



May 07, 2026

File No.: PLRDSD20260134

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: NYSTEN, Jason & LITTLE, Kaitlyn
Landowner: PEART, Matthew H
Legal: NW 28-29-28-4

From: Agricultural District (A) **To:** Agricultural (2) District (A(2))
Proposed Redesignation Area: 32.57 acres (13.18 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 June 07, 2026. Comments may be sent to the Planner by:

Email: dgonzalez@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 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. 186 or by email at dgonzalez@mvcounty.com.

Sincerely,



Dolu Mary Gonzalez, Planner
Planning and Development Services

/dmg

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta 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.**

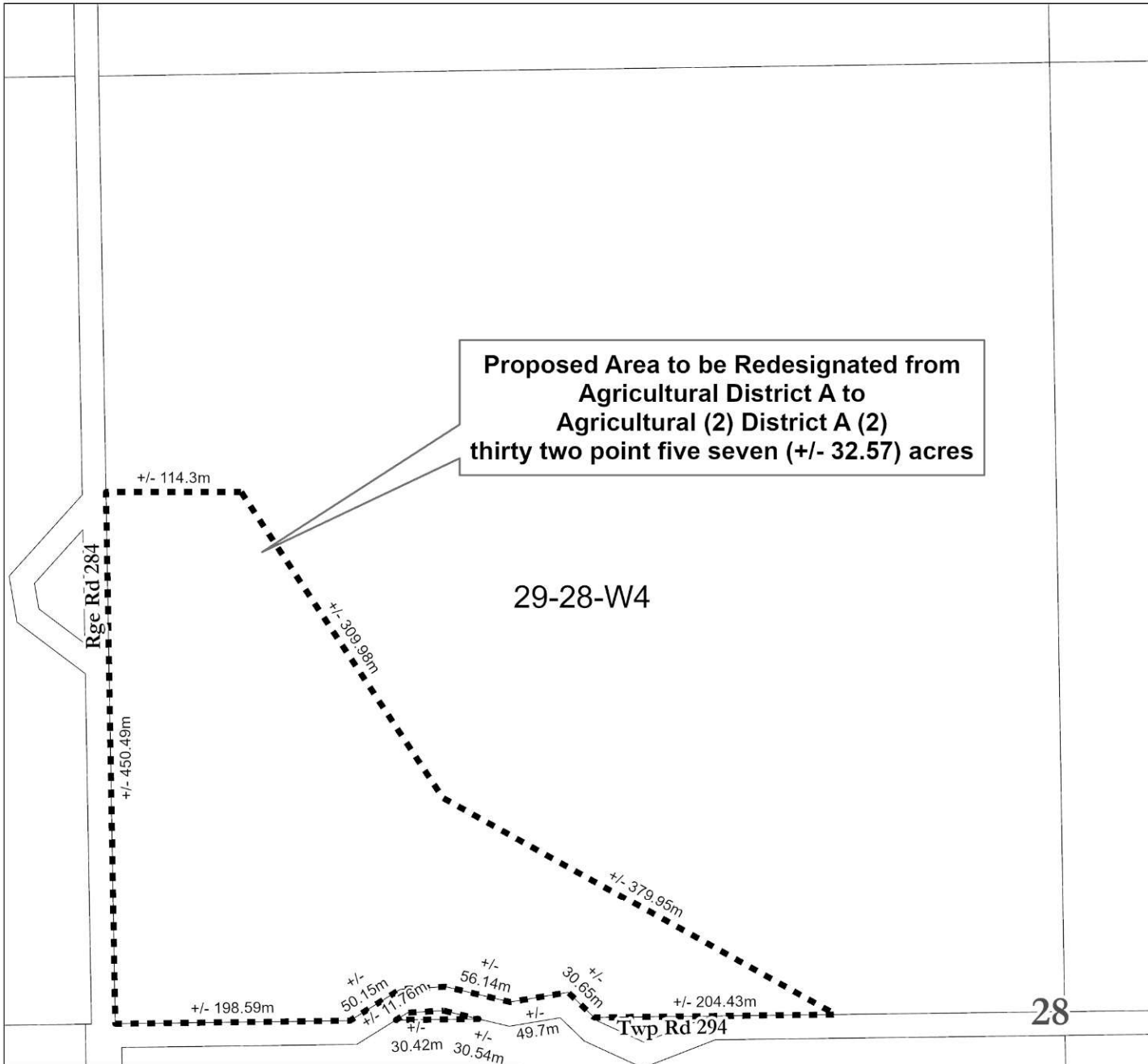




Mountain View COUNTY

Site Sketch - Redesignation

**Proposed Area to be Redesignated from
Agricultural District A to
Agricultural (2) District A (2)
thirty two point five seven (+/- 32.57) acres**



Legend

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



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

**Legal Location: : NW 28-29-28-4
File No: PLRDSD20260134**

Map Created on: 5/6/2026

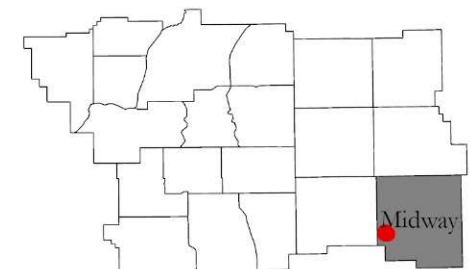


Mountain View COUNTY

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





REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLRDS020260134

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) Jason Nysten & Kaitlyn Little

Address: [REDACTED] SE, Calgary AB Postal Code: T3M 2G6

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

Fax #: N/A Email: [REDACTED]

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

Address: [REDACTED] Burbank, OHIO, USA Postal Code: 44214

Phone #: [REDACTED] Alternate Phone #: N/A

Fax #: N/A Email: [REDACTED]

PROPERTY DETAILS

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

All/part of the NW 1/4 Sec. 28 Twp. 29 Range 28 West of 4 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 31 acres (±) / _____ 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: one

Size of new parcel(s) proposed: 31 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 [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: coulee (proposed parcel does not include stream)

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 reason for this application is to subdivide for the purpose of building an acreage with a home as well as having livestock production continue on the pasture surrounding. -> see additional information

Additional Information

Dolu Gonzalez Molina

From: Jason Nysten [REDACTED]
Sent: Tuesday, April 28, 2026 5:06 PM
To: Dolu Gonzalez Molina
Subject: Re: Application
Attachments: Title Search Nw-28-29-28-w4 P635 Peart CCT April 22 2026.pdf; RDSO Time Extension Agreement Form.pdf

External Sender - From: (Jason Nysten [REDACTED])
This message came from outside your organization.

[Learn More](#)

Hello Dolu,

Thank you for taking the time to help me today with this application. Below I have included more details on the proposed area. I have also attached a land title and the signed time extension agreement.

The proposed subdivision is located in the southwest corner of the quarter section (NW-28-29-28-W4). The proposed area is defined by a fence and the natural separation between the native grass pasture and the cultivated farm land on the remainder of the quarter section. This area is native grass pasture overlooking the Rosebud coulee and creek. This proposed subdivision area is separated from the Rosebud creek riparian area by the roads west and south of the quarter section. This parcel includes a long gradual slope from the NE side of the proposed area down to the roads on the south and west side of the quarter section. There are no current dwellings on this quarter section. A small portion of the cultivated land (on the southeast side of the proposed subdivision) will be included in the proposed subdivision in order to include an existing approach.

The use of this land for livestock varied in previous years, depends upon how much rain occurred and summer temperatures. I plan to have livestock here in order to maintain a healthy pasture grass stand and at the same time prevent the build up of dry grass which could be a fire hazard.

Please let me know if there are more details that will be required/helpful for the submission.

Thank you
Jason

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): majority is native grass/pasture with silver willows & other shrubs mixed throughout

Describe the kind of soil on the land (sandy, loam, clay, etc.): sandy loam ; dark brown and black

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)?

No buildings or structures currently exist on the land.

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. N/A

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.

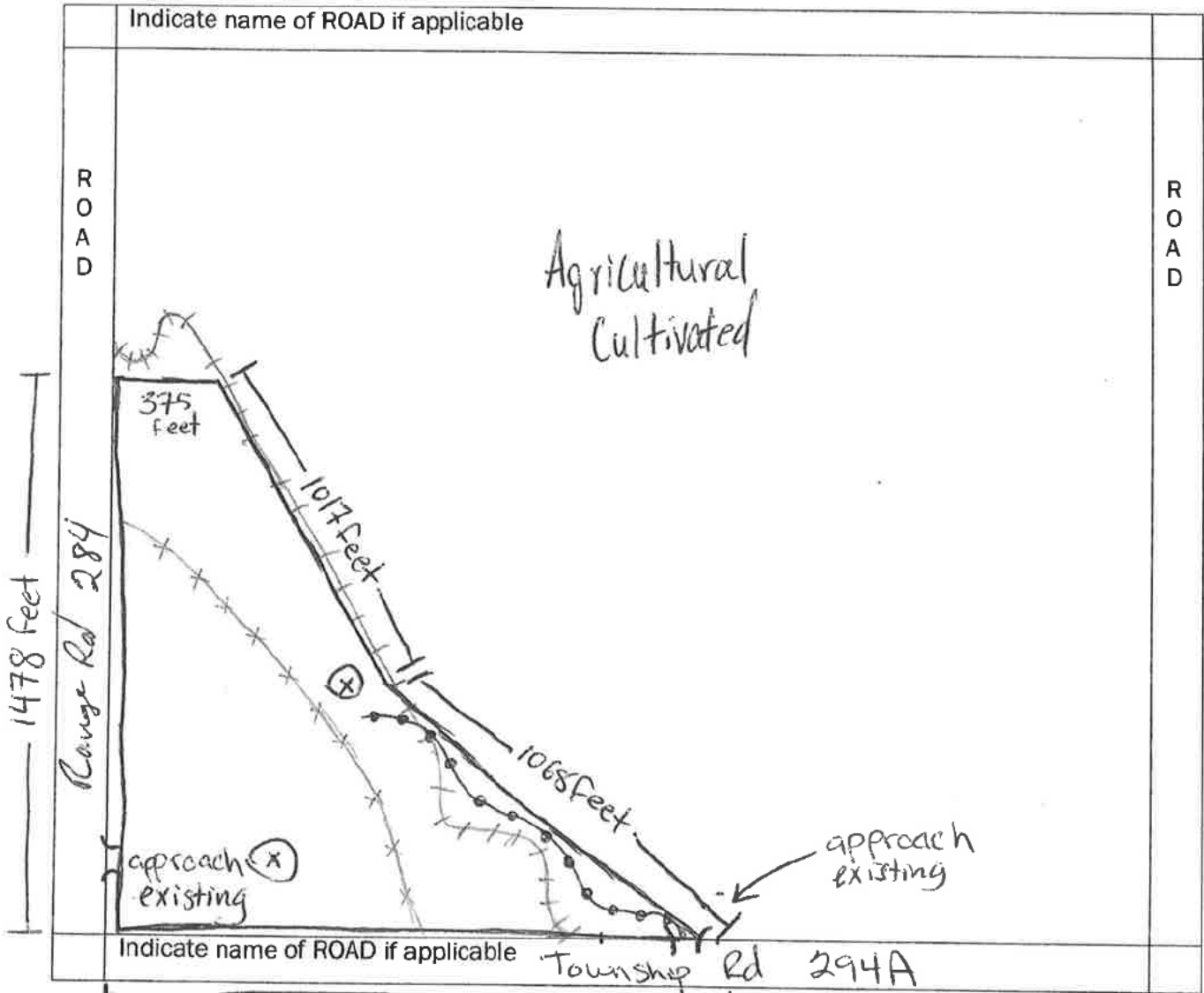
I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

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.).

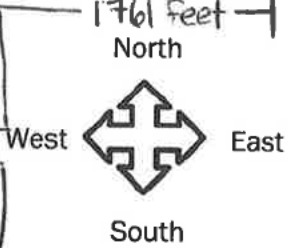
The below square may be used to represent a 1/4 Section or an acreage



Proposed parcel —
outlined in black pen

Proposed Driveway
—•••••

Pasture boundary
—x—x—x—x—

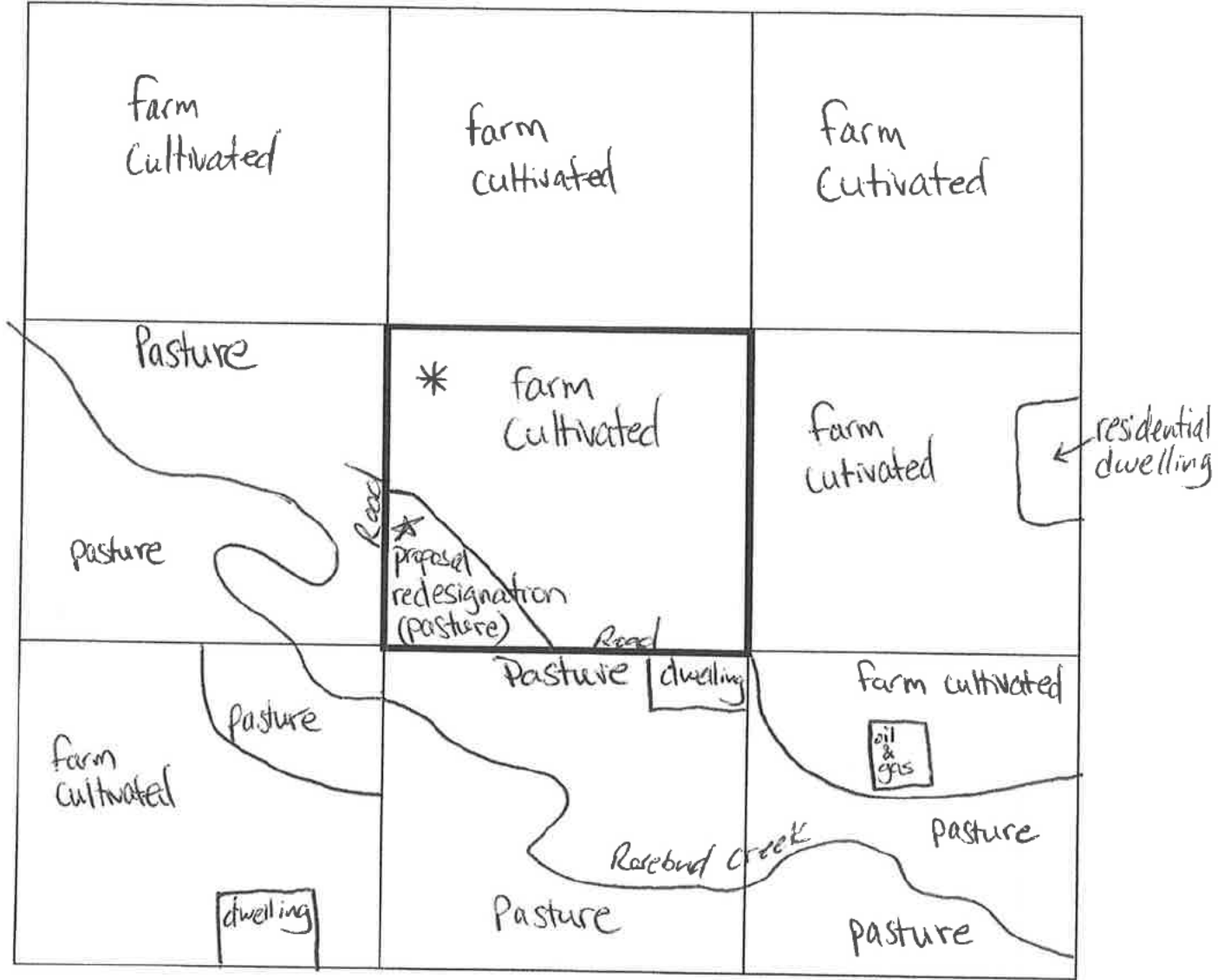


water well
⊗

Culee Edge
(steep slopes)
—x—x—x—x—

SURROUNDING LAND USE MAP

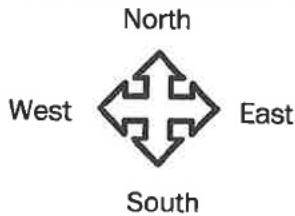
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within 1/2 mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities,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

* There are no dwelling, buildings, roads or water on the proposed redesignation area



* there are no dwellings on the 1/4 we are proposing a redesignation



PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Jason Nysten & Kaitlyn Little
Legal Description: NW 28-29-28-4
File Number: PLRDSD20260134

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, Jason Nysten & Kaitlyn Little

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.

Date

Applicant's Signature