



September 17, 2025

File No.: PLRDSD20250297

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: CLASSEN, Amy Merie & FOX, Craig Edward

Landowner: CLASSEN, Amy Merie & FOX, Craig Edward

Legal: NW 13-31-5-5 Plan 021 0041 Block 1 Lot 1

From: Agricultural (2) District (A(2)) **To:** Country Residential District (R-CR)

Proposed Redesignation Area: 4.97 acres (2.01 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 October 17, 2025. 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,



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

Site Sketch - Redesignation

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

Proposed Area to be Redesignated from
Agricultural (2) District (A(2)) to
Country Residential District (R-CR)
four point nine seven (+/- 4.97) acres

31-5-W5

13

Rge Rd 51

+/- 88.82m

+/- 226.41m

+/- 226.41m

+/- 88.83m

Legal Location:

NW 13-31-5-5 Plan 021 0041 Block 1 Lot 1

File No: PLRDSD20250297

Map Created on: 9/15/2025



Mountain View COUNTY

Site Dimension

Legend

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

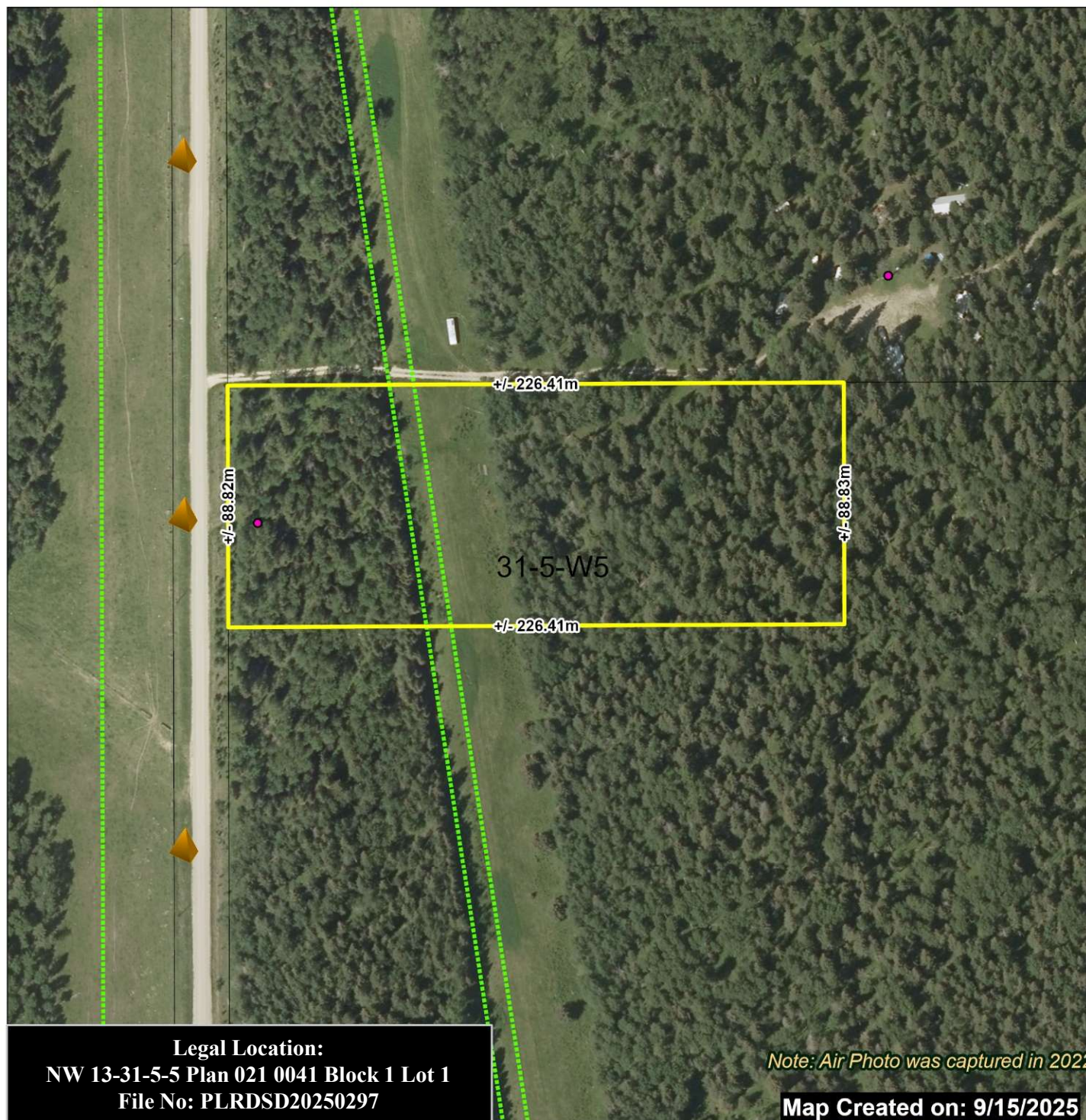


0 5 10 20 30 40 50 60 70 Meters

Scale: 1:2,048
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 13-31-5-5 Plan 021 0041 Block 1 Lot 1
File No: PLRDSD20250297

Note: Air Photo was captured in 2022

Map Created on: 9/15/2025

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 PLRDS20250297

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) Craig Fox & Amy Classen

Address: [REDACTED] Postal Code: T0M0W0

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 NW ¼ Sec. 13 Twp. 31 Range 5 West of 5 Meridian

Being all/parts of Lot 1 Block 1 Plan 0210041

Rural Address (if applicable): Range Road 51

a. Area to be Redesignated/Subdivided: 80.68 acres (±) / _____ hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential

☐ Residential Farmstead

☐ Other _____

c. To Land Use District: ☐ Agricultural 2 ☒ Country Residential ☐ Residential Farmstead

☐ Recreational ☐ Industrial ☐ Direct Control

☐ Other _____

Number of new parcel(s) proposed: 1

Size of new parcel(s) proposed: 4.955 acres / 2.005 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. 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 ☒ No

If yes, state its name: _____

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☐ Yes ☒ 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 ☒ 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):

It is heavily forested / low value agricultural land thus suitable for a country residential lot. This will be the third title for the 1/4 sec; is located along the periphery; there's an existing access point along RR51; TC Energy's ROW + property setbacks make the west (front) half of the lot not developable but remains suitable for livestock; 4.95 acre plot size allows for +/- 1.92 acres of developable land.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Forested lot with a TC Energy ROW through the proposed subdivision.

No body of water on the property.

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

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)?

None.

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 not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

To be addressed at the time of development

Does the proposed remainder contain the following:

Sewage System ☒ Yes ☐ No Type: Outhouse

Distance to Proposed Subdivision: 428m outhouse / 460m Water Well

Water Supply ☒ Yes ☐ No Type: Drilled well (Well ID from Spin 12029081)

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, Amy Classen & Craig Fox,

Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NW ¼ Section 13 Township 31 Range 5 West of 5 Meridian
Lot: 1 Block: 1 Plan: 0210041

do hereby authorize: Amy Classen to act as Applicant/Agent 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

[Redacted Signature] 4 September 2025
Landowner(s) Signature(s) Date

[Redacted Signature] 4 September 2025
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, Amy Classen 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 Redesignation and/or /Subdivision. Any inquiries relative to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA legislative@mvcountry.com 403-335-3311"

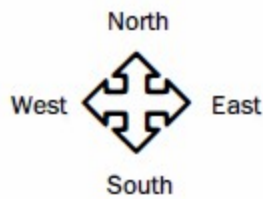
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

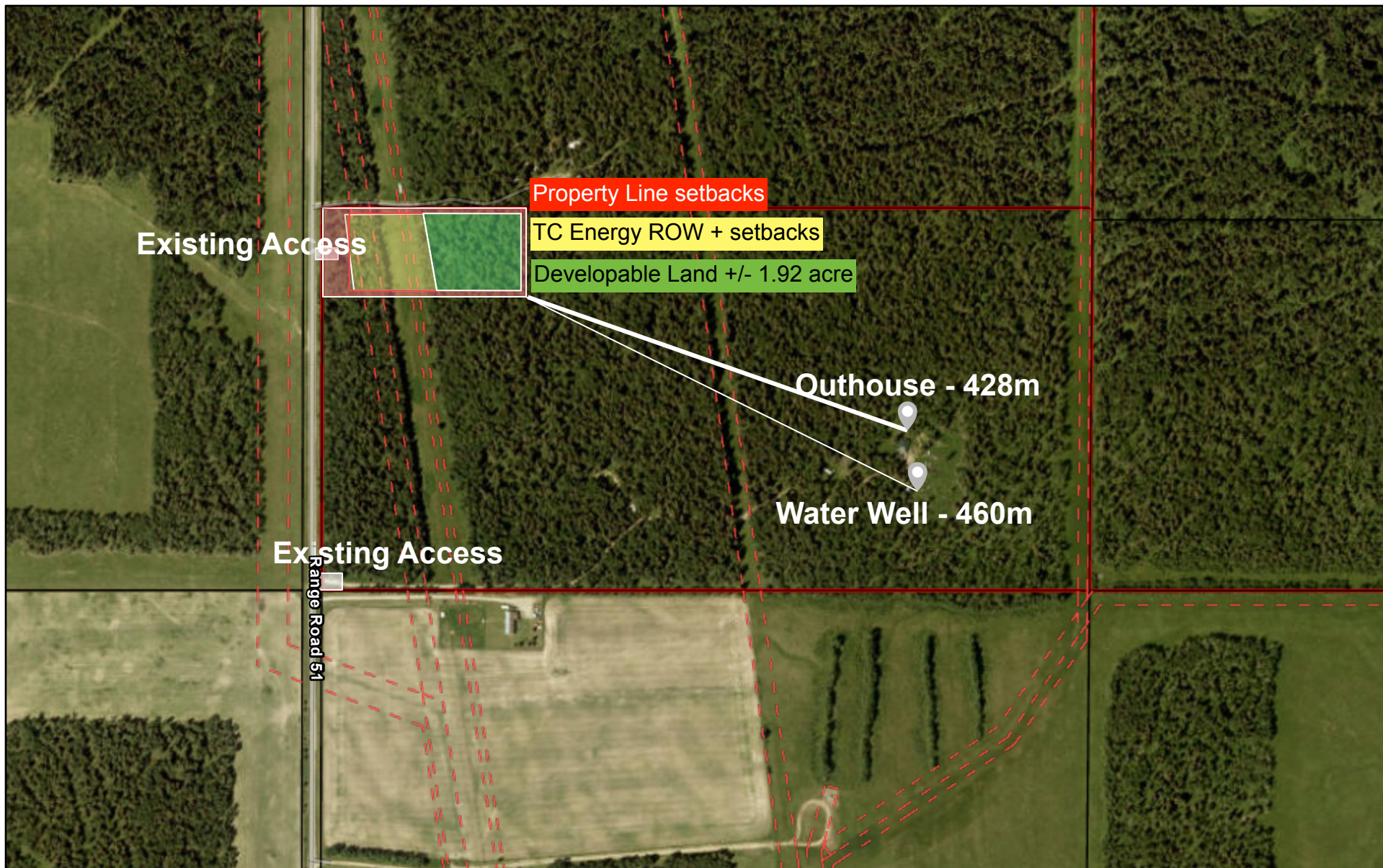
- ☐ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

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

	Indicate name of ROAD if applicable	
R O A D		R O A D
See attached printouts from Geospatial Alberta titled 'Proposed Subdivision Sketch'		
	Indicate name of ROAD if applicable	



Fallen Timber Subdivision - 4.95 acre

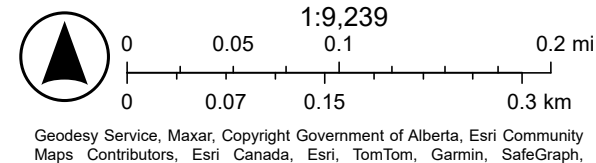


2025-09-04

- Cadastral Right of Way Annotation Label
- Cadastral Right of Way Line
- Cadastral Block and Lot Annotation Label
- Cadastral Block and Lot Line

- Cadastral Survey Plan Number Annotation Label
- Cadastral Survey Plan Line
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



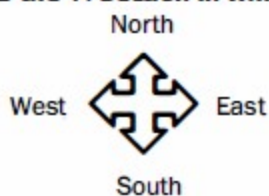
SURROUNDING LAND USE MAP

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 $\frac{1}{2}$ 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).

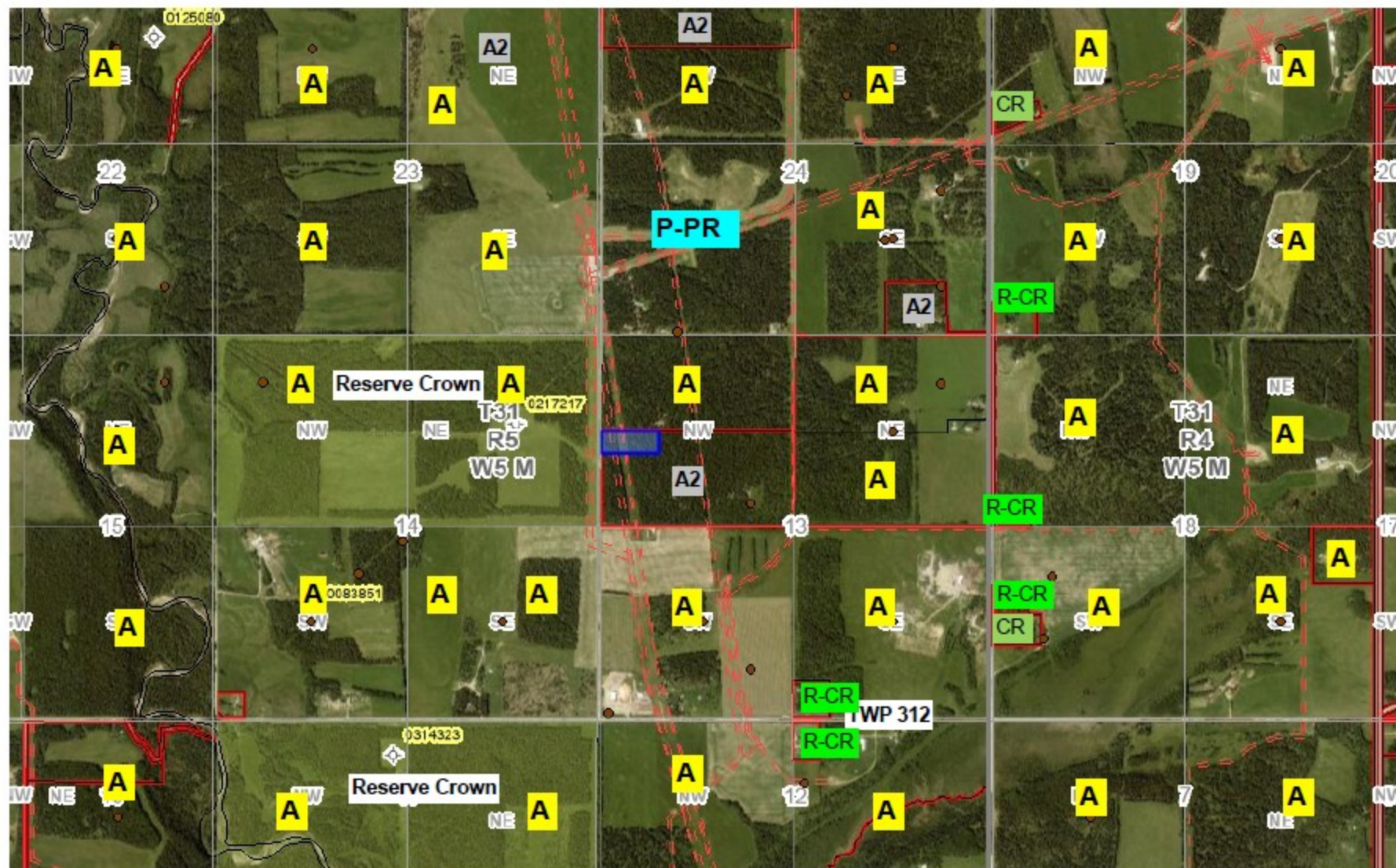


Each square represents a $\frac{1}{4}$ Section.

The central square represents the $\frac{1}{4}$ Section in which this application is proposed.



Surrounding Land Use Map



Friday, August 29, 2025 16:22:30 -06:00

Map Scale: 1: 36,112



While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Alberta Government
Land / Terre Alberta

Legend

- Groundwater Wells
- ATS Township Index Label
- ATS Section with Road Allowance Label Below Hydro
- ATS Quarter Section with Road Allowance Label Below Hydro
-  ATS Township Index Outline 6
-  ATS Section with Road Allowance Outline 2
-  ATS Quarter Section with Road Allowance Outline
- ◇ Abandoned Wells (Large Scale)
-  Abandoned_Well_Revised (Large Scale)
- Abandoned_Well_Loc_Pointer
- Cadastral Right of Way Line
- Cadastral Block and Lot Line
- Cadastral Survey Plan Line
-  Reservation - Application
-  Reservation - Active

Mountain View County Land Use District Maps 13 MAP

Fallentimber

Map Created on: Date: 8/28/2025

For the most current mapping please go to

<https://www.mountainviewcounty.com/about-mvc/maps>

Legend

Airport Protection Zone

IDP Area

Township

County Route Name

County Collector Network(CCN)

Highway

Land Use Zoning

Land Use Class

Agricultural District (A)

Agricultural (2) District (A(2))

Country Residential District (R-CR)

Country Residential (I) 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



0 0.5 1 2 km



Mountain View
COUNTY





PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Amy Classen

Legal Description: NW 13-31-5-5, Plan: 021 0041 Block 1 Lot 1

File Number: [PLRDSD20250297](#)

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, Amy Classen & Craig Fox 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.

4 September 2025

Date


Applicant's Signature



Alberta Energy Regulator, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AER Map View 2.0

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

8/29/2025

Legend

<ul style="list-style-type: none"> Abandoned Wells Revised Location Revised Location Pointer 	<ul style="list-style-type: none"> Unimproved Unclassified Truck Trail Water Road Winter Crossing Perry Route 	<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)
Paved Road (20K) <ul style="list-style-type: none"> Primary Undivided Primary Undivided 4L Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Interchange Ramp Interchange Ramp Secondary Undivided Secondary Undivided Secondary Undivided 4L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 2L ATS LSD label 	Gravel Road (20K) <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 Railway (20K Large Scale) <ul style="list-style-type: none"> Single Line Double Line Multiple Line Spur Line Abandoned 	Lake/River (20K) <ul style="list-style-type: none"> Lake or River Lake or River Reservoir Intermittent Lake Major Canal Outflow Quarry Dugout Intermittent Lake Intermittent Lake Intermittent Outflow Sandbar / Wetland / Sandbar

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:8,646



**Alberta
Energy
Regulator**



Alberta Energy Regulator, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AER Map View

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

8/29/2025

Legend

<ul style="list-style-type: none"> Abandoned Wells Revised Location Revised Location Point 	<ul style="list-style-type: none"> Revised Location Point Unclassified Truck Trail Water Road Winter Crossing Ferry Route 	<ul style="list-style-type: none"> ATS Quarter Section with ATS Section label (medium) ATS Section with Road ATS Township (large scale) Provincial Boundary Lake Label (20K) River Label (20K)
<ul style="list-style-type: none"> Paved Road (20K) Primary Divided Primary Undivided Primary Undivided 4L Primary Undivided 4R Primary Undivided 2L Primary Undivided 2R Primary Undivided 1L Primary Undivided 1R Interchange Ramp Interchange Ramp Interchange Ramp Secondary Divided Secondary Undivided Secondary Undivided 4L Secondary Undivided 4R Secondary Undivided 2L Secondary Undivided 2R Secondary Undivided 1L Secondary Undivided 1R Abandoned ATS Quarter Section label 	<ul style="list-style-type: none"> Gravel Road (20K) Primary Undivided 2L Primary Undivided 2R Primary Undivided 1L Primary Undivided 1R Secondary Undivided 2L Secondary Undivided 2R Secondary Undivided 1L Secondary Undivided 1R Railway (20K Large Scale) Single Line Double Line Multiple Line Spur Line Abandoned ATS Quarter Section label 	<ul style="list-style-type: none"> Lake/River (20K) Lake or River Lake or River Reservoir Barfield Major Canal Outflow Quarry Dugout Intermittent Lake Intermittent Lake Intermittent Outflow Sandbar / Wetland / Sandbar Sandbar Sandbar

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Projection and Datum
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Scale 1:17,291



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Energy
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