



Policy #6008

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Policy Title: Guidelines for the Evaluation and Consideration of Applications for Subdivision of Fragmented Parcels

Policy No.: 6008

Approval: County Council

Effective Date: January 7, 2009
Amended Date: April 27, 2016

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) may establish guidelines to facilitate the interpretation and evaluation of subdivision applications within the County.

Purpose: To provide Council, Administration and the public with a standard practice in the evaluation and interpretation of subdivision applications for fragmented parcels within the County.

Principles:

1. Statutory plans (Municipal Development Plan and Area Structure Plans) affirm, in principle, the County's support for subdivisions for titled lots fragmented by way of natural or man made features.
2. Statutory plans allow for the subdivision of fragmented parcels on a discretionary basis and in appropriate circumstances.
3. The guidelines attached to Schedule A of Procedure 6008-01 are to assist applicants, staff and Council in the evaluation, review and consideration of subdivision applications for fragmented parcels.

End of Policy



Mountain View
C O U N T Y

Procedure #6008-01


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Procedure Title: Guidelines for the Evaluation and Consideration of Applications for Subdivision of Fragmented Parcels

Procedure No.: 6008-01

Approval: CAO

Effective Date: January 7, 2009
Amended Date: March 16, 2010
Amended Date: April 27, 2016

Supersedes Procedure No.: New 

1. Definitions

- 1.1 "CAO" means Chief Administrative Officer of Mountain View County
- 1.2 "MPC" mean Municipal Planning Commission
- 1.3 "ASDAA" means the Administrative Subdivision and Development Approving Authority
- 1.4 "WATERBODY" means any location where water flows permanently or where the presence of water is continuous and year round as in the case of wetlands which are regarded as a specific type of water body.
- 1.5 "HIGH WATER MARK" means the point at which the aquatic environment as noted under the Water Act transitions to a terrestrial environment.
- 1.6 "TOP OF BANK" means the uppermost topographical break in a natural slope condition.

2. Procedures

- 2.1 All applications for subdivision of titled lots fragmented by way of natural or man-made features shall be evaluated under the terms and conditions as outlined in Schedule "A" - "Guidelines for the Evaluation and Consideration of Applications for Subdivision of Fragmented Parcels" by the Municipal Planning Commission (MPC) and/or the Administrative Subdivision and Development Approving Authority (ASDAA).
- 2.2 Schedule "A" - "Guidelines for the Evaluation and Consideration of Applications for Subdivision of Fragmented Parcels" may be amended by CAO upon request of Council.

End of Procedure

Schedule "A"

1.0 Guidelines for natural features

In the interpretation of the statutory plan policies on fragmented parcels, Mountain View County may approve the subdivision of a portion of land by natural feature, waterbody or wetland complex if ALL of the following guidelines are satisfied:

1. The County is satisfied that the size and characteristics of the fragmented land and the difficulty of access from the remainder of the land in title means the proposed parcel cannot be reasonably used with the balance of the quarter.
2. The proposed fragmented parcel has legal and physical access or such access will be provided as a condition of subdivision approval.
3. The subdivision and subsequent use of the land will not compromise the viability of adjacent land uses and operations.
4. The natural feature, waterbody or wetland proposed as the basis of the fragmented parcel is classified or exhibits the majority of the listed characteristics:

Water bodies

- a. Class A – C Water bodies which are also named under the Historical Resources Act, or
- b. Exhibits the majority of the following characteristics:
 1. Permanent year round waterbody;
 2. Slope approaching waterbody as measured from top of bank to high water mark: greater than 30%;
 3. Depth as measured from top of bank to high water mark: greater than 7 metres;
 4. Width of waterbody as measured from high water mark to high water mark: greater than 4 metres;
 5. Waterbody bisects entirety of land in title

Or

Wetlands

- c. Class II – VII Wetland, or
- d. Exhibits the majority of the following characteristics:
 1. Permanent, year round wetland;
 2. Width of wetland complex: greater than 7 metres;
 3. Wetland bisects entirety of land in title;

Or

Environmentally Significant Area

- e. Class 1 – 4 ESA, or
- f. The natural feature (coulee complex or raving) exhibits the majority of the following characteristics:
 1. Slope approaching natural feature as measured from top of bank to bottom of ravine of coulee complex: greater than 30%;
 2. Depth of natural feature as measured from top of bank to bottom of ravine of coulee complex: greater than 7 metres;
 3. Coulee complex or ravine bisects entirety of land in title.

Schedule "A"

6. The County shall require as a condition of approval for a fragmented parcel based on a natural feature, waterbody, or wetland complex the application of appropriate protection tools and improvements as outlined in the "*Environmental Protection Guidelines for the Evaluation of Subdivision and Development Applications.*"

2.0 Guidelines for man-made features

In the interpretation of the statutory plan policies on fragmented parcels, Mountain View County may approve the subdivision of a portion of land created by man-made feature, for example roads and railway lines if ALL of the following guidelines are satisfied:

1. The County is satisfied that the size and characteristics of the fragmented land and the difficulty of access from the remainder of the land in title means the proposed parcel cannot be reasonably used with the balance of the quarter.
2. The proposed fragmented parcel has legal and physical access or such access will be provided as a condition of subdivision approval.
3. The subdivision and subsequent use of the land will not compromise the viability of adjacent land uses and operations.