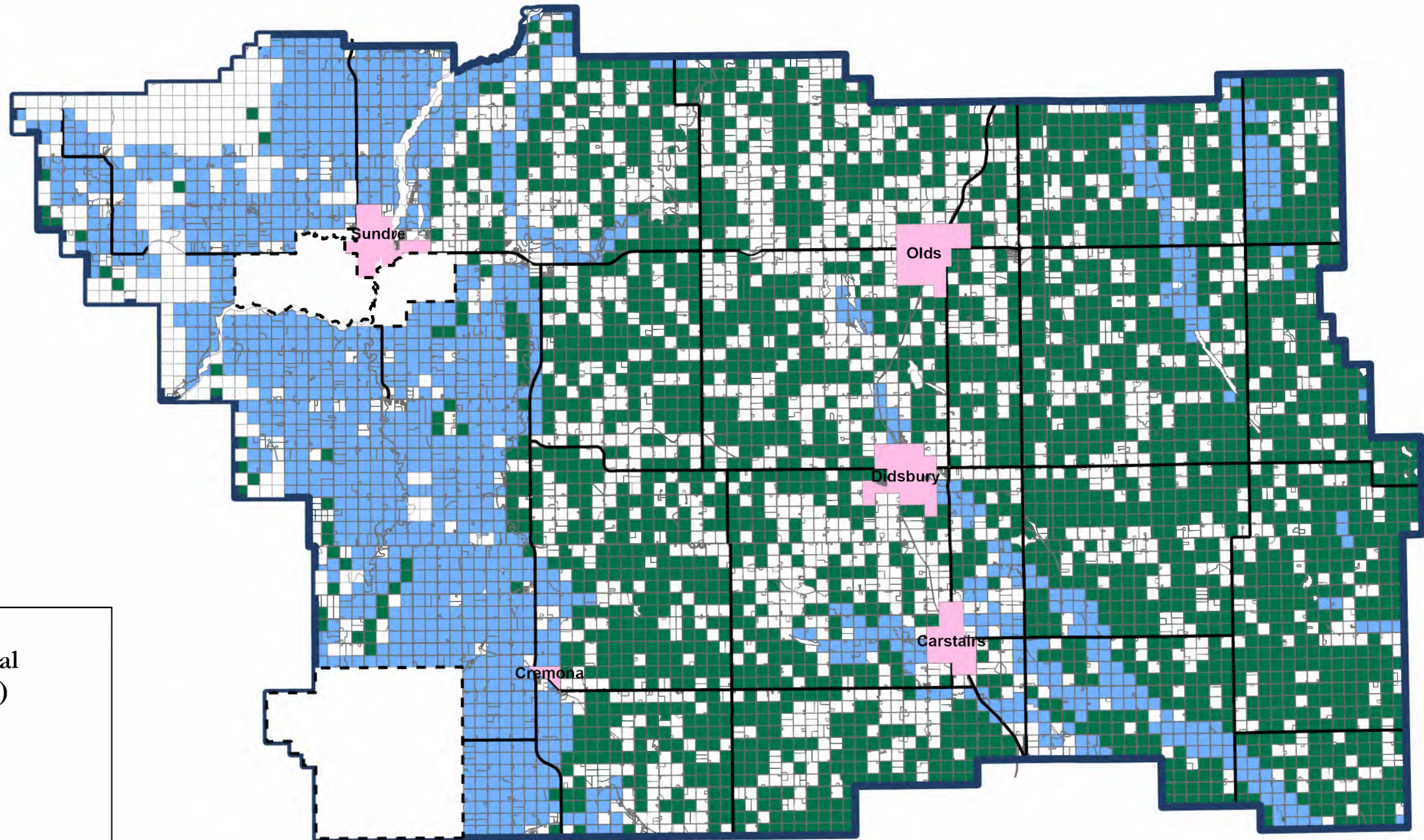
Figure 3

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	3300
First parcel Out	1689
Second Parcel Out	302
Third Parcel Out	92
More than 4 Parcel Out	141
Total	5524







**MDP
Subdivision Potential
(On Dec 31st, 2024)**



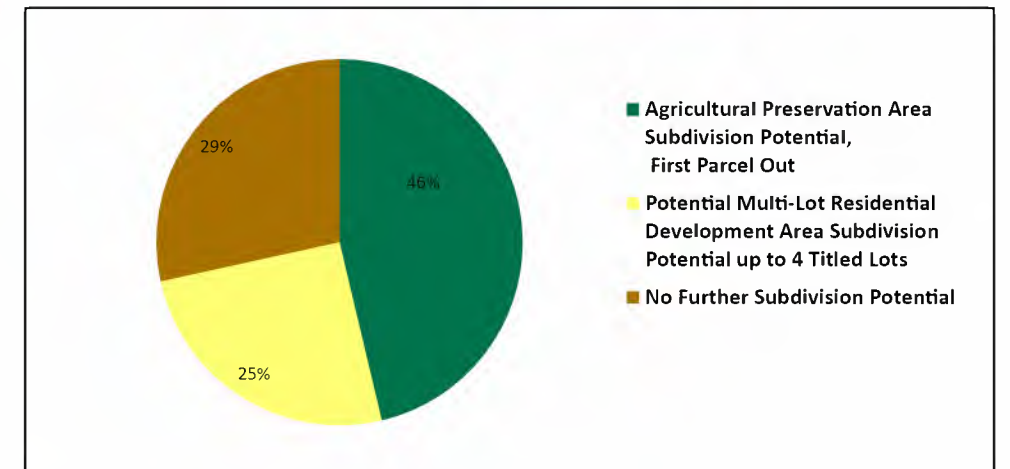
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Figure 4

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	2,445
Potential Multi-Lot Residential Development Area Subdivision Potential up to 4 Titled Lots	1,335
No Further Subdivision Potential	1,502
Total	5,282



“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

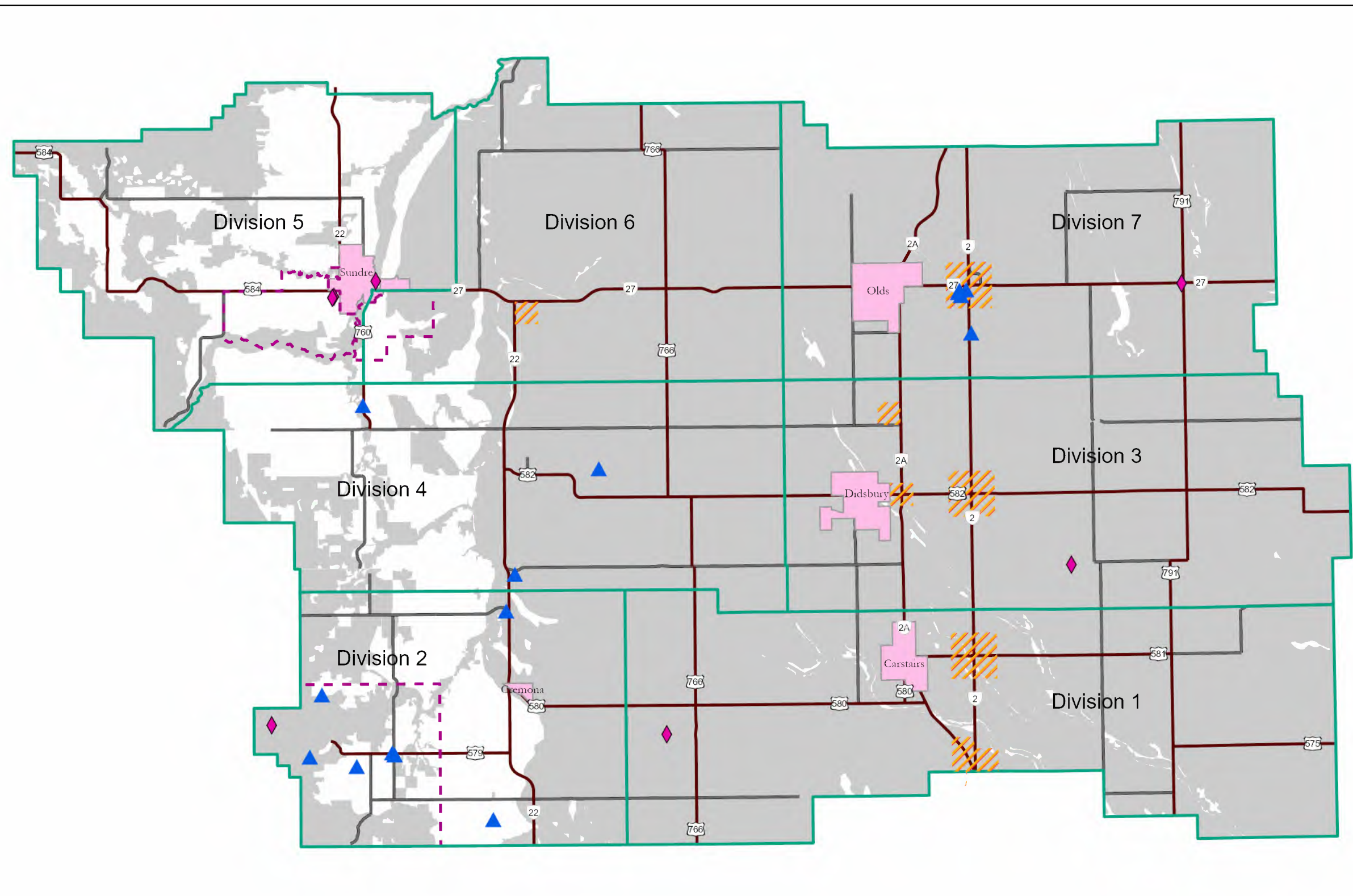
(Jan 1st, 2024 - Dec 31, 2024)

Figure 5

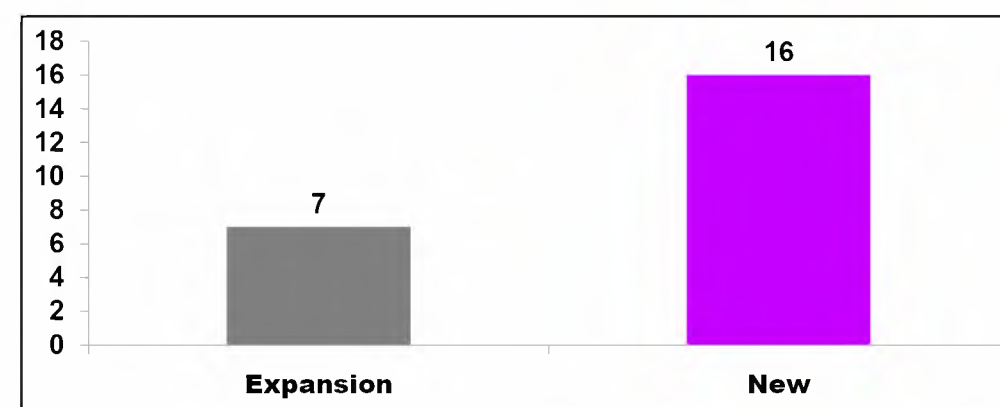
Legend

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



	Expansion	New	Total	
Agricultural District (A)		1	6	7
Agricultural (2) District (A(2))		1		1
Country Residential District (R-CR)		1	3	4
Business Park District (I-BP)		2	4	6
Local Commercial District (C-LC)			3	3
Parks & Recreation District (P-PR)		1		1
Parks & Comprehensive Recreational District (P-PCR)		1		1
Total	7	16	23	



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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

Riparian and Ecological
Enhancement Map
(Jan 1st, 2024 - Dec 31, 2024)

Figure 6

Legend

Environmental Protection Riparian Health Assessment and Monitoring Agreement (5)

Riparian and Ecological Enhancement Projects (9)

Rivers and Creeks

Town/Village

Floodway - Provincial Data

Flood Fringe - Provincial Data

Provincial ESA (2014)

Environmentally Significant Areas

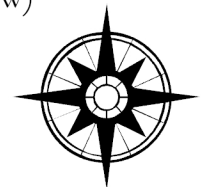
ESA_Number

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

