



March 23, 2023

File No.: PLRDSD20230084

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: LITZENBERGER, Kerry and Jodi
Landowner: LITZENBERGER, Kerry D and Jodi
Legal: NW 24-29-5-5

From: Agricultural District (A) To: Agricultural (2) District (A(2))
Proposed Redesignation Area: 40.00 acres (16.19 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 April 22, 2023. 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@mvcountry.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 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








Mountain View COUNTY

Site Sketch - Redesignation

Legend

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



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

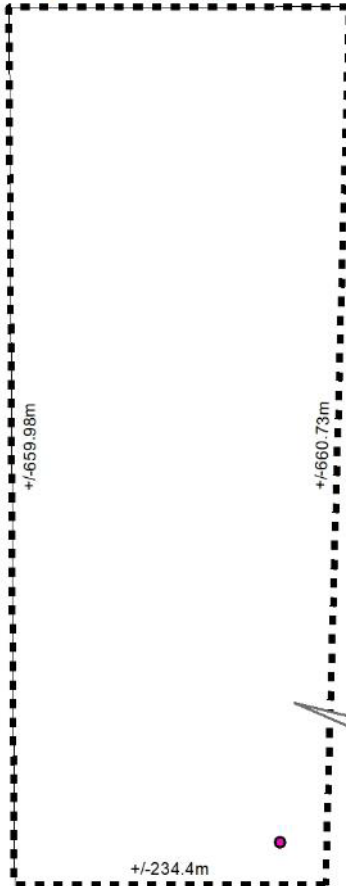
Projection: Transverse_Mercator

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

Rge
Rd 51

+/-255.89m

Hwy 579



29-5-W5

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
forty point zero zero (+/- 40.00) acres

24

Legal Location: NW 24-29-5-5
File No: PLRDSD20230084

Map Created on: 2023-03-23



Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|-------------------------|
| Application Location | Pipelines |
| Rural Address | --- <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | — CRUDE OIL |
| Gas Processing Plant | — 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 |



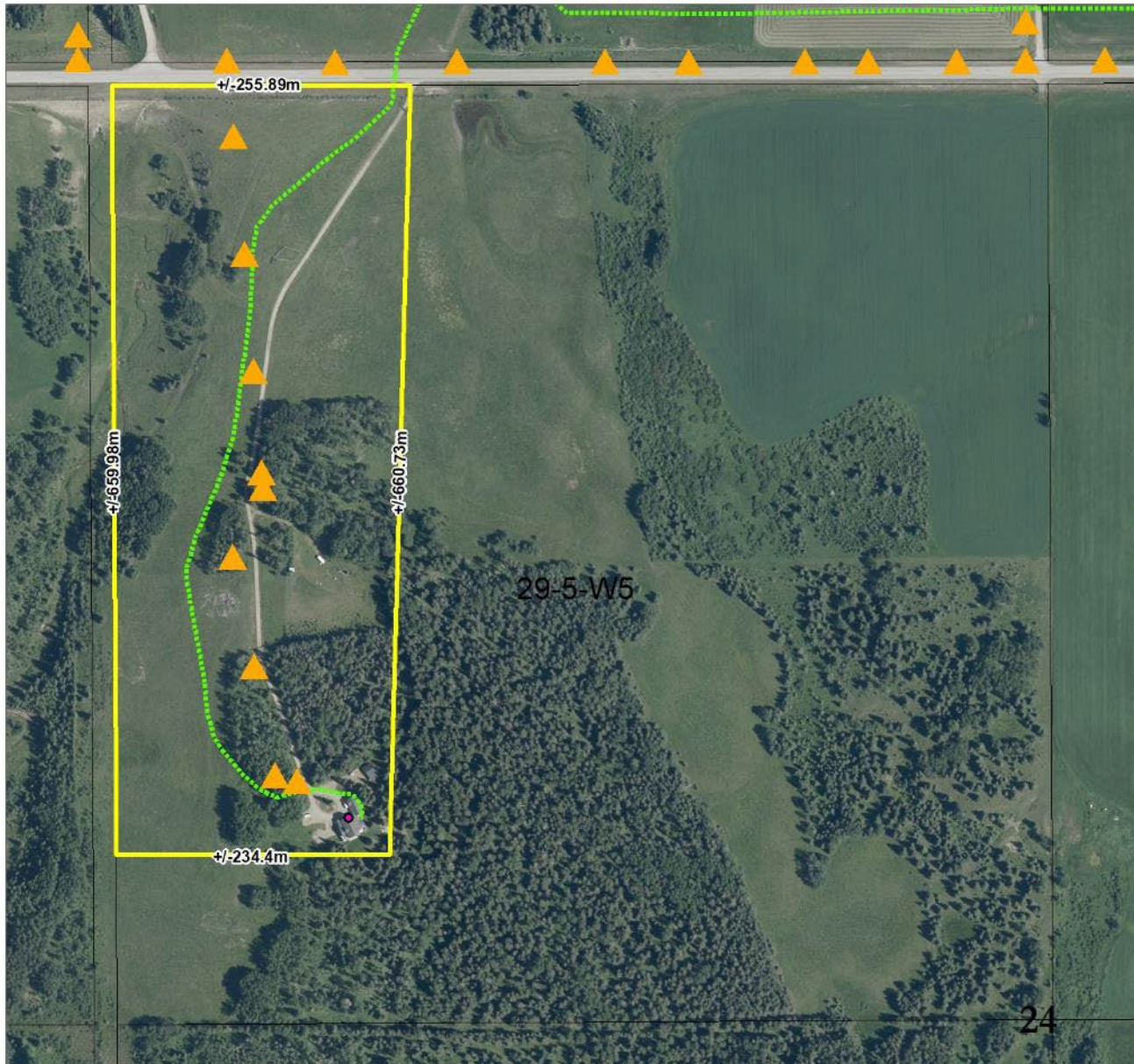
Scale: 1:5,000

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 24-29-5-5
File No: PLRDSD20230084

Note: Air Photo was captured in 2022

Map Created on: 2023-03-23

If yes, state its name: The small creek, Stoney Creek, does intersect the west border of the quarter for a short distance.

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):

My wife, Jodi and I, are looking to down size our current property with no impact to the land's current use of residential, some farming and cattle grazing. The proposed subdivision borders have been established with every effort to follow the natural features of the land and minimize the impact to our beautiful piece of land. This is important to both of us and was a process we are proud of and followed when we originally built our home and everything we have done on this property since ownership. This methodology is consistent with previously owned property that began in the 1990's and with family, (Jodi's parents owning property dating back to the 1970's).

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

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Mixed, with rolling pasture and dense forest

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): This is truly a special piece of land that we enjoy and appreciate every day. This is due to the variety of vegetation, that includes, rolling pasture and fields, many trees and shrubs and an impressive amount of mature forested acres.

Describe the kind of soil on the land (sandy, loam, clay, etc.): The soil properties on the land includes some decent loam pieces, however this land is dominated by grey / brown soils.

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? We do undertake a small amount of farming on the property, with a small hay field and several open fields for cattle grazing. Most of this happens on the original parcel with limited farming opportunity on this first parcel out. There will be absolutely no change. There will be no additions or modifications nor removal of any buildings nor structures. All remain unchanged and as they have been for some 20 years. The home is a custom built Timberframe house with an attached garage and a 25' x 30' detached unfinished shop / storage quonset.

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.

The current home is located on this first parcel out of 40 acres and there is no change to the well and septic system.

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, Kerry and Jodi Litzenberger,
Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the NW ¼ Section 24 Township 29 Range 05 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

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) JANUARY 31, 2023
Date

Landowner(s) Signature(s) JANUARY 31, 2023
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, Kerry and Jodi Litzenberger 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 ***

Quarter Section NW - 24 - 29 - 05 - 5

All measurements on all sketches and drawings are approximate and completed on a best effort basis. Final plans will be completed by a proper survey c/w actual measurements

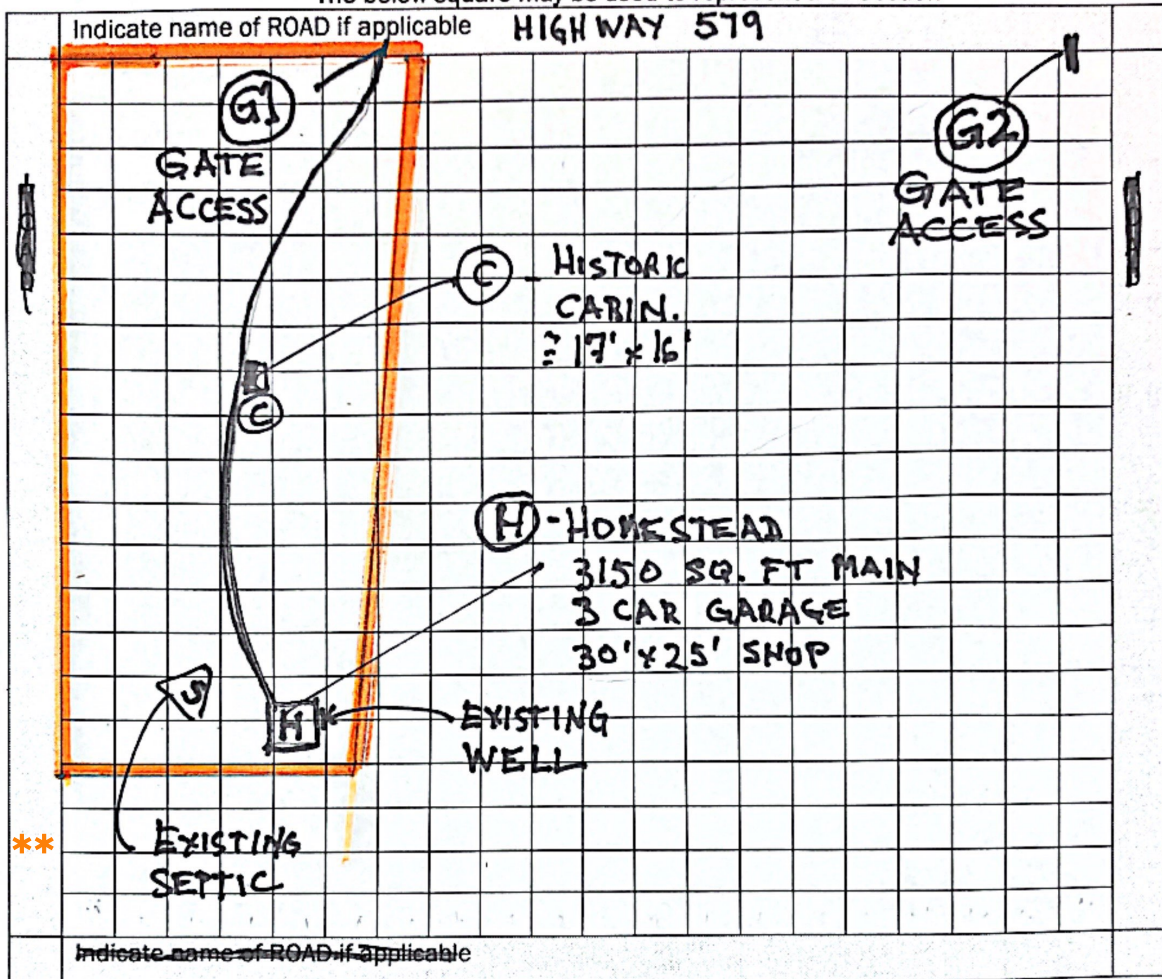
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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 1/4 Section



Proposed Parcel Dimensions

West property line
2,140 feet

East property line
2,160 feet

North property line
850 feet

South property line
775 feet

Approx sq ft
1,742,400
=
40 Acres

** The sub divided parcel will be set back approximately 500 feet from the south property line of the existing quarter section

Notes to proposed Redesignation and Subdivision:

H - the existing Homestead is currently fully fenced with the Home approximately 75' from the south proposed property line and approximately 150' from the east proposed property line. There is no change in the distance from the Home to the west or north property line. There are no changes to any structures, roads, highway approaches, well or septic.

Dec 24, 2020

Note: All measurements are approximate at this time.

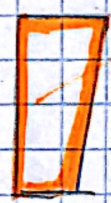
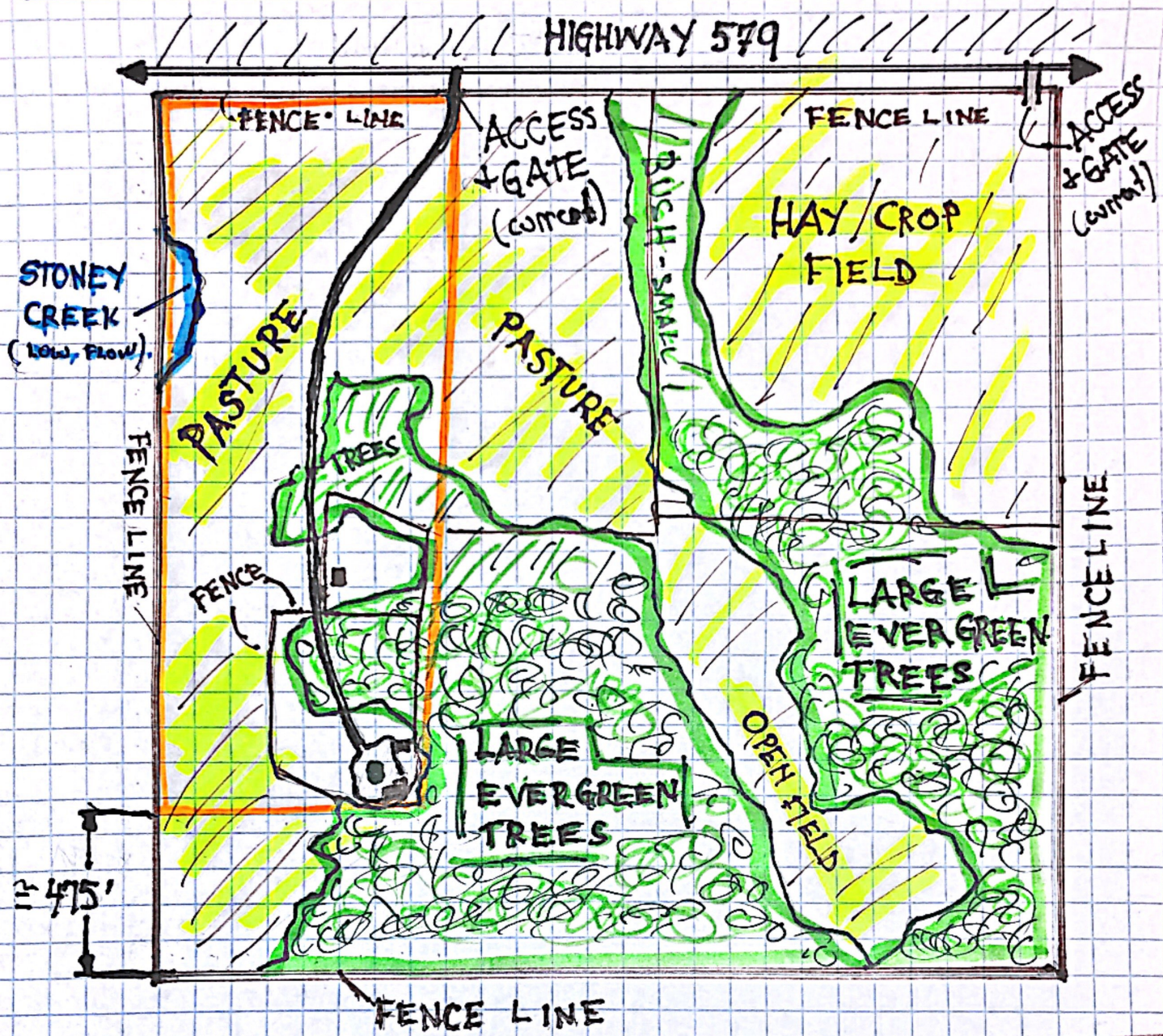
Page 5 of 12

* please see attached "Supplemental Detailed Sketch"

Page 5 of 12

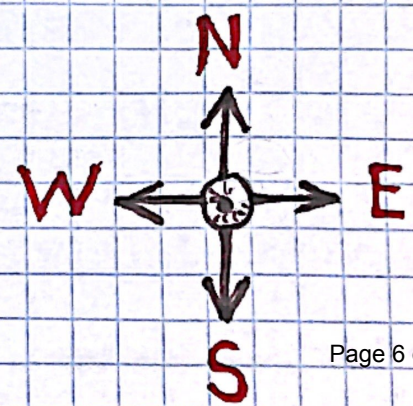
PROPOSED REDESIGNATION AND SUBDIVISION
 SUPPLEMENTAL DETAILED SKETCH

DRAFT: QUARTER SECTION NW-24-29-05-5



PROPOSED
 REDESIGNATION &
 SUBDIVISION
 APPROX. 40 ACRES

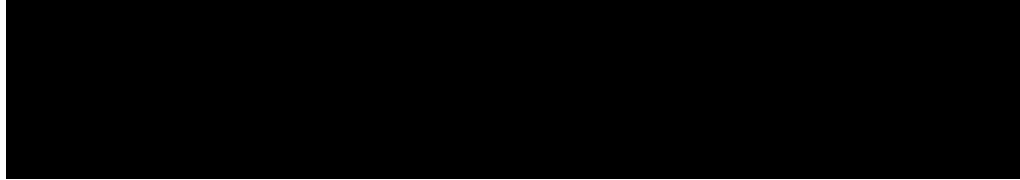
□ ≈ .256 of an ACRE
 ≈ 106' x 106'



SATELLITE IMAGE
QUARTER SECTION
NW - 24 - 29 - 05 - 5



DIRECTIONS





Note: This photo is orientated with the direction North, towards the top of the page



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 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.

 North FYI This quarter is the Siding subdivision	Nugent West 80 acres Farming and some horses Highway 579	Blundel East 80 Acres Homestead Horses Small Farming Highway 579	Swarbrick Farming Pasture Cattle Grazing Highway 579	 North McKinnon Farming Crop Cattle Grazing Highway 579
	Nugent 2 Residences Barns Pasture Some cattle Raising Horses	NW Quarter 24 - 29 - 05 - 5 Details as per attached sketches: No new buildings / structures No new roads No new highway approaches No change to well or septic All farming operations will remain unchanged. Small hay field and pasture area for grazing cattle	McKinnon Residence Farming Crop Cattle Grazing	
	Nugent Farming Crop Some grazing	Tkachuk Residence Horses Heavily Forested	McKinnon Farming	

Each square represents a 1/4 Section.

The central square represents the 1/4 Section in which the development is proposed.

BACKGROUND:

Jodi and I are looking to downsize our current homestead. This will be completed by subdividing out our existing home and 40 acres of the property in a first out parcel of our quarter section. The application will be a concurrent submission as we are looking to subdivide the first parcel out (40) acres and have it rezoned from Agricultural to Agricultural 2.

My family will continue a small farming operation, (working with our long-time neighbor). This consists of some hay crop and the grazing of cattle. We do not have any horses or other farm animals. We will continue to enjoy our piece of paradise and dream home on the 40 acres that seems to be a very natural and logical separate piece of property. We would continue the current grazing on the open pastures. The current fencing works well for this purpose and we are considering expanding the hay crop by adding the open field on the west side of the quarter.

It is important to note, Jodi and I have made every consideration to ensure this application will be completed with little to no impact on the land and surrounding area.

For the west border of the proposed parcel we have followed the existing property line. We estimate this western border to be 2140 feet in length. This would incorporate the current fence line and require no work and therefore have no affect on the immediate landscape or vegetation. The current pasture on the west portion of the new parcel will remain unchanged and continue to accommodate grazing cattle. Likewise the northern border of the proposed parcel follows the current quarter's northern property line for an estimated 850 feet. This line borders Highway 579 and the current fence line and main gate would require no changes or additions. There will be no need for revisions to the north border of the entire quarter section. It currently includes a second approach and gate to the remaining larger parcel to access the current hay field. No new entrances or road work would be required to accommodate this proposed change.

The southern border of approximately 775 feet has been set back 500 feet from the southern border of the current property line. This proposed property line has been drafted to follow a flat and partial clearing to accommodate a simple and straight new fence line for the new parcel, with limited removal of any larger coniferous trees. At the same time the remaining SW corner of the property will remain undisturbed and can remain in its current use for grazing cattle.

The eastern proposed border has been drafted to incorporate some current fencing. It follows a flat path and utilizes a current partial clearing (older cutline). This will provide a simple and straight new fence line for this proposed parcel and is estimated to run 2160 feet. The current use of the north pasture area will also remain unaffected and can be continued to used for cattle grazing.

The main crop field is currently located in the north east corner of the quarter section and will not be impacted. Access to this field and the property will remain unchanged utilizing the current approach and gate.

There are many large areas, of the quarter section, that are forested with an abundance of large and amazing coniferous trees. This proposed change will have very little impact to these areas.

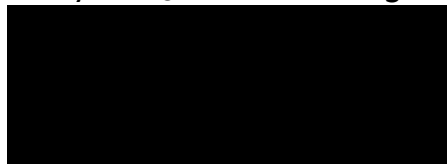
We love the area and are proud members of the community. Our involvement, (along with our 3 children) has been considerable and varied over the years. Jodi is always quietly helping out and was the key person (initially only person) in reviving the Water Valley Community Association Kid's Halloween party some 15 years ago. Jodi and I built and donated decorations, the kid's games and Halloween props etc. This party was attended by some 175 - 200 costumed youngsters for many years under Jo's lead.

Personalty I always try to stay involved in the community as much as my time will allow. A few of these time commitments over the years have included. Sitting on the committee (many years ago) for the county, working to develop a new ASP for the area (a process that went on for many years and was the start of the current ASP). Next and over the period of many years, I was a member of the New Community Hall committee, from concept, design, funding and construction. I am very proud of the final project that has been extremely beneficial for the community. There is also a list of reoccurring events that our entire family participates in when ever possible.

In summary, Jodi and I are long-time residents of the community with a family history right in Water Valley (includes Jodi's parents, and 2 brothers and their families). We have raised our three children here, and have always contributed in positive ways to the community and area. We are proud to call Water Valley and Mountain View county our home.

We appreciate your time on our proposal and look forward to next steps.
Many Thanks

Kerry and Jodi Litzenberger



Cell:

Email:



Mountain View County
Redesignation and Subdivision Application

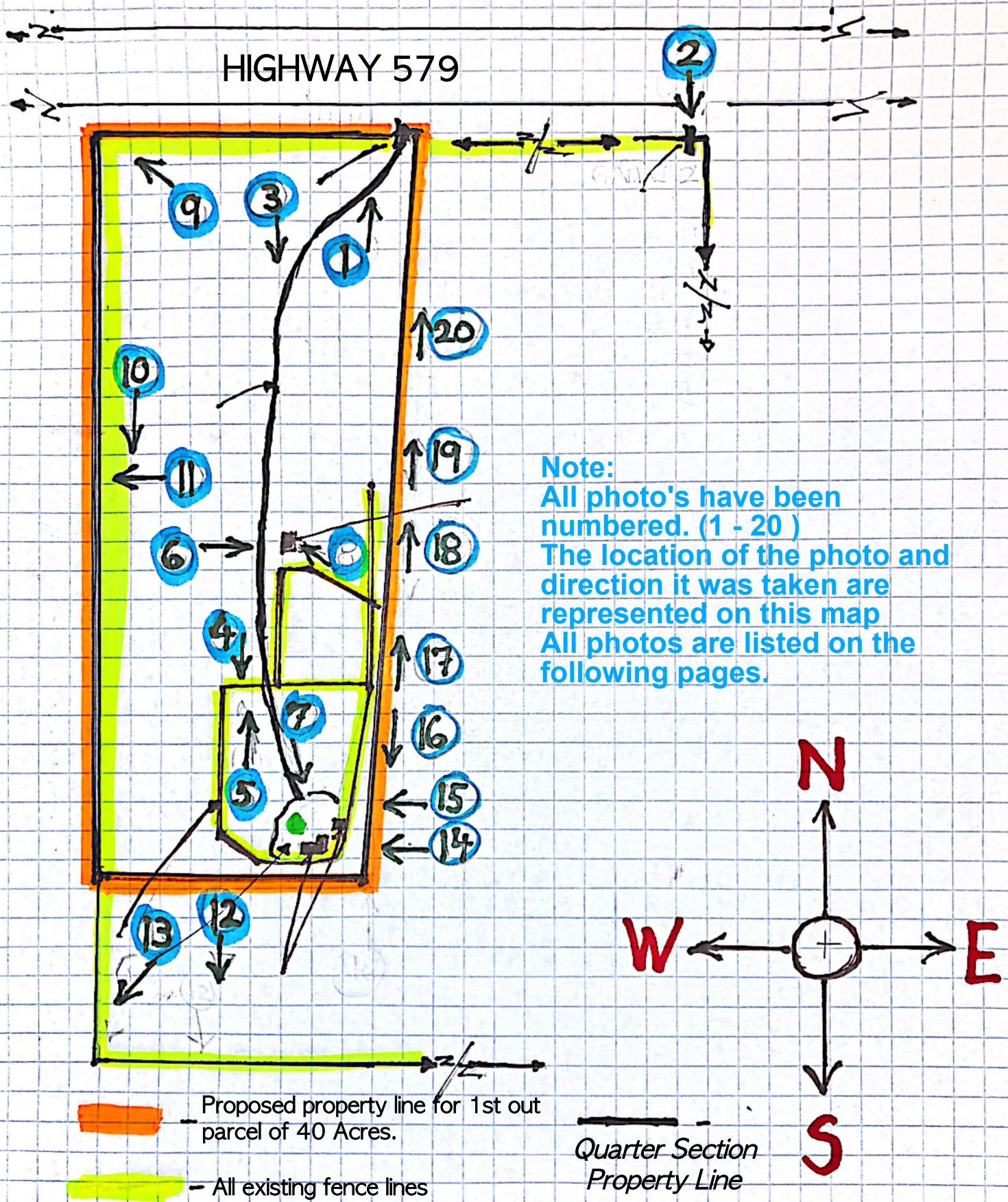
Quarter Section NW - 24 - 29 - 05 -5



**Supplemental
Photo Reference Map
and Narrative**

NW Quarter 24 - 29 - 05 - 5

Proposed Redesignation and Subdivision Photo Reference Map

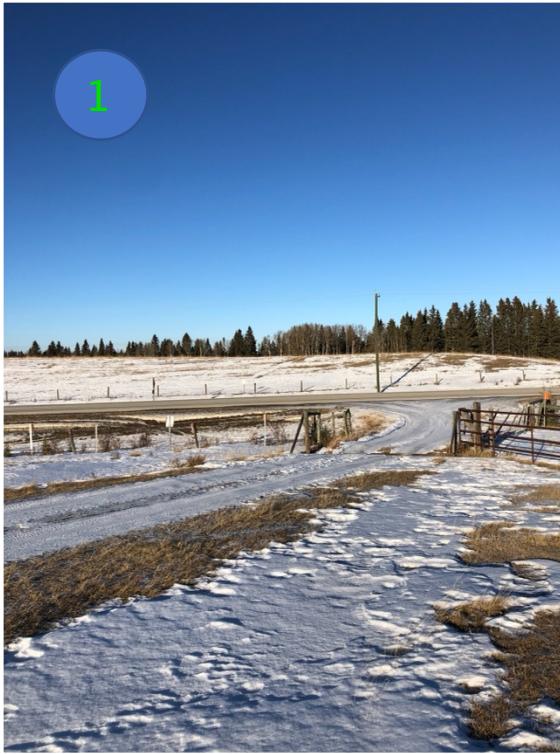


Note:
All photo's have been numbered. (1 - 20)
The location of the photo and direction it was taken are represented on this map
All photos are listed on the following pages.

PHOTO NARRATIVE – Redesignation and Subdivision Proposal

This document and the “Photo Reference Map” are provided to assist in the visualization of this proposal. It illustrates the minimal impact this subdivision will have on the natural features of this land and the surrounding environment.

Gate 1 Access to Highway 579
Viewing North



Gate 2 Access to Highway 579
Viewing South from Highway



Gravel Driveway to Homestead
Viewing South from Gate 1 on 579



Gravel Driveway Approaching
the Home



Driveway
Facing North



Historic Cabin (1890)
Viewed from the West



Homestead at the end of the Driveway
Gravel Circle Driveway



Historic Cabin
Close up view



NW Corner on Highway 579
View from pasture



West Property Line and Fence
Viewing to the South



West Property Line
As viewed from East to West



SW corner, border and fence of the full quarter.
Viewed from south border of the proposed 40 Acres



The SW corner and pasture
Of the full quarter



View of Homestead
From proposed east border of new 40



View of Shop from
proposed east border of the new 40



South end of the proposed
east property line



East Fence, inside the proposed East property line, viewing to the South



Approx East property Line, continued & facing to the north.

(Final east border to be set back from existing fence line as per MV County by law.)



East property line, facing south.
(Final border will be clearly defined and any old corral can be removed as required).



Final NE section of the proposed east property line, extending to 579





**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Kerry and Jodi Litzenberger

Legal Description: NW Quarter - 24 - 29 - 05 -5

File Number: PLRDSD20230084

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.

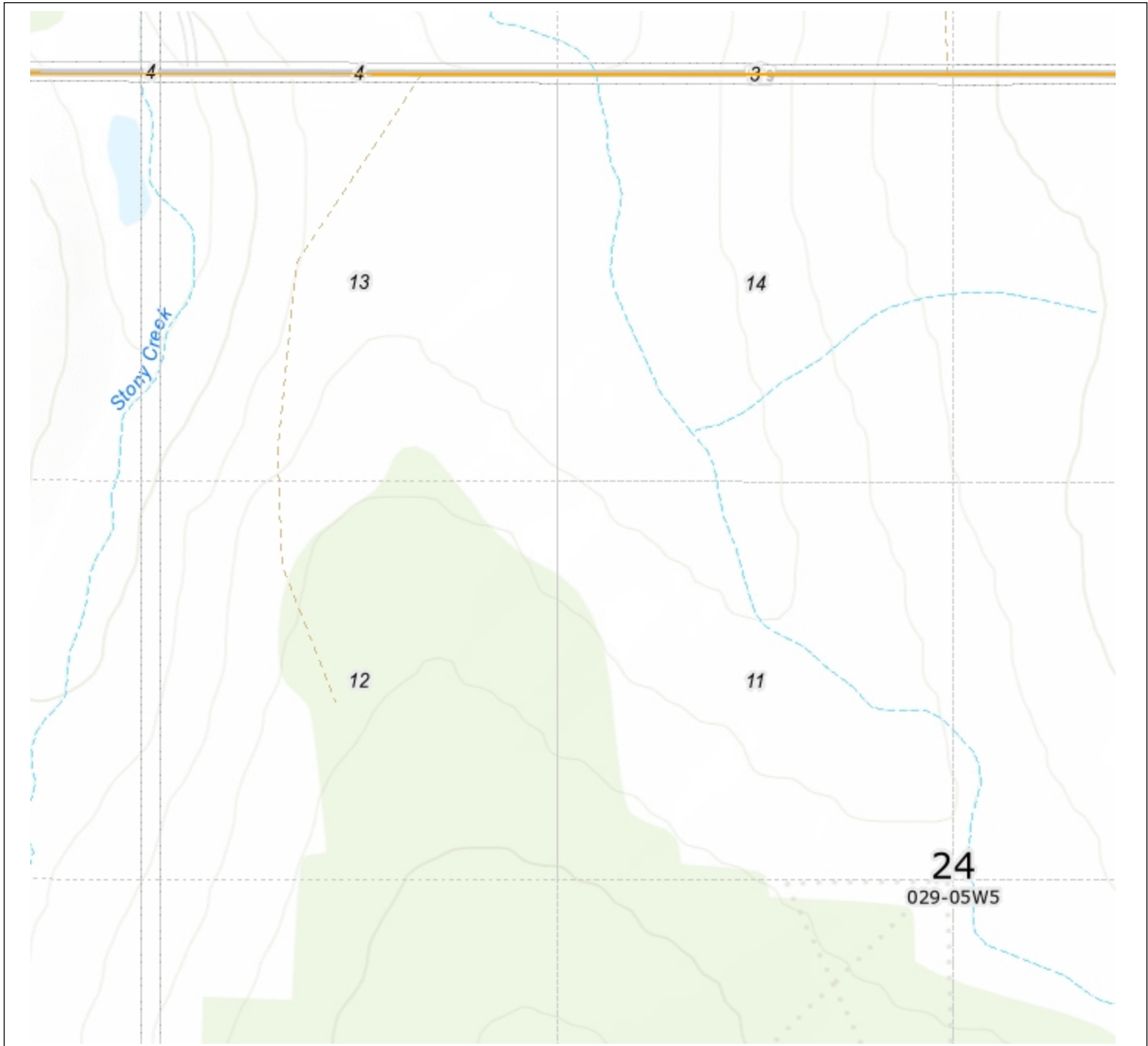
If you concur with our request, please complete the agreement set out below.

In accordance with Section 681(1)(b) of the *Municipal Government Act*,

I/We, Kerry and Jodi Litzenberger 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.

FEBRUARY 1st, 2023
Date

Applicant's Signature



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 3/15/2023

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

Scale: 9,027.98

0.14 Kilometers 0



Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

