



March 21, 2023

File No.: PLSD20230077

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Boundary Adjustment

Applicant: DAHL, Ivan Michael L & Constance Heather

Landowner: DAHL, Ivan Michael L & Constance Heather

Legal: NW 27-31-28-4; SW 27-31-28-4

Proposed Boundary Adjustment: 26.50 acres (10.72 hectares)

Number of Lots for Subdivision: 0 (No New Titles)

You are receiving this notification letter because there is a proposal for a boundary adjustment (change configuration of property 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 a subdivision (boundary adjustment) 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 20, 2023. Comments may be sent to the Planner by:

Email: cconde@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.

Written comment will only be used for this boundary adjustment 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. 225 or by email at cconde@mvcounty.com.

Sincerely,



Camilo Conde, Planner
Planning and Development Services

/cc

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 COUNTY

Location, Land Use, Ownership & Circulation

Legend

- Rural Address
- Proposed 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

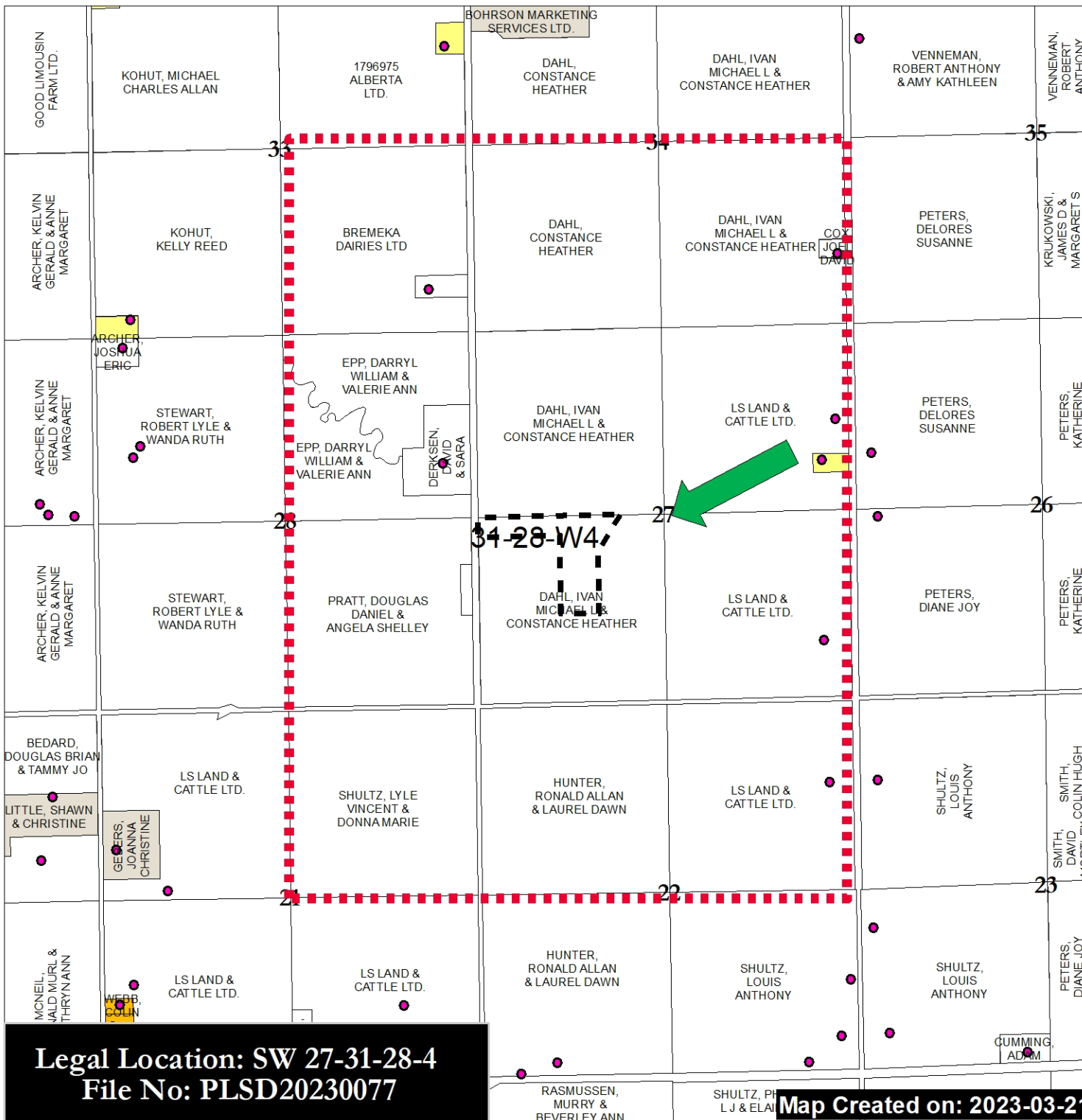


0 250 500 1,000 Meters

Scale: 1:24,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Legal Location: SW 27-31-28-4
File No: PLSD20230077

Map Created on: 2023-03-21



Mountain View COUNTY

Site Sketch - Subdivision

Proposed Area to be Subdivided into one (1) lot, twenty six point five (+/- 26.50) acres from SW 27-31-28-4, and consolidated with NW 27-31-28-4, consisting of one hundred and fifty eight point four five (+/- 158.45) acres, to become one (1) lot, one hundred and eighty four point nine five (+/- 184.95) acres

Legend

-  Application Location
-  Rural Address
-  Pipelines
-  AltaLink Power Line
-  AltaLink Powerline Buffer (30m)
-  Proposed Redesignation Boundary
-  Road Width Less than 7 m
-  5.6m
-  6.6m
- Wells**
-  ABANDONED (1)
-  ABANDONED COALBED METHANE - COALS ONLY (1)
-  COMMINGLED (1)
-  FLOWING COALBED METHANE (2)
- Wells Buffer**
-  100 m



0 50 100 200 300 400 Meters

Scale: 1:10,000

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 27-31-28-4
File No: PLSD20230077


Map Created on: 2023-03-13




Mountain View
COUNTY

**Proposed
Boundary Adjustment
Area**

-  Proposed Reduction of
SW 27-31-28-4
- From: 158.47 acres
 - To: (+/-) 131.97 acres

-  Proposed Expansion of
NW 27-31-28-4
- From: 158.45 acres
 - To: (+/-) 184.95 acres

-  Area to be Consolidated with
NW 27-31-28-4

**Legal Location: SW 27-31-28-4 / NW
27-31-28-4**

File No: PLSD20230077



Scale: 1:5,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Proposed Area to be Subdivided into one (1) lot, twenty six point five (+/- 26.50) acres from SW 27-31-28-4, and consolidated with NW 27-31-28-4, consisting of one hundred and fifty eight point four five (+/- 158.45) acres, to become one (1) lot, one hundred and eighty four point nine five (+/- 184.95) acres.



Mountain View
COUNTY

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: Ivan and Connie Dahl

Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner):

Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: [REDACTED]

Fax #: [REDACTED] Email: [REDACTED]

PROPERTY DETAILS

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

All/part of the #1 SW 1/4 Sec. 27 Twp. 31 Range 28 West of 4 Meridian
#2 NW 1/4 Sec. 27 Twp. 31 Range 28 West of 4 Meridian
Being all/parts of Lot [REDACTED] Block: [REDACTED] Plan [REDACTED]

Rural Address (if applicable): [REDACTED]

a. Area to be Redesignated/Subdivided: 27 +/- acres (±) / [REDACTED] hectares (±)

NO NEW PARCELS PROPOSED, 0 (BOUNDARY ADJUSTMENT)

b. Rezoned from Land Use District: ☐ Agricultural ☐ Country Residential ☐ Recreational ☐ Industrial
NA ☐ 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: 0

Size of new parcels proposed: #1 133 +/- acres / [REDACTED] hectares
#2 187 +/- acres

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: [REDACTED]

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: [REDACTED]

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: Ten Mile Creek

- 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):

SEE ATTACHED SHEET

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

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Pasture ,Ten Mile Creek

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

One old abandoned residence to be left.

Five old wooden grainaries to be moved or demolished.

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.

Drilled water well in pasture.

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, Ivan and Connie Dahl

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

All/part of the #1 SW ¼ Section 27 Township 31 Range 28 West of 4 Meridian
Lot: _____ Block: _____ Plan: _____

#2 NW ¼ Section 27 Township 31 Range 28 West of 4 Meridian

do hereby authorize: _____ 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

Mar. 2, 2023

Landowner(s) Signature(s)

Date

Mar. 2, 2023

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, Ivan and Connie Dahl 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

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 *

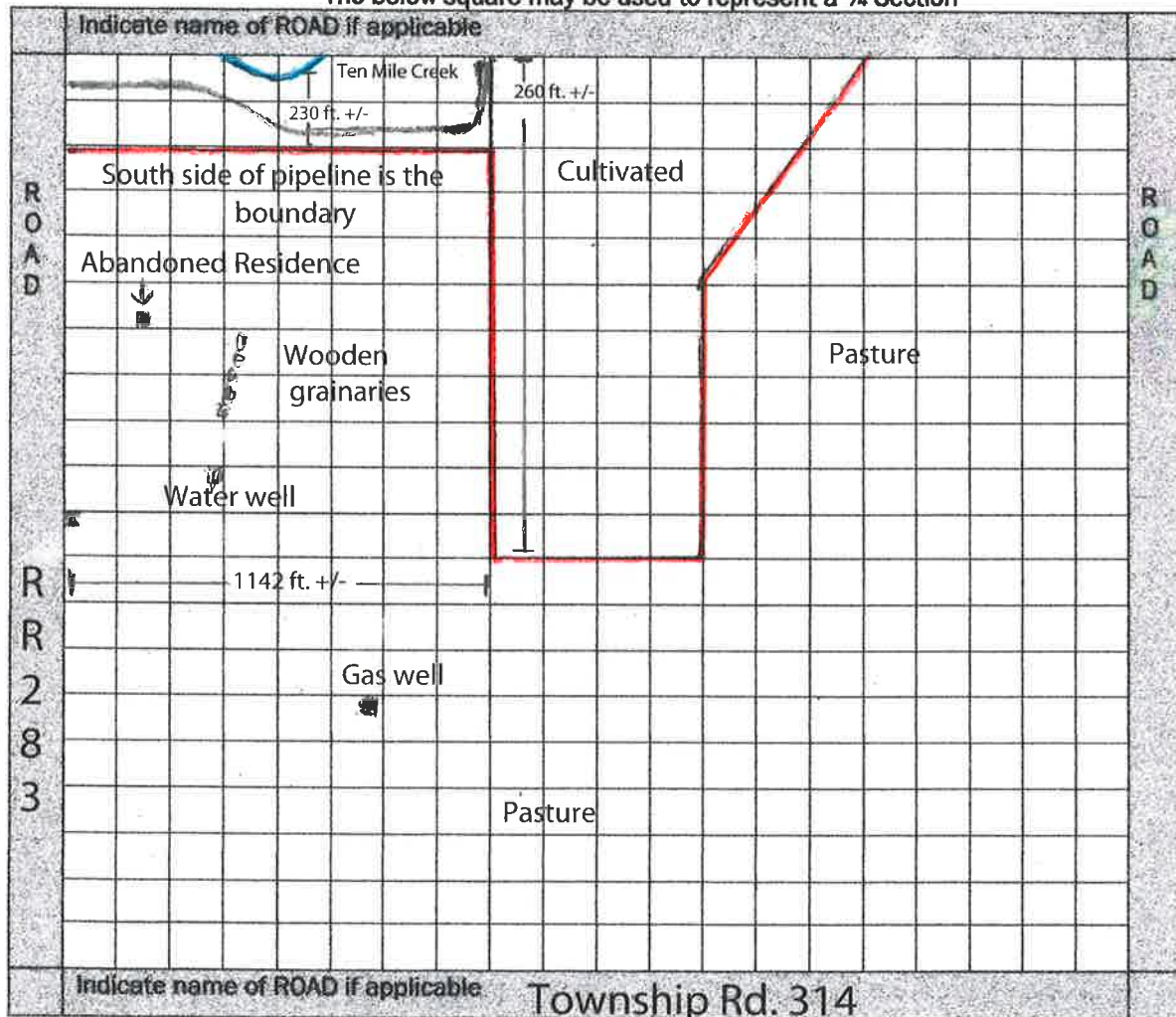
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan must include all of the following information (if applicable) in order for it to be considered complete:

- ☐ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- ☐ Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- ☐ Location and names of proposed and existing roadways, driveways and road approaches;
- ☐ Location of existing wells and septic systems;
- ☐ Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- ☐ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☐ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).



The below square may be used to represent a ¼ Section

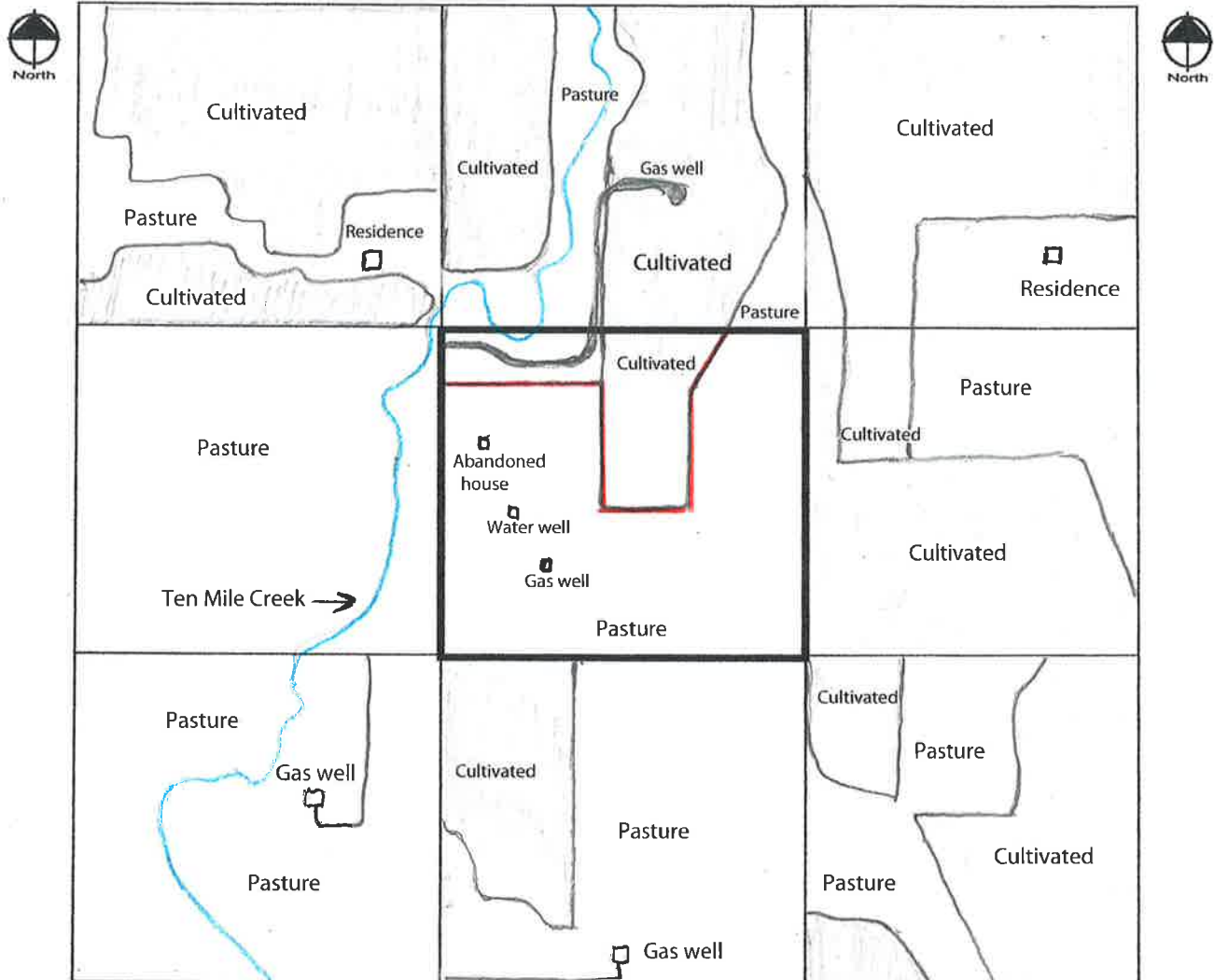


Proposed boundary change indicated in red

SURROUNDING LAND USE MAP

The middle square represents the quarter section your property is located on.

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 and 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 the development is proposed.



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

IVAN AND CONNIE DAHL

Legal Description:

SW - 27 - 31 - 28 - W4

File Number:

NW - 27 - 31 - 28 - W4

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, _____ 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.

Mar. 2, 2023

Date

Applicant's Signature

SHOWING (REVISION # 2)
PIPELINE RIGHT OF WAY
IN

S.W. 1/4 SEC. 27 TWP. 31 RGE. 28 W.4 M.
MOUNTAIN VIEW COUNTY

SCALE: 1:5000

CERTIFIED CORRECT:

ALBERTA LAND SURVEYOR

CALTECH SURVEYS LTD
Calgary (403) 263-8055 Regina (306) 775-1814 Unity (306) 226-4366
Ph: 263-8055 Fax: 775-1818 Fax: 226-4367



LEGEND

PORTION REFERRED TO SHOWN THUS
WORKSPACE AREA SHOWN THUS
DISTANCES ARE SHOWN IN METRES
DATE: JULY 20, 2005.

I (we) have no objection to the location of the proposed pipeline as shown herein or the E.U.B. issuing the Grantee a Pipeline Permit for the said line. Dated this 28 day of Sept A.D. 2005.

CONSTANCE HEATHER DAHL

Witness Phillip Chisholm

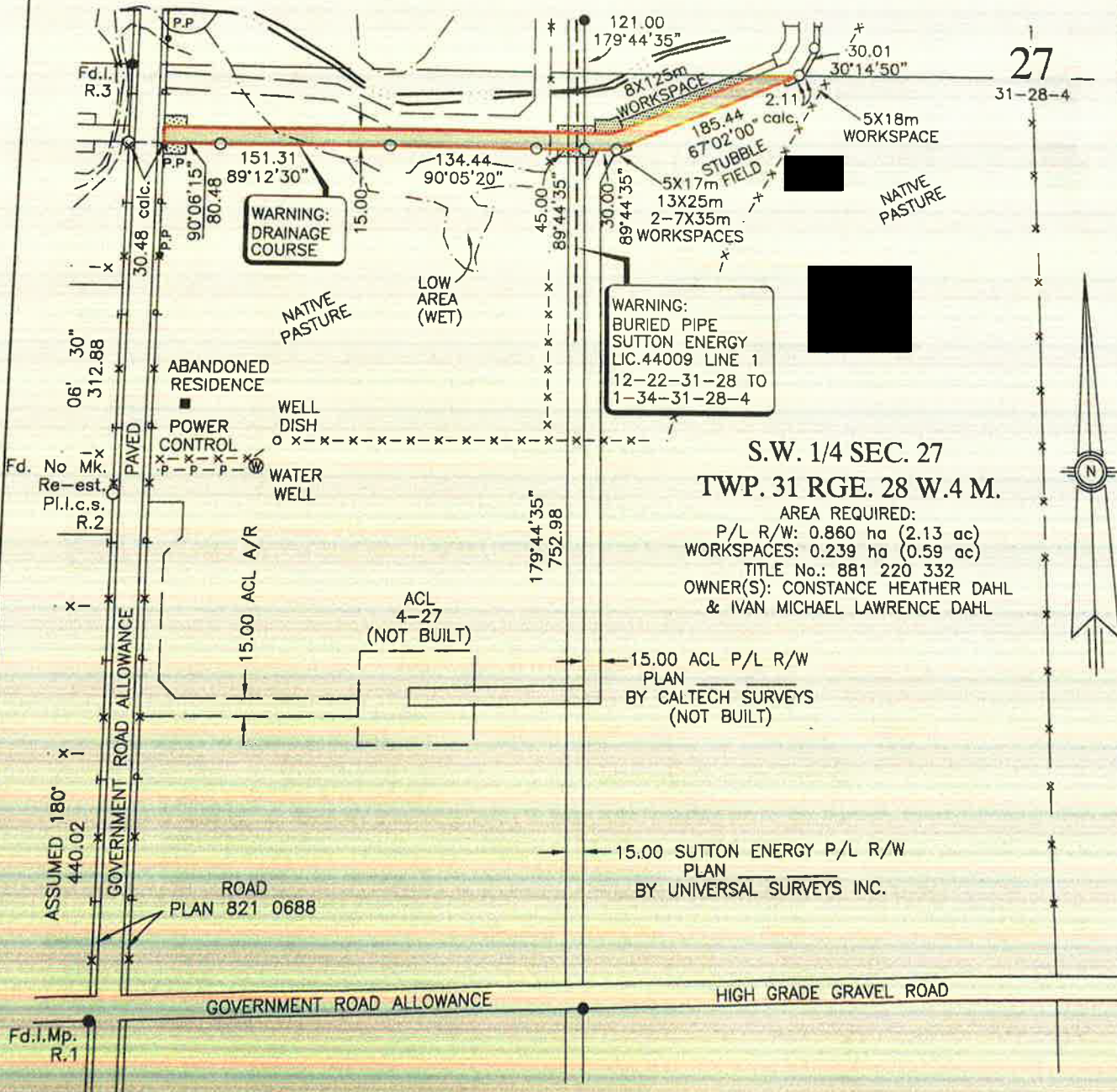
IVAN MICHAEL LAWRENCE DAHL

Witness Phillip Chisholm
Land Agent

Occupant

Witness

JOB NO:	05-0891-1	DRAWN:	GC
Rev.No.	Date	Description	
0	2005.04.25	ISSUED	
1	2005.06.03	ADDED 5m WORKSPACE	
2	2005.07.20	5m WORKSPACE to 8m	



S.W. 1/4 SEC. 27
TWP. 31 RGE. 28 W.4 M.

AREA REQUIRED:
P/L R/W: 0.860 ha (2.13 ac)
WORKSPACES: 0.239 ha (0.59 ac)
TITLE No.: 881 220 332
OWNER(S): CONSTANCE HEATHER DAHL
& IVAN MICHAEL LAWRENCE DAHL

15.00 ACL P/L R/W
PLAN BY CALTECH SURVEYS
(NOT BUILT)

15.00 SUTTON ENERGY P/L R/W
PLAN BY UNIVERSAL SURVEYS INC.



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 2/27/2023

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: <https://www.aer.ca/copyright-disclaimer>.

Scale: 36,111.91

0.55 Kilometers

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



This is the information that I am providing with my application

Signature

Subdivision letter to County

The proposed boundary change would basically divide the pasture land from the cultivated land, leaving the cultivated area in adjoining quarters as one field.

The south quarter is native pasture and because of the high salinity in the soil it needs to remain as such.

The small amount of cultivated land on the SW quarter which I would like to include in the NW quarter has been continually improved over the last 50 years to bring it to a stage where crops can be grown.

Furthermore, these changes would allow access to each quarter. Access to the gas well on the NW quarter is now restricted through the SW quarter

In requesting this boundary change we are following the limitations of the soil in this area and also providing an access to both quarters.

The pasture land on SW 27-31-28-W4 has always been native pasture land. Besides being high in salinity, it is rough land with multiple low spots.

Similar soil, south and east of this quarter that has been broken up continually struggles to produce a crop. The only way to manage some of these areas is to mow the weeds down to prevent them from spreading.

The crop land that we would like to join to the NW quarter does produce a good crop now and with the large size of farming equipment, it seems logical to keep it joined to the NW quarter.

If the cultivated land was left in the SW quarter, grassland would have to be re-established due to poor and rough machinery access. Also, weeds (primarily foxtail) would be a major problem establishing grass back in this soil.

Thanks for your consideration.