



February 23, 2026

File No.: PLRDSD20260036

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: JOHNSON, Jesiah & Jordan
Landowner: SWANBY, Craig & Georgina
Legal: SW 30-30-27-4

From: Agricultural District (A) To: Agricultural (2) District (A(2))
Proposed Redesignation Area: 48.97 acres (19.82 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 March 25, 2026. Comments may be sent to the Planner by:

Email: 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@mvcounty.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RP', with a large, stylized flourish.

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 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



0 100 200 400 600 Meters

Scale: 1:17,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: SW 30-30-27-4
File No. PLRDS20260036

Map Created on: 2/20/2026



Mountain View COUNTY

Site Sketch - Redesignation

Legend

● Application Location

● Rural Address

· · · Pipelines

Wells

⚡ FLOWING COALBED
METHANE

Wells Buffer Distance

 100 m

Road Width Less than 7m

 6 m

 6.4m

 6.5 m

 Proposed Redesignation
Boundary

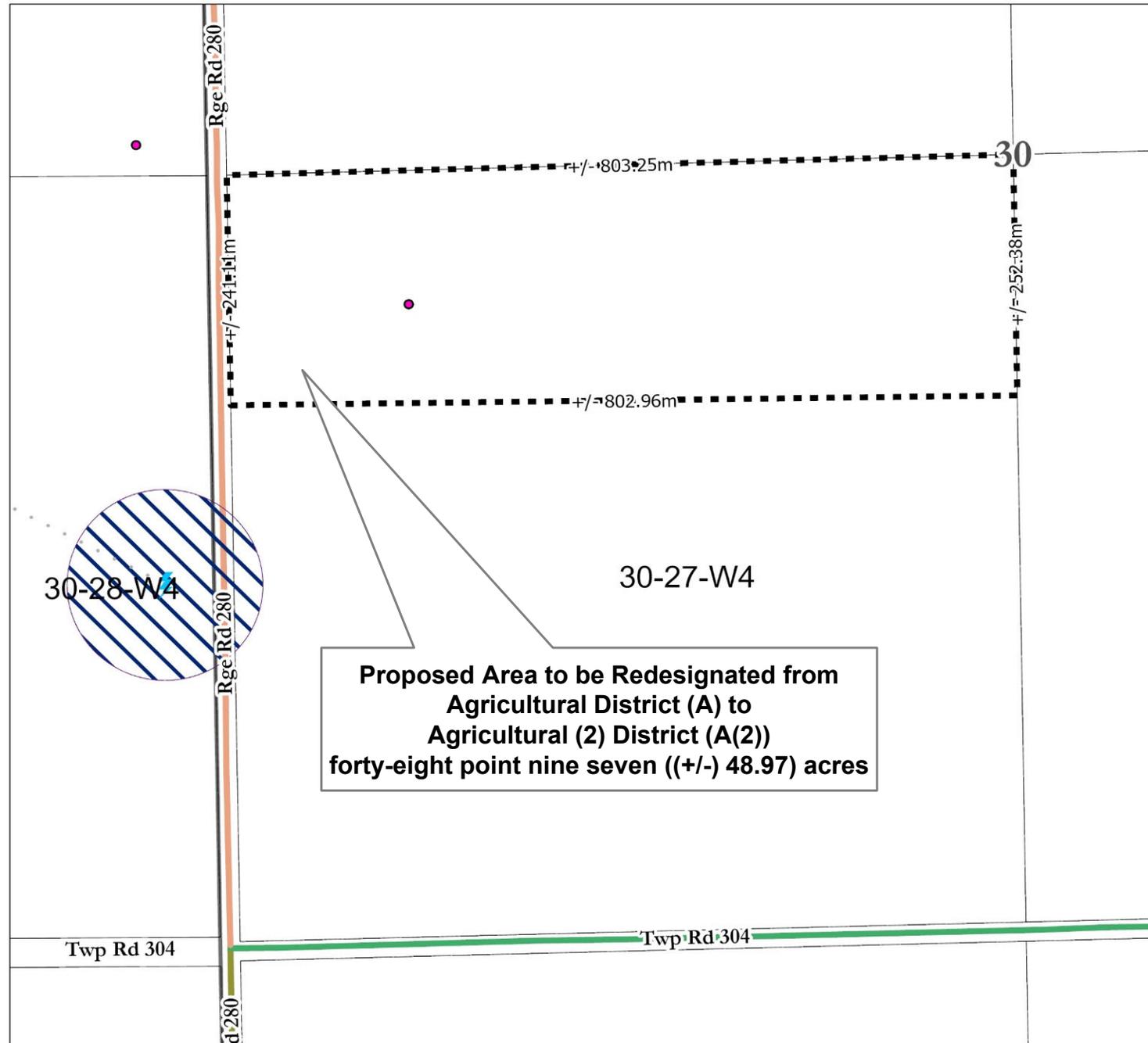


0 50 100 200 Meters

Scale: 1:6,000

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
Agricultural (2) District (A(2))
forty-eight point nine seven ((+/-) 48.97) acres**

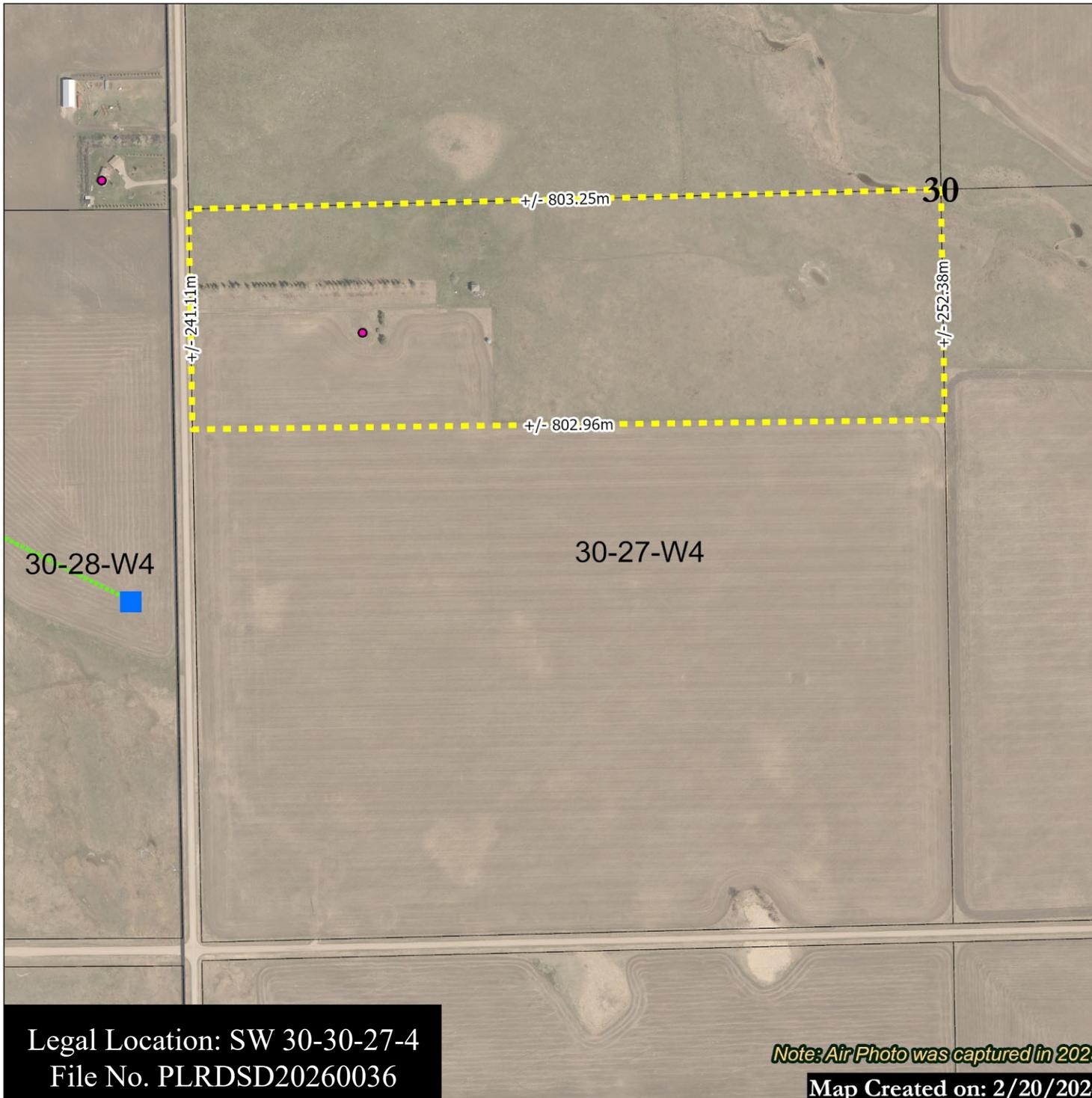
Legal Location: SW 30-30-27-4
File No. PLRDSD20260036

Map Created on: 2/20/2026



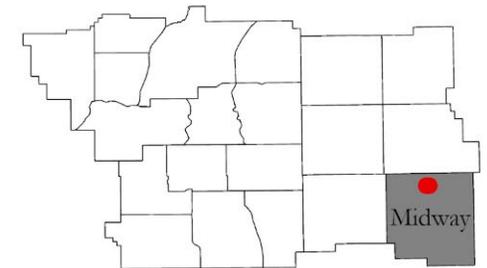
Mountain View COUNTY

Site Dimensions



Legend

- Proposed Redesignation Pipelines
- Subdivision Boundary
- Application Location
- Rural Address
- Altalink Powerline Buffer (30m)
- Gas Processing Plant
- Wells
- Power Poles - Fortis
- 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>



0 50 100 Meters

Scale: 1:6,000

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: SW 30-30-27-4
File No. PLRDSD20260036

Note: Air Photo was captured in 2025

Map Created on: 2/20/2026



Mountain View
C O U N T Y

REDESIGNATION and/or SUBDIVISION APPLICATION

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

File Number PLRDSD20260030

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) Jessiah Johnson, Jordan Johnson

Address: [Redacted] Olds, AB Postal Code: T4H-1A3

Phone #: [Redacted] Alternate Phone #: [Redacted]

Fax #: [Redacted] Email: [Redacted]

LANDOWNER(S) (if applicant is not the landowner): Craig & Georgina Swanby

Address: [Redacted] Olds AB T4H 0G2 Postal Code: [Redacted]

Alternate: [Redacted] Phone #: [Redacted] Alternate Phone #: [Redacted]

Fax #: [Redacted] Email: [Redacted]

PROPERTY DETAILS

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

All/part of the SW ¼ Sec. 30 Twp. 30 Range 27 West of 4 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 48.6 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: ONE

Size of new parcel(s) proposed: 48.6 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 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: _____

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: coulee

Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? Yes No Unknown

If yes, state the facility: _____

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):

would like to develop a homestead as well as following the natural lay of the land for subdivision including a small piece of hay crop land for cattle feeding about 5-10 head Subdivision contains the original farmstead and well

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.): It is flat pasture land with a row of trees along the Driveway as a wind break, pasture land

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

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)?

The is an old farm house situated where we would like the New house so it will be demolished

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System Yes No Type: pumpout 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.

field

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.

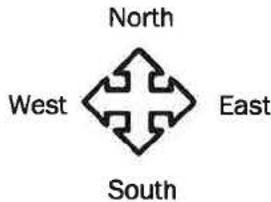
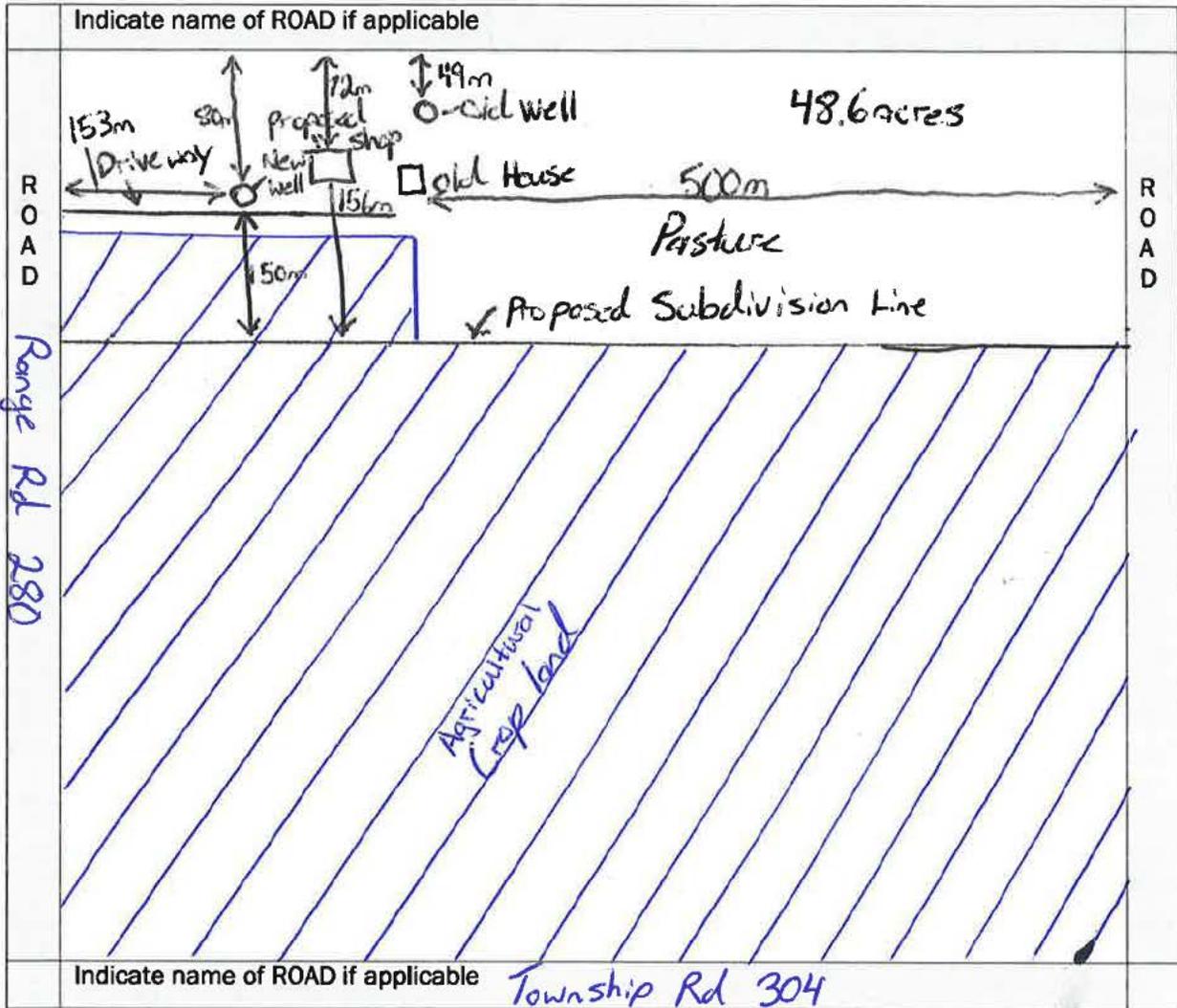
I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

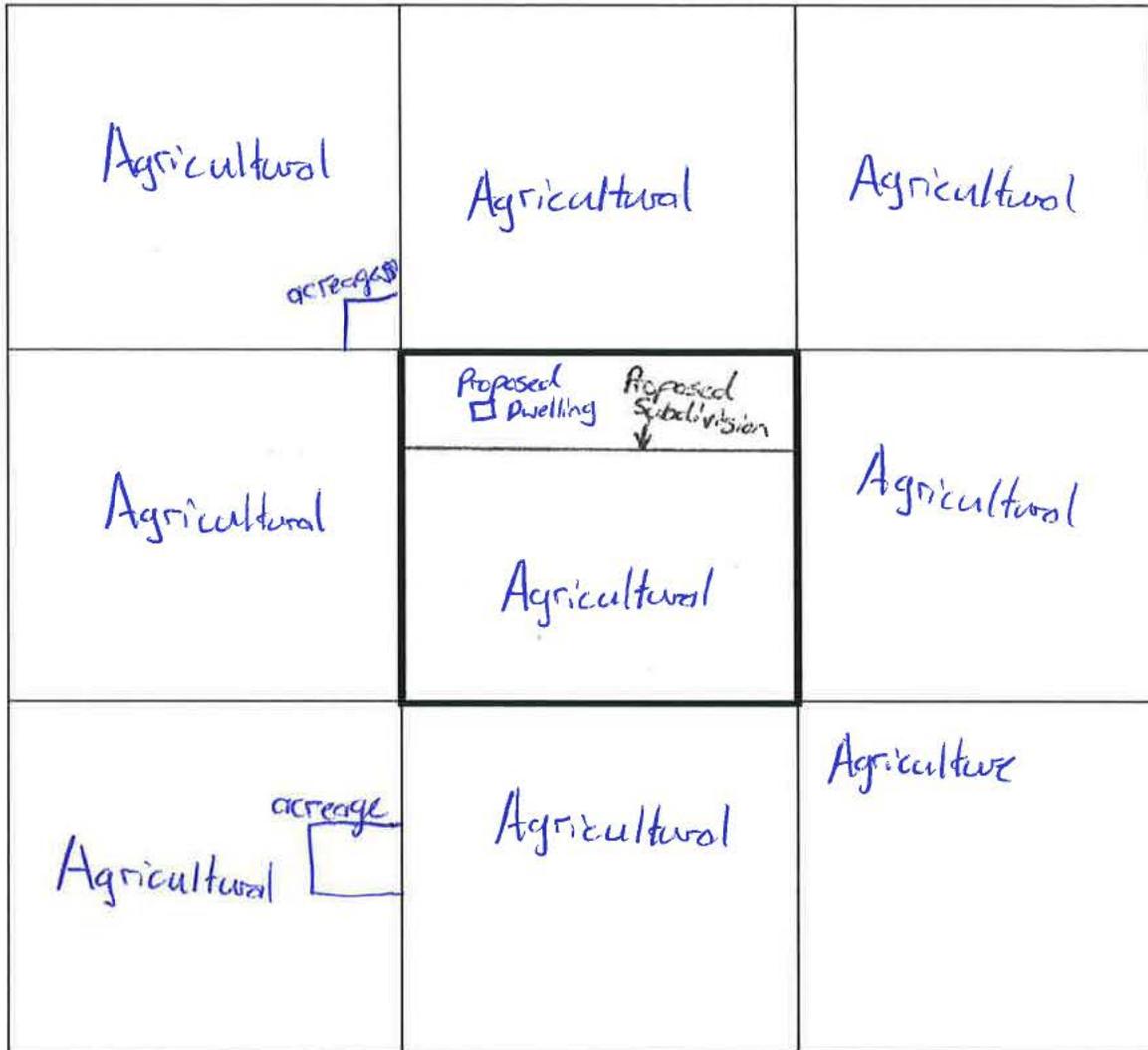
- Approximate dimensions and location of proposed redesignation/subdivision area.
- Buildings and structures on the property,
- Proposed and existing roadways, driveways, and approaches.
- Proposed and existing water wells and septic systems.
- Natural site features (steep slopes, water bodies/streams,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

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

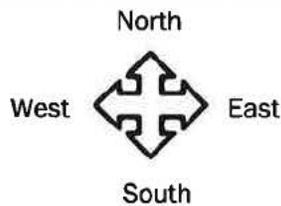


SURROUNDING LAND USE MAP

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.





**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Jessiah Johnson

Legal Description: SW 30-30-27-4

File Number: PLRDS20260036

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, Jessiah Johnson 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.

02-12-2026

Date



Applicant's Signature



Alberta Energy Regulator Geodesy Service - Vector

Abandoned Well Map - SW 30-30-27-4

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

2/12/2026

Legend

- | | |
|---|---|
| <ul style="list-style-type: none"> Abandoned Wells Revised Location Revised Location Point <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 Interchange Ramp Interchange Ramp Interchange Ramp Secondary Divided Secondary Divided Secondary Undivided 4L Secondary Undivided 4L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L <p>Roads - Other</p> <ul style="list-style-type: none"> Unimproved Unclassified Truck Trail Winter Ford Winter Crossing Ferry Route <p>Gravel Road (20K)</p> <ul style="list-style-type: none"> Primary Undivided 2L Primary Undivided 2L 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 Lines Spur Line Abandoned ATS LSD label | <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) <p>Lake/River (20K)</p> <ul style="list-style-type: none"> Lake or River Lake or River Reservoir Icefield Major Canal Oxbow Quarry Duquoy <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 |
|---|---|

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:9,890

