



March 06, 2026

File No.: PLRDSD20260052

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: BRAYBROOK, Lonnie
Landowners: BRAYBROOK, Lonnie & Wanda
COLEMAN, Brian Dale & Colleen Jessie
Legal: SW 14-31-5-5

From: Agricultural District (A) To: Agricultural (2) District (A(2))
Proposed Redesignation Area: 76.53 acres (30.97 hectares)
Number of Lots for Subdivision: 1

You are receiving this notification letter because there is a proposal for Redesignation (a change of land use) and a Subdivision (to create a separate title) within the vicinity of your property (see attached map) and you are invited to provide comment.

Mountain View County has received an application for Redesignation and Subdivision approval on the above noted property. You are an adjacent landowner to this property and, as such, we are required to notify you of this application. A copy of the application can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to April 05, 2026. Comments may be sent to the Planner by:

Email: rpohl@mvcounty.com; or
In Person: 10-1408 Township Road 320 (Bergen Road); or
Mail: Postal Bag 100, Didsbury AB T0M 0W0

Include your contact information including your mailing address, telephone number, and email address so that we may provide you with notice of meetings regarding this file. Your letter will be provided to the appropriate Approving Authority when it considers this application and will become part of the public record for this file. In addition, your letter will be shared with the landowner and/or the applicant.

Please note that your written comment will only be used for this Redesignation and Subdivision file. In the future, if a Development Permit is applied for that requires a notification, you will receive a notification and the opportunity to comment.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, please contact me at 403-335-3311 ext. 219 or by email at rpohl@mvcountry.com.

Sincerely,



Réanne Pohl, Planner
Planning and Development Services

/rp

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

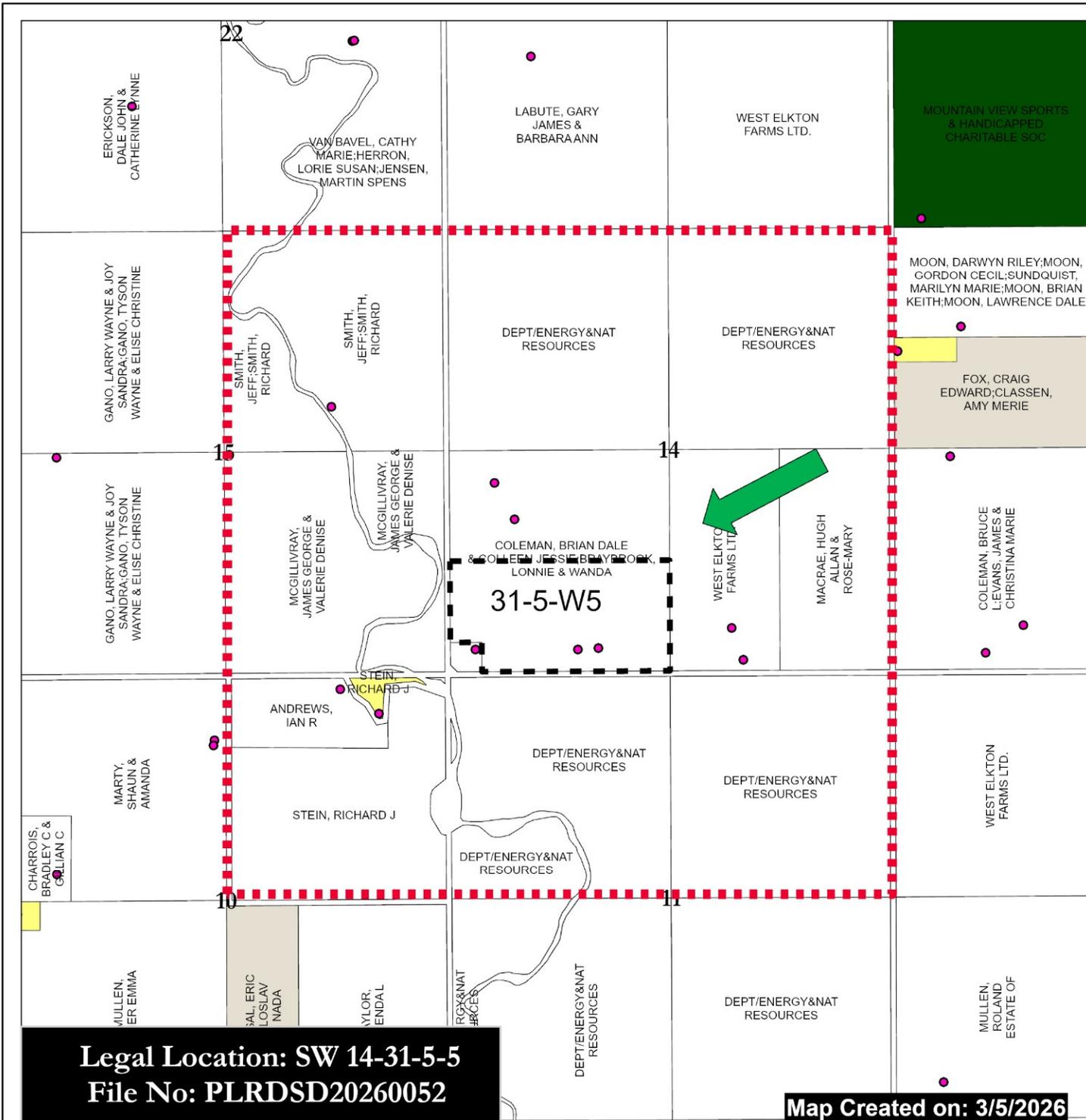
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- Business Park District (I-BP)
- Heavy Industrial District (I-HI)
- Aggregate Extraction/Processing District (AEP)
- Parks and Conservation District (P-PC)
- Parks and Recreation District (P-PR)
- Parks and Comprehensive Recreational District (P-PCR)
- Institutional, Educational and Cultural District (S-IEC)
- Airport District (S-AP)
- Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 14-31-5-5
File No: PLRDSD20260052

Map Created on: 3/5/2026



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation
- Subdivision Boundary
- Road Width Less than 7 m
- 6.5 m
- Wells
- ABANDONED (1)



0 50 100 Meters

Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER

14

**Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
seventy-six point five three ((+/-) 76.53) acres**

31-5-W5

+/- 798.61m

+/- 296.67m

+/- 114.36m

+/- 106.57m

+/- 683.71m

+/- 403.25m

Rge Rd 52

Twp Rd 312

**Legal Location: SW 14-31-5-5
File No: PLRDSD20260052**

Map Created on: 3/5/2026



Mountain View COUNTY

Site Dimension

Legend

- | | | | |
|--|---|--|-----------------------|
| | Application Location | | PIPELINES |
| | Rural Address | | SUBST_A |
| | Gas Plants, Battery Sites, etc. | | CRUDE OIL |
| | <all other values> | | FRESH WATER |
| | Wells | | FUEL GAS |
| | Proposed Redesignation Subdivision Boundary | | HVP PRODUCTS |
| | Altalink Powerline Buffer (30m) | | LVP PRODUCTS |
| | Streetlights - Fortis | | MISCELLANEOUS LIQUIDS |
| | Power Poles - Fortis | | NATURAL GAS |
| | | | OIL WELL EFFLUENT |
| | | | SALT WATER |
| | | | SOUR NATURAL GAS |
| | | | UNKNOWN |
| | | | <all other values> |



012.25 50 75 100 125 150 175 Meters

Scale: 1:5,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review its Attribute Table or Contact AER



Legal Location: SW 14-31-5-5
File No: PLRDSD20260052

Note: Air Photo was captured in 2022

Map Created on: 3/5/2026



REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLRDSP2026005Z

SUBMISSION REQUIREMENTS

A Redesignation (rezoning) and Subdivision application will only be processed when it is completed in its entirety. This checklist should be completed by the applicant. All boxes should be checked, and the required information attached to the application. The Planning and Development Department will accept the application when all of the following requirements are addressed. All boxes should either be a ✓ or N/A (not applicable).

- Completed Application form signed by all titled landowners
 - Certificate of Title - current within 30 days.
 - Abandoned Well Information from Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>
 - Application Fees (please review [Fee Schedule](#) or <https://www.mountainviewcounty.com/p/bylaws>)
- * Upon review, additional supportive information may be requested by the Planning and Development Department in support of your application (e.g. Traffic Impact Assessment, Proof of Water, Geotechnical Report, etc.).

Please note MVC is now going paperless with their application forms. Once the original application is scanned into our system, the original will be destroyed. As a result, if an application is withdrawn, an electronic copy (only) will be returned to you along with the appropriate refund under our [Fee Schedule](#).

CONTACT DETAILS

NAME OF APPLICANT(S) Lonnie Braybrook

Address: [Redacted] Didsbury Postal Code: TOM 0W0

Phone #: [Redacted] Alternate Phone #: [Redacted]

Fax #: [Redacted] Email: [Redacted]

LANDOWNER(S) (if applicant is not the landowner): Brian Coleman Colleen Coleman

Address: [Redacted] Didsbury AB Postal Code: TOM 0W0

Phone #: [Redacted] Alternate Phone #: [Redacted]

Fax #: [Redacted] Email: [Redacted]

Wanda Braybrook [Redacted] Didsbury

[Redacted] [Redacted] TOM 0W0

PROPERTY DETAILS

1. LEGAL DESCRIPTION of the land to be redesignated (rezoned) and/or subdivided:

All/part of the Sw 1/4 Sec. 14 Twp. 31 Range 5 West of 5 Meridian

Being all/parts of Lot _____ Block: _____ Plan _____

Rural Address (if applicable): [Redacted] Twsp RD 312

a. Area to be Redesignated/Subdivided: 77 acres (±) / 31.16 hectares (±)

b. Rezoned from Land Use District: [X] Agricultural [] Country Residential [] Residential Farmstead [] Other _____

c. To Land Use District: [X] Agricultural 2 [] Country Residential [] Residential Farmstead [] Recreational [] Industrial [] Direct Control [] Other _____

Number of new parcel(s) proposed: 1

Size of new parcel(s) proposed: 77 acres / 31.16 hectares

2. LOCATION of the land to be redesignated (rezoned) and/or subdivided:

a. Is the land situated immediately adjacent to the municipal boundary? [] Yes [X] No If yes, the adjoining municipality is: _____

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? [] Yes [X] No If yes, the highway number is: _____

c. Is there a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine within 800 meters of the proposed parcel? OR does the proposed parcel or surrounding lands contain or is it bounded by a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? [X] Yes [] No If yes, state its name: Fallentimber River

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? [] Yes [X] No [] Unknown If yes, state the facility: _____

e. Is the proposed parcel within 1 mile (1.6 km) of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? [] Yes [X] No [] Unknown

3. REASON FOR REDESIGNATION/SUBDIVISION (please give reasons for your application and how the reasons support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):

The Subdivision would improve both agricultural operations in ways that would be able to get optimal use out of the existing fields and opportunity for new fields, with rotational grazing improved. More access for livestock to the bush for shelter. More Crop rotation with better pasture options due to a subdivision split. The subdivision is a property line in accordance to a will to divide the property for the beneficiaries.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Rolling hills to Moderate Hills

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Mix of tree stands with hay fields, pasture areas and some low area shrubs.

Describe the kind of soil on the land (sandy, loam, clay, etc.): Moderate topsoils to a clay base on hay fields, loam on the tree stand areas

5. EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED:

Describe any buildings, structures &/or businesses on the land. Any changes proposed (adding, demolishing or removal)?

Mobile Home, GreenHouse, Three Storage Sheds, log barn, pole equipment shed, log guest cabin with no utilities, some corrals

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System Yes No Type: ~~_____~~ Tank

Water Supply Yes No Type: Drilled Well

If sewage systems or water supply have not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Does the proposed remainder contain the following:

Sewage System Yes No Type: Tank

Distance to Proposed Subdivision: 250 meters

Water Supply Yes No Type: Drilled Well

7. ABANDONED OIL/GAS WELLS:

Are there any abandoned oil/gas wells on the property? Yes No

Please attach information from the Alberta Energy Regulator (AER) on the location and name of licensee.

I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

1/ We, Lonnie Braybrook, Wanda Braybrook, Colleen Coleman, Brian Coleman
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW ¼ Section 14 Township 31 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Lonnie Braybrook to act as Applicant/Agent on my/our behalf regarding the redesignation/subdivision application of the above-mentioned lands.

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: Yes No

[Redacted Signature]

22/02/2026
Date

22/02/2026
Date

(Landowner(s) Signature(s))

Please complete the following if landowner is a registered company:

I, _____, have authority to bind _____
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

Title of Authorized Officer, Partner or Individual

Signature of Witness

Name of Witness (please print)

AUTHORIZATION

REGISTERED OWNER(S) AND/OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF:

[Redacted Signature]

hereby certify that: I am the registered owner
 I am authorized to act on behalf
of the registered owner

Lonnie Braybrook R/

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for redesignation approval.

"The personal information on this application is being collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) for the purpose of Redesignation and/or /Subdivision. Any inquiries relative to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA legislative@mycounty.com 403-335-3311

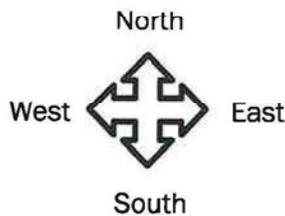
[Redacted Signature]

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

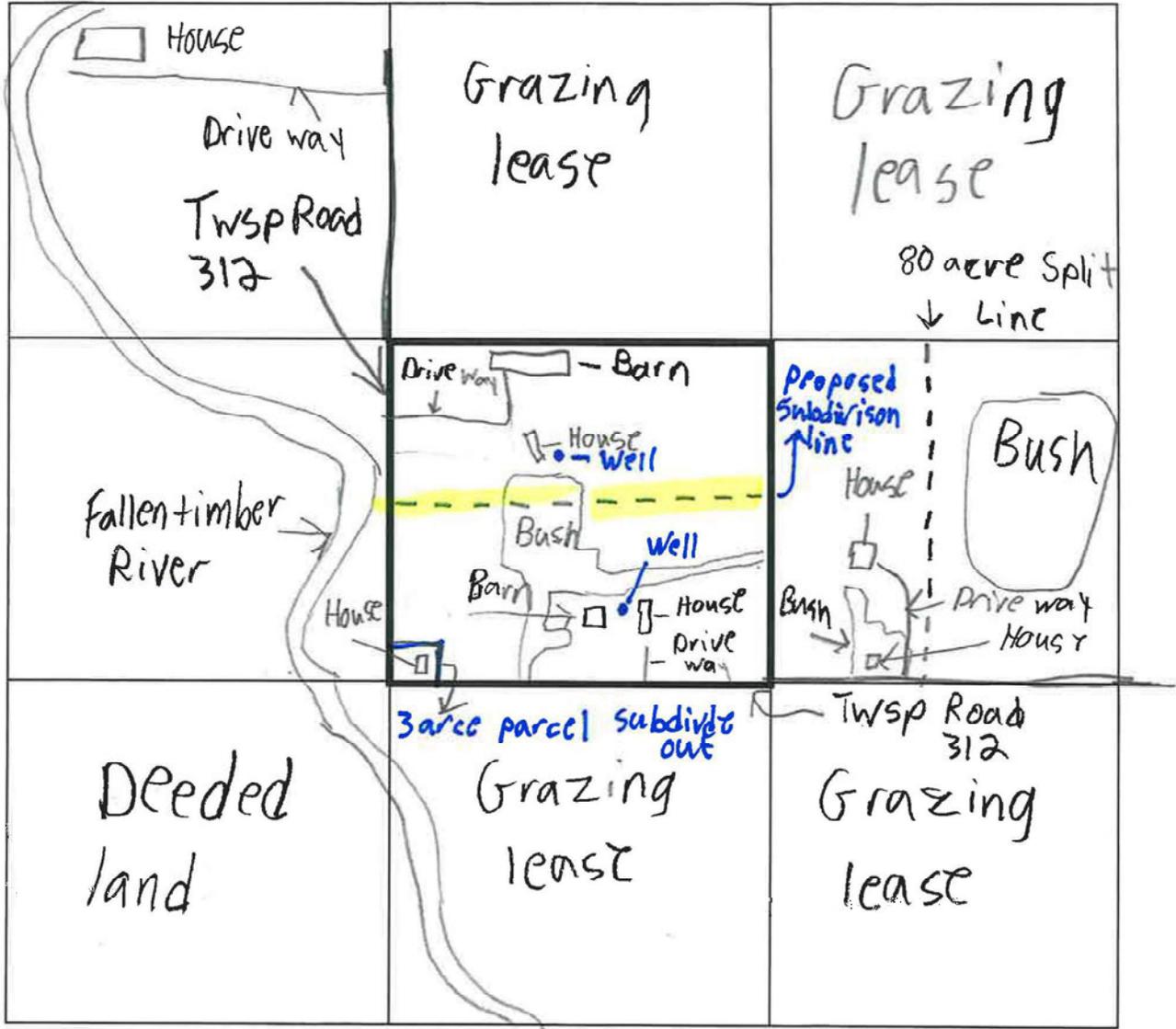
- Approximate dimensions and location of proposed redesignation/subdivision area.
- Buildings and structures on the property,
- Proposed and existing roadways, driveways, and approaches.
- Proposed and existing water wells and septic systems.
- Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

The below square may be used to represent a ¼ Section or an acreage



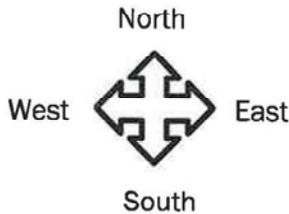
SURROUNDING LAND USE MAP

1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within 1/2 mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, roads, watercourses, or any other form of land use surrounding the proposed development site).



Each square represents a 1/4 Section.

The central square represents the 1/4 Section in which this application is proposed.





PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Lonnie Braybrook
Legal Description: SW 14 31 5 5
File Number: PLRDS D20260052

Section 6 of the *Subdivision and Development Regulation* requires Mountain View County to make a decision on a completed application within **60 days** of its receipt, unless an agreement is entered into with the applicant to extend this period.

In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60 day period has expired.

If you concur with our request, please complete the agreement set out below.

In accordance with Section 681(1)(b) of the *Municipal Government Act*,

I/We, Lonnie Braybrook
hereby enter into an agreement with Mountain View County to extend the time prescribed under Section 6 of the *Subdivision and Development Regulation* to 60 days after Council makes a decision on the redesignation application.

22/02/2026
Date


Applicant's Signature



Alberta Energy Regulator, Geodesy Service, Edmonton

AER Abandoned Well Map SW 14-31-5-5

Base Data provided by: Government of Alberta

Author:
YYY

Print Date:
3/2/2026

Legend

- Abandoned Well
- Revised Location
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Secondary Divided
 - Secondary Undivided 4L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
- Roads - Other
 - Unimproved
 - Truck Trail
 - Winter
 - Ford Wrester Crossing
 - Ferry Route
- Gravel Road (20K)
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
- Railway (20K Large Scale)
 - Single Line
 - Double Line
 - Multiple Line
 - Spar Line
 - Abandoned
 - ATS LSD label
- ATS LSD with Road
- ATS Quarter Section label
- ATS Quarter Section with
- ATS Section label (large)
- ATS Section with Road
- ATS Township (large scale)
- Provincial Boundary
- Lake/River (20K)
 - Lake or River
 - Lake or River
 - Reservoir
 - Icefield
 - Major Canal
 - Oxbow
 - Quarry
 - Dugout
- Intermittent Lake
 - Intermittent Lake
 - Intermittent Oxbow
- Sandbar / Wetland / Sandbar

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:9,677

