



June 10, 2026

File No.: PLRDSD20260154

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant: AMMIRATI, Teodoro**

**Landowner: AMMIRATI, Teodoro**

**Legal: NW 32-30-4-5**

**From: Agricultural District (A) To: Country Residential (1) District (R-CR1)**

**Proposed Redesignation Area: 2.91 acres (1.18 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 July 10, 2026. Comments may be sent to the Planner by:

**Email:** [rpohl@mvcountry.com](mailto:rpohl@mvcountry.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](mailto:rpohl@mvcountry.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Réanne Pohl', written over a circular scribble.

Réanne Pohl, Planner  
Planning and Development Services

/rp

***Please note:***

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

## Location, Land Use, Ownership & Circulation

### Legend

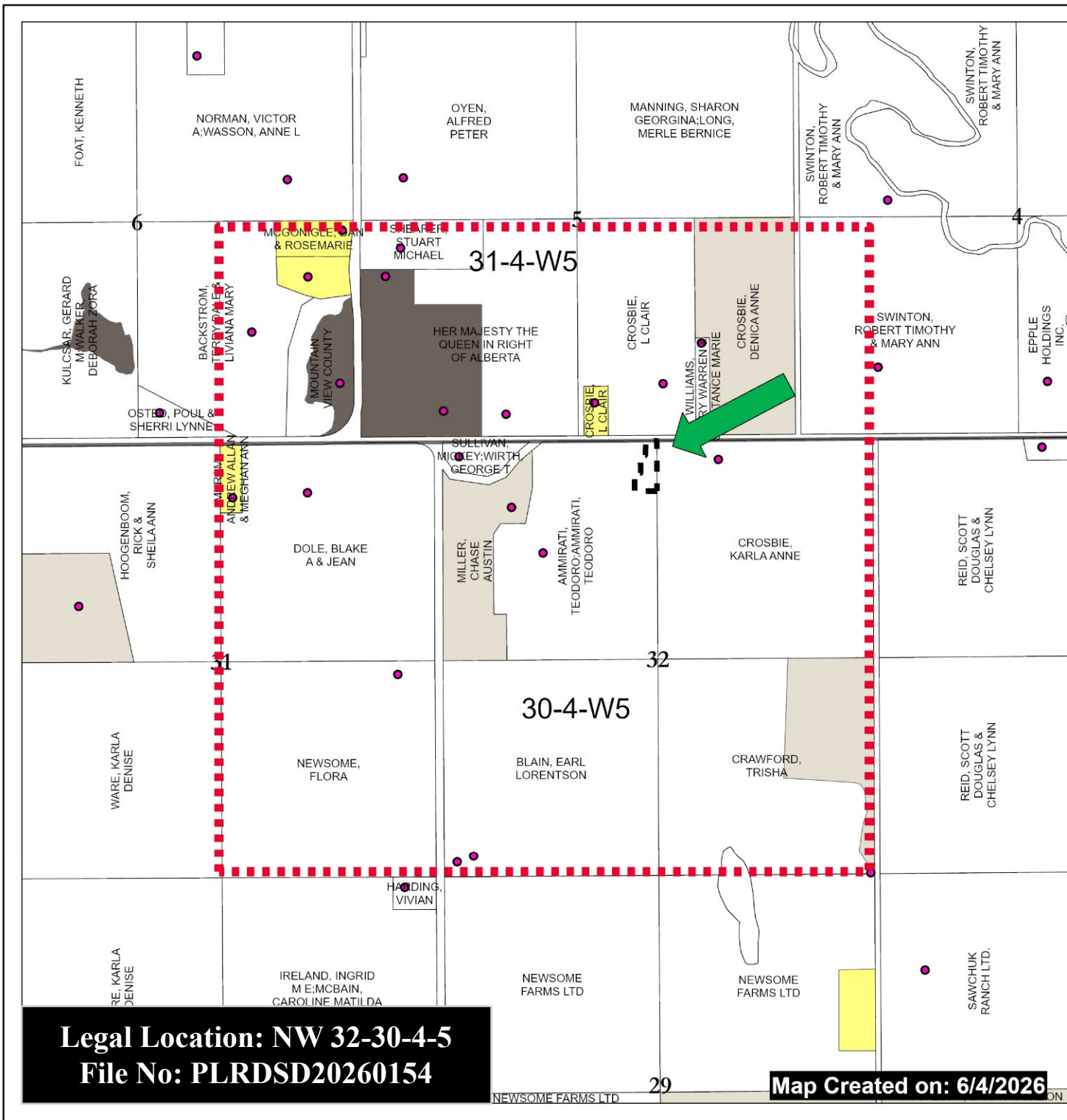
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- 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: NW 32-30-4-5**  
**File No: PLRDSD20260154**

**Map Created on: 6/4/2026**



# Mountain View COUNTY

## Site Sketch - Redesignation

### Legend

- Application Location
- Rural Address
- • Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation
- Subdivision Boundary
- Road Width Less than 7 m**
- 6.5 m

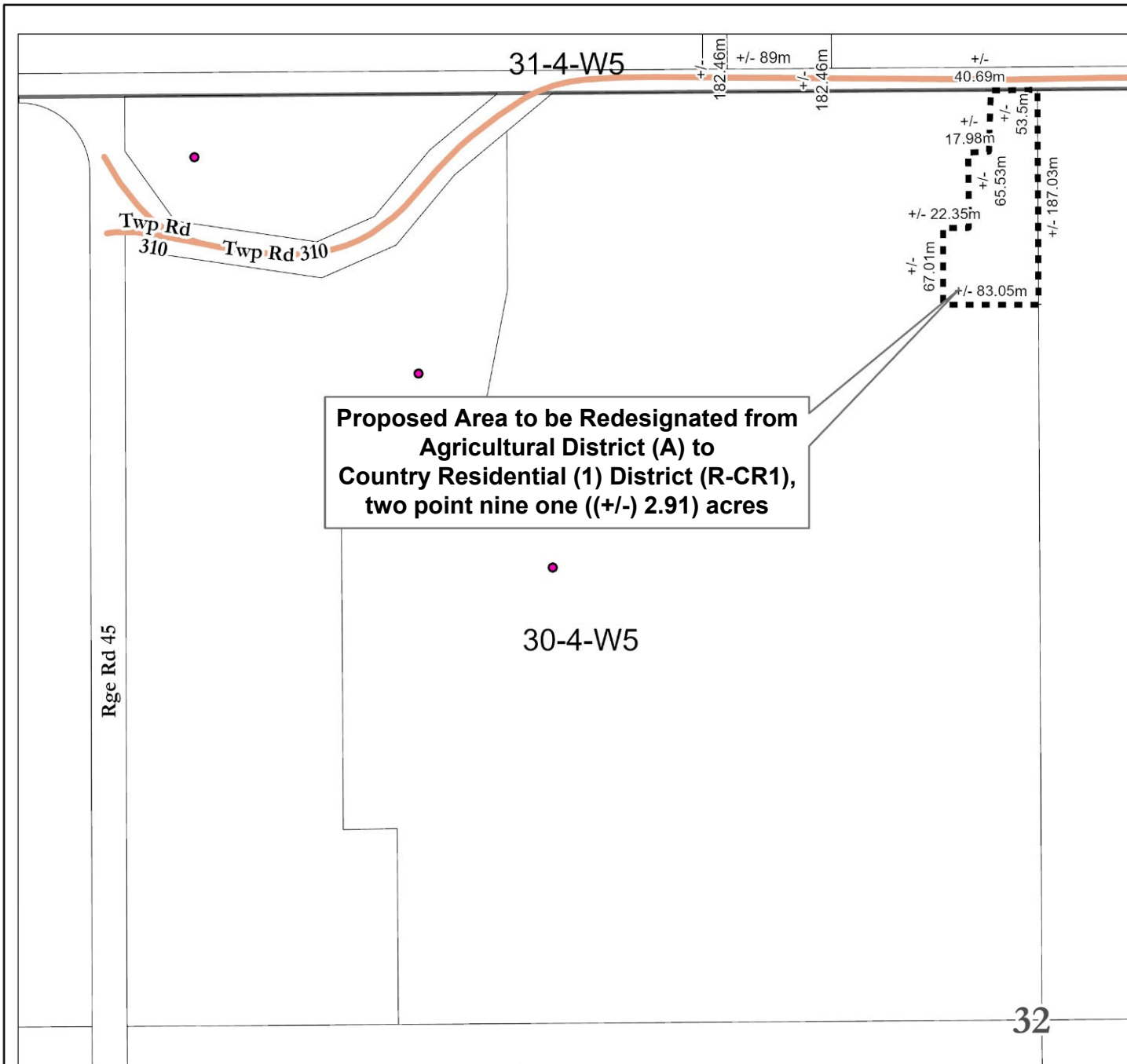


0 50 100 Meters

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



**Proposed Area to be Redesignated from  
Agricultural District (A) to  
Country Residential (1) District (R-CR1),  
two point nine one ((+/-) 2.91) acres**

**Legal Location: NW 32-30-4-5  
File No: PLRDSD20260154**

**Map Created on: 6/4/2026**

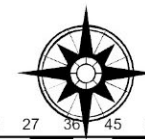


# Mountain View COUNTY

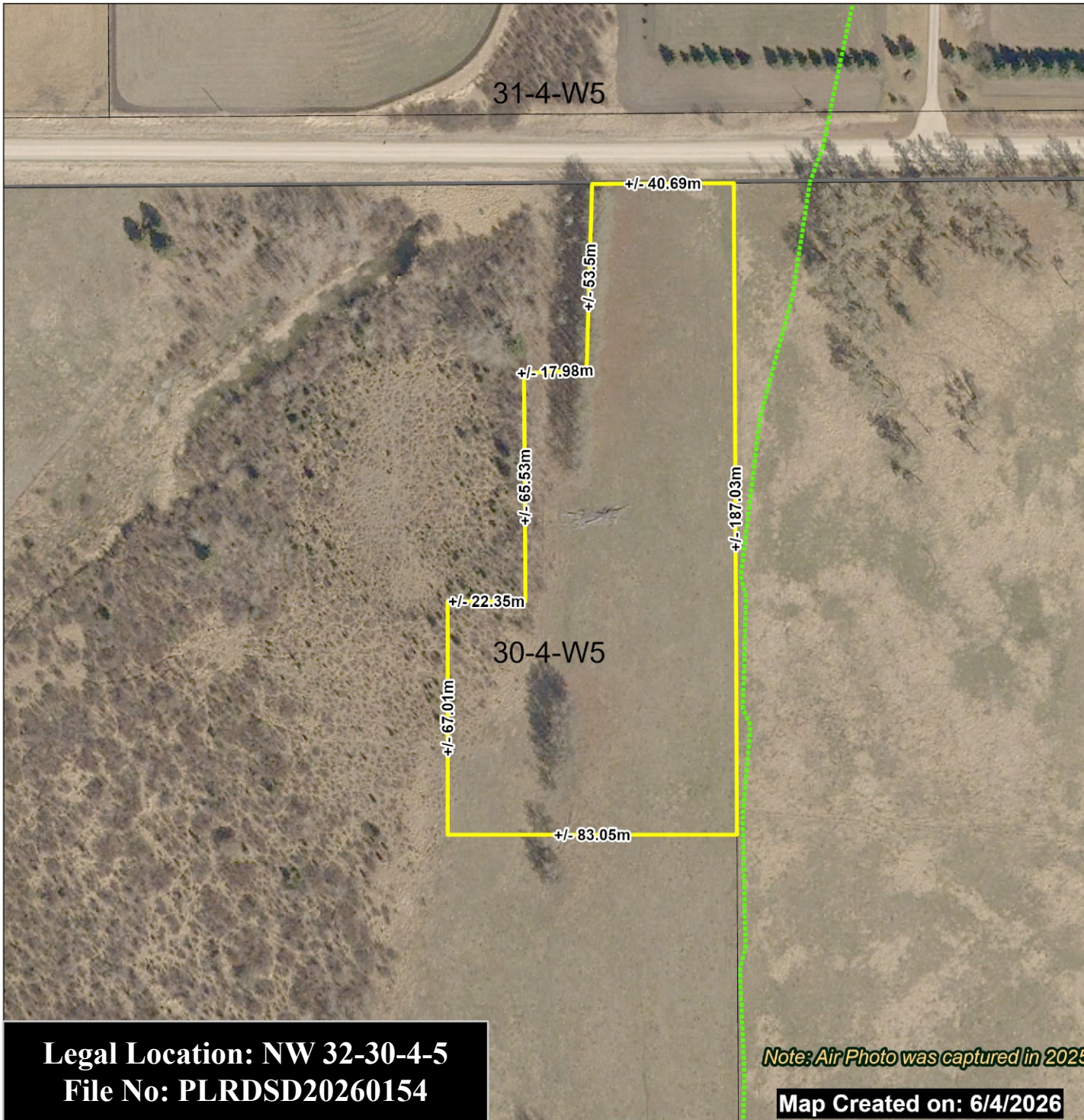
## Site Dimension

### Legend

- Application Location
- Rural Address
- Gas Plants, Battery Sites, etc.**
- Gas Processing Plant
- <all other values>
- Wells
- Proposed Redesignation Subdivision Boundary
- Altalink Powerline Buffer (30m)
- Streetlights - Fortis
- Power Poles - Fortis
- Pipelines**
- SUBST\_A**
- CRUDE OIL
- FRESH WATER
- FUEL GAS
- HVP PRODUCTS
- LVP PRODUCTS
- MISCELLANEOUS LIQUIDS
- - - NATURAL GAS
- OIL WELL EFFLUENT
- SALT WATER
- SOUR NATURAL GAS
- - - UNKNOWN
- - - <all other values>



Scale: 1:1,600  
 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 32-30-4-5**  
**File No: PLRDSD20260154**

*Note: Air Photo was captured in 2025*

**Map Created on: 6/4/2026**



# REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

File Number PLRDS2020260154

## 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) Ted Ammirati

Address: [REDACTED] Sundre Postal Code: TOM 1X0

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

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 NW 1/4 Sec. 32 Twp. 30 Range 4 West of 5 Meridian

Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

Rural Address (if applicable): [Redacted] TWP 310 MVC

a. Area to be Redesignated/Subdivided: 3 acres (±) / \_\_\_\_\_ hectares (±)

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

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

Number of new parcel(s) proposed: 1

Size of new parcel(s) proposed: 3 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? [ ] Yes [X] No

If yes, state its name: \_\_\_\_\_

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):

Remove Home From farm. Meets Policy for 4th Title, minimum Ag impact, Nearby residential Uses similar to QAPGed.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Brush ~~and~~ low land some grass land

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

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)?

House only

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System  Yes  No Type: septic Field

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: septic System Field

Distance to Proposed Subdivision: 200 M

Water Supply  Yes  No Type: well

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.*

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Ted Ammirati  
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NW 1/4 Section 32 Township 30 Range 4 West of 5 Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: \_\_\_\_\_ to act as Applicant/Agent on my/our behalf regarding the redesignation/subdivision application of the above-mentioned lands.

I hereby give \_\_\_\_\_ County staff to access the property for a Site Inspection:  Yes  No  
Landowner: \_\_\_\_\_ Date May 11, 2026

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, Ted Ammirati 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.

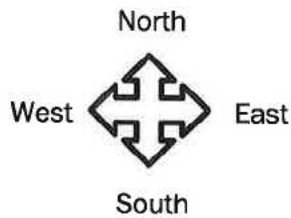
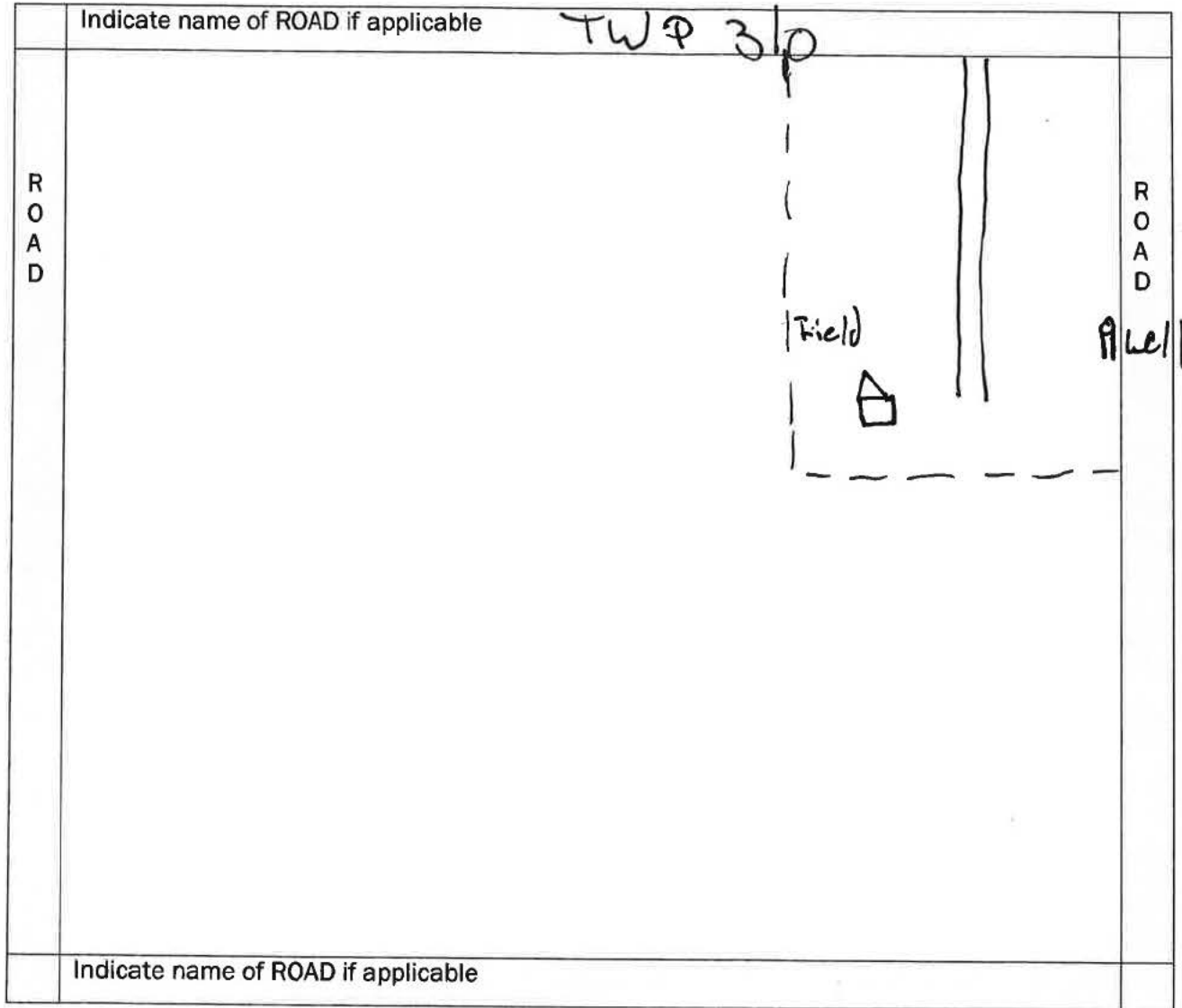
The personal information on this application is being collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) for the purpose of reviewing and evaluating an application for Redesignation or Subdivision. By providing the personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety. Any inquiries relative to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA legislative@mvcounty.com 403-335-3311

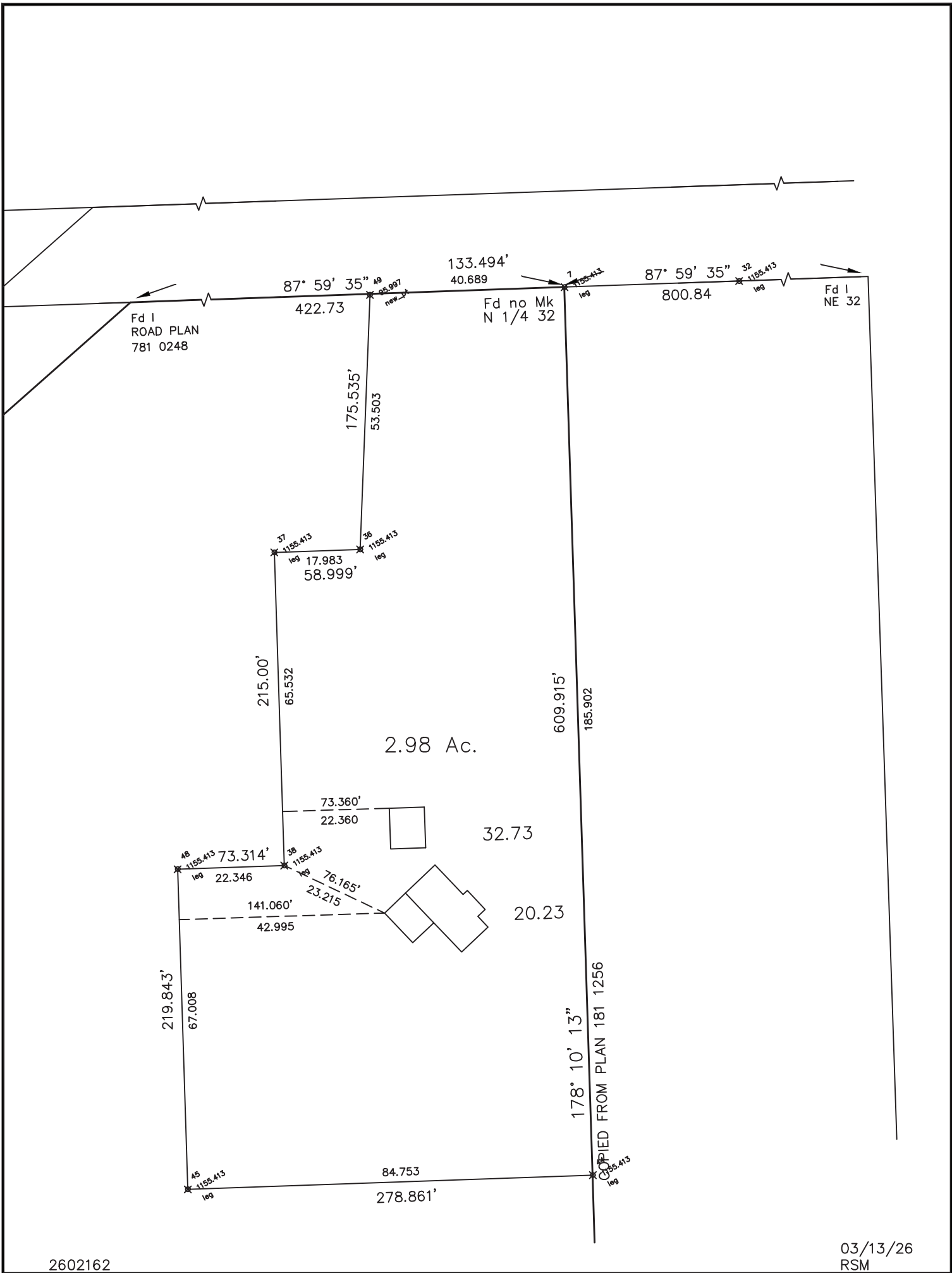
**PROPOSED REDESIGNATION/SUBDIVISION SKETCH**

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.).

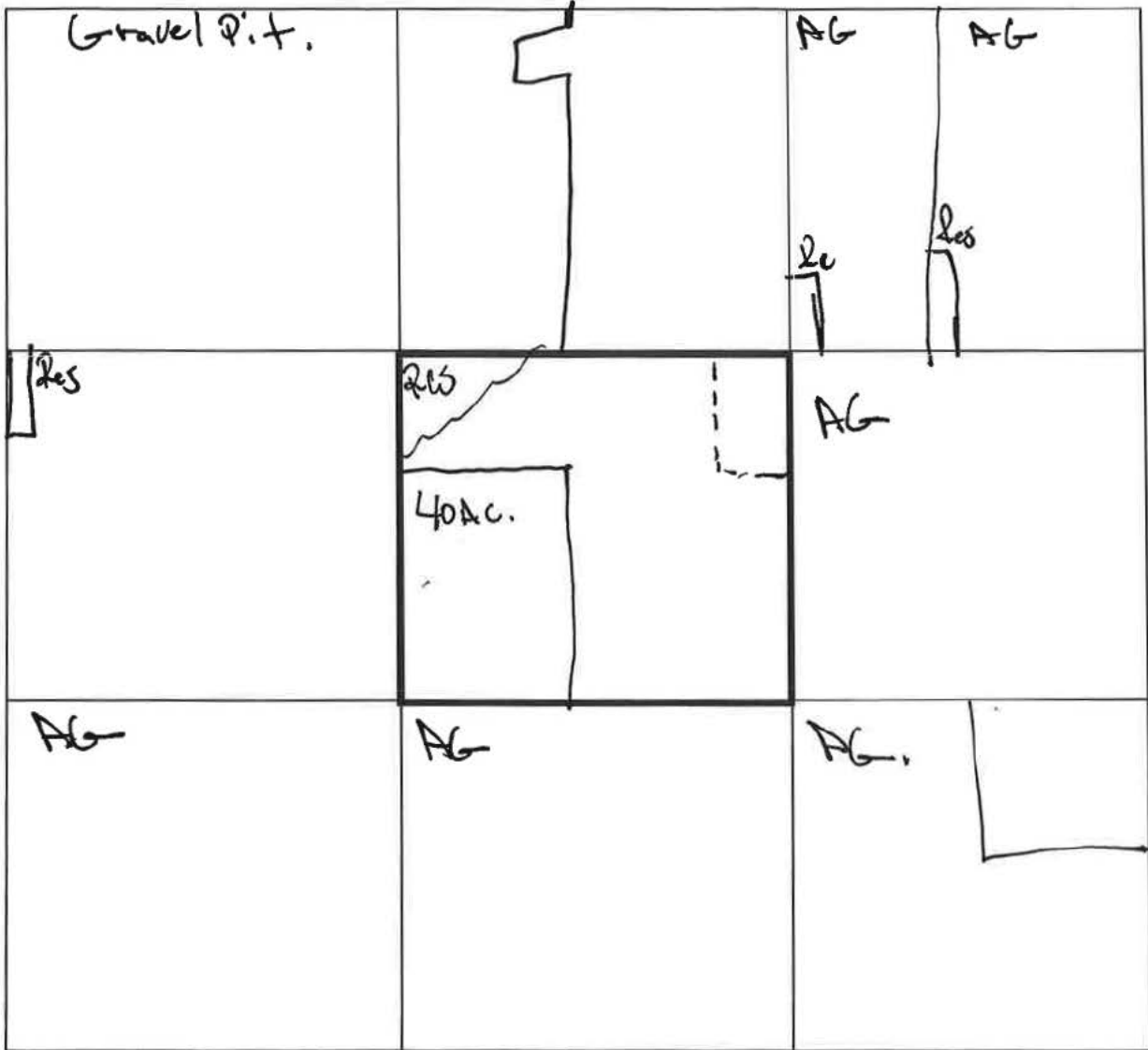
The below square may be used to represent a ¼ Section or an acreage





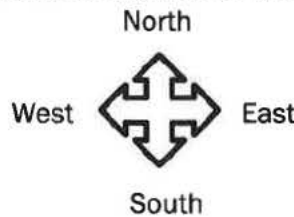
**SURROUNDING LAND USE MAP**

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.**





PLANNING SERVICES

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TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

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Applicant:

Ted Ammirati

Legal Description:

NW-32-30-4 W 5

File Number:

PLRDS020260154

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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 Council makes a decision on the redesignation application.

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May 11, 2026  
Date





# Abandoned Well Map - NW 32-30-4-5

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

5/11/2026

## Legend

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

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: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:11,892

