



June 01, 2026

File No.: PLRDSD20260162

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: RICHARDS, Gary W & Kathy E
Landowner: RICHARDS, Gary W & Kathy E
Legal: SW 12-33-29-4

From: Agricultural District (A) **To:** Residential Farmstead District (R-F)
Proposed Redesignation Area: 13.17 acres (5.33 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 **July 01, 2026 (30 days)**. Comments may be sent to the Planner by:

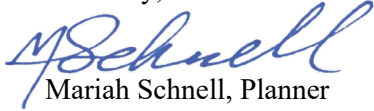
Email: mschnell@mvcounty.com; or
In Person: 10-1408 Township Road 320 (Bergen Road); or
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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. 225 or by email at mschnell@mvcounty.com.

Sincerely,



Mariah Schnell, Planner
Planning and Development Services

/mks

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 C O U N T Y

Location, Land Use, Ownership & Circulation

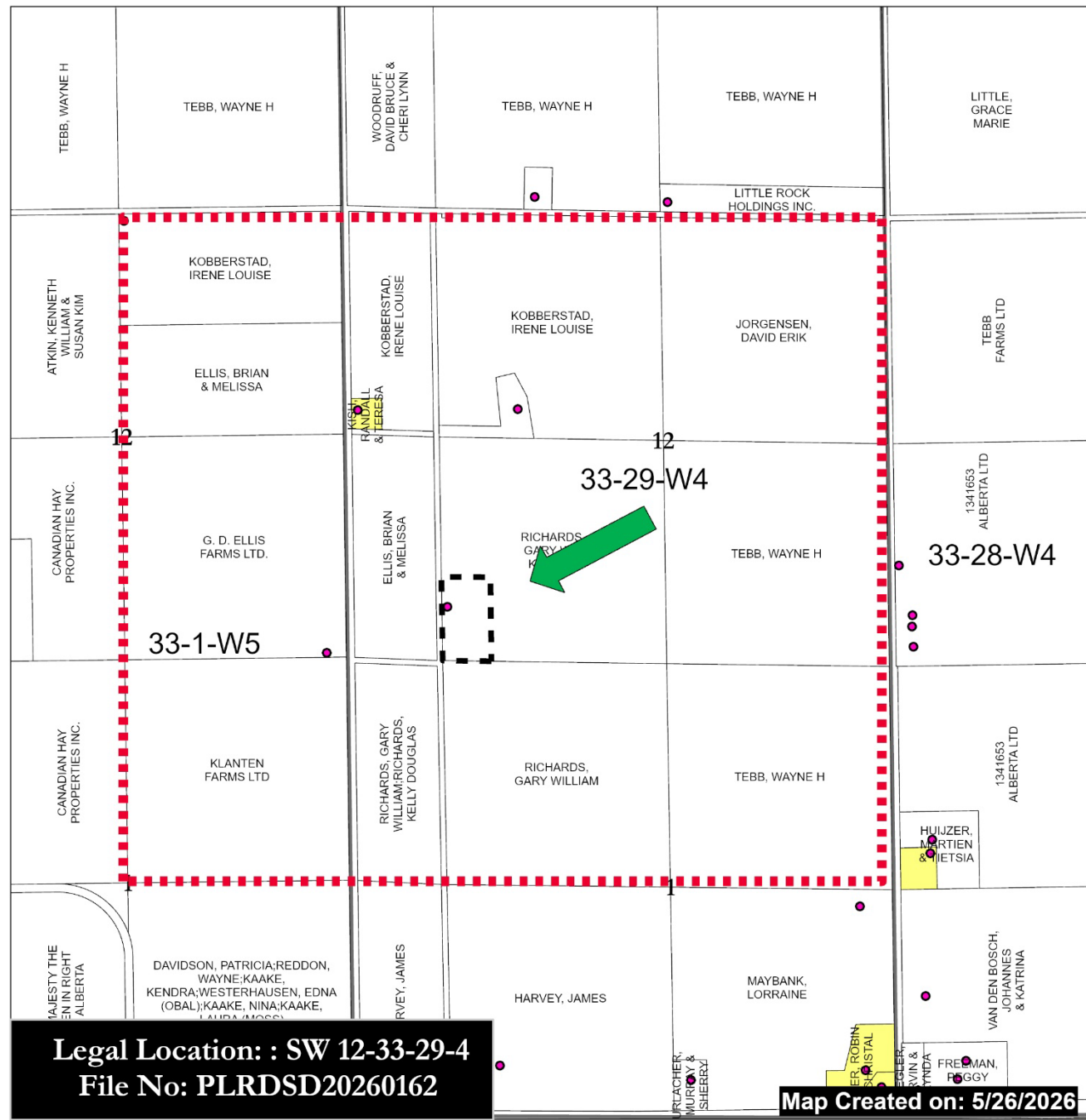
Legend

- 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 : SW 12-33-29-4
File No: PLRDS20260162

Map Created on: 5/26/2026



Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|-----------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Processing Plant | 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> |



0 10 20 30 40 50 60 70 Meters

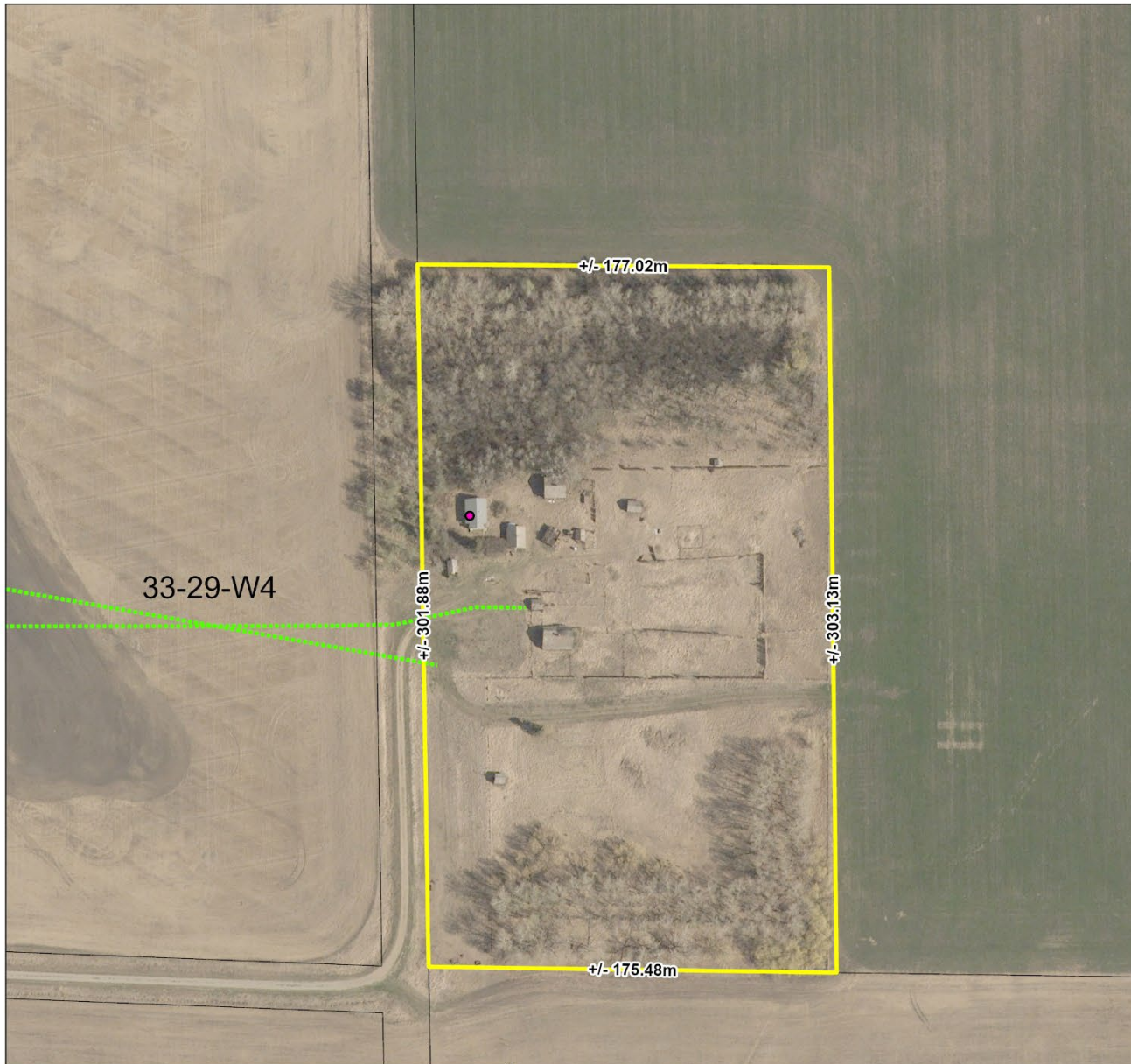
Scale: 1:2,500

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 12-33-29-4
File No: PLRDSD20260162

Note: Air Photo was captured in 2025

Map Created on: 5/26/2026



Mountain View
C O U N T Y

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

File Number PLRDS20220162

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) Gary and Kathy Richards

Address [Redacted] Range Rd. 10, Mtn. View County AB Postal Code: T4H 4M6

Phone #: [Redacted] (Gary's cell) Alternat [Redacted] (Home)

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 SW ¼ Sec. 12 Twp. 33 Range 29 West of 4 Meridian

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

Rural Address (if applicable): unknown

a. Area to be Redesignated/Subdivided: 13.1 acres (±) / 5.3 hectares (±)

b. Rezoned from Land Use District: [X] Agricultural [] Country Residential [] Residential Farmstead [] Other _____

c. To Land Use District: [] Agricultural 2 [] Country Residential [X] Residential Farmstead [] Recreational [] Industrial [] Direct Control [] Other _____

Number of new parcel(s) proposed: One

Size of new parcel(s) proposed: 13.1 acres / 5.3 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? [X] Yes [] No If yes, the highway number is: Hwy #27

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: Lonepine Creek

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): See attached

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

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

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

See attached.

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System Yes No Type: unknown

Water Supply Yes No Type: well

If sewage systems or water supply have not 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.

3. Reasons for Subdivision:

-Subdividing developed homestead for our son and daughter in law and their two boys. This would be a part of our succession planning.

-First parcel out from the quarter.

-This subdivision does not contain any cultivated land, cultivated land would remain on balance of the quarter. This subdivision has a well established shelter belt. This 13.1 acre homestead was established 70-80 years ago. To make this a smaller subdivision would be at a great expense. We would have to hire a cat to remove all the trees and to level ground. On the low spot north of the south shelterbelt, we would have to haul in dirt to fill this area.

We would hate to do that, there are a lot of trees that have been there for a long time, would be a shame to remove them. On the south shelterbelt, there are four rows of poplars with approx. 30 trees per row. Inside those rows are many new spruce trees growing which hopefully can be moved to form a proper line in the shelterbelt or to be moved around the yard. Inside that shelterbelt always is a shed which is over the water well.

On the north shelterbelt, there are two rows of caraganas, then two rows of poplars. Between all those rows it is all grown in and very dense. The poplars at the east end and west end of those rows are huge and have probably been there since the beginning of when this homestead was established.

-The remainder of the quarter can be accessed from the quarter south of it, (NW1-33-29-W4), as we own this quarter as well. Can also access from the north, at county road (Twp Rd 331A).

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

Bordering on the south side, there is four rows of poplars. On the north side there is two rows of caraganas and then two rows of poplars. On the north east corner, there are a few birch trees.

All shelterbelt and vegetation has not been cared for, for many years!

There is a low area on the southeast corner of the proposed subdivision that holds water in the spring time only.

5. Existing Buildings & Businesses on the land to be subdivided:

No businesses on this land.

There is a bungalow house, barn, and many sheds as you can see on the survey. We were hoping to save some, but not sure that is possible. The house has been overrun with mice and the same for the other buildings. Mice, birds and bats! Most, if not all will have to be demolished. We do plan on saving a lot of the barnwood for other projects and to donate.

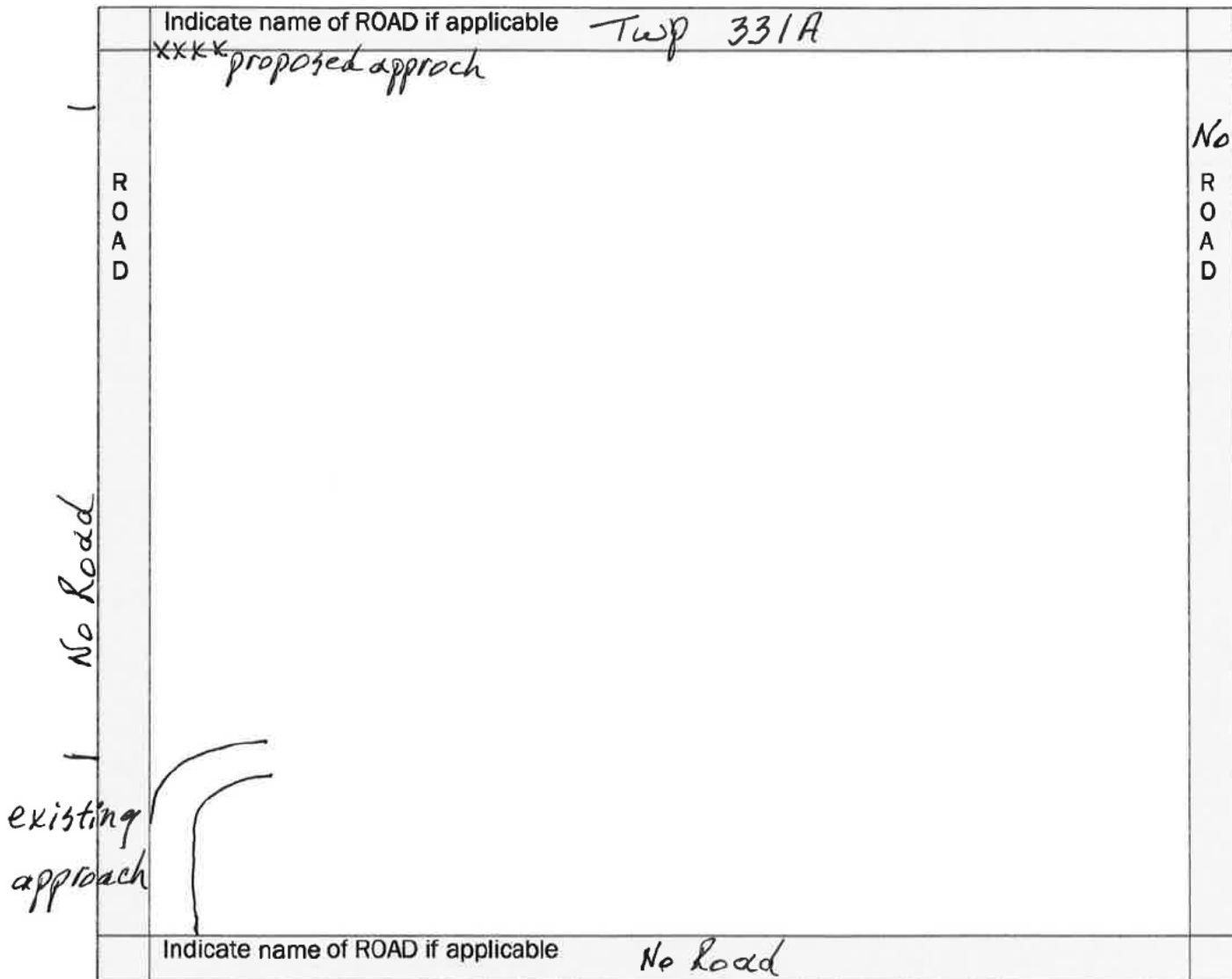
Plan to build new house and garage in time. Also replace the existing building over the well. Once things are figured out and decide where to build, we will re-establish a new septic system.

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

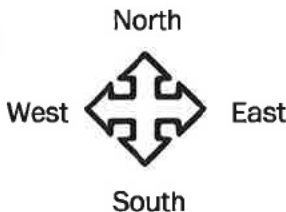
The Site Plan shall include the following:

- 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



- Please find attached survey.

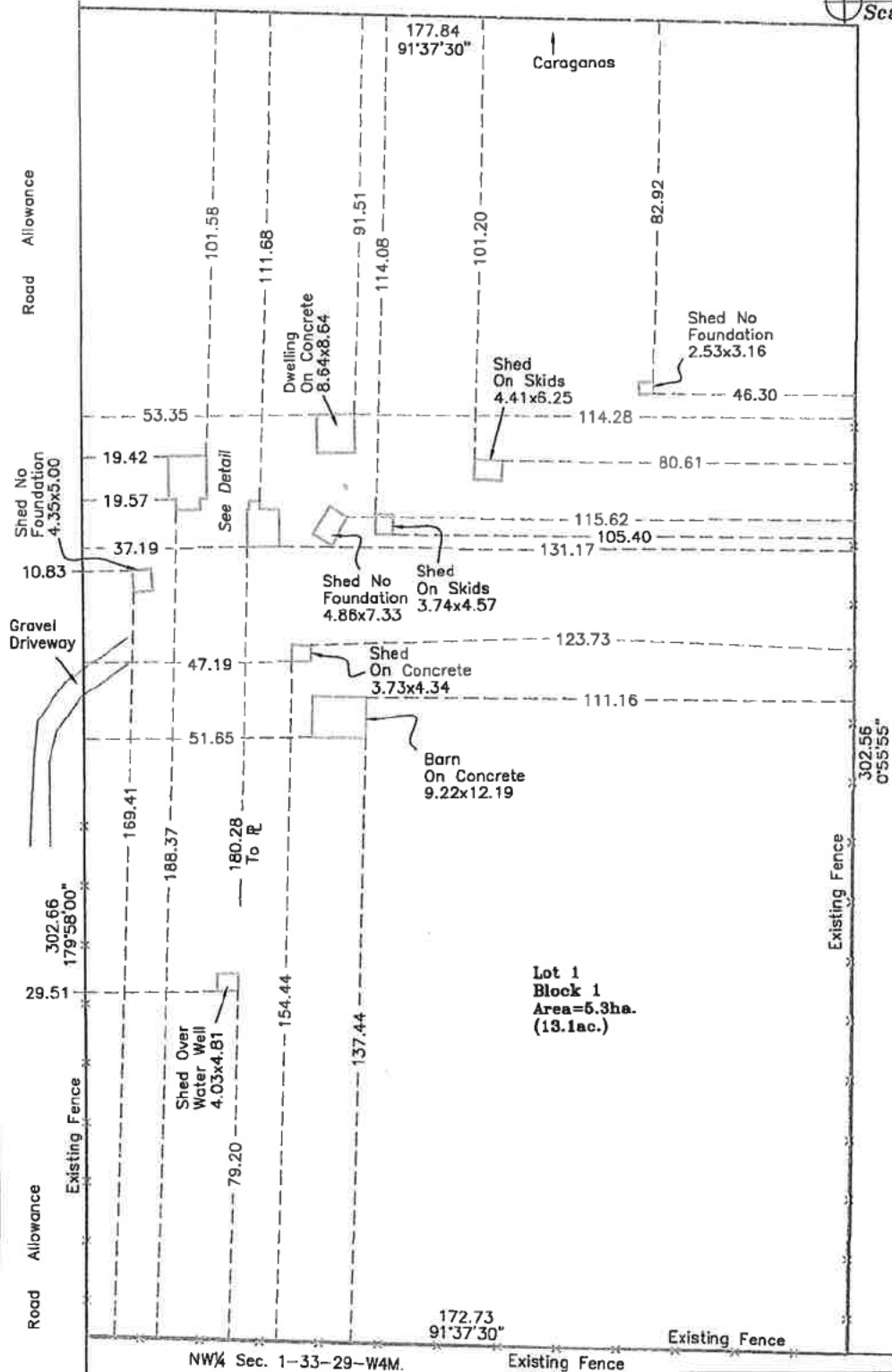


Lot Detail
Scale 1:1500

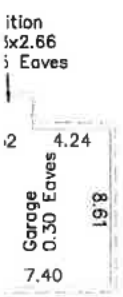
4M.

S. Sec. 11-33-29-W4M.

SW¼ Sec. 12-33-29-W4M.



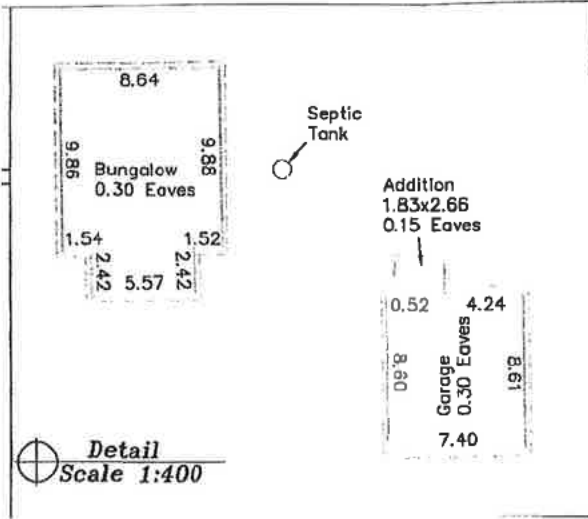
Lot 1
Block 1
Area=6.3ha.
(13.1ac.)



SexSmith Surveys Ltd.
Box 5122, High River, Alberta, T1V 1M3
www.sexsmithsurveys.com

©Copyright, 2026

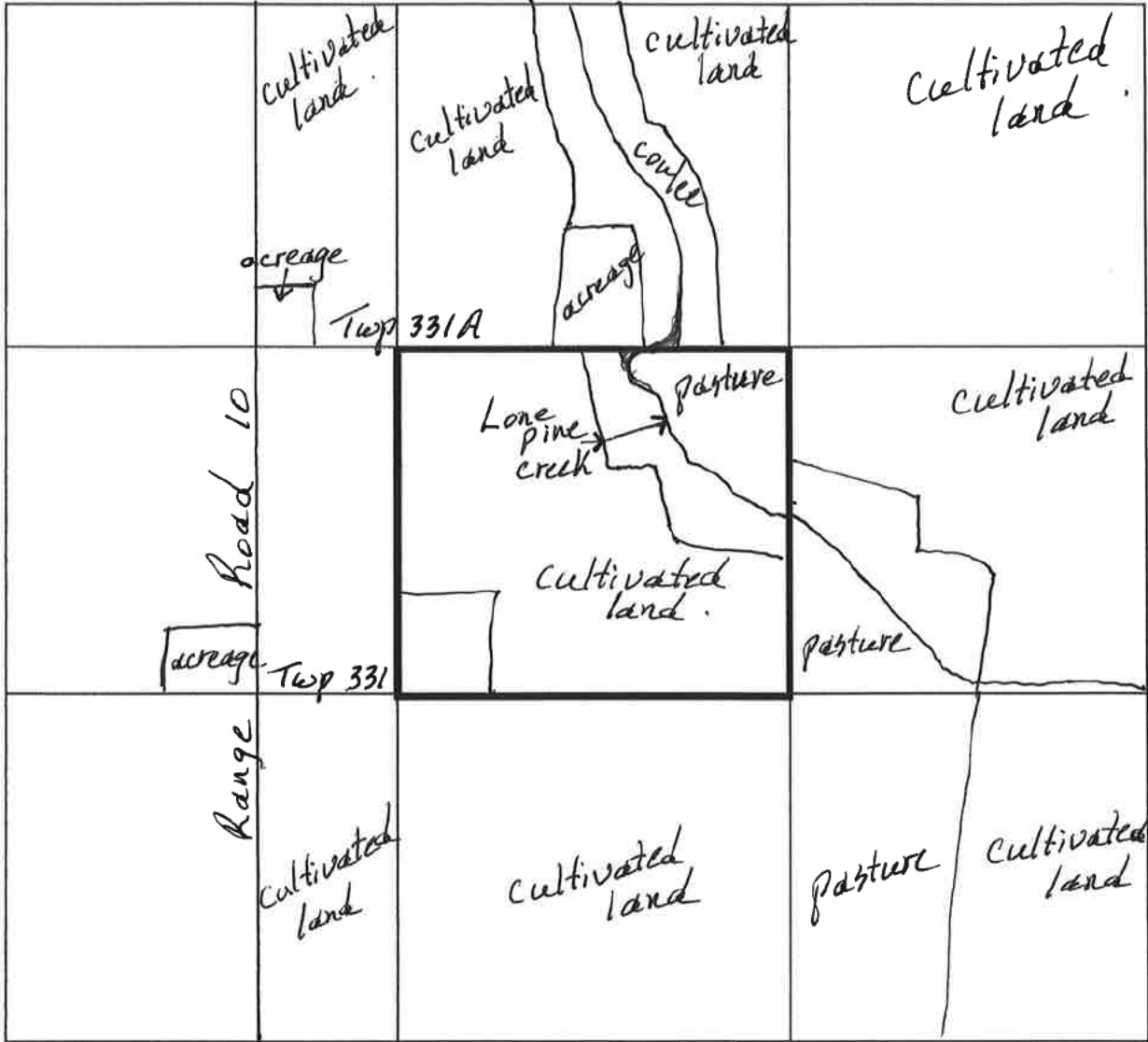
SexSmith Surveys Ltd.
28 January, 2026
Scale : As Noted
File 25-524



Detail
Scale 1:400

SURROUNDING LAND USE MAP

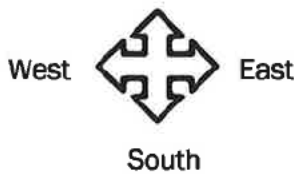
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, 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.

North



- see attached map.

ArcGIS Web Map





**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Gary and Kathy Richards
Legal Description: 5W12-33-29-4
File Number: PLRDSD20260162

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, Gary and Kathy Richards 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.

May 14, 2026
Date





Abandoned Well Map - SW 12-33-29-4

Base Data provided by: Government of Alberta

Author:

YYY


Print Date:

5/15/2026

Legend

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ◇ Abandoned Wells ○ Revised Location ● Revised Location Pointer <p>Paved Road (20K)</p> <ul style="list-style-type: none"> Primary Divided Primary Divided Primary Undivided 4L Primary Undivided 4L Primary Undivided 2L Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Primary Undivided 1L Interchange Ramp Interchange Ramp Interchange Ramp Secondary Divided Secondary Divided Secondary Undivided 4L Secondary Undivided 4L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L <p>Gravel Road (20K)</p> <ul style="list-style-type: none"> Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Primary Undivided 1L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L <p>Railway (20K Large Scale)</p> <ul style="list-style-type: none"> Single Line Double Line Multiple Line Spur Line Abandoned ATS LSD label | <p>Roads - Other</p> <ul style="list-style-type: none"> Unimproved Unclassified Truck Trail Writer Ford Winter Crossing Ferry Route <p>Lake/River (20K)</p> <ul style="list-style-type: none"> Lake or River Lake or River Reservoir Icelfield Major Canal Oxbow Quarry Dugout <p>Intermittent Lake</p> <ul style="list-style-type: none"> Intermittent Lake Intermittent Oxbow <p>Sandbar / Wetland /</p> <ul style="list-style-type: none"> Sandbar | <ul style="list-style-type: none"> ATS LSD with Road ATS Quarter Section label ATS Quarter Section with ATS Section label (large) ATS Section with Road ATS Township (large scale) Provincial Boundary Lake Label (20K) River Label (20K) |
|---|--|--|

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 Projection and Datum
 WGS 1984 Web Mercator Auxiliary Sphere
 Scale 1:11,892

