

# Municipal Development Plan Monitoring Report 2012 – 2014

## 1.0 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 require that Administration prepare an annual report to Council to ensure the effectiveness of key Plan Policies and to ensure that development meets the objectives of the MDP. This Monitoring Report covers the two year period from 01 August 2012 to 31 July 2014 as well as some comparisons to previous years. The Report highlights the key Plan objectives and comments are provided on whether they are being achieved. Interpretation issues are identified and recommendations are made to clarify and strengthen the MDP.

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 re-designations and subdivisions approved in the Agricultural Preservation Area is shown in Figure 1A and 1B. The data shows that twenty-four re-designation applications were approved for year one and twenty in year two. This has been trending down since 2012.
- Figures 2A and 2B show that the total number of acres subdivided was 1049.55 in year 1 and 745.62 in year 2 for all land uses. This has also been trending down since 2012.

**Table 1: 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

- 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 one multi-lot subdivision was approved and endorsed in the Agricultural Preservation Area in years 1 and 2. However, it should be noted that this one approval was for an Olds-Didsbury Airport subdivision and does not represent Country Residential subdivision. The objective of not approving multi-lot subdivisions in the Agricultural Preservation Area seems to be met.
- Figure 3 demonstrates that prior to the current MDP (period Oct. 3, 2007 – Aug. 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 the time period.
- 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.
- Regarding the number of subdivisions approved where re-designation has been refused by Council (appeal decisions), there was one application that was refused by Council in year 1 that was appealed to the Municipal Government Board and received approval. There was also one application refused by Council in year 2 and was appealed to the Subdivision and Development Appeal Board and received approval.
- On balance, Council decisions on rezoning are being upheld.

**Table 2: Subdivision Approval by Land Use District**

Year 1

Application Status:	Agriculture (2) District (A2)			Country Residential District		
	>= 40 ac	< 40 ac	Total lots	Farmstead Separation	Bare Parcels	Total lots
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

Year 2

Application Status:	Agriculture (2) District (A2)			Country Residential District		
	>= 40 ac	< 40 ac	Total lots	Farmstead Separation	Bare Parcels	Total lots
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

- From Table 2, Agricultural subdivisions of more than 40 acres have been increasing in size and Agricultural subdivisions of less than 40 acres have been decreasing in size. It should be noted that smaller Agricultural subdivisions in year 1 are mostly as a result of fragmented subdivisions and farmstead separations larger than 10 acres and still zoned Ag. (2) District and smaller Agricultural subdivisions in year 2 are mostly as a result of two small boundary adjustments.
- Council needs to monitor the number of Agricultural subdivisions because of the large land areas that are fragmented. Council needs to ensure that the lots are truly Agricultural. The number of acres subdivided for agricultural purposes greatly exceeds the amount subdivided for Country Residential purposes.
- Table 2 also shows that from year 1 to year 2, the number of approved Farmstead separations increased however bare parcels decreased. The average size of both types of subdivisions also decreased and the area subdivided in year 1 & 2 for Country Residential subdivisions was 160.46 and 159.55 respectively or about one quarter section of land each year.
- The Municipal Development Plan allows bare Country Residential parcels of 2-3 acres in size to a maximum of 5 acres. The reduction in size of bare Country Residential lots is a step in the right direction; however the preference for 2-3 acre lots is not being achieved.

**Table 3: Development Permits for Dwellings**

<b>Year</b>	<b>Dwelling DP in Agricultural Preservation Area</b>	<b>Dwelling DP in Potential Multi-lot Area</b>	<b>Dwelling DP in Growth Centres</b>	<b>Total</b>
Year 1 ( Aug 1, 2012- July 31, 2013)	53	17	12	<b>82</b>
Year 2 ( Aug 1, 2013- July 31, 2014)	49	23	11	<b>83</b>

- Table 3 shows the total number of development permits issued for dwellings in the Agricultural Preservation Area, Potential Multi-lot Area and Growth Centres. The number of permits in the potential multi-lot area has increased somewhat and decreased in the Agricultural Preservation area slightly. More years of data may be required to identify trends.

2. MDP objective: To encourage economic development, especially in Growth Centres and Nodes.

Data and trends show the following:

- Figure 6A shows in year 1, sixteen Development Permits for home occupations and business uses were issued within the Growth Centres, and three in the Highway Economic Growth Nodes. There was a total of thirty-seven Development Permits for home occupations and business uses issued for year 1.
- Figure 6B shows in year 2, ten Development Permits for home occupations and business uses were issued within the Growth Centres, and three in the Highway Economic Growth Nodes. There was a total of thirty-two Development Permits for home occupations and business uses issued for year 2.
- Due to the large number of home occupation permits, the data does not show that these uses are being directed to Growth Centres and Nodes. Direct Control Districts approved in Year 1 & Year 2, as identified on Figure 1A & 1B, shows a trend of Commercial/Industrial uses outside Growth Centres.
- Figure 5A & 5B shows that permits for dwelling units are issued throughout the County in both the Potential Multi-lot area as well as the Agricultural Preservation Area. The number of secondary suite permits issued for year 1 and year 2 was five in each year.
- The South East Sundre ASP and the Water Valley & Winchell Lake ASP review were both approved in early 2014 and are located in Growth Centres. Currently the Wessex Area Structure Plan and the Highway 2 & 27 Area Structure Plan are being reviewed. Both are located in Growth Centres.

3. MDP objective: To protect environmentally significant lands.

Data and trends show the following:

- Figure 7 indicates that there have been 38 restrictive covenants for environmental protection registered as part of subdivision approvals since 2009. This represents 1,350.83 acres that have had restrictive covenants for environmental protection registered. The average size of the restrictive covenants for environmental protection was 35.55 acres in size. Figure 7 also shows that most of these restrictive covenants for environmental protection are on water bodies.
- Since 2002, 166 Riparian Enhancement Projects have been completed. Since 2010 approximately 1200 acres have been protected with riparian fencing projects representing 44 fencing projects.

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

Data and trends show the following:

- Figure 8 demonstrates that there were sixty-three Development Permits issued in year 1 for lands in Growth Centres and sixty in year 2.
- Figure 10A shows that thirteen out of fifty-one subdivisions were approved inside the Growth Centres in year 1 and four out of forty-seven subdivisions were approved inside Growth Centres in year 2. Altogether this represents that 17% of the subdivisions were in Growth Centres. The location of these subdivisions is shown in Table 4.

**Table 4: Subdivisions in Growth Centres**

<b>Growth Centres</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Total</b>
Sundre	5	2	<b>7</b>
Water Valley	3	0	<b>3</b>
Carstairs	4	2	<b>6</b>
Didsbury	1	0	<b>1</b>
Olds	0	0	<b>0</b>
Cremona	0	0	<b>0</b>
<b>Total</b>	<b>13</b>	<b>4</b>	<b>17</b>

<b>Inside Growth Centres</b>	<b>17</b>
<b>Outside Growth Centres</b>	<b>81</b>

Data covering a larger time frame will be necessary to determine trends.

5. MDP objective: Inter-Municipal Co-operation.

Data and trends show the following:

- The number of Inter-Municipal Planning Commission applications approved was four in year 1 and six in year 2. None were refused and all were for Development Permits except one subdivision approval.

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

Data and trends show the following:

- The new Land Use Bylaw District for Aggregate Extraction/Processing was adopted October 22, 2014 and therefore was not captured in our timeline. Since the MDP monitoring project is annual, we will be able to capture this data in next year's review.

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 (A2) re-designations was 39.9 acres. The average size of Country Residential re-designations was 5.2 acres and the average size of Industrial re-designations was 24.6 acres.
- Figure 10A shows that from year 1 to year 2, the number of subdivisions in Growth Centres decreased. More data of future years may be required to identify trends.



- Figure 10B shows the subdivisions in the period from 2007 to 2012. Figure 10B also shows that there were many more subdivisions in the Agricultural Preservation Area during this time.
- Figure 11A indicates that in year 1, twenty-seven Country Residential (R-CR) applications were approved and two Country Residential (R-CR1) applications were approved.
- Figure 11B indicates that 32 Country Residential (R-CR) applications were approved. These are consistent through both years.

Administration interpretation issues:

### Redesignation and Subdivision

1. MDP policy 3.3.5 focus on first parcel out proposals from previous unsubdivided quarter sections. The MDP generally supports the creation of one parcel, subject to “redesignation and/or subdivision” application.

Issue: “redesignation and/or subdivision” creates confusion on the process. Redesignation and subdivision is required.

Recommendation: Delete “/or” from policy 3.3.5.

2. MDP policy 4.33 (d) states “the maximum total area taken from a previously unsubdivided quarter section for residential development shall not exceed 10 acres (4.04 ha).”

Issue: In accordance with the policy, when a quarter benefits from previous subdivision, the limitation of 10 acres does not apply. If the intent of the policy is to limit residential development to a maximum of 10 acres from a quarter the policy needs to change. Council should also give consideration and guidance if a farmstead separation should be included in the 10 acre limit.

Recommendation: Delete “a previous unsubdivided” from policy 4.3.3 (d) and clarify if a farmstead separation is to be included in the 10 acre limit.

3. MDP policies are silent on agricultural subdivisions in the “potential multi-lot residential area”. More applications are being submitted for agricultural subdivisions (minimum 40 acres) in the potential multi-lot residential area. To date, Administration uses a combination of the agricultural and residential policies to evaluate these proposals. The residential policies are used to determine appropriate density and must comply with policy 4.3.3 (c) and not result in more than four (4) titles on the quarter section. Using the agricultural policies, the proposal must be a minimum of 40 acres, reflect the existing conditions and use of land and demonstrate that the proposal will be used for agricultural purposes.

Issue: No policy to evaluate agricultural subdivisions within the potential multi-lot residential area.

Recommendation: Depending on Council’s recommendation, Administration can reinforce that proposals are either considered under the agricultural or the potential multi-lot residential policies. Alternatively, if Council’s direction is to accommodate agricultural subdivision in a potential multi-lot area, a policy should be added to the MDP.

4. Some redesignation applications do not proceed to subdivision and some subdivision approvals expire or are refused. In these circumstances, there are no provisions in our statutory plans or LUB to redesignate the land back to the original land use district.

Issue: Redesignation decisions are permanent decisions, they do not expire if the subdivision is not completed. Subdivision of a parcel redesignated in the past may not meet the current policies of the County. In the case where a subdivision is refused or in the case where subdivision approval expires, it

would be best practice to redesignate the land back to the original land use district. A public hearing is required to redesignate land.

Recommendation: Amend Section 6.7 "Decision on Amendments" of the Land Use Bylaw by adding, that in the event that a subdivision is refused or if a subdivision expires, Administration, in consultation with the landowner, will bring forward an application to redesignate the land back to the original land use designation within one (1) year of the refusal or the subdivision expiry. These applications will not generate any fees.

5. Policy 3.3.11 states that the maximum parcel size for farmstead separations should be 10 acres but that larger lots may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access. Policy 3.3.10 states that a farmstead separation is considered a non-agricultural use. The purpose of the A(2) Agricultural (2) District in the Land Use Bylaw is to "provide for agricultural uses on smaller parcels of land to accommodate farmstead separation where more than 4.06 ha (10.1 ac) is required to encompass all amenities related to the farmstead for subsidiary agricultural purposes." MDP policy 3.3.7 states that a new agricultural parcel shall be a minimum of 40 acres.

Issue: 1. The purpose of the CR Country Residential District, a residential District, should be amended to include farmstead separations that are more than 4.06 ha (10.1 ac). The purpose and intent of the A(2) Agricultural (2) District should be amended to align with the MDP policies.

Farmstead separations larger than 4.06 ha (10.1 ac) with a residential use raise the risk of future subdivision potential as the minimum parcel size for the CR District is 3 acres. Adding to the risk of future subdivision potential is that policy 3.3.12 (vi) allows for two detached dwellings to be approved with a farmstead separation.

If the CR Country Residential District is limited to a maximum of 15 acres and the Agricultural District is limited to a minimum of 40 acre parcels, there will be no provision for fragmented parcels between 15 and 40 acre parcels.

Recommendation: Amend the purpose of the A (2) District to reflect the purpose to provide for smaller agricultural uses on agricultural parcels and fragmented parcels. Delete the provision for farmstead separations. Amend the purpose of the CR Country Residential District to include farmstead separations that are more than 4.06 ha (10.1 ac).

Administration and Council will have to carefully consider farmstead separations larger than 10 acres to ensure that only land to accommodate the farmstead separation is included.

6. The Land Use Bylaw limits the maximum number of dwelling units on parcels less than 28.33 ha (70 ac) to one (1), and on parcels larger than 28.33 ha (70 ac) to two (2). However, MDP policy 3.3.12 allows for the consideration of two approved dwelling units on a farmstead separation by addressing the additional dwelling as a condition of subdivision or requiring the issuance of a new development permit.

Issue: Under the Land Use Bylaw it is not possible to consider a development permit for a second dwelling for a parcel under 28.33 ha (70 ac). Therefore a condition of a subdivision that requires a development permit for the additional dwelling will use the quarter section as the parcel boundaries. Notwithstanding the issuance of a development permit, once the new farmstead parcel is registered as a new parcel, the additional dwelling will become legal non-conforming. The requirement for a development permit may seem onerous.

Recommendation: Reword policy 3.3.12 (vi) to read: Where two detached dwelling units exist on the proposed farmstead separation, the County may consider redesignation and subdivision approval. At the

Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming.

## Appeals

1. Policy 3.3.18 in the agricultural policy section and policy 4.3.20 in the residential policies state that a previous unsubdivided quarter section shall include those quarter sections with lots created for public use (i.e. schools), railway lots, oil and gas subdivision lots and/or utility lots, thus future subdivision may be considered in accordance with the policies in the sections.

Issue: Parcels originally created for public use parcels for example community halls, schools, churches and manses that have subsequently been used for residential purposes should be considered under these policies.

Recommendation: Amend the MDP policies 3.3.18, 4.3.20 and the definition of Un-subdivided Quarter Sections to read: "...created for **and still used** for public use..".

2. The County uses a combination of Red Deer County, 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.

Issue: An MGB decision highlighted that Country Road templates, associated policies and procedures need to be consistent and clear.

Recommendation: Operations and Planning work together to consolidate Design Standards and Development Specifications for Mountain View County and align policies and procedures. Together, develop an access management policy and procedure. A report will be presented to Council as required in the Capital budget for 2015.

## Other

1. In 2013 and 2014 various applications (redesignation and development permits) were submitted when development already occurred or started. Council approved an amnesty program for one year (June 2014 to June 2015) to encourage applicants to bring development into compliance. The amnesty program waives the penalty fees based on compliance with the following criteria: only apply to development that was started prior to June 2014 and only if applications are made on a volunteer basis. The amnesty program does not guarantee approval.

Issue: The penalty fees as set out in the Land Use Bylaw do not seem to deter development without appropriate permits and approvals. Getting applicants to submit applications for non-compliant development is difficult especially if penalty fees will apply if the development is approved. A balanced approach to penalty fees is required.

Recommendation: That administration brings forward options for Council to consider amending the penalty fees in the Land Use Bylaw.

2. At the Development Permit stage, landscaping requirements for commercial and industrial developments are set out in the Commercial and Industrial Design Guidelines.

Issue: Compliance of the landscaping requirements as part of the Development Permit process (detailed plans and information) and the implementation (the planting and maintenance) is difficult for applicants to achieve and for the County to enforce.

Recommendation: That the landscaping requirements of the Commercial and Industrial Design Guidelines be reviewed as set out in the Planning and Development budget/work plan for 2015.

Redesignation Applications by Type and Proposed Land Use District:  
Applications filed from August 1st, 2012 to July 31st, 2013

**YEAR 1**

**Figure 1A**

Application Overview:	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	Direct Control District (DC-D)	Total
	>= 40 ac	< 40 ac	Total (A2)								
Number of Applications Received	14	4	18	44	0	0	0	1	3	1	67
Percentage (%) of Total Applications	20.90%	5.97%	26.87%	65.67%	0.00%	0.00%	0.00%	1.49%	4.48%	1.49%	100%
Amount of Land Proposed for Redesignation (acres)	3570.17	58	3628.17	232.83	0.00	0.00	0	160.20	22.15	2.10	4,045.5
In Potential Multi-lot Area	10	2	12	26	0	0	0	1	1	0	40
In Agricultural Preservation Area	4	2	6	18	0	0	0	0	2	1	27
Fragmented Parcels	2	0	2	1	0	0	0	0	0	0	3
<b>Application Status:</b>											
Number of Applications Approved	13	3	16	28	0	0	0	1	3	1	49
Total Amount of Land Redesignated (acres)	3540.86	53.20	3594.06	156.96	0.00	0.00	0.00	79.70	7.85	157.22	3,995.8
Percentage (%) of Total Land Redesignated	88.61%	1.33%	89.95%	3.93%	0.00%	0.00%	0.00%	1.99%	0.20%	3.93%	100%
Number of Applications Refused	0	0	0	4	0	0	0	0	0	0	4
Number of Applications Withdrawn	1	1	2	3	0	0	0	0	1	0	6
Number of Applications in Process as of July 31st, 2013	3	0	3	14	0	0	0	1	0	1	19
Number of Applications Approved in Potential Multi-lot Area	7	1	8	15	0	0	0	1	1	0	25
Number of Applications Approved in Agricultural Preservation Area	6	2	8	13	0	0	0	0	2	1	24
Number of Applications Approved as Fragmented Parcels	0	0	0	1	0	0	0	0	0	0	1

Redesignation Applications by Type and Proposed Land Use District:  
Applications filed from August 1st, 2013 to July 31st, 2014

**YEAR 2**

**Figure 1B**

Application Overview:	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	Direct Control District (DC-D)	Total
	>= 40 ac	< 40 ac	Total (A2)								
Number of Applications Received	13	5	18	36	1	2	0	1	2	5	65
Percentage (%) of Total Applications	20.00%	7.69%	27.69%	55.38%	1.54%	3.08%	0.00%	1.54%	3.08%	7.69%	100%
Amount of Land Proposed for Redesignation (acres)	772.70	82	854.60	202.35	12	18	0	209	113	108	1,516.7
In Potential Multi-lot Area	8	4	12.00	24	0	1	0	1	2	3	43
In Agricultural Preservation Area	5.00	1.00	6.00	12	1	1	0	0	0	2	22
Fragmented Parcels	0.00	1.00	1.00	1	0	0	0	0	0	0	2
<b>Application Status:</b>											
Number of Applications Approved	7	1	8	31	0	1	0	1	0	4	45
Total Amount of Land Redesignated (acres)	446.60	5.30	452	157.20	0.00	9.50	0.00	160.20	0.00	33.14	811.9
Percentage (%) of Total Land Redesignated	55.00%	0.65%	55.66%	19.36%	0.00%	1.17%	0.00%	19.73%	0.00%	4.08%	100%
Number of Applications Refused	0	0	0	3	0	0	0	0	0	0	3
Number of Applications Withdrawn	0	1	1	2	0	0	0	0	0	0	3
Number of Applications in Process as of July 31st, 2014	8	3	11	18	1	1	0	1	2	2	36
Number of Applications Approved in Potential Multi-Lot Area	4	0	4	18	0	0	0	1	0	2	25
Number of Applications Approved in Agricultural Preservation Area	3.00	1.00	4	13	0	1	0	0	0	2	20
Number of Applications Approved as Fragmented Parcels	0.00	0.00	0	2	0	0	0	0	0	0	2



Subdivision Applications by Type: Subdivision Applications Filed  
from August 1st, 2013 to July 31st, 2014

**YEAR 2**

**Figure 2B**

	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
	>= 40 ac	< 40 ac	Total (A2)	Farmstead Separation	Bare Parcel Out	Total(Residential)							
<b>Application Overview:</b>													
Total Number of Applications Received	13	7	20	20	21	41	1	1	1	0	0	0	64
Total Amount of Land Proposed for Subdivision (acres)	772.7	105.3	878	122.65	115.27	237.92	4.3	9.5	1.1	0	0	0	1130.82
Total Number of First Parcel Out	10	2	12	12	9	21	0	0	0	0	0	0	33
Total Number of 2nd Parcel Out	2	1	3	4	7	11	0	1	0	0	0	0	15
Total Number of 'Multi-lot' Application (>=3)	1	2	3	1	5	6	1	0	1	0	0	0	11
Average Size of Proposed Lots (acres)	59.44	15.04	43.90	6.13	5.49	5.80	4.3	9.5	1.1	0	0	0	17.67
In Potential Multi-lot Area	8	5	13	6	8	14	0	0	0	0	0	0	27
In Agricultural Preservation Area	5	2	7	14	13	27	0	1	1	0	0	0	36
Fragmented Parcels	0	1	1	0	1	1	0	0	0	0	0	0	2
<b>Application Status:</b>													
Total Number of Applications Approved	8	3	11	19	13	32	1	2	1	0	0	0	47
Percentage of Applications Approved	17%	6%	23%	40%	28%	68%	2%	4%	2%	0%	0%	0%	100%
Number of First Parcel Out Approved	6	0	6	12	9	21	0	0	0	0	0	0	27
Number of 2nd Parcel Out Approved	2	0	2	4	3	7	0	0	0	0	0	0	9
Number of 'Multi-Lot' Applications (>= 3 parcels) Approved	0	1	1	1	1	2	1	0	1	0	0	0	5
Total Amount of land Approved for Subdivision (acres)	521.1	28.67	549.77	105.45	54.1	159.55	4.3	30.9	1.1	0	0	0	745.62
Average Size of Approved Lots (acres)	65.14	9.56	49.98	5.55	4.16	4.99	4.3	15.45	1.1	0	0	0	15.86
Number of Applications Refused	0	0	0	1	4	5	0	0	0	0	0	0	5
Number of Applications Withdrawn	1	1	2	0	0	0	0	0	0	0	0	0	2
Number of Applications in Process as of July 31st, 2014	7	3	10	5	16	21	0	1	0	0	0	0	32
In Potential Multi-Lot Area	3	1	4	7	6	13	0	1	0	0	0	0	18
Percentage of Applications Approved In Potential Multi-lot Area	38%	33%	36.4%	37%	46%	41%	0%	50%	0	0%	0%	0%	38%
In Agricultural Preservation Area	5	2	7	12	7	19	0	1	1	0	0	0	28
Percentage of Applications Approved In Agricultural Preservation Area	63%	67%	63.6%	63%	54%	59%	0%	50%	100%	0%	0%	0%	60%
Fragmented Parcels	1	0	1	0	1	1	0	0	0	0	0	0	2

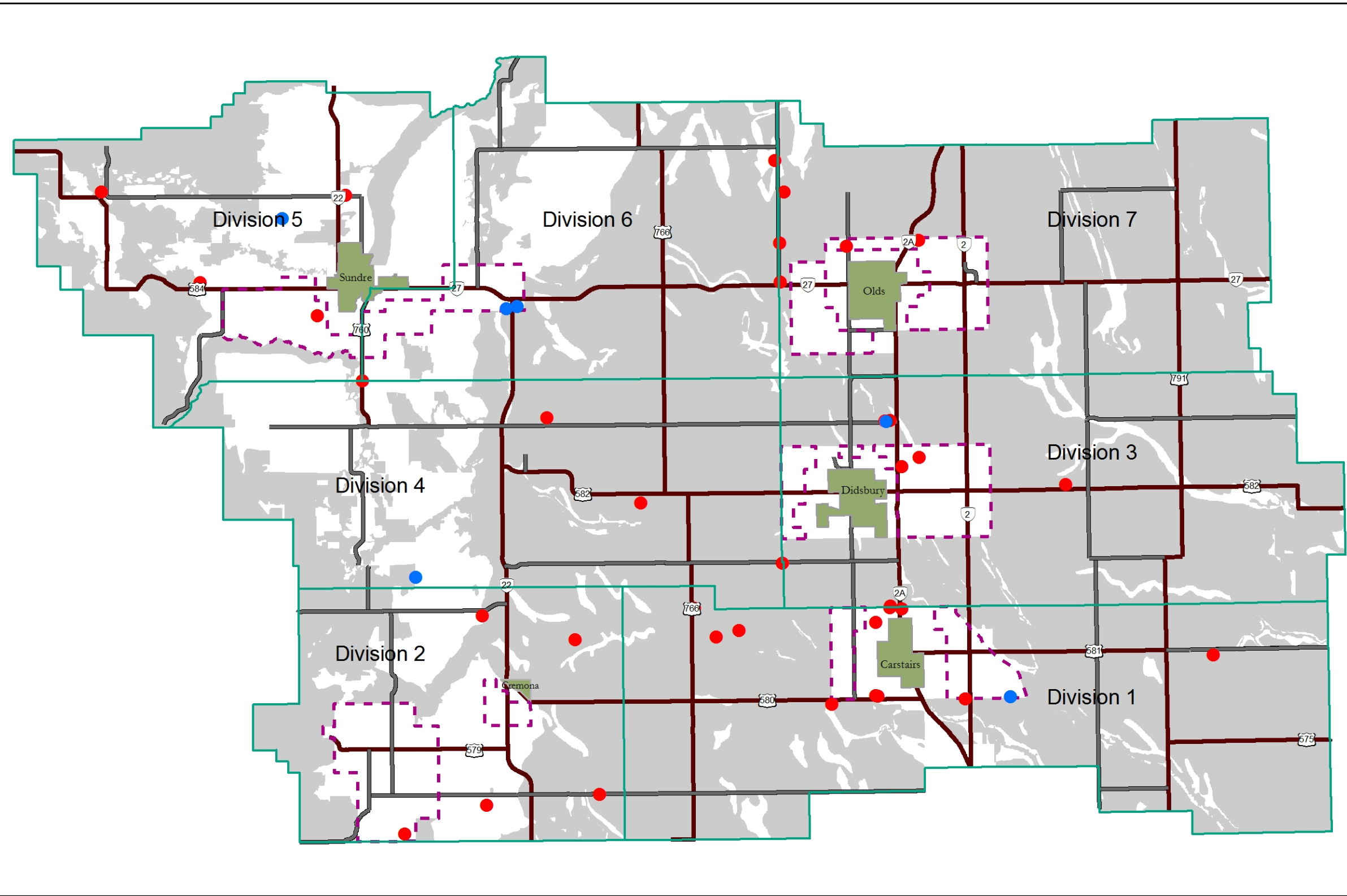


# Mountain View COUNTY

## Approved Multi-Lot Subdivisions

(Oct 03, 2007 - July 31, 2014)

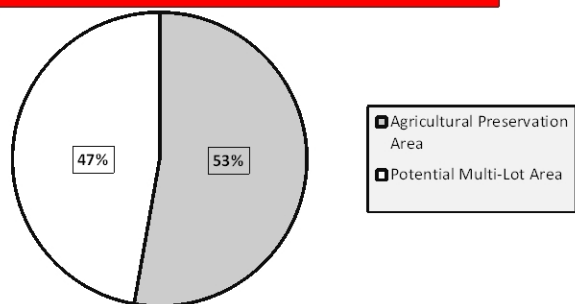
Figure 3



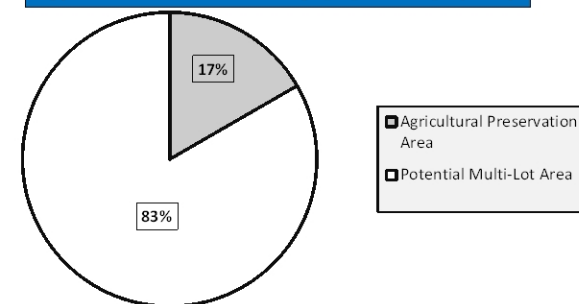
### Legend

- 10/03/2007- 07/31/2012
- 08/01/2012- 07/31/2014
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway
- County Collector Network

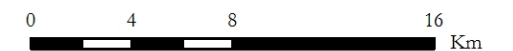
Approved Multi-Lot Subdivisions (10/03/2007 - 07/31/2012)



Approved Multi-Lot Subdivisions (08/01/2012 - 07/31/2014)



Year	Agricultural Preservation Area	Potential Multi-Lot Area
10/03/2007 - 07/31/2012	19	17
08/01/2012 - 07/31/2014	1	5



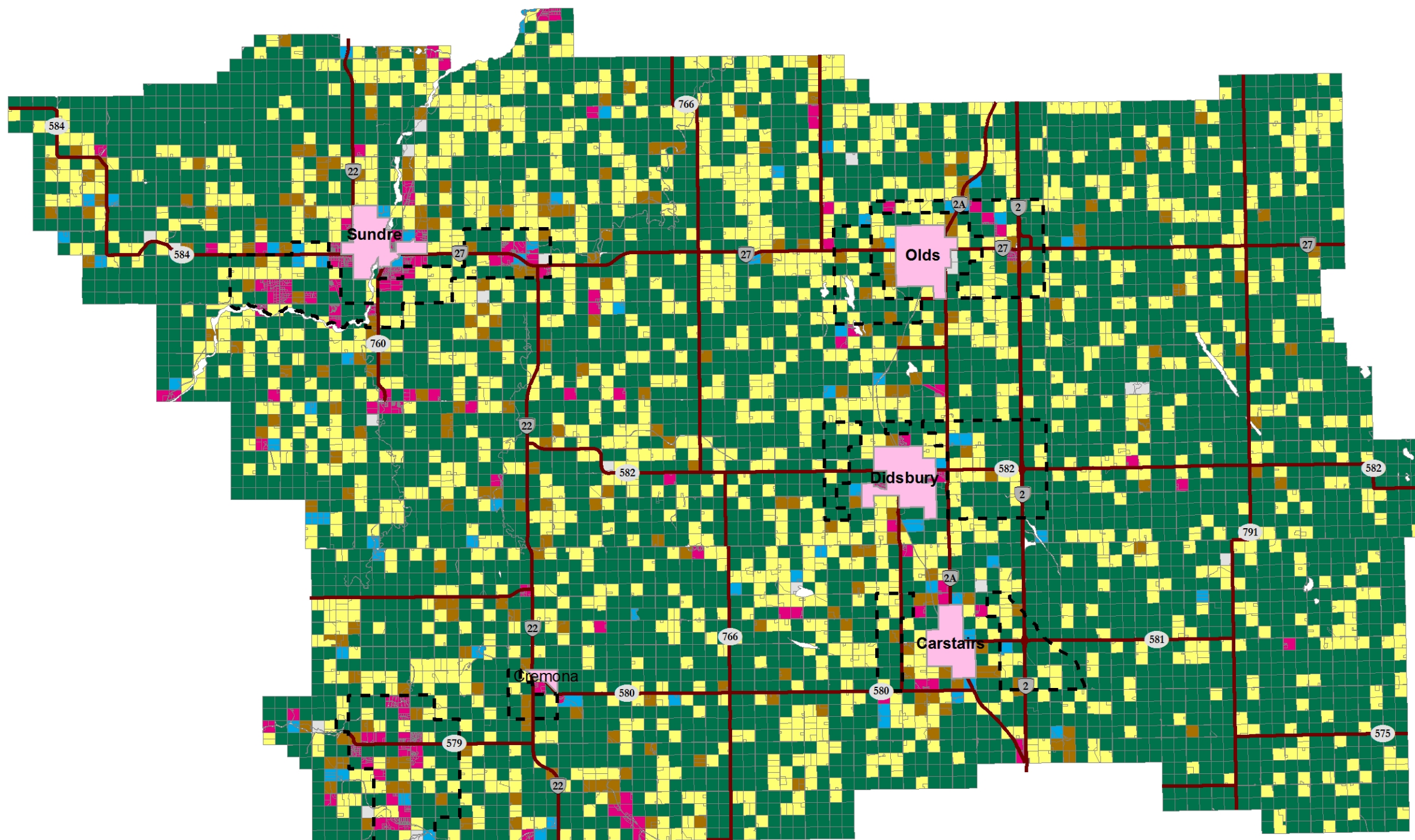
Scale: 1:300,000

Mountain View County  
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator





# Mountain View COUNTY



## Parcel Density

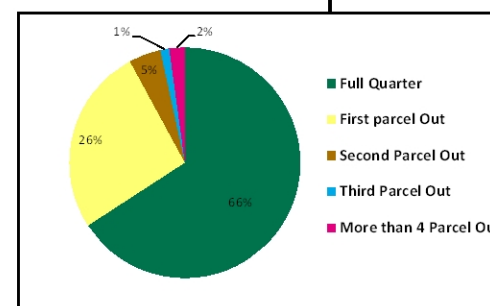


Scale: 1:300,000

Figure 4

### Legend

- Growth Centres
- Subdivision in Progress
- Full Quarter
- First Parcel Out
- Second Parcel Out
- Third Parcel Out
- More than 4 Parcel Out



	Total Number of Quarters
Full Quarter	3819
First parcel Out	1523
Second Parcel Out	260
Third Parcel Out	73
More than 4 Parcel Out	126
<b>Total</b>	<b>5801</b>



# Mountain View C O U N T Y

Development Permits issued for  
Business

**YEAR 1**

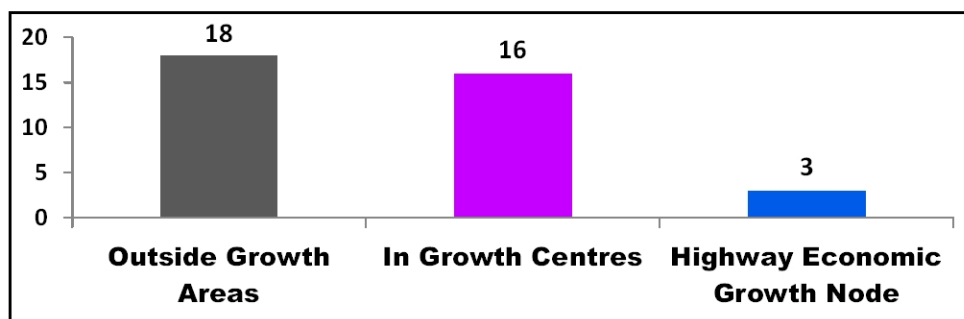
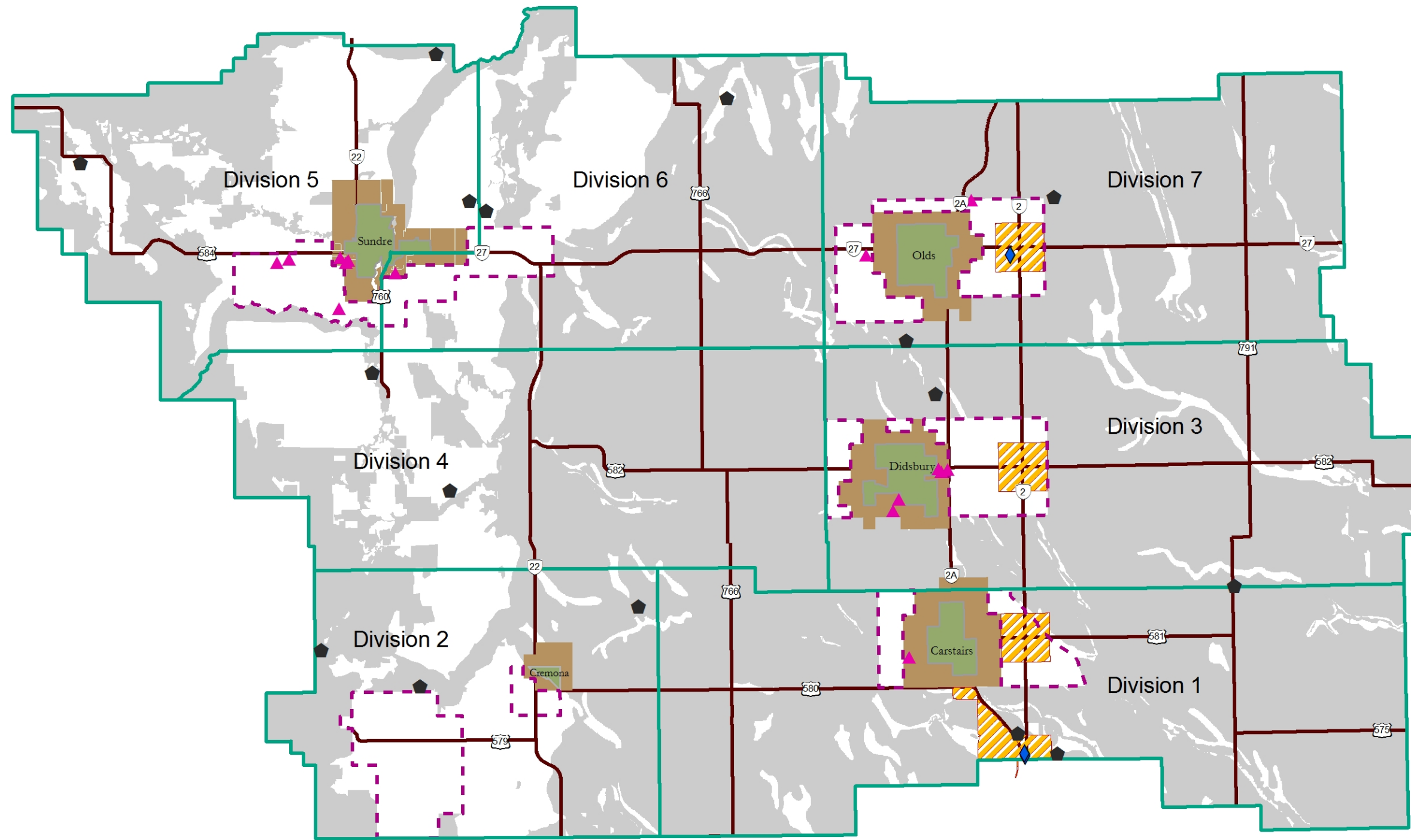
(Aug 1, 2012 - July 31, 2013)

*Figure 6A*

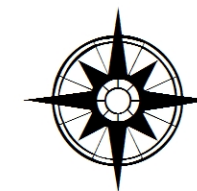
### Legend

Permit for Business in

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



DP Main	Outside Growth Areas	In Growth Centres	Highway Economic Growth Node	Total
Year 1 ( Aug 1, 2012- July 31, 2013)	18	16	3	37



Scale: 1:300,000

Mountain View County

NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator





# Mountain View C O U N T Y

## Development Permits issued for Business

**YEAR 2**

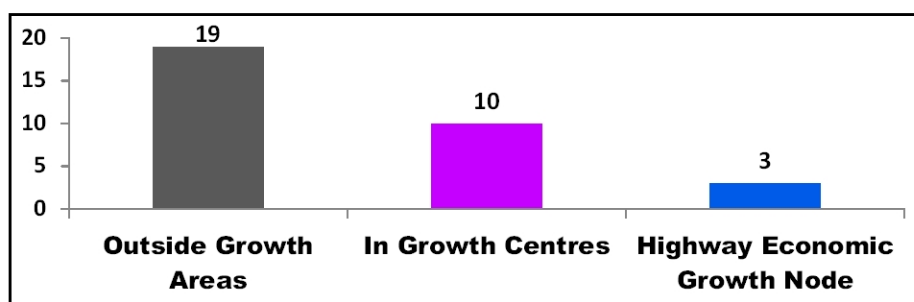
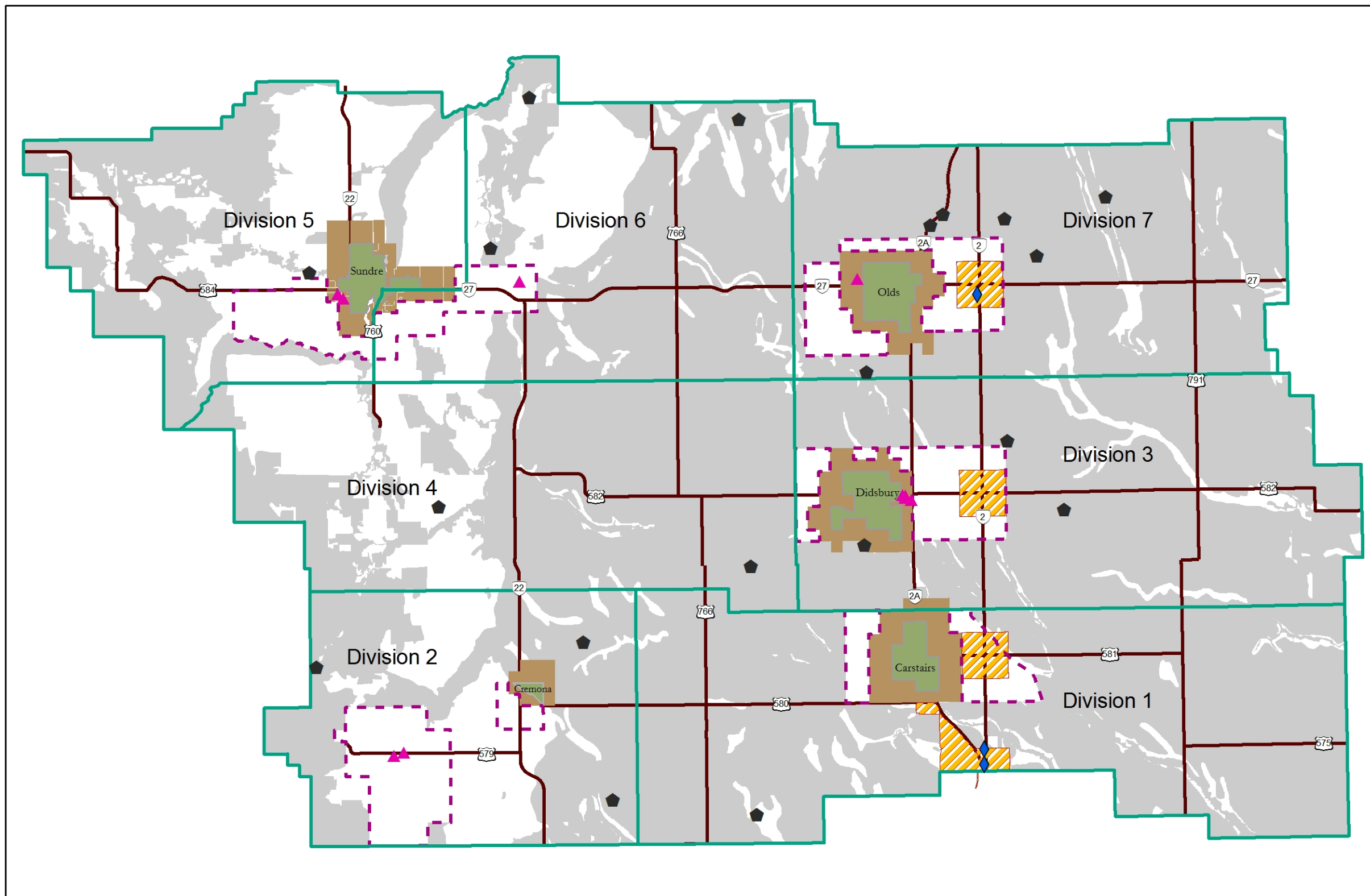
(Aug 1, 2013 - July 31, 2014)

*Figure 6B*

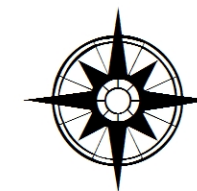
### Legend

#### Permit for Business in

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



DP Main	Outside Growth Areas	In Growth Centres	Highway Economic Growth Node	Total
Year 2 ( Aug 1, 2013- July 31, 2014)	19	10	3	32



Scale: 1:300,000

Mountain View County

NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator



# Mountain View C O U N T Y

## Development Permits issued for Dwellings

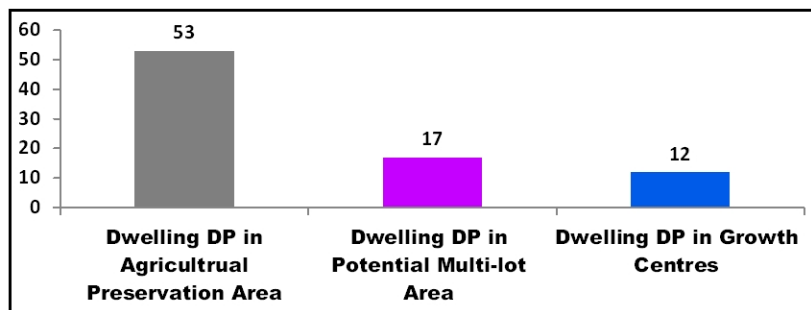
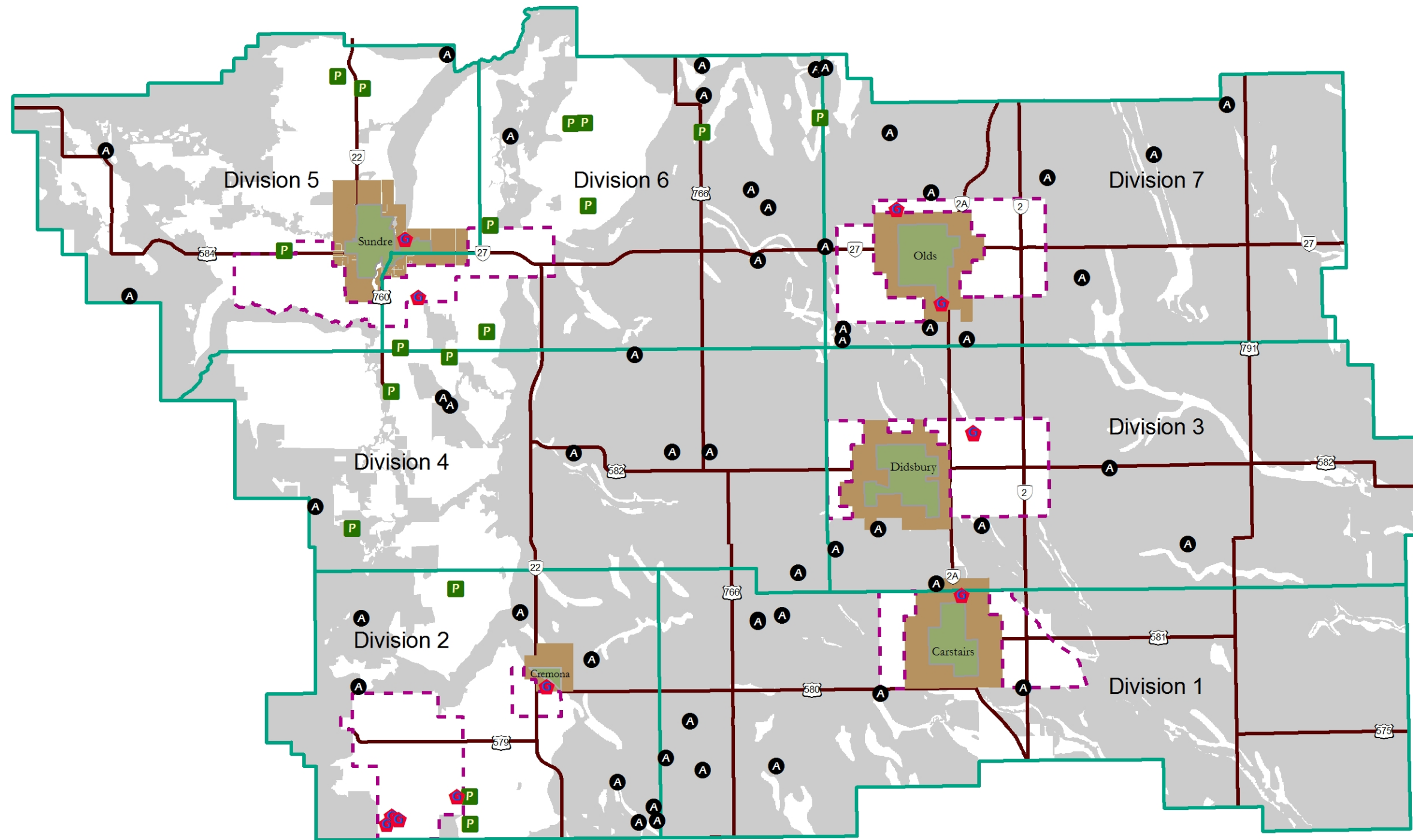
**YEAR 1**

(Aug 1, 2012 - July 31, 2013)

*Figure 5A*

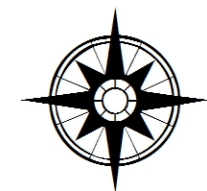
### Legend

- Permit for Dwelling in
- Agricultural Preservation Area
  - Growth Centres
  - Potential Multi-lot Area
  - Agricultural Preservation Area
  - Potential Multi-Lot Residential Development Area
  - Town/Village
  - IDP Area
  - Growth Centres
  - Highway



Year	Dwelling DP in Agricultural Preservation Area	Dwelling DP in Potential Multi-lot Area	Dwelling DP in Growth Centres	Total
Year 1 ( Aug 1, 2012- July 31, 2013)	53	17	12	<b>82</b>

Year	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	Total
Year 1 ( Aug 1, 2012- July 31, 2013)	10	16	8	11	7	16	14	<b>82</b>



Scale: 1:300,000

Mountain View County

NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator



# Mountain View COUNTY

## Development Permits issued for Dwellings

**YEAR 2**

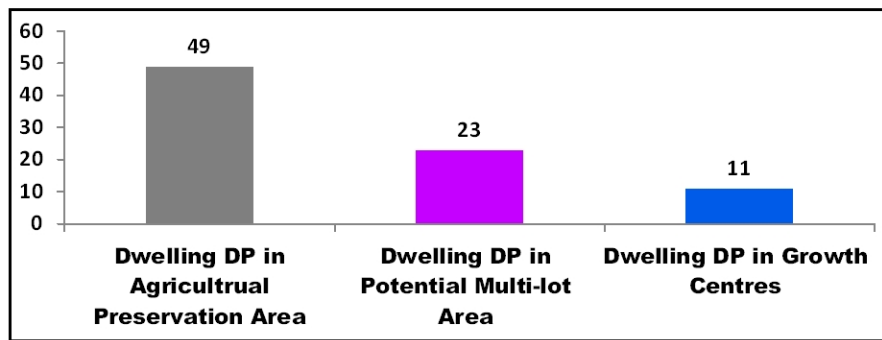
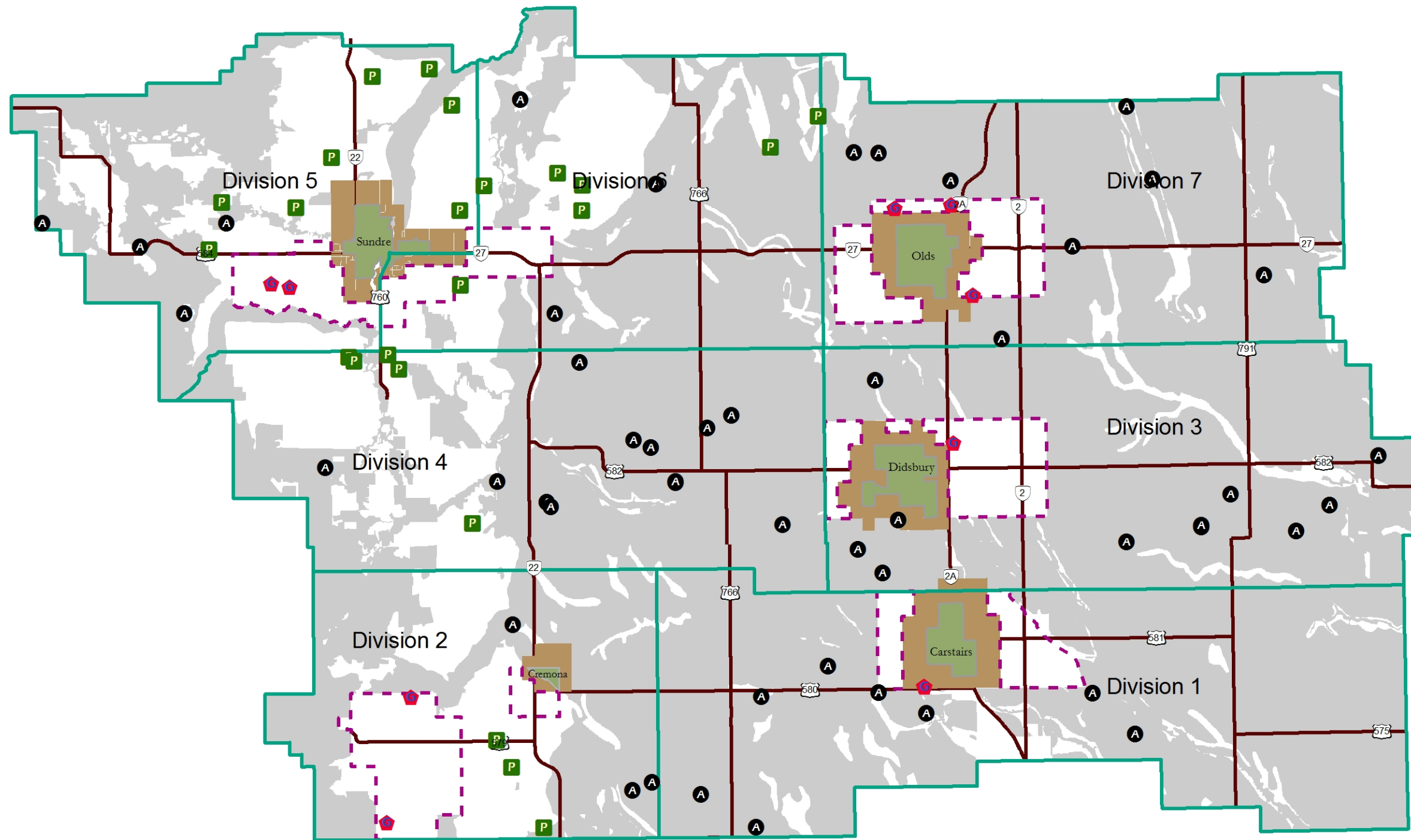
(Aug 1, 2013 - July 31, 2014)

*Figure 5B*

### Legend

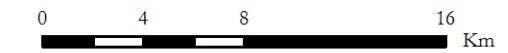
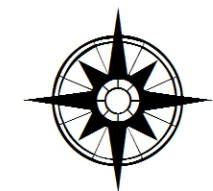
#### Permit for Dwelling in

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



Year	Dwelling DP in Agricultural Preservation Area	Dwelling DP in Potential Multi-lot Area	Dwelling DP in Growth Centres	Total
Year 2 ( Aug 1, 2013- July 31, 2014)	49	23	11	83

Year	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	Total
Year 2 ( Aug 1, 2013- July 31, 2014)	10	8	12	17	14	10	12	83



Scale: 1:300,000

Mountain View County

NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator





# Mountain View C O U N T Y

## Restrictive Covenant in MVC (2009 - 2014)


Figure 7

### Legend


 Restrictive Covenant Location


 Town/Village

 Highway

 Rivers and Creeks


 Lakes

 Floodway - Provincial Data


 Flood Fringe - Provincial Data

### Environmentally Significant Areas

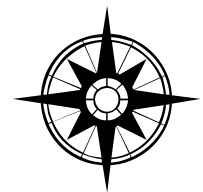
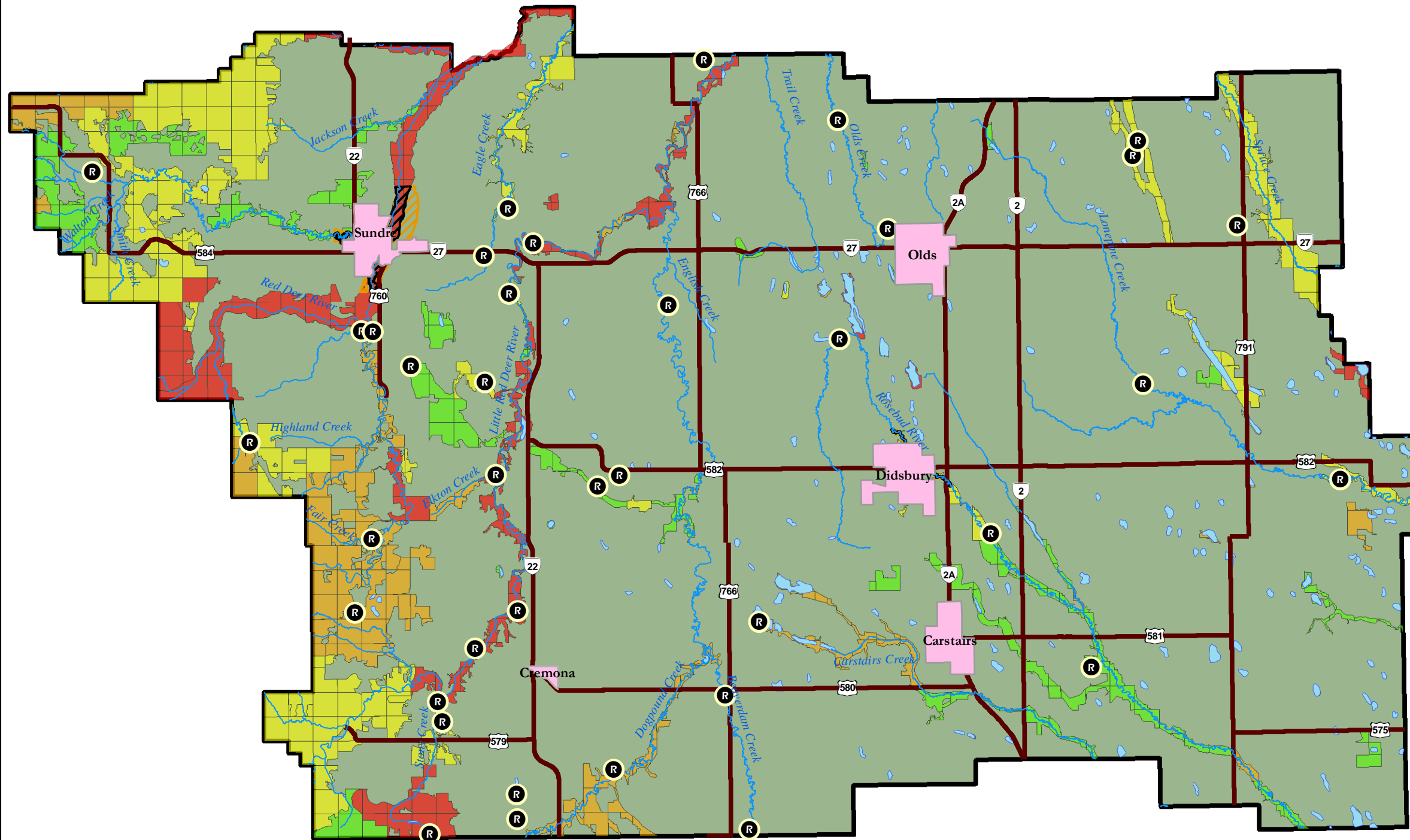
ESA\_Number

 1 (Very High)

 2 (High)

 3 (Moderate)

 4 (Low)



0 4 8 16 Km

Scale: 1:300,000

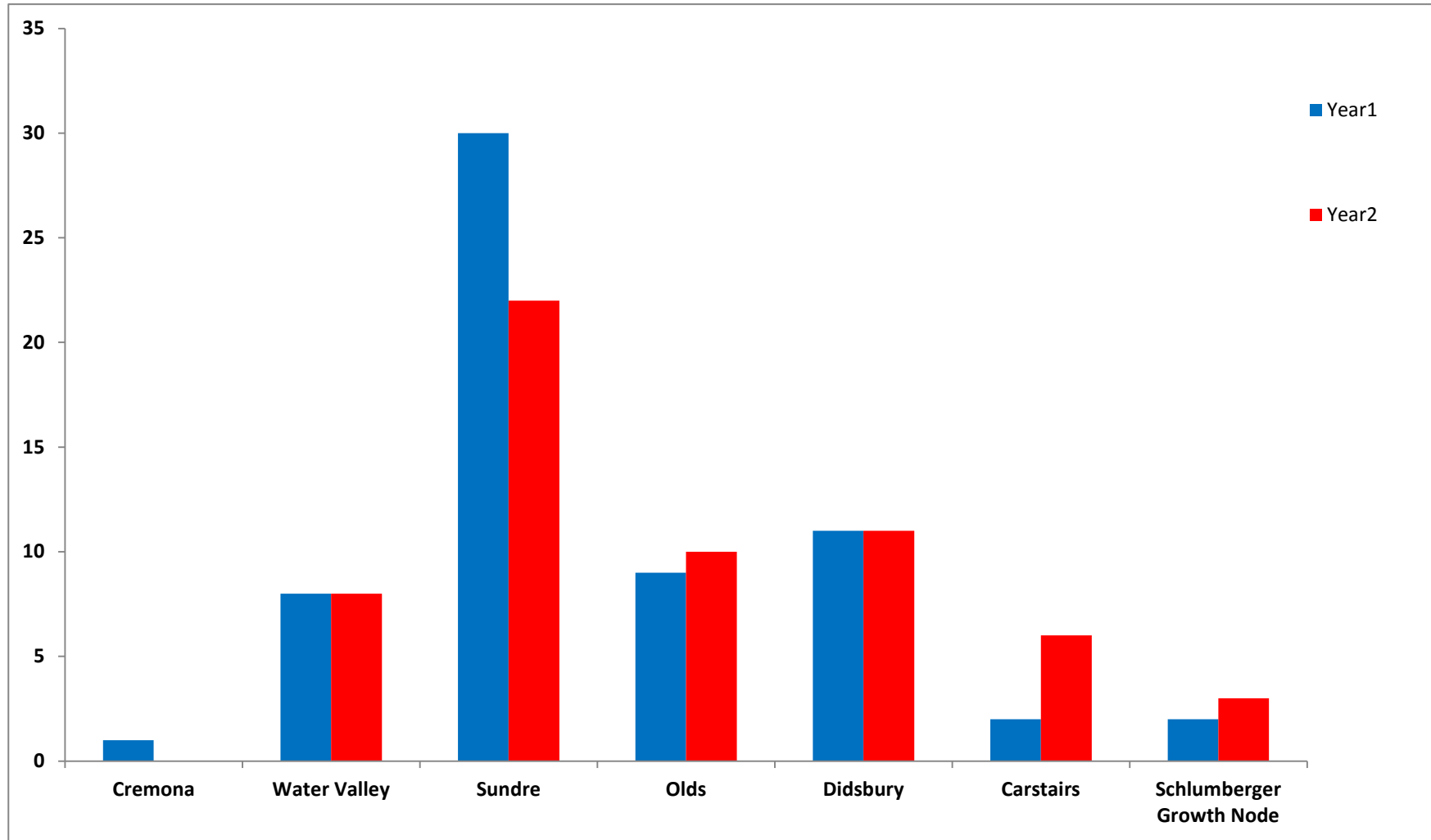
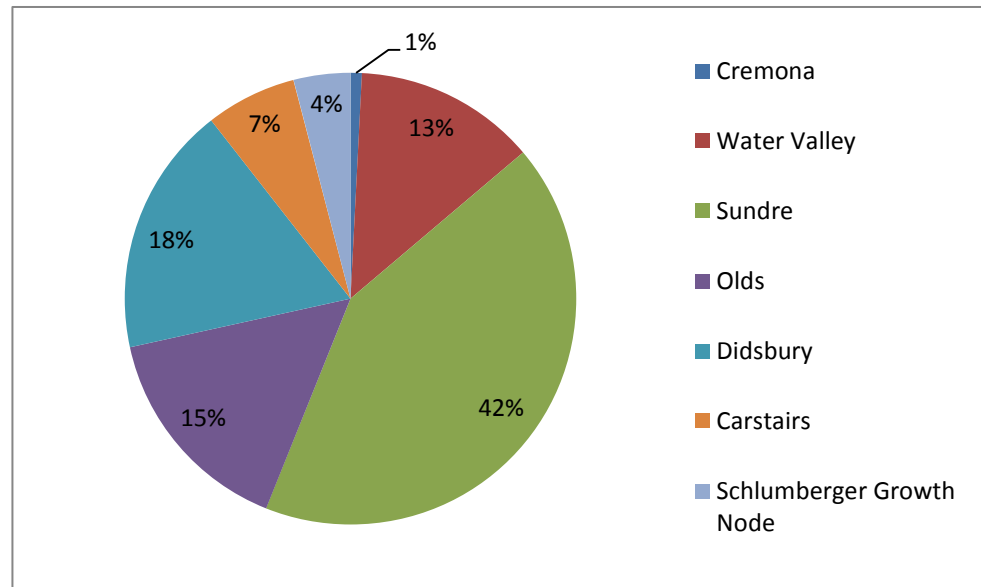
Mountain View County

NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator

# Development Permits issued in Growth Centres and Nodes

Figure 8

Growth Centres & Nodes	Year1	Year2	Total
Cremona	1	0	1
Water Valley	8	8	16
Sundre	30	22	52
Olds	9	10	19
Didsbury	11	11	22
Carstairs	2	6	8
Schlumberger Growth Node	2	3	5
<b>Total</b>	<b>63</b>	<b>60</b>	<b>123</b>





# Mountain View C O U N T Y

Approved Subdivisions

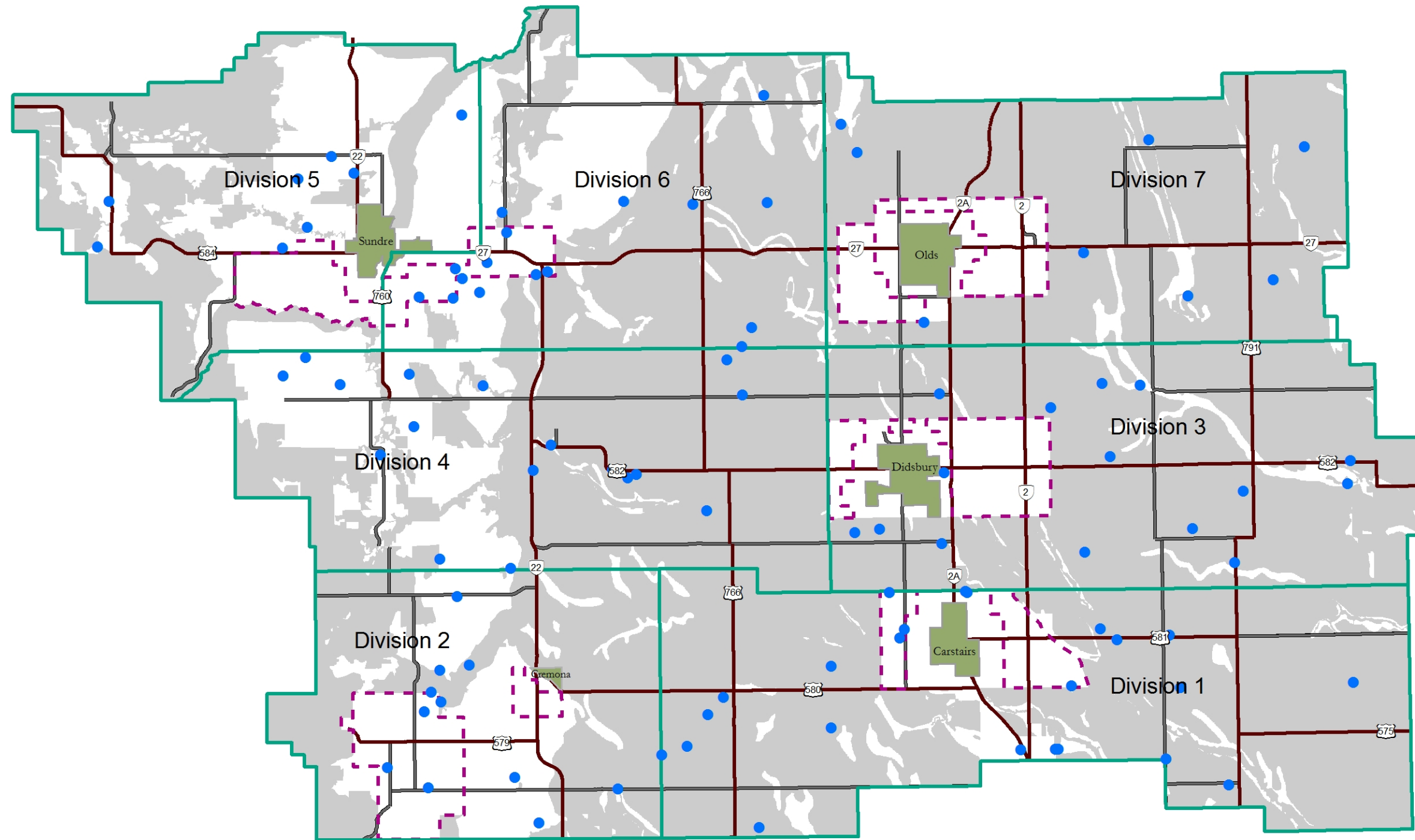
**YEAR 1 & YEAR 2**

(Aug 1, 2012 - July 31, 2014)

*Figure 10A*

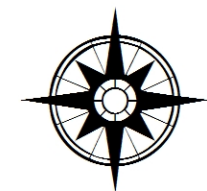
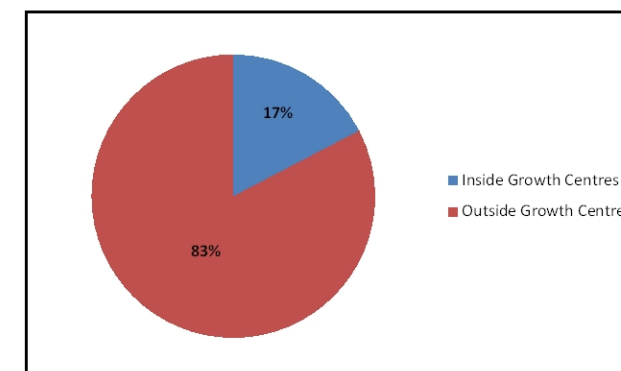
### Legend

- 10/03/2007- 07/31/2012  
(Year 1 = 51 , Year 2 = 47)
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway



Growth Centres	Year 1	Year 2	Total	
Sundre		5	2	7
Water Valley		3	0	3
Carstairs		4	2	6
Didsbury		1	0	1
Olds		0	0	0
Cremona		0	0	0
<b>Total</b>		<b>13</b>	<b>4</b>	<b>17</b>

<b>Inside Growth Centres</b>	<b>17</b>
<b>Outside Growth Centres</b>	<b>81</b>



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator



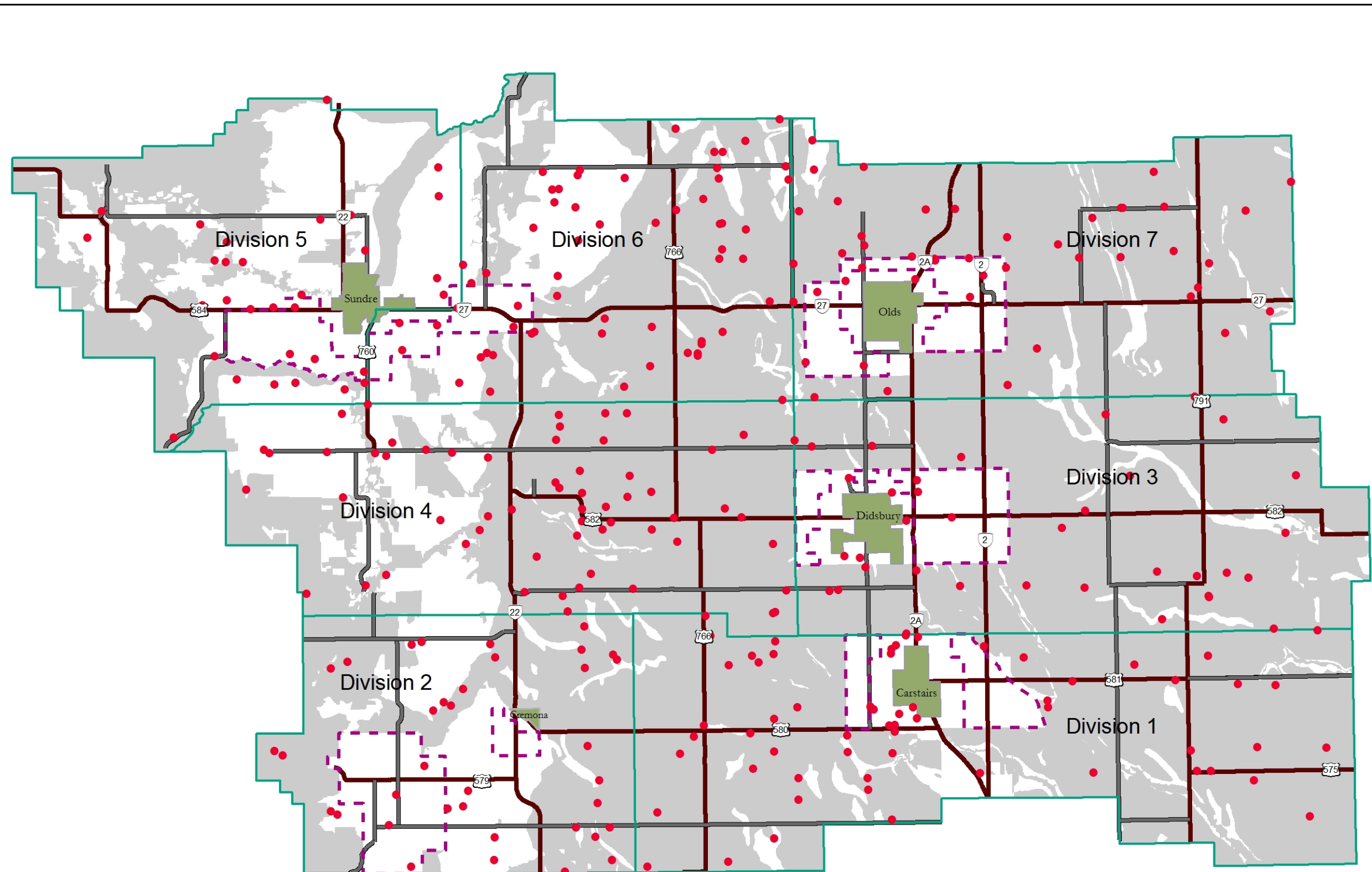


# Mountain View C O U N T Y

## Approved Redesignations

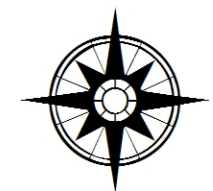
(Oct 03, 2007 - July 31, 2012)

*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



0 4 8 16 Km

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



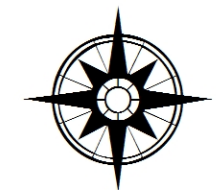
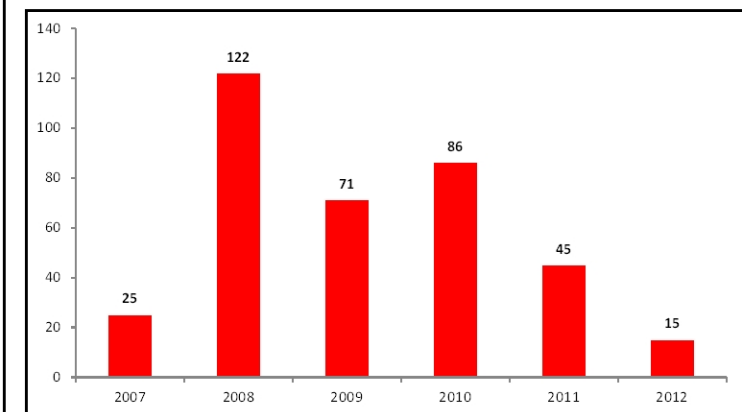
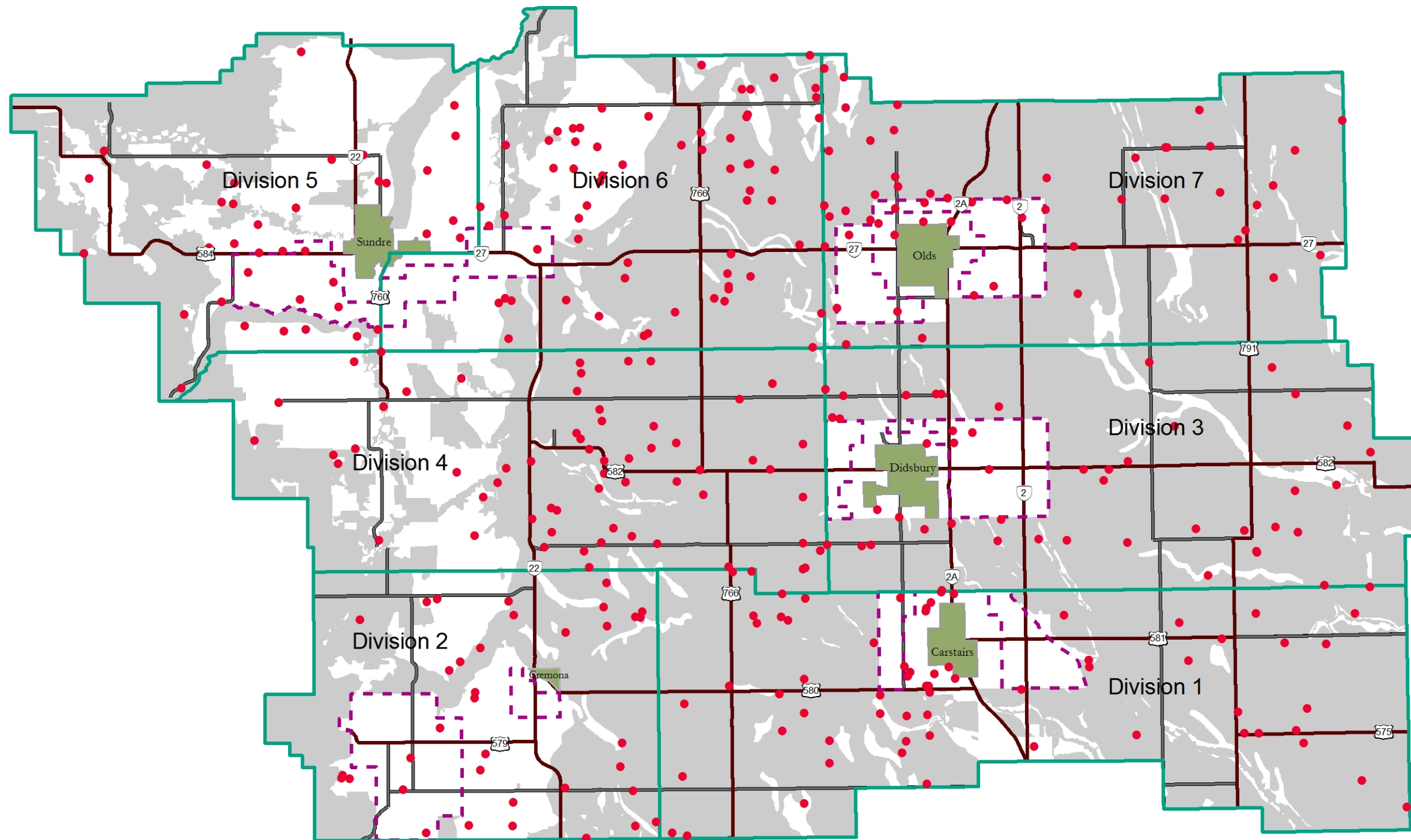
# Mountain View C O U N T Y

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

*Figure 10B*

### Legend

- 10/03/2007- 07/31/2012  
(Total of 364 Approvals)
- Agricultural Preservation Area
- Potential Multi-Lot Residential  
Development Area
- Town/Village
- Growth Centres
- Highway
- County Collector Network



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

## Approved Subdivisions

**YEAR 1**

(Aug 1, 2012 - July 31, 2013)

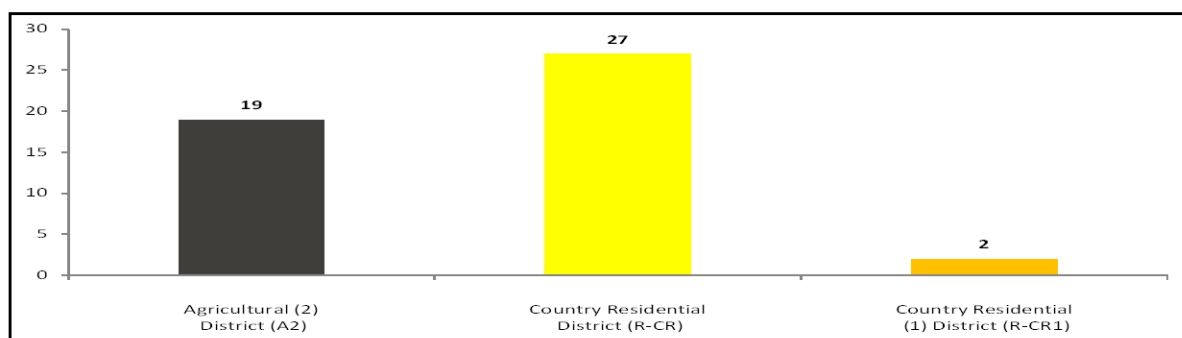
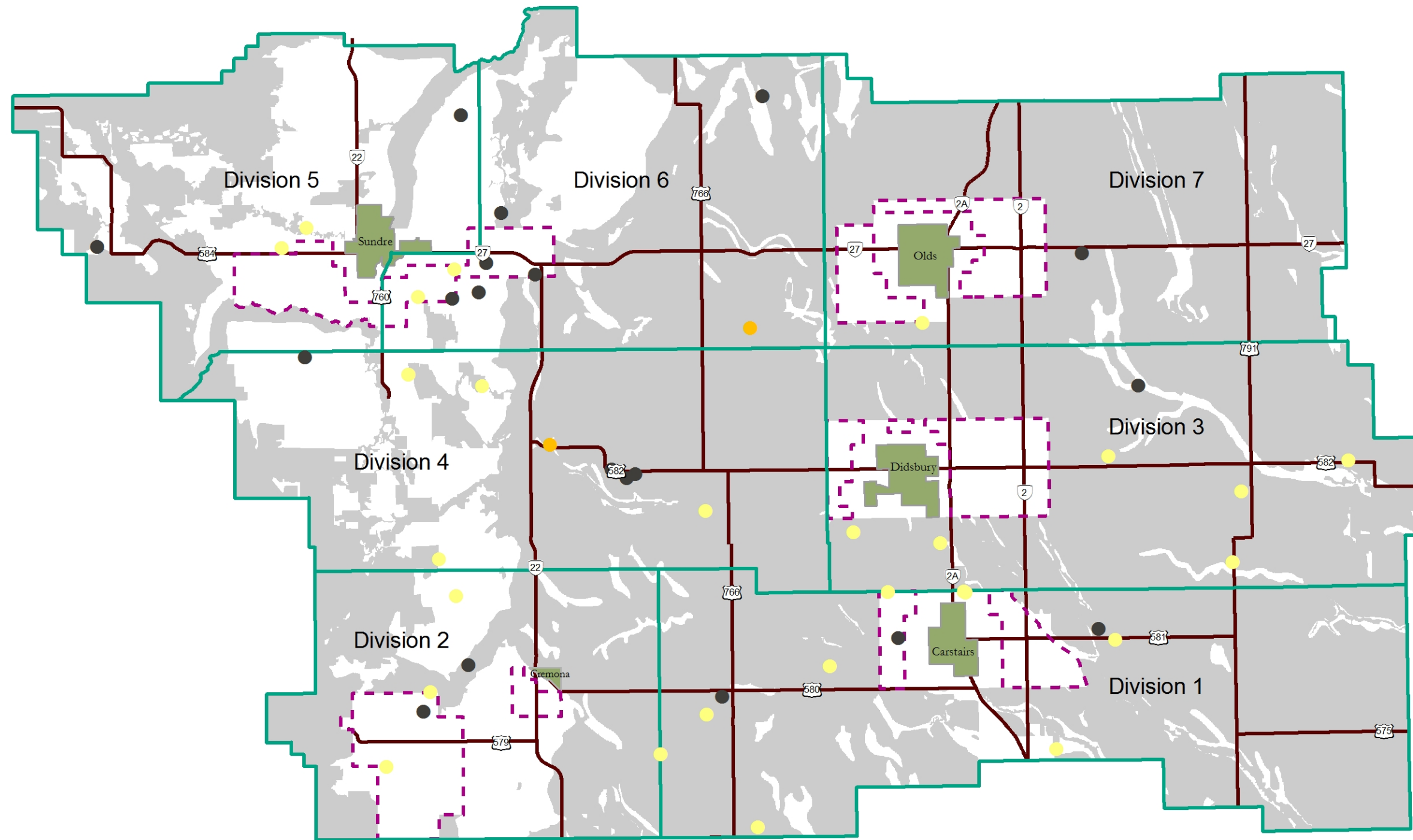
*Figure 11A*

### Legend

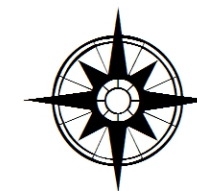
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway

### Approved Subdivisions

- Agricultural (2) District (A2) (10.1 - 80.0 ac)
- Country Residential District (R-CR) (3.0 - 10.0 ac)
- Country Residential (1) District (R-CR1) (1.0 - 2.99 ac)



Application Status:	Agriculture (2) District			Country Residential District		
	>= 40 ac	< 40 ac	Total lots	Farmstead Separation	Bare Parcels	Total lots
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



Scale: 1:300,000

Mountain View County  
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator





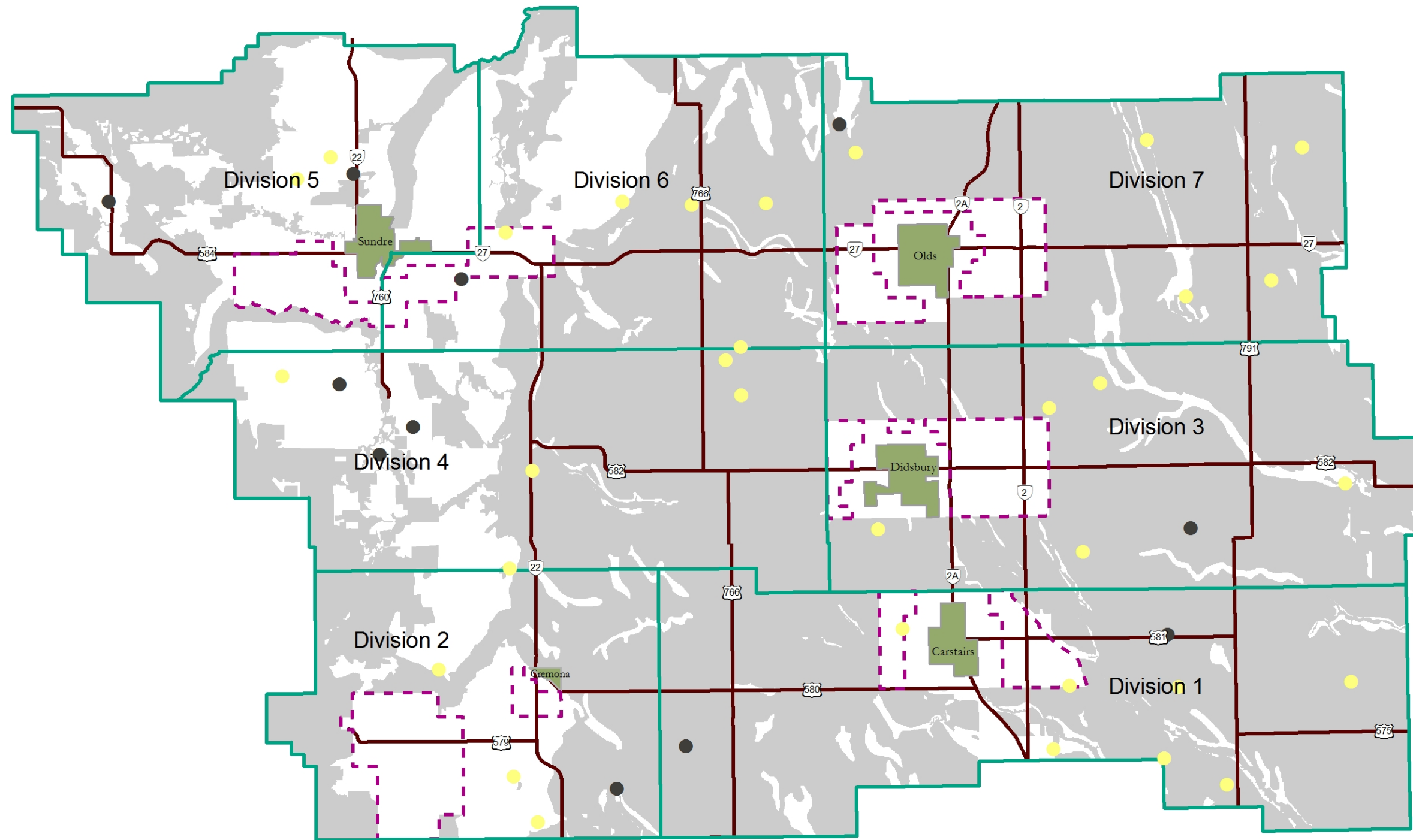
# Mountain View C O U N T Y

## Approved Subdivisions

**YEAR 2**

(Aug 1, 2013 - July 31, 2014)

*Figure 11B*

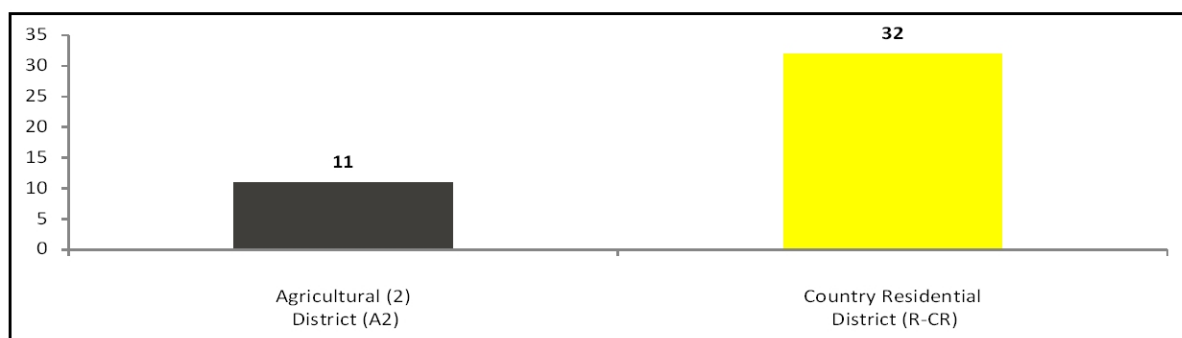


### Legend

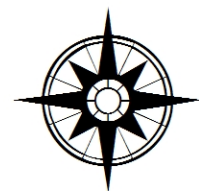
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- Growth Centres
- Highway

### Approved Subdivisions

- Agricultural (2) District (A2)  
(10.1 - 80.0 ac)
- Country Residential District (R-CR)  
(3.0 - 10.0 ac)



Application Status:	Agriculture (2) District			Country Residential District		
	>= 40 ac	< 40 ac	Total lots	Farmstead Separation	Bare Parcels	Total lots
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



Scale: 1:300,000

Mountain View County  
NAD\_1983\_10TM\_CM115  
Projection: Transverse\_Mercator