



July 25, 2025

File No.: PLRDSD20250238

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation, Subdivision and Boundary Adjustment**

**Applicant:** CARPENTER, James & Rhonalyn

**Landowner:** CARPENTER, James & Rhonalyn

**Legal:** That Portion of the NW 36-31-2-5 Which Lies East of RY9, and  
That Portion of the SW 36-31-2-5 Which Lies East of RY9

**Proposed Redesignation:**

From Agricultural District (A) to Agricultural (2) District (A(2)) (97.59 ac)

From Aggregate Extraction/Processing District (AEP) to Agricultural (2) District (A(2)) (2.12 ac)

**Proposed Subdivision:**

One (1) lot, (+/-) 50.00 acres from portion of NW 36-31-2-5 that Lies East of RY9

**Proposed Boundary Adjustment:**

Subdivide (+/-) 1.98 acres from portion of NW 36-31-2-5 that Lies East of RY9 and consolidate it with that portion of SW 36-31-2-5 which Lies East of RY9

**You are receiving this notification letter because there is a proposal for Redesignation (a change of land use), Subdivision (to create a separate title) and Boundary Adjustment (realignment of lot lines between two parcels) 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 August 24, 2025. Comments may be sent to the Planner by:

**Email:** [rpohl@mvcounty.com](mailto: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](mailto: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

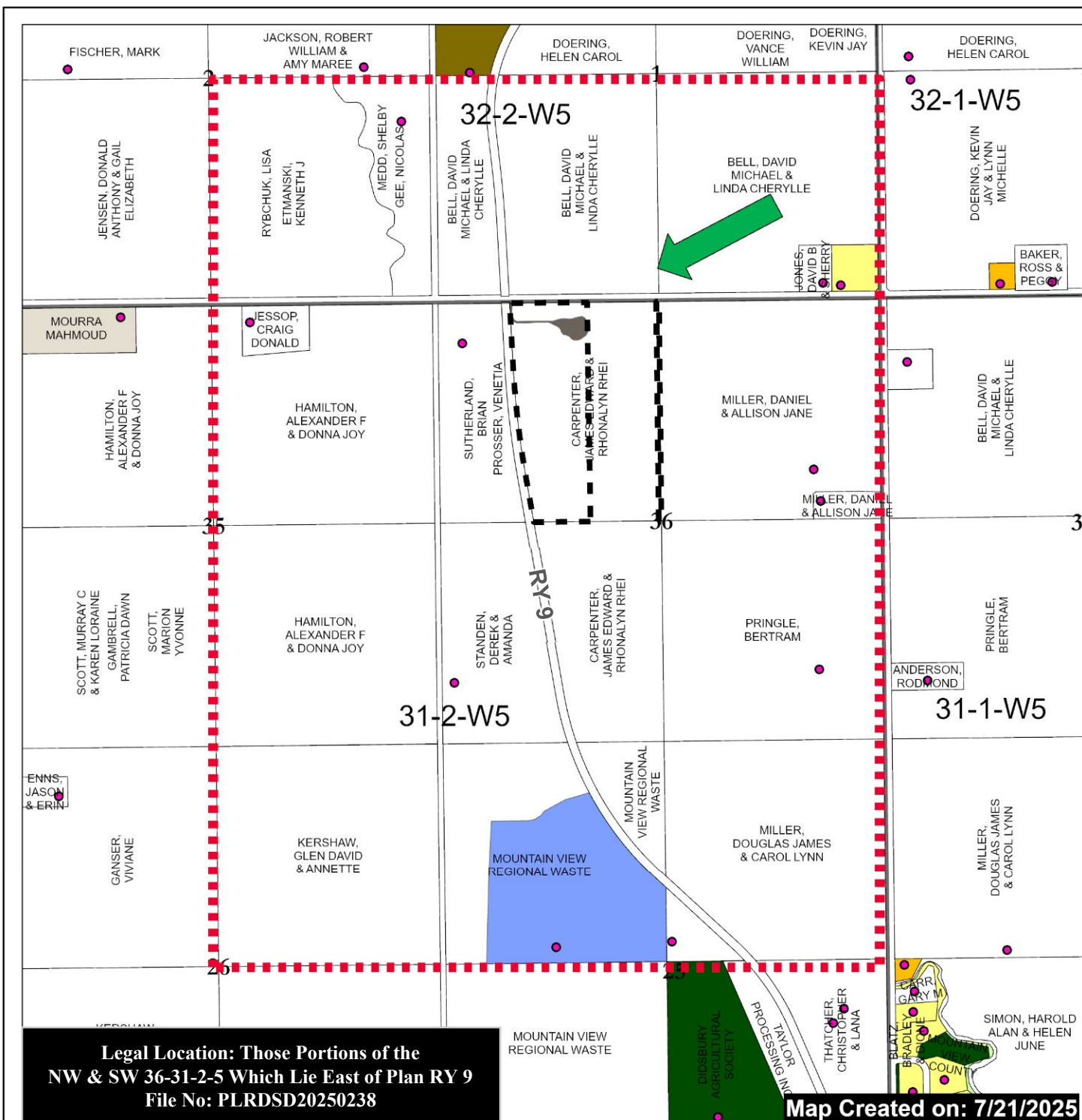
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (I) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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





## 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
- 5.3m



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

32-2-W5

Twp Rd 320

+/- 533.94m

+/- 52.74m

+/- 315.46m

+/- 226.44m

Proposed Area to be Redesignated from  
Aggregate Extraction/Processing District (AEP)  
to Agricultural (2) District (A(2)),  
two point one two ((+/-) 2.12) acres

Railway (RY 9)

31-2-W5

+/- 798.14m

+/- 750.33m

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Agricultural (2) District (A(2))  
ninety-seven point five nine ((+/-) 97.59) acres

+/- 464.92m

36

Legal Location: Those Portions of the  
NW & SW 36-31-2-5 Which Lie East of Plan RY 9  
File No: PLRDSD20250238

Map Created on: 7/21/2025








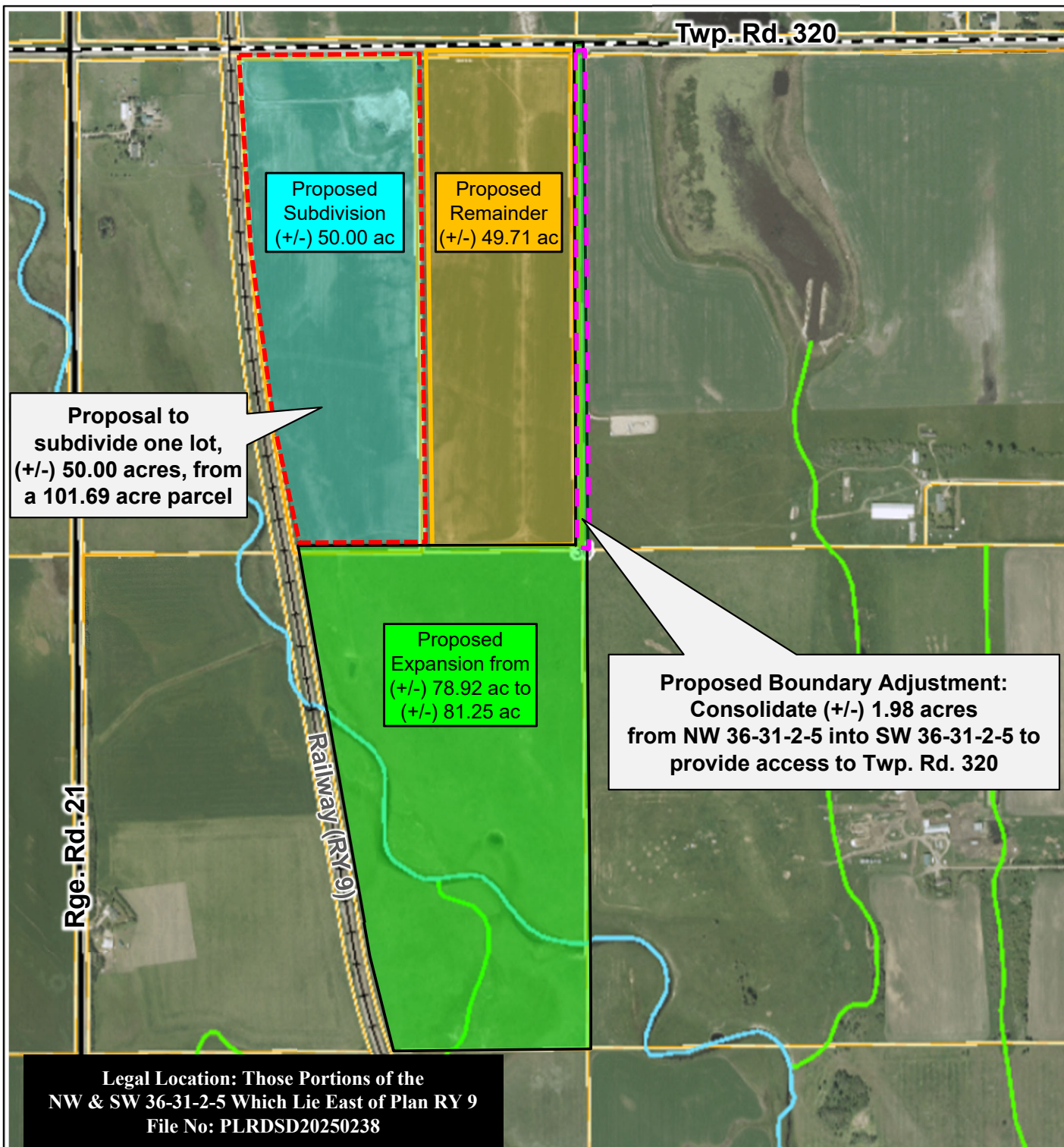


**Mountain View**  
COUNTY

## Proposed Zoning, Subdivision & Parcel Configuration

### Legend

-  **NW 36-31-2-5**  
Proposed Subdivision  
•Agricultural (2) District (A(2))  
•(+/-) 50.00 Acres
-  **NW 36-31-2-5**  
Proposed Remainder  
•Agricultural (2) District (A(2))  
•(+/-) 49.71 Acres
-  **SW 36-31-2-5**  
Proposed Boundary Adjustment  
•Agricultural District (A)  
•(+/-) 81.25 Acres
-  Area to be Subdivided from  
NW 36-31-2-5
-  Area to be Consolidated into  
SW 36-31-2-5







## Mountain View COUNTY

### Site Dimension

#### Legend

- |   |                       |
|---|-----------------------|
| Application Location                        | <b>Pipelines</b>      |
| Rural Address                               | <b>SUBST_A</b>        |
| 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

32-2-W5

+/- 282.17m

+/- 265.11m

+/- 152.58m

+/- 163.32m

+/- 222.04m

RY 9

+/- 206.64m

+/- 798.18m

+/- 798.14m

+/- 798.14m

36

Legal Location: Those Portions of the  
NW & SW 36-31-2-5 Which Lie East of Plan RY 9  
File No: PLRDSD20250238

Note: Air Photo was captured in 2022

Map Created on: 7/21/2025



**Mountain View**  
COUNTY

## REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

File Number PLRDSD20250238

### 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) James + Rhonalyn Carpenter

Address: [REDACTED] 1 Postal Code: T4H 4G1

Phone #: [REDACTED] Alternate [REDACTED]

Fax #: \_\_\_\_\_ Email: [REDACTED]

LANDOWNER(S) (If applicant is not the landowner): \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

# PROPERTY DETAILS

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

All/part of the <sup>SW</sup> NW ¼ Sec. 36 Twp. 31 Range 2 West of 5<sup>th</sup> Meridian

Being all/parts of Lot \_\_\_\_\_ Block: \_\_\_\_\_ Plan \_\_\_\_\_

Rural Address (if applicable): \_\_\_\_\_

a. Area to be Redesignated/Subdivided: 100 acres (±) / \_\_\_\_\_ hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential

☐ Residential Farmstead

☒ Other Aggregate Extraction/Processing District

c. To Land Use District: ☒ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead

☐ Recreational

☐ Industrial

☐ Direct Control

☐ Other \_\_\_\_\_

Number of new parcel(s) proposed: 2 1

Size of new parcel(s) proposed: 50 acres / \_\_\_\_\_ 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 ☒ 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 ☒ 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? ☒ Yes ☒ No

If yes, state its name: Basebud Creek

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☒ Yes ☒ No ☐ Unknown

If yes, state the facility: Whitecap Resources INC.

e. Is the proposed parcel within 1 mile (1.6 km) of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ 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):

We are creating a second parcel for grain farming, we are removing the Aggregate Extraction Processing District and the land will be zoned for agriculture use. We will also Address dedicated access to our land locked parcel directly South.



4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:**

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Rolling.

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Cultivated LAND.

Describe the kind of soil on the land (sandy, loam, clay, etc.): SANDY, LOAM

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)?

3 Grain BINS

6. **WATER AND SEWER SERVICES**

Does the proposed subdivision contain the following:

Sewage System ☐ Yes ☒ No Type: \_\_\_\_\_

Water Supply ☐ Yes ☒ No Type: \_\_\_\_\_

If sewage systems or water supply have 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: \_\_\_\_\_

Distance to Proposed Subdivision: \_\_\_\_\_

Water Supply ☐ Yes ☒ No Type: \_\_\_\_\_

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**

I/We, James Carpenter Rhonalyn Carpenter  
Owner(s) Name(s) (please print) being the registered owner(s) of:  
NW+SW

All/part of the 1/4 Section 36 Township 31 Range 2 West of 5<sup>th</sup> Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: N/A 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]

Landowner(s) Signature(s)

Mar. 31, 2025  
Date

Mar. 31, 2025  
Date

Please complete the following if landowner is a registered company:

I, N/A, 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:**

I, James + Rhonalyn Carpenter hereby certify that: ☒ I am the registered owner  
(Print full name/s) ☐ I am authorized to act on behalf  
of the registered owner

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 form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for redesignation and/or subdivision. By providing the above personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311*

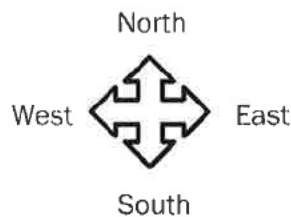
## PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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.).

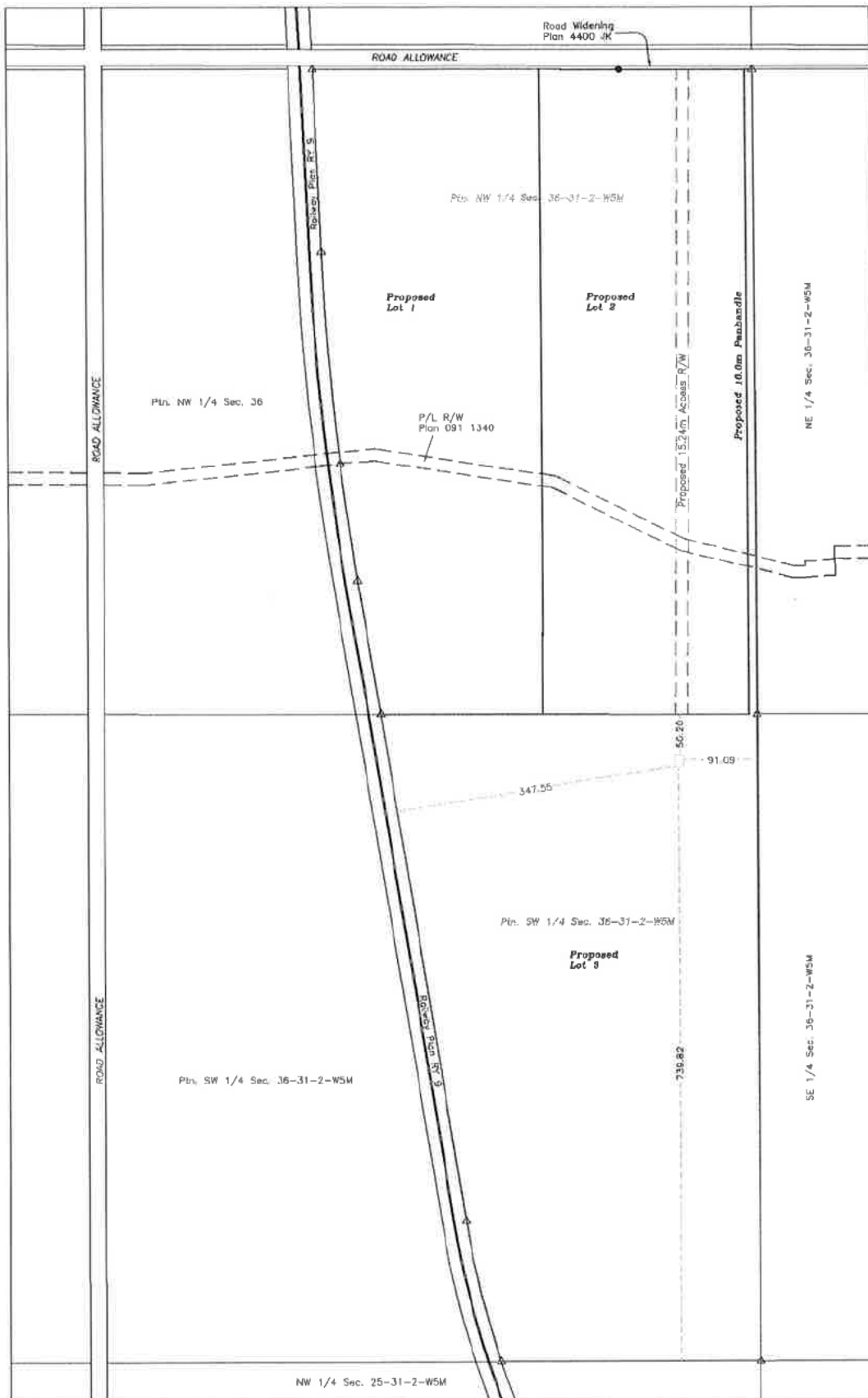
The below square may be used to represent a ¼ Section or an acreage

	Indicate name of ROAD if applicable	
R O A D	<p style="font-size: 2em; font-family: cursive;">Please See ATTACHED.</p>	R O A D
	Indicate name of ROAD if applicable	









**SexSmith  
Surveys Ltd.**  
Box 522, High River, Alberta T1V 1M1  
66 Copyright, 2025  
www.sexsmithsurveys.com

**SexSmith Surveys Ltd.**  
11 March, 2025  
Scale: 1:5000  
File: 25-022

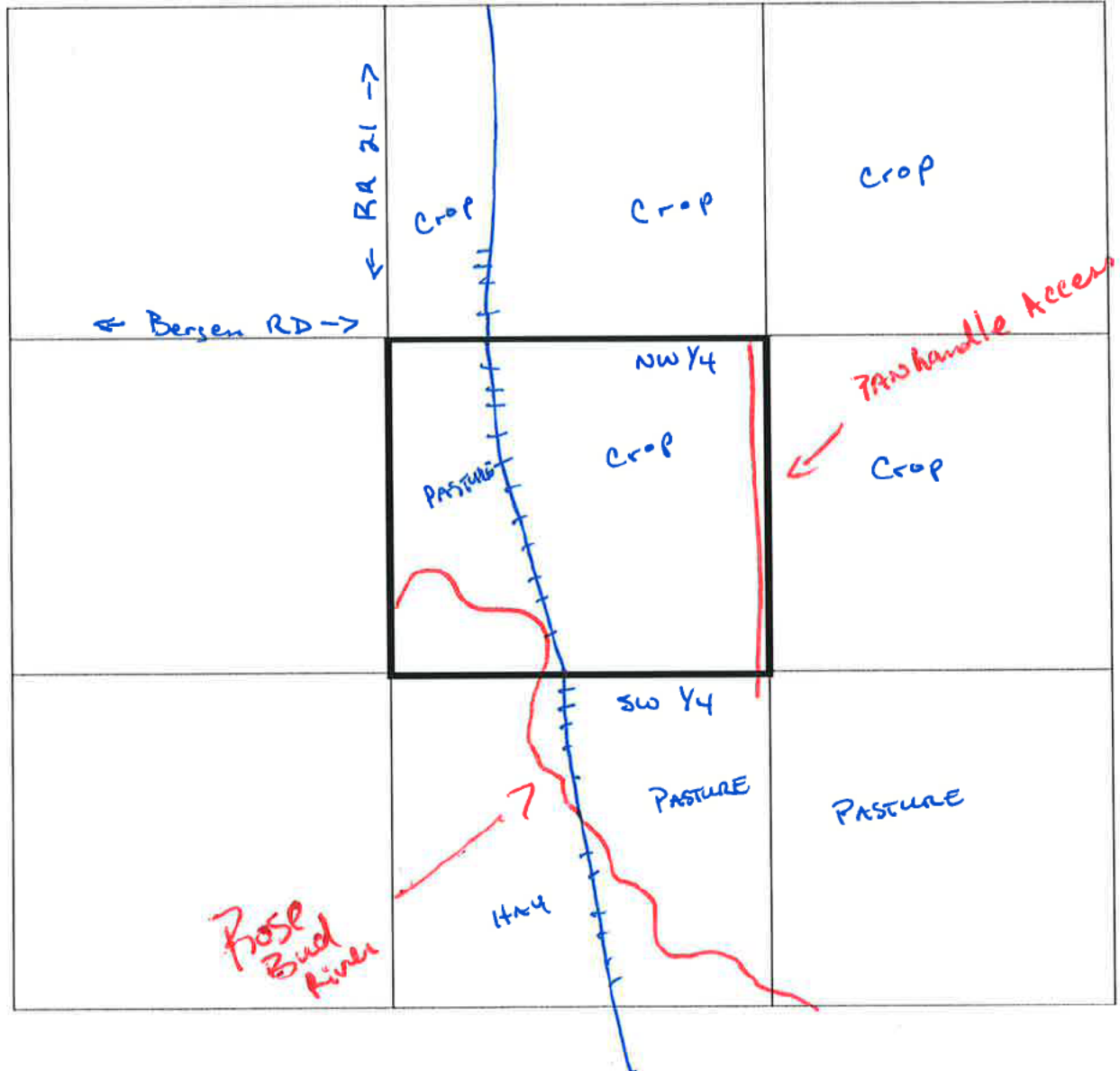


Mountain View County  
Sketch  
showing  
Proposed Building Location  
within a portion of  
SW 1/4 Sec. 36, Twp. 31, Rge. 2, W5M.



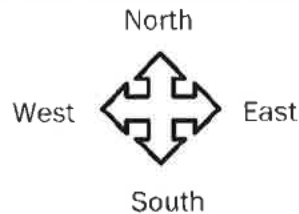
## SURROUNDING LAND USE MAP

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 ½ 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.

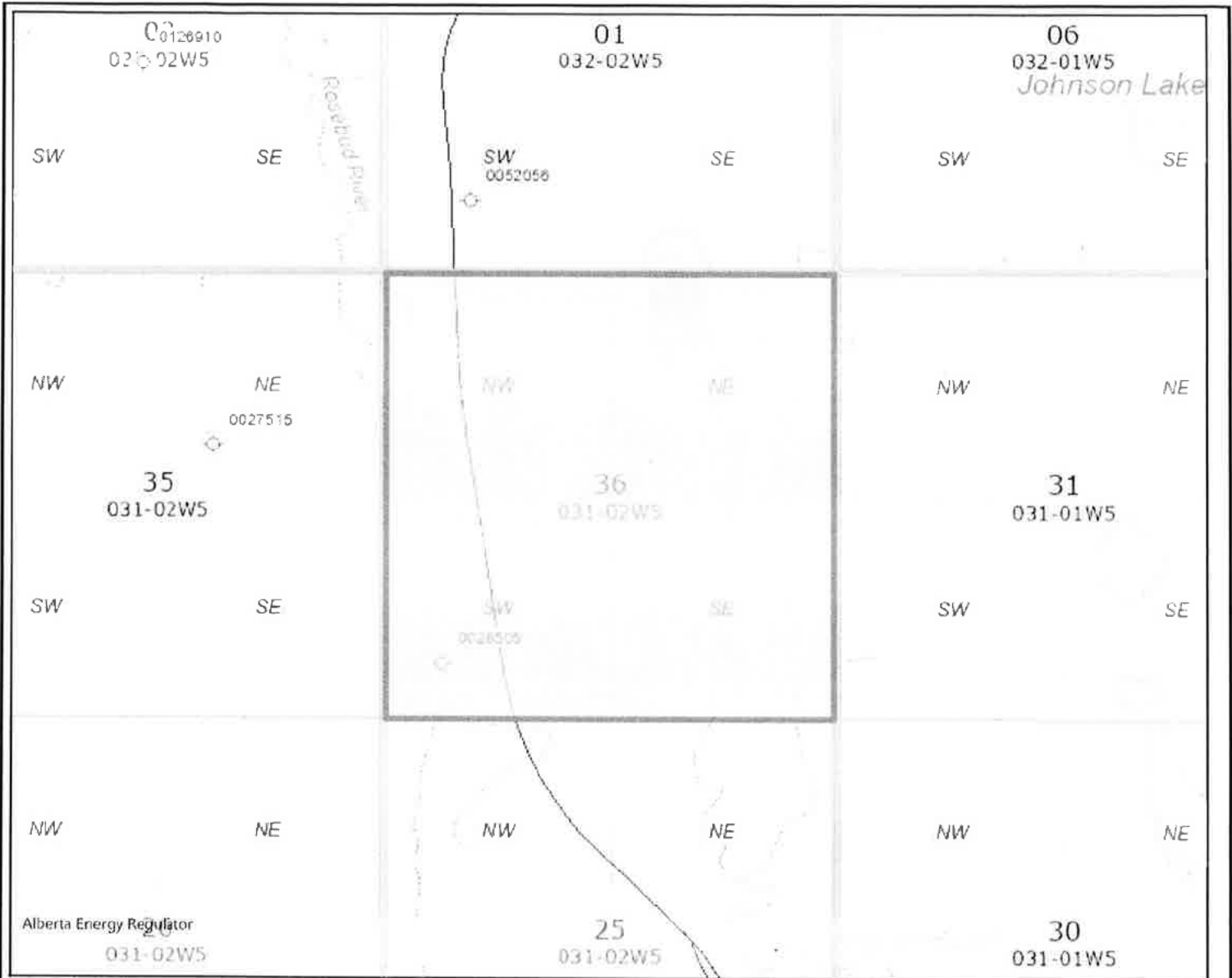


Each square represents a ¼ Section.

**The central square represents the ¼ Section in which this application is proposed.**







# Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 31/3/2025

## Legend

### Abandoned Well

Abandoned Wells

Revised Location

Revised Location Pointer

### Access

Paved Road (20k)

Primary Divided

Primary Divided

Date Date (if applicable)

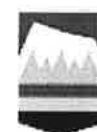
The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors 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: <http://www.aer.ca/copyright-disclaimer>.

Scale: 36111.909643

0 1500 3000 ft

Projection and Datum:

WEB MERCATOR AUS SPHERE



**Alberta  
Energy  
Regulator**



**Mountain View**  
COUNTY

PLANNING SERVICES

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TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

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Applicant:

James & Rhonalyn Carpenter

Legal Description:

NW + SW 36 - 31 - 2 - W 5th

File Number:

PLRDSD20250238

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In accordance with the *Matters related to Subdivision and Development Regulation*, Mountain View County shall 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.

In accordance with Section 681(1)(b) of the *Municipal Government Act*, if you concur with our request, please complete the agreement set out below.

I/We, James & Rhonalyn Carpenter hereby enter into an agreement with Mountain View County to extend the time prescribed within the *Matters related to Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

July 14, 2025

Date