



September 28, 2023

File No.: PLRDSD20230329

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: TAYLOR, Ken

Landowner: JANS, Edward Alfred & Barbara Elizabeth

Legal: NE 23-33-4-5

From: Agricultural District (A) **To:** Residential Farmstead District (R-F)

Proposed Redesignation Area: 11.49 acres (4.65 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 **October 28, 2023**. 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.

T 403.335.3311 F 403.335.9207
10-1408 Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

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@mvcounty.com.

Sincerely,



Réanne Pohl, Planning Technician
Planning and Development Services

/rp

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) 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** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





Mountain View C O U N T Y

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

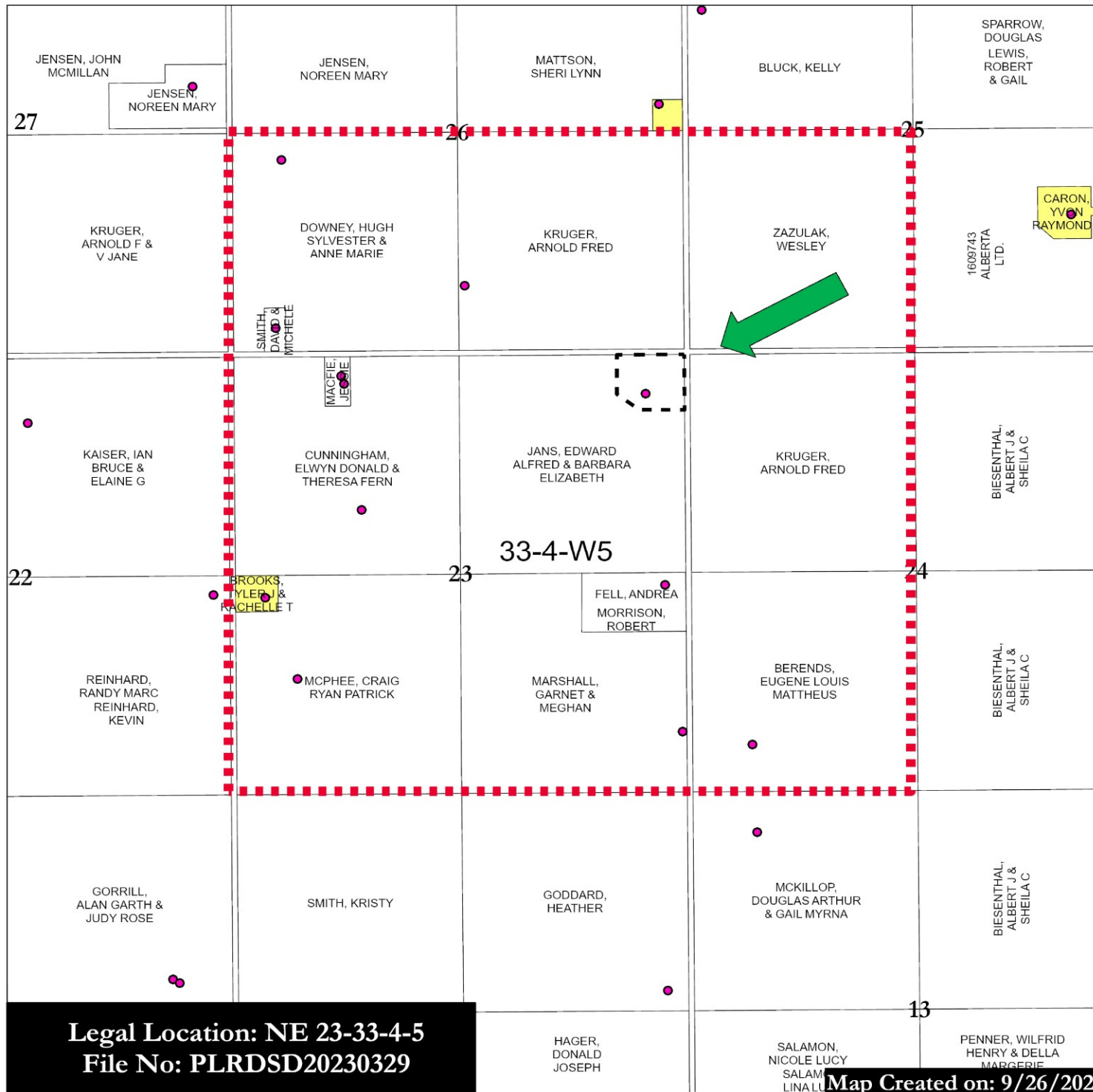


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: NE 23-33-4-5
File No: PLRDS20230329

Map Created on: 9/26/2023



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Proposed Redesignation Boundary
- Altalink Power Line
- Altalink Powerline Buffer (30m)
- Pipelines

Wells

- PUMPING GAS

Buffer Distance

- 100 m

Road Width Less than 7m

- 6.8m

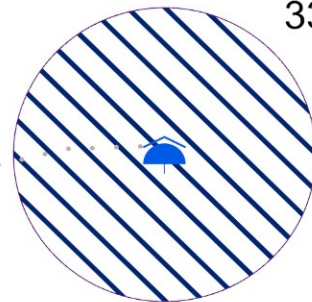


0 50 100 200 Meters

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



33-4-W5

Proposed Area to be Redesignated from
Agricultural District (A) to
Residential Farmstead (R-F)
eleven point four nine (+/- 11.49) acres

Twp Rd 334

Rge Rd 41

23

Legal Location: NE 23-33-4-5
File No: PLRDSD20230329

Map Created on: 9/26/2023



Mountain View COUNTY

Site Dimensions

Legend

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



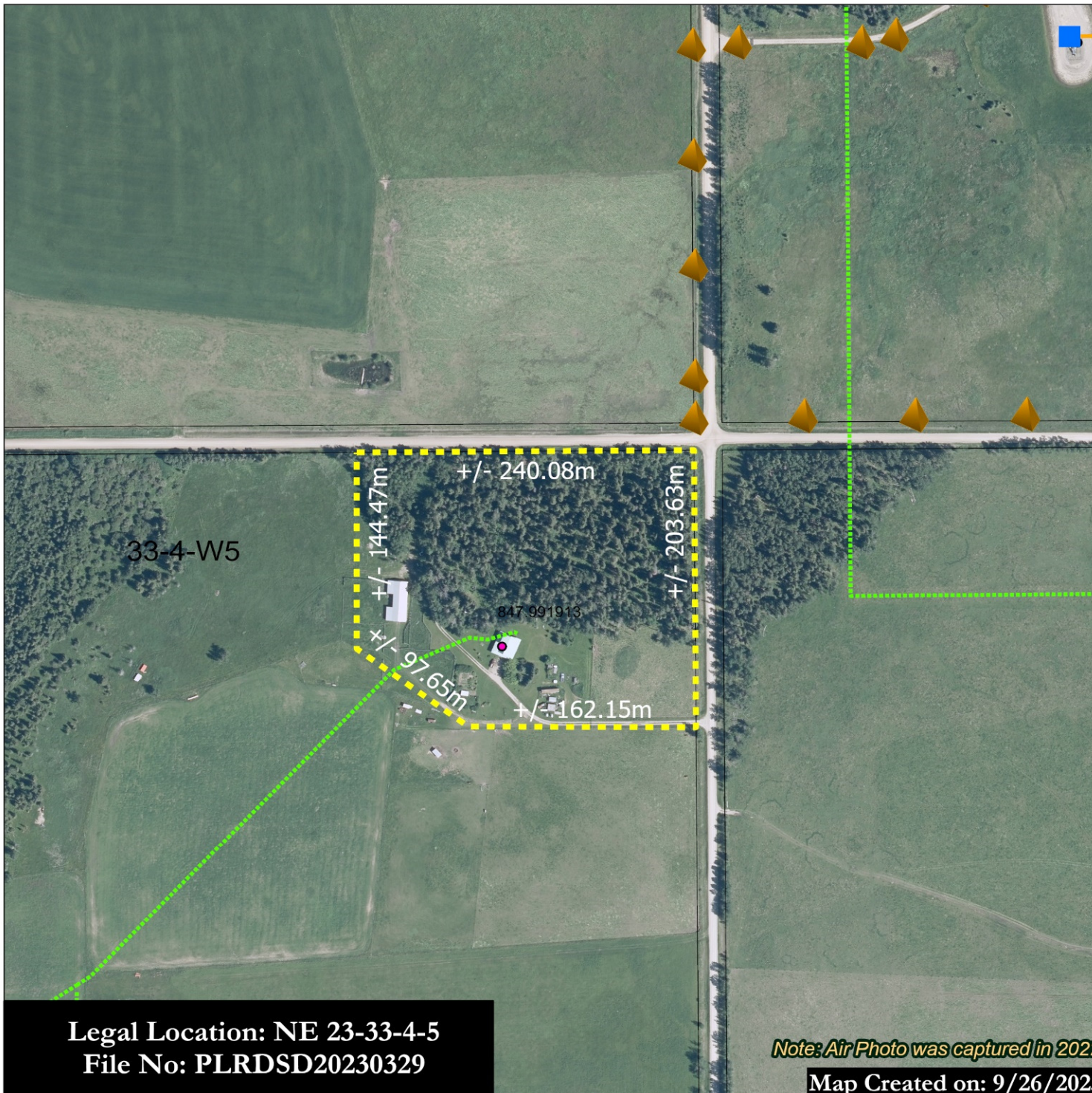
0 125 250 Meters

Scale: 1:4,000

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: NE 23-33-4-5
File No: PLRDSD20230329

Note: Air Photo was captured in 2022

Map Created on: 9/26/2023



Mountain View
C O U N T Y

REDESIGNATION & 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

CONTACT DETAILS

NAME OF APPLICANT: Ken M. Taylor
Address: [Redacted] Red Deer County AB Postal Code: T0M0K0
Phone #: [Redacted] Alternate Phone #: [Redacted]
Fax #: — Email: [Redacted]
LANDOWNER(S) (if applicant is not the landowner): Ed + Barbara Jans
Address: [Redacted] Sundre AB Postal Code: T0M1X0
Phone #: [Redacted] Alternate Phone #: [Redacted]
Fax #: — Email: [Redacted]

PROPERTY DETAILS

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

All/part of the NE ¼ Sec. 23 Twp. 33 Range 4 West of 5 Meridian

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

Rural Address (if applicable): 33370 RR-41

a. Area to be Redesignated/Subdivided: 11.26 acres (±) / — hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential ☐ Recreational ☐ Industrial
☐ Direct Control ☐ Highway Commercial ☐ Business Commercial

c. To Land Use District: ☐ Agricultural 2 ☐ Country Residential ☒ Residential Farmstead
☐ Recreational ☐ Industrial ☐ Direct Control
☐ Local Commercial ☐ Business Park ☐ Aggregate Extraction/Processing

Number of new parcels proposed: One

Size of new parcels proposed: 11.26 acres / — hectares

RECEIVED

SEP 11 2023

**MOUNTAIN VIEW COUNTY
DIDSBURY**

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. Does the proposed parcel 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: _____

d. Is the proposed parcel within 1.5 km of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: _____

e. Is the proposed parcel within one (1) mile of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ No ☐ Unknown

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

Subdivide 1st parcel RF

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

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): treeed parcel in NW-corner, treeed shelter in NE around buildings

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

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

Describe any buildings, any structures & any businesses on the land. Are they to remain or be demolished or removed?

House, barn, greenhouse
None to be removed

6. **WATER AND SEWER SERVICES**

Is the proposed subdivision to be served by a water distribution system and a wastewater collection system?

☐ Yes ☒ No

Has proof of water been established? ☒ Yes ☐ No

If not, describe the manner of providing water and sewage disposal to the proposed subdivision.

Well, septic tank & field

7. **ABANDONED OIL/GAS WELLS:**

Is there an abandoned well on the property? ☐ Yes ☒ No

If yes, please attach information from the 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.

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Ed + Barbara Jans

Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the NE 1/4 Section 23 Township 33 Range 4 West of 5 Meridian
Lot: - Block: - Plan: -

do hereby authorize: Ken M. Taylor to act as Applicant 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

Landowner(s) Signature(s)

Date

Sept 3 /23

Landowner(s) Signature(s)

Date

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:

I, Ken M. Taylor hereby certify that: ☐ I am the registered owner
(Print full name) ☒ 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

METHOD OF PAYMENT

Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number _____ ☐ Visa ☐ M/C

For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ _____ Long Range Planning Fee: \$ _____ TOTAL FEE: \$ _____

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

* Note: Be advised that there is a \$5000.00 Maximum for Credit Card Payments *

ArcGIS Web Map



9/3/2023, 8:43:36 AM

Land Use Zoning
Agricultural District (A)
Section Number Grid

Roads - Private

Private, gravel

Roads - County Image

Gravel

Red: Band_1

Green: Band_2

1:9,028

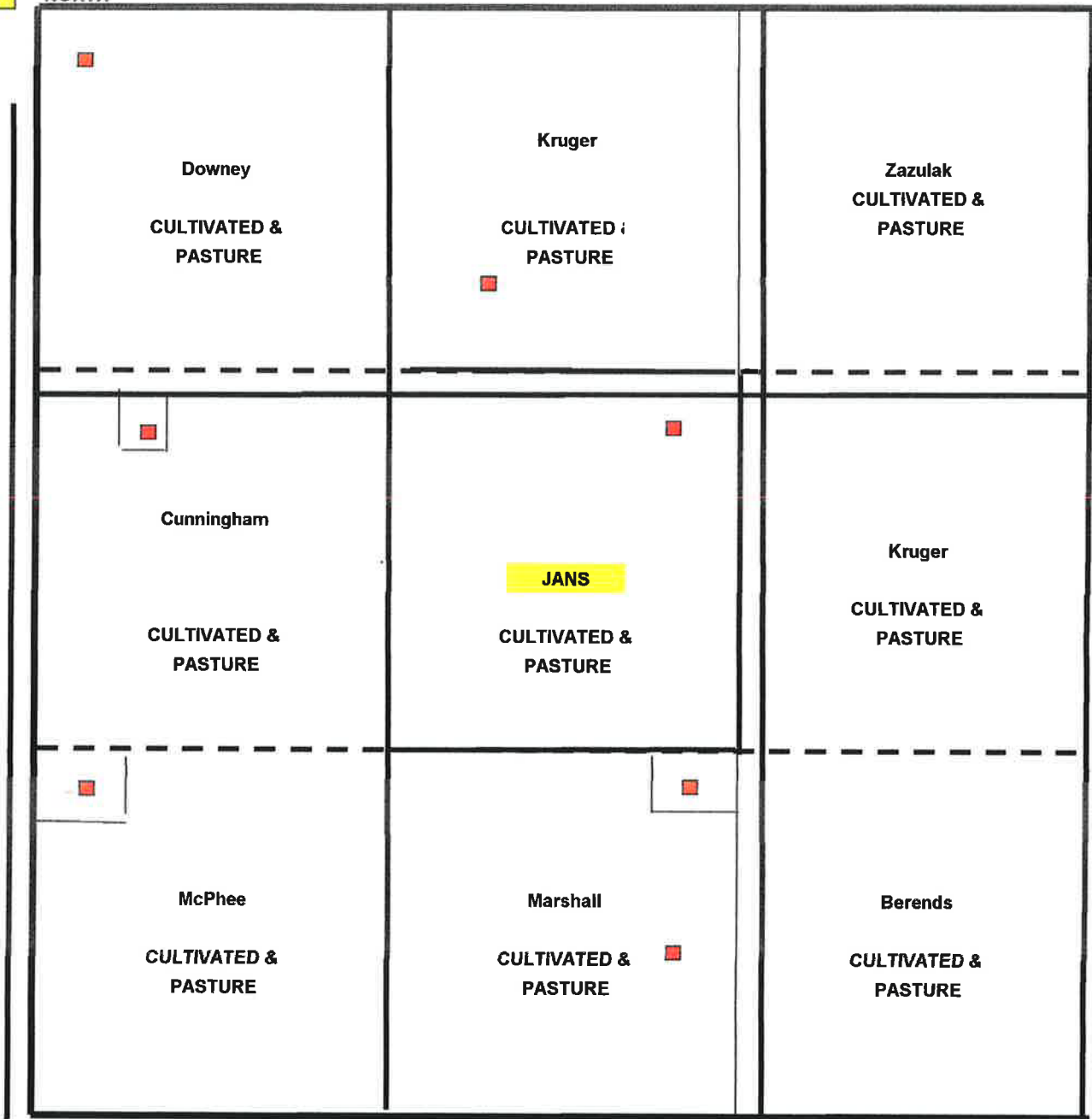
0 0.05 0.1 0.19 mi
0 0.07 0.15 0.3 km

Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA, NRCan

ArcGIS Web AppBuilder
Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA, NRCan | Esri, HERE |



NORTH



SURROUNDING LAND USES MOUNTAIN VIEW COUNTY

APPLICANT SIGNATURE:

[Redacted Signature]

Sept 11/23



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

Ken M. Taylor

Legal Description:

NE-23-33-4-W5

File Number:

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.

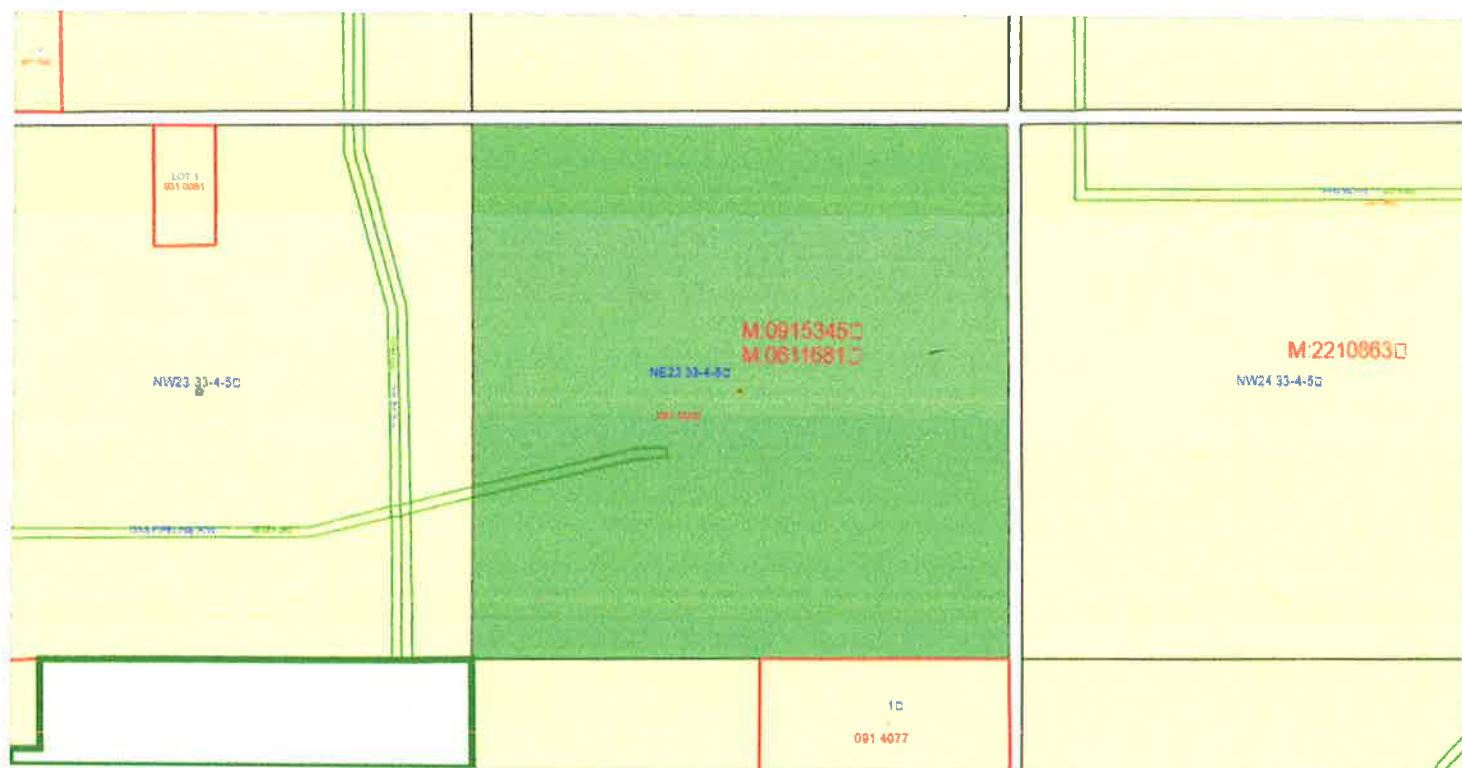
In accordance with Section 681(1)(b) of the *Municipal Government Act*,

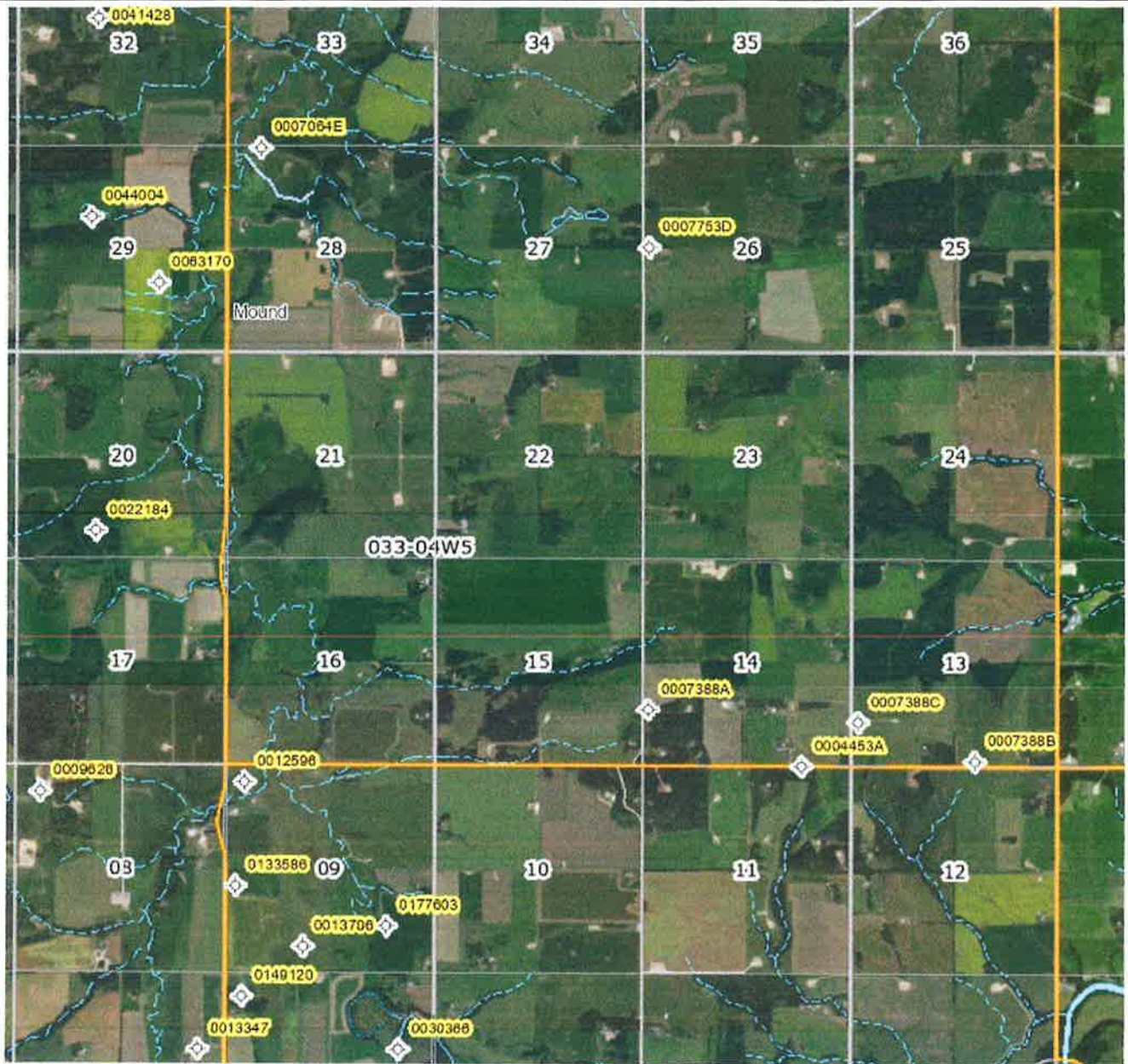
I/We, Ken M. Taylor hereby enter into an agreement with Mountain View County to extend the time prescribed under Section 6 of the *Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

Sept 3 /23

Date

Applicant's Signature





Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 9/3/2023

Date Date (if applicable)

Legend

- ◆ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

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: 72,223.82

1:10 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

