



March 09, 2023

File No.: PLRDSD20230048

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision (Boundary Adjustment)

Applicant: BURRELL, BRUCE EDWIN

Landowner: BURRELL, BRUCE EDWIN

Legal: SE 28-32-6-5 Plan 0212835 Block 3 Lot 2 & NE 21-32-6-5 Plan 0111801 Block 1

From: Parks & Recreation District (P-PR) & Direct Control (DC) District

To: Agricultural District (A) & Agricultural (2) District (A(2))

**Proposed Redesignation Area: 14.42 acres (5.84 he); 0.36 acres (0.15 he); 1.07 acres (0.43 he);
32.63 acres (13.20 he); 38.80 acres (15.70 he).**

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

You are receiving this notification letter because there is a proposal for Redesignation (a change of land use) and 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 Redesignation and Subdivision (Boundary Adjustment) approval on the above noted properties. You are an adjacent landowner to these properties 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 8, 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.

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,

A handwritten signature in blue ink, appearing to be 'RP', with a large loop at the end.

Réanne Pohl, Planning Technician
Planning and Development Services

/rp

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 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 21-32-6-5 Plan 0111801 Block 1
& SE 28-32-6-5 Plan 0212835 Block 3 Lot 2
PLRDS20230048

Map Created on: 2023-02-28



Mountain View
COUNTY

Site Sketch - Redesignation

28

Proposed area to be Redesignated from Direct Control (DC) District to Agricultural (2) District (A(2)), thirty-eight point eight zero ((+/-) 38.80) acres

Proposed area to be Redesignated from Parks and Recreation District (P-PR) to Agricultural District (A), fourteen point four two ((+/-) 14.42) acres

Proposed area to be Redesignated from Direct Control (DC) District to Agricultural District (A), one point zero seven ((+/-) 1.07) acres

Proposed area to be Redesignated from Agricultural District (A) to Agricultural (2) District (A(2)), thirty-two point six three ((+/-) 32.63) acres.

Proposed area to be Redesignated from Agricultural District (A) to Agricultural (2) District (A(2)), zero point three six ((+/-) 0.36) acres.

Legal Location: NE 21-32-6-5 Plan 0111801 Block 1
& SE 28-32-6-5 Plan 0212835 Block 3 Lot 2
PLRDSD20230048

Legend

- From A to A(2)
(+/-) 32.63 ac (13.20 Ha)
- From DC to A(2)
(+/-) 38.8 ac (15.70 Ha)
- From A to A(2)
(+/-) 0.36 ac (0.14 Ha)
- From DC to A
(+/-) 1.07 ac (0.43Ha)
- From P-PR to A
(+/-) 14.42 ac (5.83 Ha)

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation Boundary
- Road Width Less than 7 m**
 - 6 m
 - 6.5 m
- Wells**
 - ABANDONED GAS (1)
 - ABANDONED GAS ZONE (1)
 - PUMPING GAS (2)



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

Map Created on: 2023-02-28



Legend

- Application Location**

 - Red circle
 - Purple circle

Rural Address

Gas Plants, Battery Sites, etc.

 - Dark blue circle: <all other values>
 - Orange factory icon: Gas Processing Plant
 - Blue square: Wells
 - Proposed Redesignation Subdivision Boundary (Yellow outline)
 - Altalink Powerline Buffer (30m) (Black outline with diagonal line)
 - Streetlights - Fortis (Green circle)
 - Power Poles - Fortis (Orange triangle)

Pipelines

 - Dark green line: CRUDE OIL
 - Cyan line: FRESH WATER
 - Yellow line: FUEL GAS
 - Magenta line: HVP PRODUCTS
 - Grey line: LVP PRODUCTS
 - Dark blue line: MISCELLANEOUS LIQUIDS
 - Green dashed line: NATURAL GAS
 - Orange line: OIL WELL EFFLUENT
 - Blue line: SALT WATER
 - Red line: SOUR NATURAL GAS
 - Brown dashed line: UNKNOWN

SUBST_A

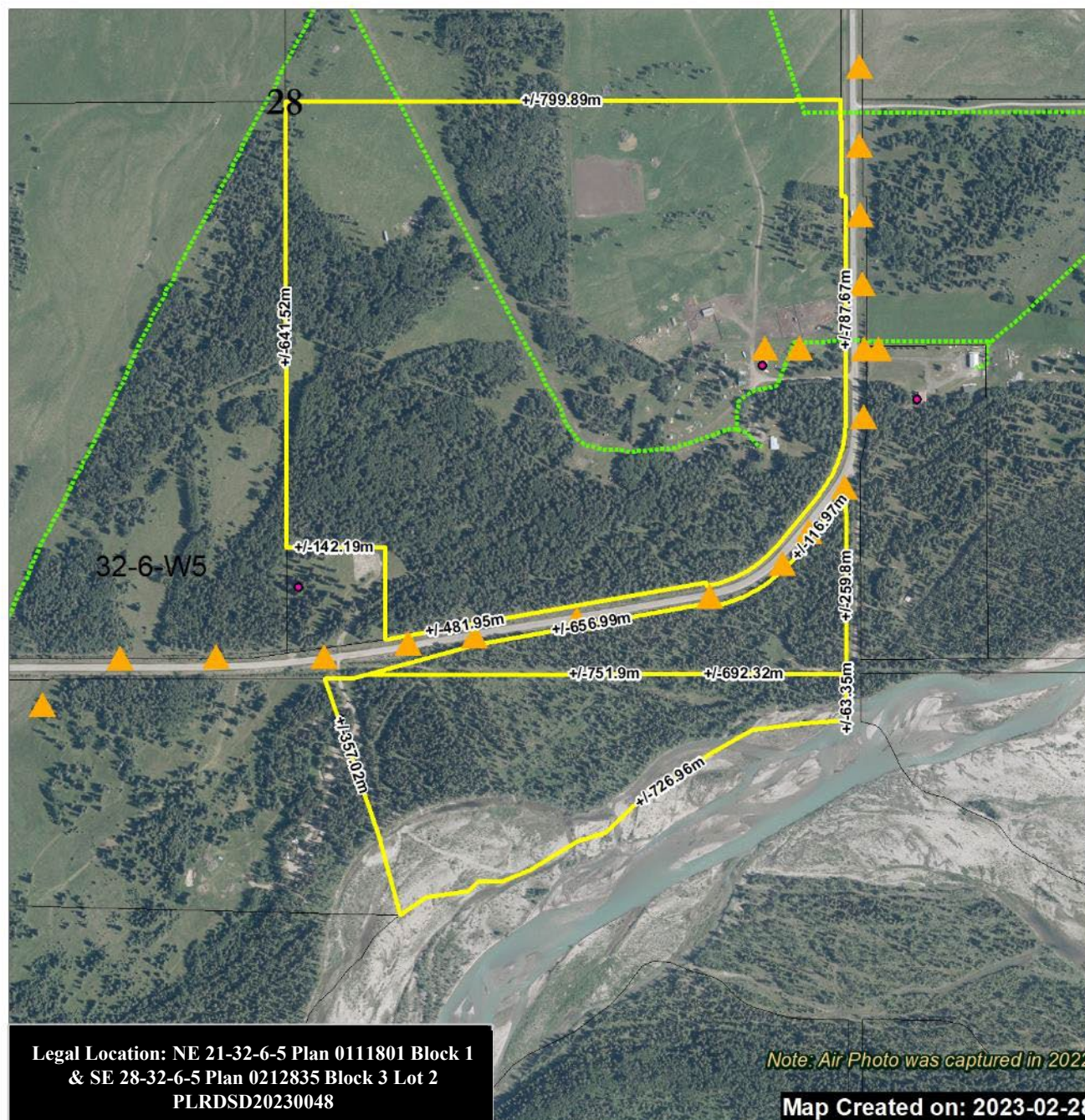


Scale: 1:8,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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



Note: Air Photo was captured in 2022

Map Created on: 2023-02-28



**Mountain View
COUNTY**

Current Zoning & Boundary Adjustment / Redesignation Areas

Legend

- A1 Agricultural District (A)
- A2 Agricultural (2) District (A(2))
- P-PR Parks & Recreation District
- DC Direct Control District (DC)

 Area to be Subdivided from
Plan 0111801 Block 1 and
Consolidated with Plan
0212835 Block 3 Lot 2

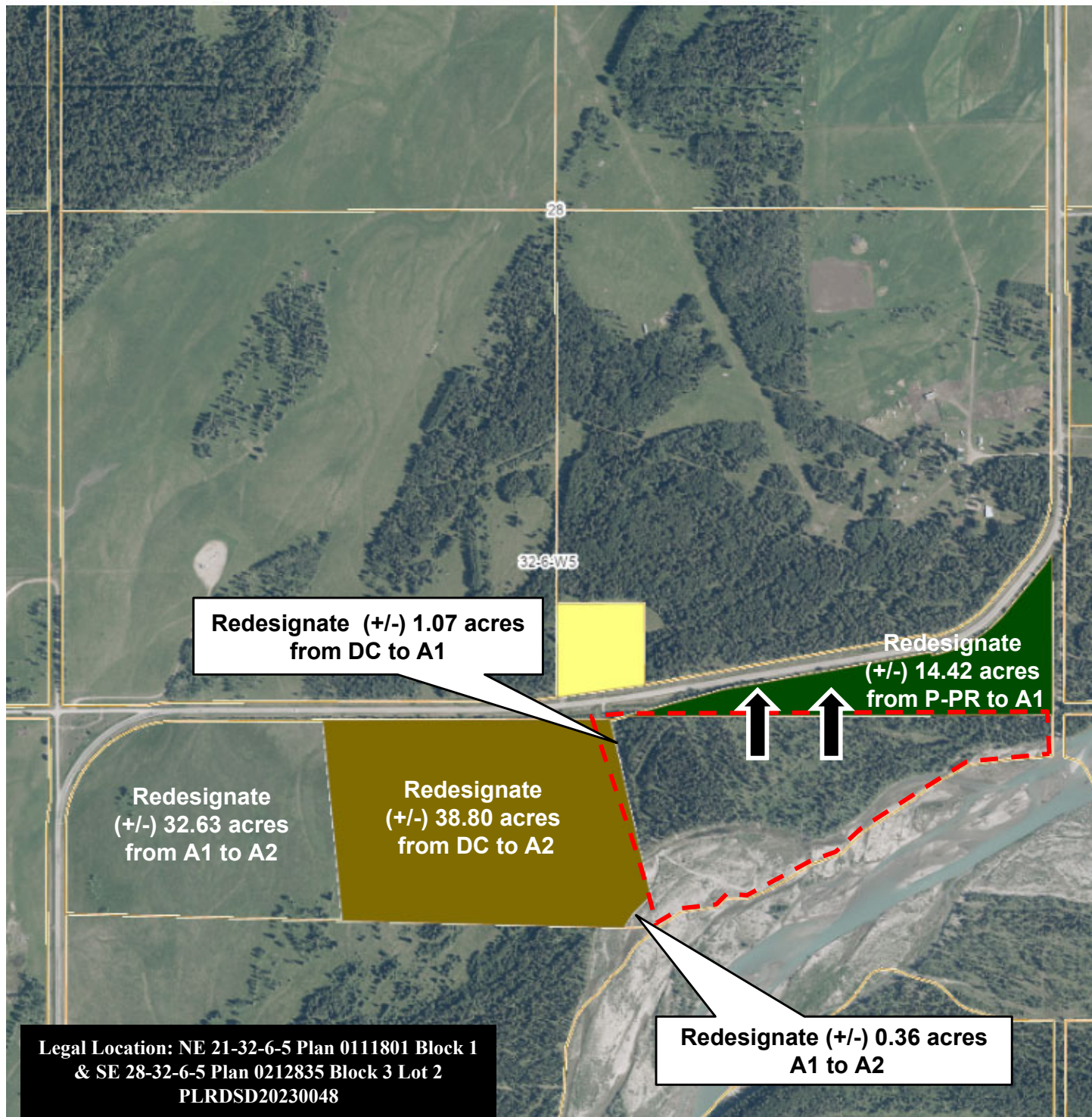


0 125 250 Meters

Scale: 1:8,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator








**Mountain View
COUNTY**

Proposed Zoning and Boundary Adjustment

Legend

-  SE 28-32-6-5
Plan 0212835 Block 3 Lot 2
- Agricultural District (A)
 - (+/-) 187.03 Acres

-  NE 21-2-6-5
Plan 0111801 Block 1
- Agricultural (2) District (A(2))
 - (+/-) 71.58 Acres

-  Area to be Subdivided from
Plan 0111801 Block 1 and
Consolidated with Plan
0212835 Block 3 Lot 2



0 125 250 Meters

Scale: 1:8,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Plan 0212835 Block 3 Lot 2
Current Parcel Size: 151.43 Acres

Boundary Adjustment Area to be
Subdivide into one (1) lot, thirty-five
point six zero ((+/-) 35.60) acres and
consolidated with Plan 0212835
Block 3 Lot 2, consisting of 151.43
acres, to become one lot, one
hundred eighty-seven point zero
three ((+/-) 187.03) acres.

Plan 0111801 Block 1
Current Parcel Size: 107.18 Acres

**Legal Location: NE 21-32-6-5 Plan 0111801 Block 1
& SE 28-32-6-5 Plan 0212835 Block 3 Lot 2
PLRDSD20230048**



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: Bruce Burrell

Address: [REDACTED] Postal Code: [REDACTED]

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

Fax #: [REDACTED] 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 NE ¼ Sec. 21 Twp. 32 Range 6 West of 5 Meridian

Being all/parts of Lot _____ Block: 1 Plan 011801

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 33 acres (±) / _____ hectares (±) (boundary adjustment)

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

c. To Land Use District: ☒ Agricultural 2① ☐ 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: _____ 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. 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):

The proposal is merely a boundary adjustment to provide river access. The remaining parcel will be suitable for agriculture as well. The proposal unites the lower pieces of property both having duplicate similarities.

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

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): *Spruce trees towering over native vegetation alongside Red Deer River.*

Describe the kind of soil on the land (sandy, loam, clay, etc.): *Mossy Covered-Poor Soil*

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?

None.

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.

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, Bruce Burrell [Redacted]
Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the _____ 1/4 Section _____ Township _____ Range _____ West of _____ Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: [Signature] 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

Planner on file is permitted.

[Redacted Signature]
Landowner(s) Signature(s)

2/10/23
Date

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, Bruce Burrell 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



Indicate name of ROAD if applicable - <u>Coal Camp Rd.</u>	
ROAD	<div style="position: absolute; top: 10%; left: 10%; font-size: 2em; color: blue;"> Quanta Well DC. </div> <div style="position: absolute; top: 15%; left: 55%; color: blue;"> RR Proposed 34 acres Bank </div> <div style="position: absolute; top: 10%; right: 10%; color: blue;"> 14 acres </div> <div style="position: absolute; top: 40%; right: 10%; color: blue;"> Flood Plain </div> <div style="position: absolute; bottom: 10%; left: 40%; color: blue; transform: rotate(-30deg);"> Red Deer River </div>
Indicate name of ROAD if applicable	

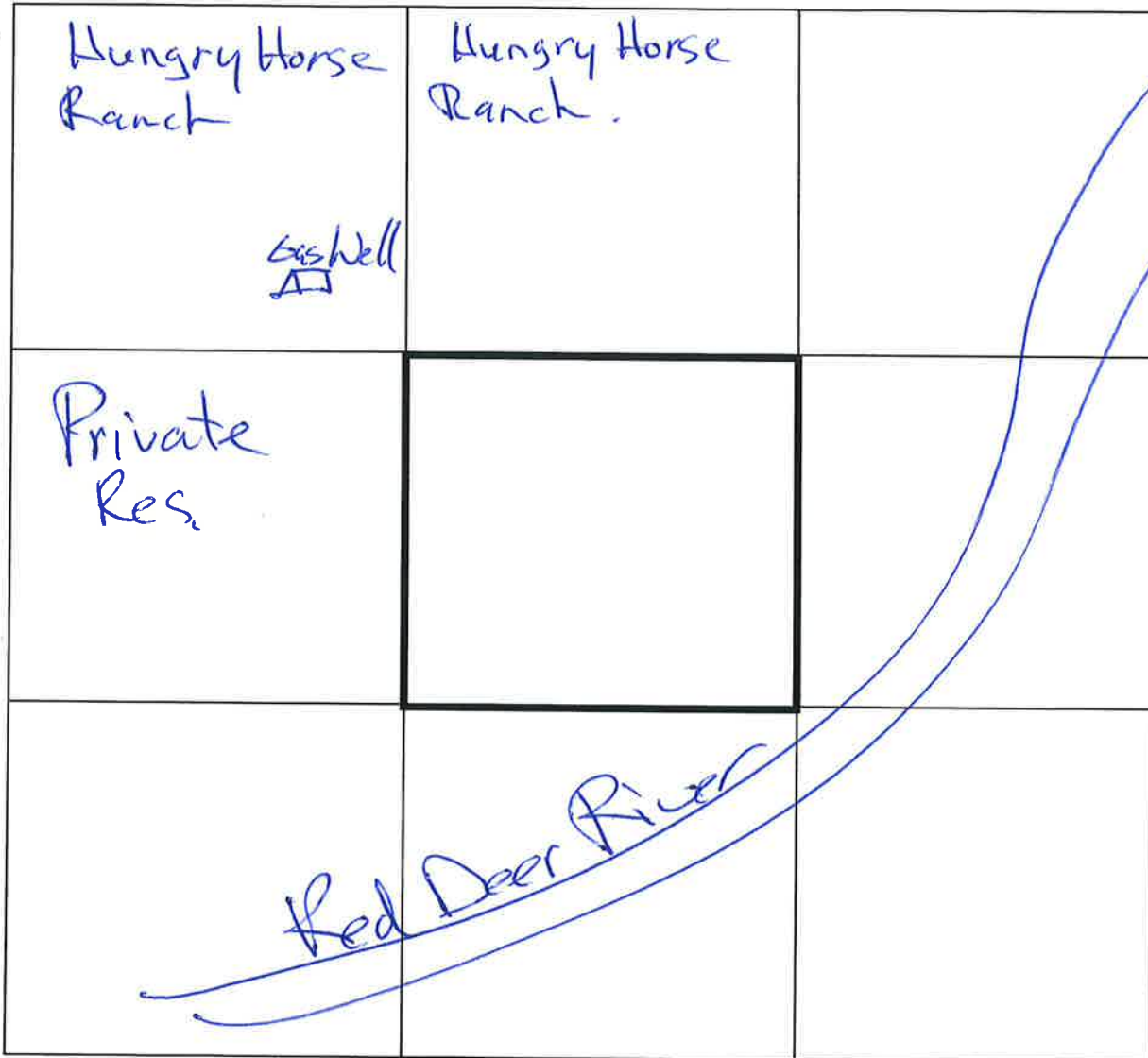
4



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: Bruce Burrell

Legal Description: Block 1 - 0111801

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, Bruce Burrell 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.

2/7/23
Date


Applicant's Signature



Abandoned Well Map

Base Data provided by: Government of Alberta

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

Author XXX

Printing Date: 2/10/2023

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: 18,055.95

0 25 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



This is the information on abandoned wells that I am providing with my application

Signature