



**Mountain View**  
COUNTY

# MUNICIPAL DEVELOPMENT PLAN

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Monitoring Report  
2025



# The Annual Review

In addition to quarterly reporting, an MDP Monitoring Report (MDP) that includes mapping and tables and highlights specific information of 2025'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 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 1 to December 31, 2025.

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 mapping information contained in the Figures. Please visit our website for past MDP Monitoring Reports and the web map that contains the information for the previous four years, from 2021 to 2024.

[Mountain View County - Planning Documents](#)

# Minimizing the Loss of Agricultural Land

## Agricultural Preservation

The total number of acres redesignated for all land uses in 2025 was 1,749.39 acres compared to a total of 449.96 acres in 2024. The number of approved redesignation applications in 2025 are 44 and is an increase compared to 26 in 2024. Not all redesignation approvals resulted in additional parcels through the subdivision process.

Of the 1,749.39 acres redesignated in 2025, 142.2 acres were redesignated to residential, and 1,527.24 acres were redesignated to agriculture, of which 1502.93 acres were for smaller agricultural land use.

Figure 1 displays the distribution of redesignation approvals in 2025. A total of 31 applications were approved in the Agricultural Preservation Area compared to 13 applications in the Potential Multi Lot Residential Development Area.

## Parcel Density

In 2025, applications affected parcel density as identified in Table 1.

### 2025 Parcel Density -Table 1

Types of applications	Number of applications	Notes
First parcel out	23	One of the 23 benefitted from the Provincial definition of unsubdivided quarter section, although it technically was the second title from the quarter section. One of the 23 applications benefitted from the County's definition of an unsubdivided quarter's broader interpretation and was considered as first parcel out proposal, although it technically was the second title from the quarter section due to a community hall parcel.
Boundary adjustments that resulted in no additional parcels, but continued to be the first parcel out	2	
Second parcel out	10	
Boundary adjustment that resulted in no additional parcel, but continued to be the second parcel out	1	
Third parcel out	2	
Multi-lot applications	3	
Within Growth Centre	1	
No new title and no boundary adjustment	2	
<b>Total number of applications</b>	<b>44</b>	

In 2025, six applications were refused.

- Within the Agricultural Preservation Area, one proposal for a second parcel (with the third title as the remainder) and one proposal for a third title (a community hall as the technical fourth title and the fifth title as the remainder); as well as a multi-lot proposal for three lots (with the fourth title as the remainder) were refused.
- Parent parcels that contained both Agricultural Preservation Area and Potential Multi-Lot Residential Area that resulted in refusals included a proposal for recreational use (no subdivision was proposed); and a first parcel out proposal (with the second title as the remainder).
- A business industrial proposal (Phase 1 proposed two lots) in an Economic Node was also refused.

All applications in the Potential Multi-lot Residential Development Area were approved.

Agricultural zoning to the Agricultural (A) District was approved for 24.31 acres in 2025, as the result of a boundary adjustment application that did not create an additional parcel. A total of 1,502.93 acres were redesignated to Agricultural (2) zoning as a result of 16 applications in 2025, compared to eight applications in 2024 representing 317.93 total acres. Of the 1,502.93 acres of Agricultural (2) rezoned lands in 2025, 694.09 acres represent the remainders of the quarter sections that concurrently required redesignation, to comply with the Land Use Bylaw.

Ten new agricultural parcels in 2025 were larger than 40 acres compared to three applications in 2024. Six new agricultural parcels were smaller than 40 acres compared to four in 2024.

## 2025 Agricultural vs. Residential applications -Table 2

Application Status	Agricultural District			Residential District		
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Country Residential	Total
Total number of applications approved for <u>new</u> parcels	9 (10 parcels)	5** (6 parcels)	14	9	15 (16 parcels)	24
Total acres of land approved for redesignation to create new parcels	580.15	185.5	765.65	73.29	63.25	136.54
Average size of approved lots (acres)	58.01	30.91		8.14	3.95	

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

\*\* A multi-lot application's second parcel is not counted as an application but included in the total area, divided by 6 to determine average lot size.

To reconcile the number of acres within Figure 1 and Table 2, note that of the total 1,502.93 acres zoned A(2) in Figure 1, 694.09 acres are excluded from Table 2 because they represent the remainder portions of quarter sections or remainder portions of subject parcels that required redesignation. In addition, one boundary adjustment application that did not result in a new parcel, representing 43.19 acres, is also excluded from Table 2. The calculation:  $1,502.93 - 694.09 - 43.19 = 765.65$  acres.

To reconcile the residential acres with Figure 1 and Table 2, note that of the total 68.91 acres of country residential zoning (R-CR and R-CR1 Districts) identified in Figure 1, 5.66 acres are excluded from Table 2 because one application did not result in a new parcel (0.85 acres), and one boundary adjustment application also did not result in a new parcel (4.81 acres). The calculation:  $68.91 - 0.85 - 4.81 = 63.25$  acres.

### 2024 Agricultural vs. Residential applications -Table 3

Application Status	Agricultural District			Residential District		Total
	>= 40 ac	< 40 ac	Total	Farmstead Separation	Country Residential	
Total number of applications approved for <u>new</u> parcels	3	4	7	7	10* (13 parcels)	17
Total acres of land approved for redesignation to create new parcels	145.85	78.99	<b>224.84</b>	61.33	50.88	<b>112.21</b>
Average size of approved lots (acres)	48.61	19.74		8.76	3.91	

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

### Low Density Residential Subdivisions

A total of 142.2 acres were redesignated to residential districts in 2025 (from 26 applications) compared to 2024, when 113.79 acres were redesignated (from 18 applications).

One multi-lot residential application proposing two new residential parcels was redesignated within a Growth Centre in 2024, representing a total of 9.9 acres. In 2024, Council also considered one application for two new residential parcels.

There were nine farmstead approvals in 2025, representing 73.29 acres compared to seven farmstead applications in 2024, that represented 61.33 acres.

The average parcel size in 2025 is 8.14 acres for farmsteads and 3.95 acres for country residential parcels. Compared to 2024, the average size of farmsteads was slightly larger at 8.76 acres and country residential was slightly smaller at 3.91 acres.

MDP policies do not restrict the consideration of bare agricultural or residential parcels. Eight new bare agricultural parcels (with no dwellings) were approved in 2025 compared to six in 2024. In 2025, 13 new bare country residential parcels (with no dwellings) were approved compared to eight in 2024.

### Confined Feeding Operations (CFOs)

The Natural Resources Conservation Board (NRCB) regulates CFO under the Agricultural Operation Practices Act (AOPA). Figure 2 displays the NRCB application approvals in 2025, two expansions; one amendment (of a previous approval); and one compliance (approval of previously constructed facilities). NRCB approvals are not time sensitive in the same way that 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 2025, the provincial subdivision and development appeal board, the Lands and Property Rights Tribunal (LPRT) made a decision on one subdivision appeal. The LPRT refused the subdivision by upholding the refusal of the subdivision authority, as Council refused the zoning, and the proposal exceeded the parcel density in the Agricultural Preservation Area.

One LPRT subdivision appeal decision remained outstanding in 2025; and the hearings of one LPRT subdivision and one LPRT development permit appeal are scheduled in 2026.



## Subdivision and Development Appeal Board

The Subdivision and Development Appeal Board (SDAB) made decisions on one subdivision appeal and one development permit appeal. The SDAB refused the subdivision by upholding the refusal of the subdivision authority as the proposal exceeded the parcel density in the Agricultural Preservation Area; the lots sizes were too small; exceeded the dwelling density; and an access easement was not sufficient to provide legal and physical access. The SDAB refused a development permit appeal and upheld the refusal of the development authority, as a result of the application's non-compliance with the Land Use Bylaw's requirements when a proposal is non-compliant with a Restrictive Covenant and insufficient reasons to justify a variance.

## 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. While Figure 4 displays subdivision potential, policies of the County's statutory plans guide subdivision potential.

# Economic Development

## Businesses Diversification and Retention

The County's Land Use Bylaw (LUB) 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 2025, 18 new businesses received development approval, of which nine are located on agricultural zoned lands and five are on country residential zoned lands. Four new businesses were approved on business and industrial zoned lands. Two more businesses were established in 2025, compared to the 16 new in 2024.

A total of six businesses expanded in 2025, compared to seven in 2024. These businesses were located on a combination of business and industrial, direct control, airport, institutional 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.

Fourteen Riparian Health Assessment and Monitoring Agreements were approved as conditions of the subdivision process on affected parcels in 2025. One application's



features are on the proposed parcel and one application's features are located on two proposed parcels and the remainder of the quarter section, while 12 features are located on the remainder of the quarter sections.

In 2025, Agricultural Services worked with landowners and approved nine Riparian and Ecological Enhancement Projects and five new ALUS contracts were signed for an additional 140.7 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, 281 Riparian Enhancement Projects have been completed. Since 2010, approximately 1,535 acres have been protected with riparian fencing projects representing 85 fencing projects.

The ALUS program was established in Mountain View County in 2015 and currently has 61 participants with active contracts for 394 projects impacting over 2,200 acres of wetland, riparian and upland areas.

## Conservation Easements

Legacy Land Trust registered three additional Conservation Easements (CE) in 2025, for a total of 16 registrations within the County, as identified in Figure 7. Of the 16, two CEs are registered on county lands and 14 are registered on private lands. The Nature Conservancy of Canada (NCC) is not prepared to share information on CEs registered on parcels within the County due to confidentiality concerns and capacity issues to acquire consent from landowners.

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](#)

# 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 permits 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; subdivisions that are the first parcel out; received zoning approval or meet the requirements of ASPs; as well as subdivision refusals when Council refused the zoning;) or
- 3) Municipal Planning Commission (MPC) (that deals with discretionary uses and subdivision).

Table 4 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.

## 2025 Decisions made by Approving Authorities - Table 4

Approving Authority	DP	DP Amendment	RD only	RDSD	SD only	Total
ASDAA	84	4		59	1	148
Council - Public Hearing			3	47		50
Council - Direct Control or Other	1			1 (Concept Plan associated with a RDSD file)		2
Development Officer	110					110
MPC	12			3	2	17
	207	4	3	110	3	327
Decision	DP	DP Amendment	RD only	RDSD	SD only	Total
Approved	205	4	2	89	3	303
Deferred						-
Denied	2		1	9 (Concept Plan associated with RDSD file)		12
Setback Relaxation Granted as a result of subdivision				12		12
	207	4	3	110	3	327

# Figures

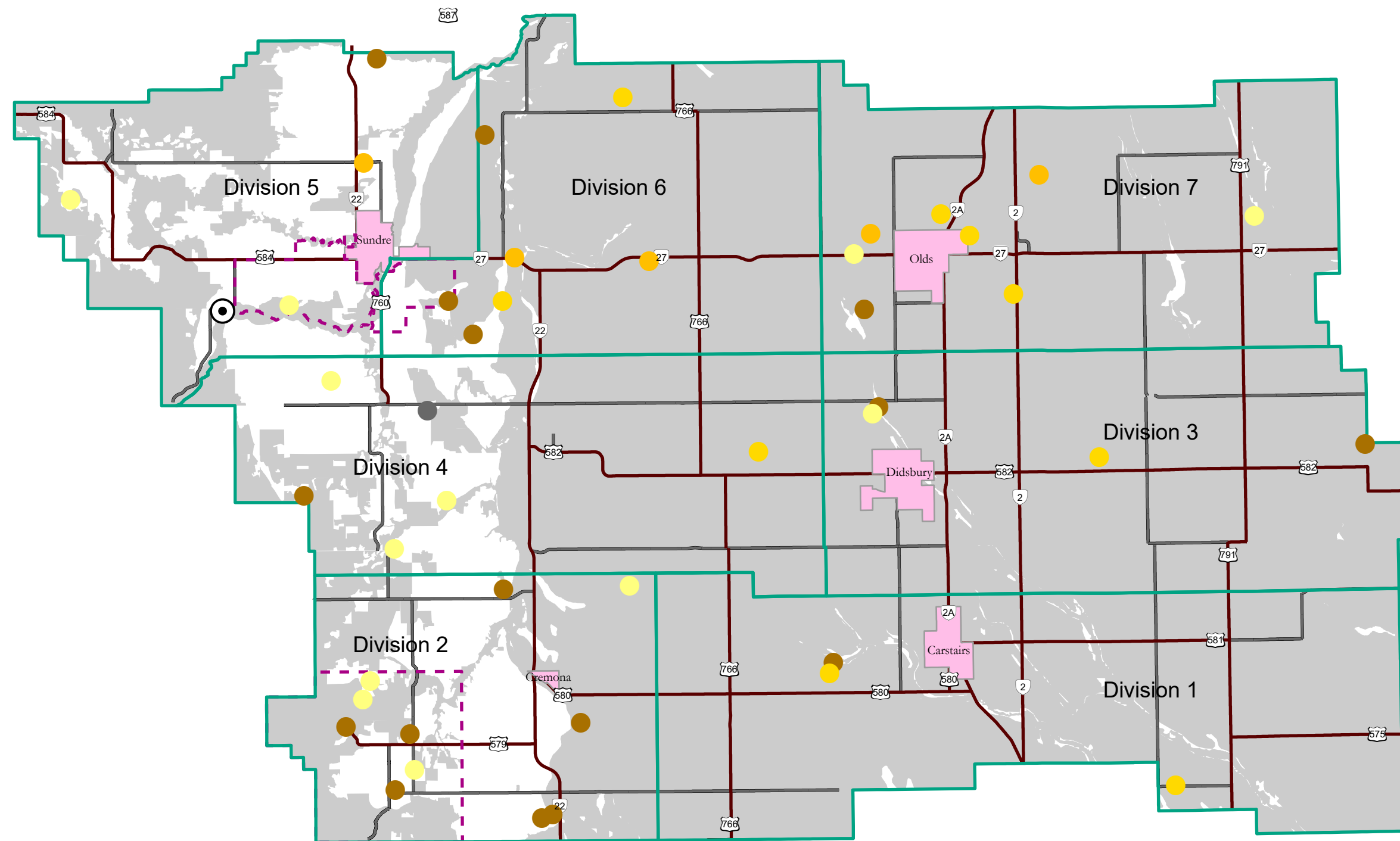
- Figure 1    Approved Redesignations 2025
- Figure 2    NRCB Approved CFOs 2025
- Figure 3    Parcel Density on December 31, 2025
- Figure 4    MDP Subdivision Potential on December 31, 2025
- Figure 5    Development Permits approved for Businesses 2025
- Figure 6    Riparian and Ecological Enhancements 2025
- Figure 7    Conservation Easements 2025



# Mountain View C O U N T Y

Approved Redesignations  
**YEAR 2025**  
(Jan 1st, 2025 - Dec 31, 2025)

Figure 1



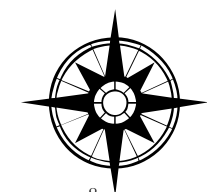
## Legend

RD Approved 2025

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

Land Use	Agricultural Preservation	Multi Lot	Agricultural Preservation (ac)	Multi Lot (ac)	Total Applications	Total (ac)
Agricultural District (A)	1		24.31		1.00	24.31
Agricultural (2) District (A(2))	11(14)	5(6)	1,109.65	393.28	16.00	1,502.93
Residential Farmstead District (R-F)	8	1	68.06	5.23	9.00	73.29
Country Residential District (R-CR)	7	5	38.23	20.69	12.00	58.92
Country Residential (1) District (R-CR1)	4	1	7.99	2.00	5.00	9.99
Aggregate Extraction/Processing District (AEP)		1		79.95	1.00	79.95
<b>Total</b>	<b>31</b>	<b>13</b>	<b>1,248.24</b>	<b>501.15</b>	<b>44.00</b>	<b>1,749.39</b>

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



0 4 8 16 Km

Scale: 1:300,000

Mountain View County

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Projection: Transverse\_Mercator



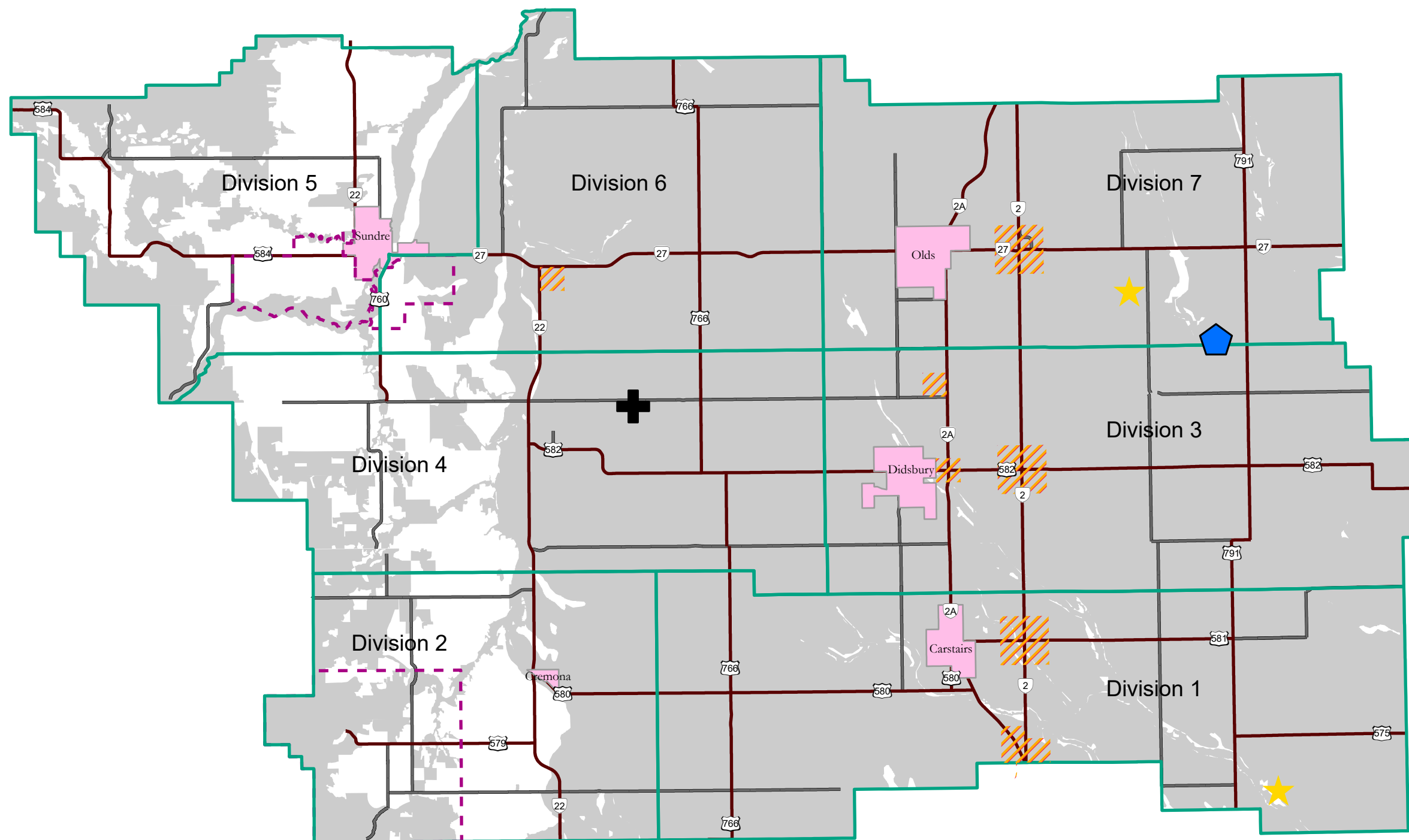
# Mountain View C O U N T Y

## NRCB CFO Map Approvals

**YEAR 2025**

(Jan 1st, 2025 - Dec 31, 2025)

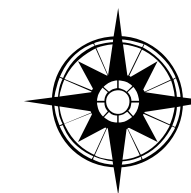
**Figure 2**



### Legend

#### NRCB CFO Map Approvals

- ★ Expansion
- ⬠ Amendment
- ⛶ Compliance
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- Town/Village
- - - Growth Centers
- ▨ Highway Economic Growth Node (ASP's Required)
- Highway
- CCN



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

## Parcel Density (On Dec 31st, 2025)

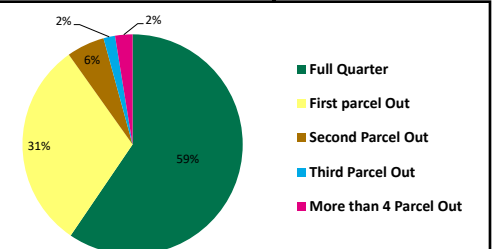


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Figure 3

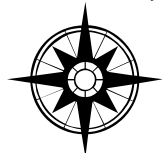
### Legend

- 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	3287
First parcel Out	1694
Second Parcel Out	308
Third Parcel Out	94
More than 4 Parcel Out	141
Total	5524





# MDP Subdivision Potential (On Dec 31st, 2025)

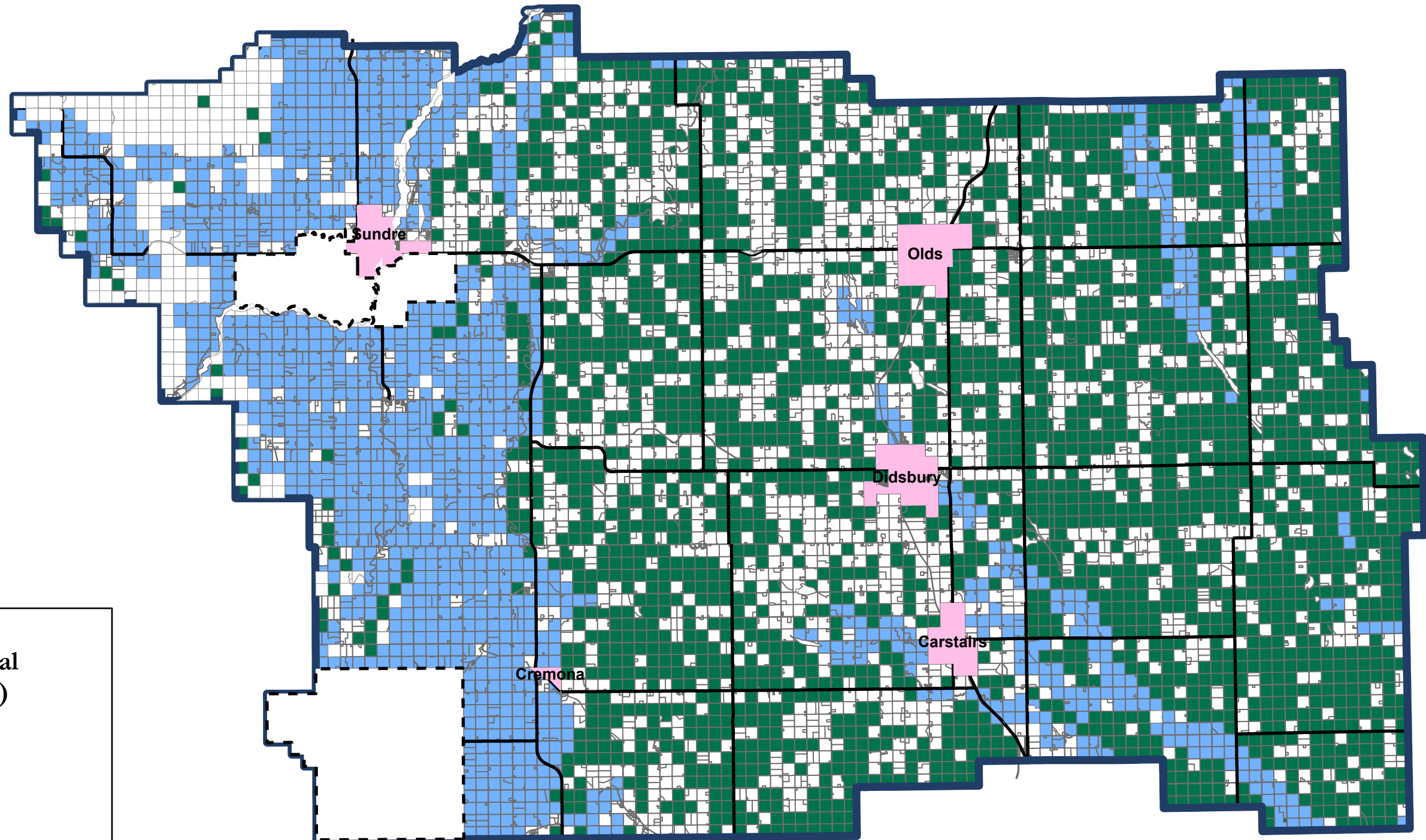


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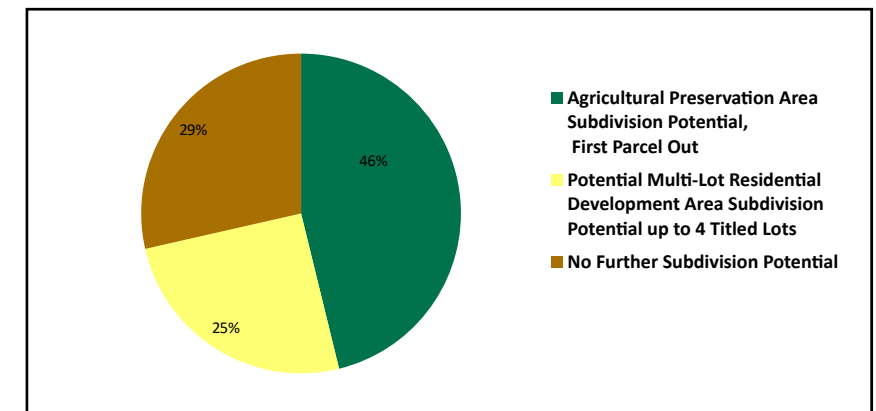
Figure 4

## 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	2,440
Potential Multi-Lot Residential Development Area Subdivision Potential up to 4 Titled Lots	1,335
No Further Subdivision Potential	1,509
<b>Total</b>	<b>5,284</b>



“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 2025**

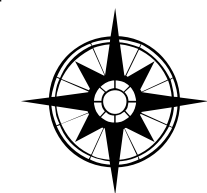
(Jan 1st, 2025 - Dec 31, 2025)

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

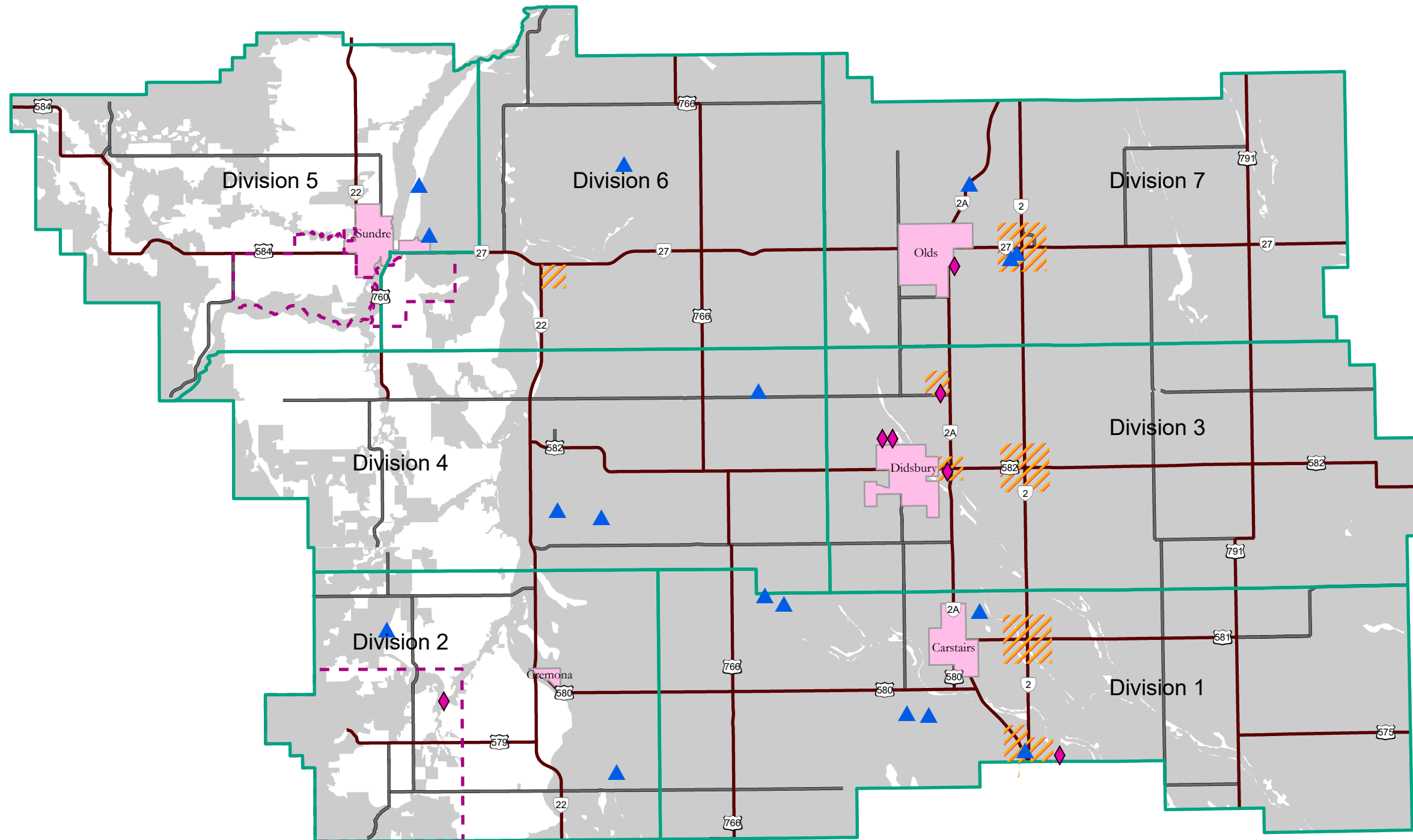


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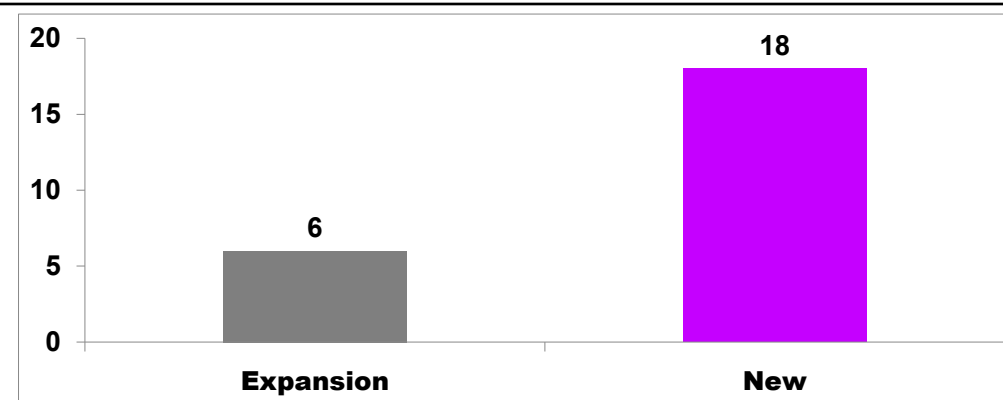
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Mountain View County

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Projection: Transverse\_Mercator



	Expansion	New	Total
Agricultural District (A)		7	7
Agricultural (2) District (A(2))		2	2
Country Residential District (R-CR)		5	5
Business Park District (I-BP)	1	4	5
Direct Control (DC)	1		1
Airport District (S-AP)	1		1
Parks & Recreation District (P-PR)	2		2
Institutional, Educational & Cultural District (S-IEC)	1		1
Total	6	18	24







# Mountain View C O U N T Y

Riparian and Ecological  
Enhancement Map  
(Jan 1st, 2025 - Dec 31, 2025)

**YEAR 2025**

Figure 6

## Legend

Environmental Protection Riparian  
Health Assessment and Monitoring  
Agreement (14)

Riparian and Ecological  
Enhancement Projects (9)

Rivers and Creeks

Town/Village

Floodway - Provincial Data

Flood Fringe - Provincial Data

Provincial ESA (2014)

## Environmentally Significant Areas

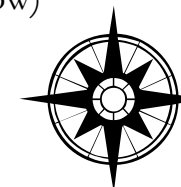
ESA\_Number

1 (Very High)

2 (High)

3 (Moderate)

4 (Low)

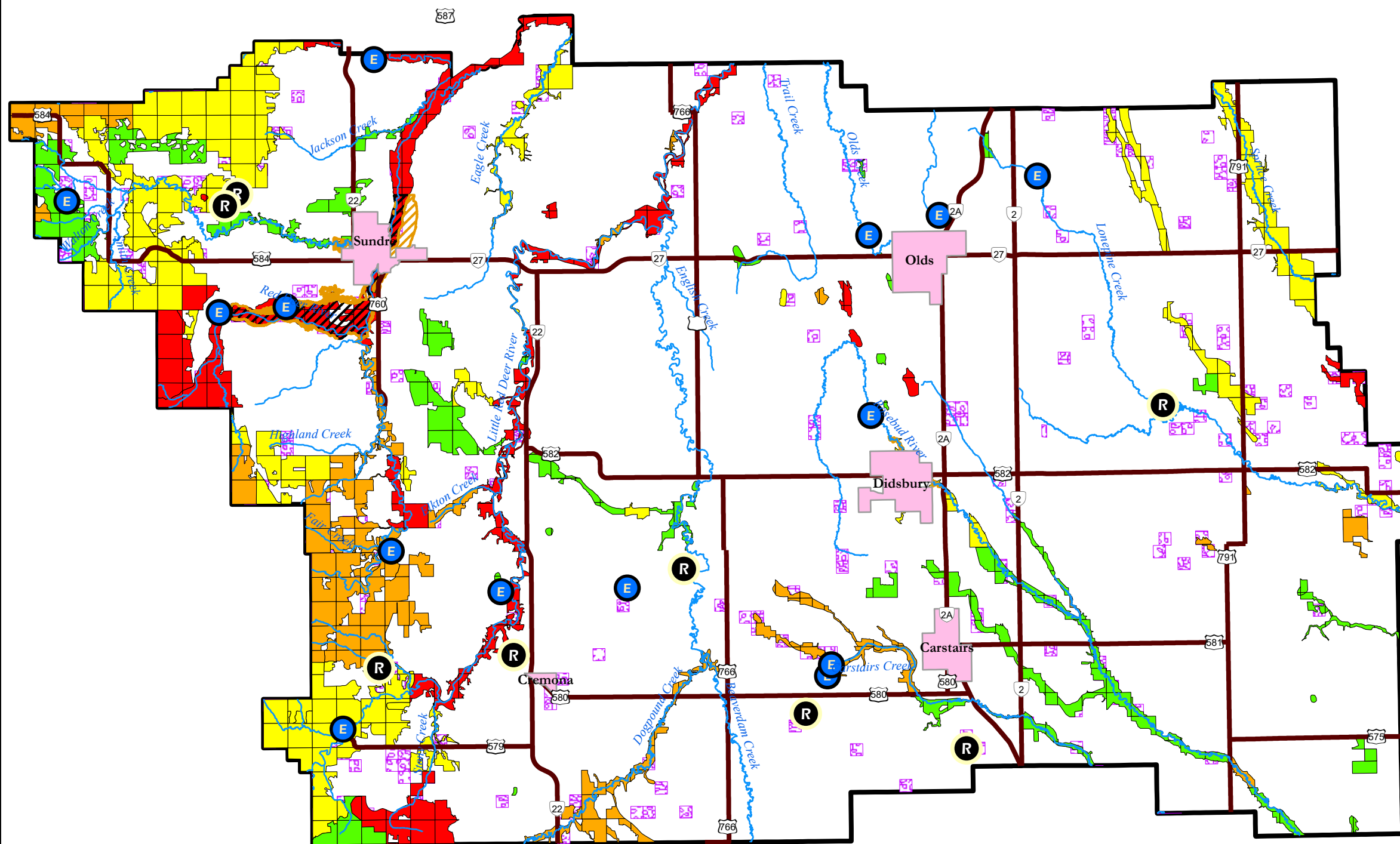


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Mountain View County

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Projection: Transverse\_Mercator



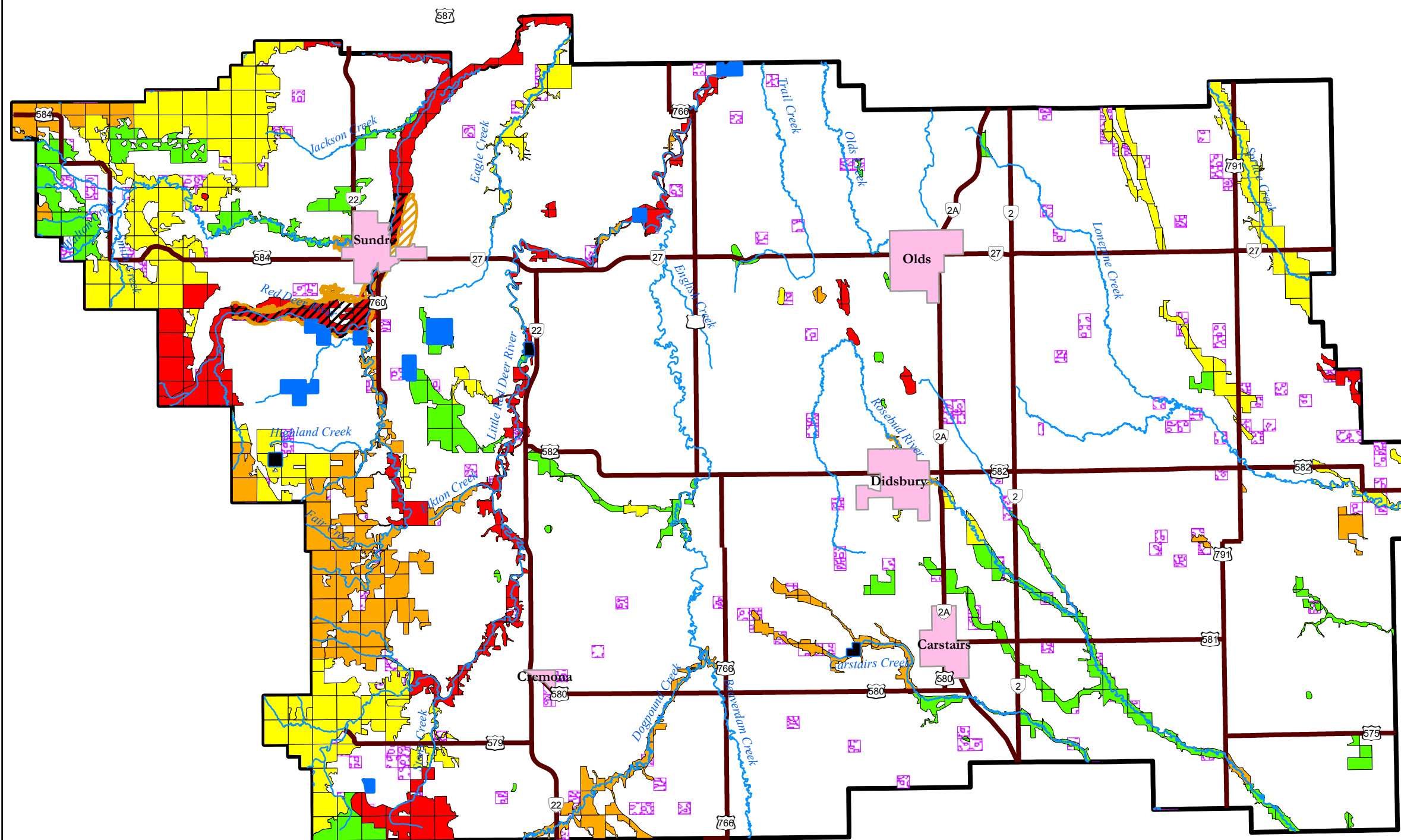


# Mountain View C O U N T Y

## Conservation Easement (Legacy Land Trust Society) (Jan 1st, 2025 - Dec 31, 2025)

**YEAR 2025**

**Figure 7**



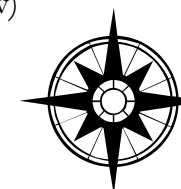
### Legend

- Conservation Easement NEW 2025 (Legacy Land Trust Society (3))
- Conservation Easement Prior to 2025 (Legacy Land Trust Society (13))
- 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

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