



**Mountain View**  
C O U N T Y

## Procedure # 6014-01

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Procedure Title:                   Agricultural Redesignation and Subdivision Guidelines  
Procedure No.:                   6014-01  
Approval:                         CAO  
Effective Date:                  October 7, 2009  
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### 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     “QUARTER SECTION” means as identified in the Municipal Development Plan (Bylaw 17/07).
- 1.5     “UNSUBDIVIDED QUARTER SECTION” means as defined in Municipal Development Plan (Bylaw 17/07).

### 2. Procedures

- 2.1     All applications for redesignation and subdivision of lands for agricultural purposes shall be evaluated under the terms and conditions as outlined in Schedule “A” - “Guidelines for the Evaluation and Consideration of Agricultural Redesignation and Subdivision Applications” by the Approving Authority.
- 2.2     Schedule “A” - “Guidelines for the Evaluation and Consideration of Agricultural Redesignation and Subdivisions” may be amended by the CAO upon request of Council.

End of Procedure

Approved: October 7, 2009

## Schedule "A"

### SECTION 1.0 - INTRODUCTION

The purpose of these guidelines is to assist the public, staff and Council in the evaluation and interpretation of redesignation and subdivision applications filed for the purposes of an agricultural parcel in accordance with Section 2.0 of the Municipal Development Plan which states:

- "2.3.5 The "first parcel out" of a previously unsubdivided quarter section is not permitted by right, but shall be generally supported by the County for the creation of one additional parcel, subject to redesignation and/or subdivision application and the provisions of the Land Use Bylaw and the MDP.
- 2.3.6 The base density of the Agricultural Land Use District is one (1) titled lot per quarter section.
- 2.3.7 The minimum parcel size for a new agricultural parcel shall be 8.09 hectares (20 acres). Parcel configuration should reflect the existing conditions and use of the land, and shall require redesignation to the appropriate land use district and a concurrent subdivision application. "

### SECTION 2.0 - AGRICULTURAL REDESIGNATION AND SUBDIVISION APPLICATIONS ON UNSUBDIVIDED QUARTER SECTIONS

In the interpretation of the above referenced policy, Mountain View County may approve the redesignation and subdivision of an agricultural parcel on an **unsubdivided quarter section** if ALL of the following guidelines are satisfied:

- 2.1 The applicant has considered and provided written explanation as per why other policy alternatives provided by the Municipal Development Plan are not appropriate to accommodate the proposed development including: options under the residential and agricultural land use policies of the Municipal Development Plan. These policy alternatives include a single lot residential separation (max. 3 acres), a farmstead separation (max. 10 acres) or where available, other options under the residential land use policies.
- 2.2 The proposed agricultural parcel configuration respects the existing use and configuration of the agricultural units on the land to support the subdivision including: existing agricultural units and production on the quarter, existing ancillary farm structures and buildings, existing drainage courses and natural features.
- 2.3 The application clearly articulates how the configuration and incorporation of existing improvements relates to the redesignation and subdivision application.
- 2.4 The proposed sizing and configuration of the parcel is appropriate to accommodate the existing or intended agricultural use of the land as conveyed on the proposed use description of the redesignation and agricultural subdivision application.
- 2.5 The proposed parcel has appropriate means of legal and physical access in accordance with the Government of Alberta Subdivision and Development Regulations and to the satisfaction of the approving authority.

### SECTION 3.0 - AGRICULTURAL REDESIGNATION AND SUBDIVISION APPLICATIONS ON SUBDIVIDED QUARTER SECTIONS

In addition to consideration of the above criteria for unsubdivided quarter sections, Mountain View County at its sole discretion may consider for approval the redesignation and subdivision of an agricultural parcel on an existing **subdivided quarter section** if all of the guidelines are satisfied:

- 3.1 That portion of the subject property affected by the application is a current agricultural operation, as provided by the applicant and reviewed through the County's assessment and taxation records.
- 3.2 The applicant, to the satisfaction of Mountain View County, establishes that the proposed redesignation and subdivision is required to support the intensification of the existing agricultural operation.
- 3.3 The proposed agricultural parcel configuration respects the existing use and configuration of the agricultural units on the land to support the subdivision including: existing agricultural units and production on the quarter, existing fencing improvements, existing ancillary farm structures and buildings, existing drainage courses and natural features on the land.
- 3.4 The proposed agricultural redesignation and subdivision application would increase the acreage of the subject property resulting in an approximate 80/80 acre split on the subject quarter section to support the proposed agricultural operation.
- 3.5 As a condition of redesignation and subdivision approval, the applicant shall present a plan of survey prepared by a qualified registered land surveyor that delineates the subdivision and consolidation on the subject property so that the parcel density on the quarter section does not exceed two parcels per quarter.