



May 01, 2025

File No.: PLRD20250133

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation**

**Applicant: BAKER, ROXANNE**  
**Landowner: BAKER, KATRYNA**  
**Legal: SW 4-33-4-5 Plan 1541GY Block 1 Lot 4**

**From: Local Commercial District (C-LC) To: Country Residential (1) District (R-CR1)**  
**Proposed Redesignation Area: 0.85 acres (0.34 hectares)**  
**Number of Lots for Subdivision: 0 (No New Titles Proposed)**

**You are receiving this notification letter because there is a proposal for Redesignation (a change of land use) 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 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 May 31, 2025. Comments may be sent to the Planner by:

**Email:** [rpohl@mvcounty.com](mailto: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 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,



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 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.







## Location, Land Use, Ownership & Circulation


### Legend


-  Rural Address


 Proposed Redesignation


 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)

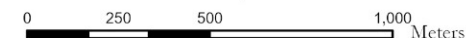
 Institutional, Educational and Cultural District (S-IEC)

 Airport District (S-AP)

 Direct Control

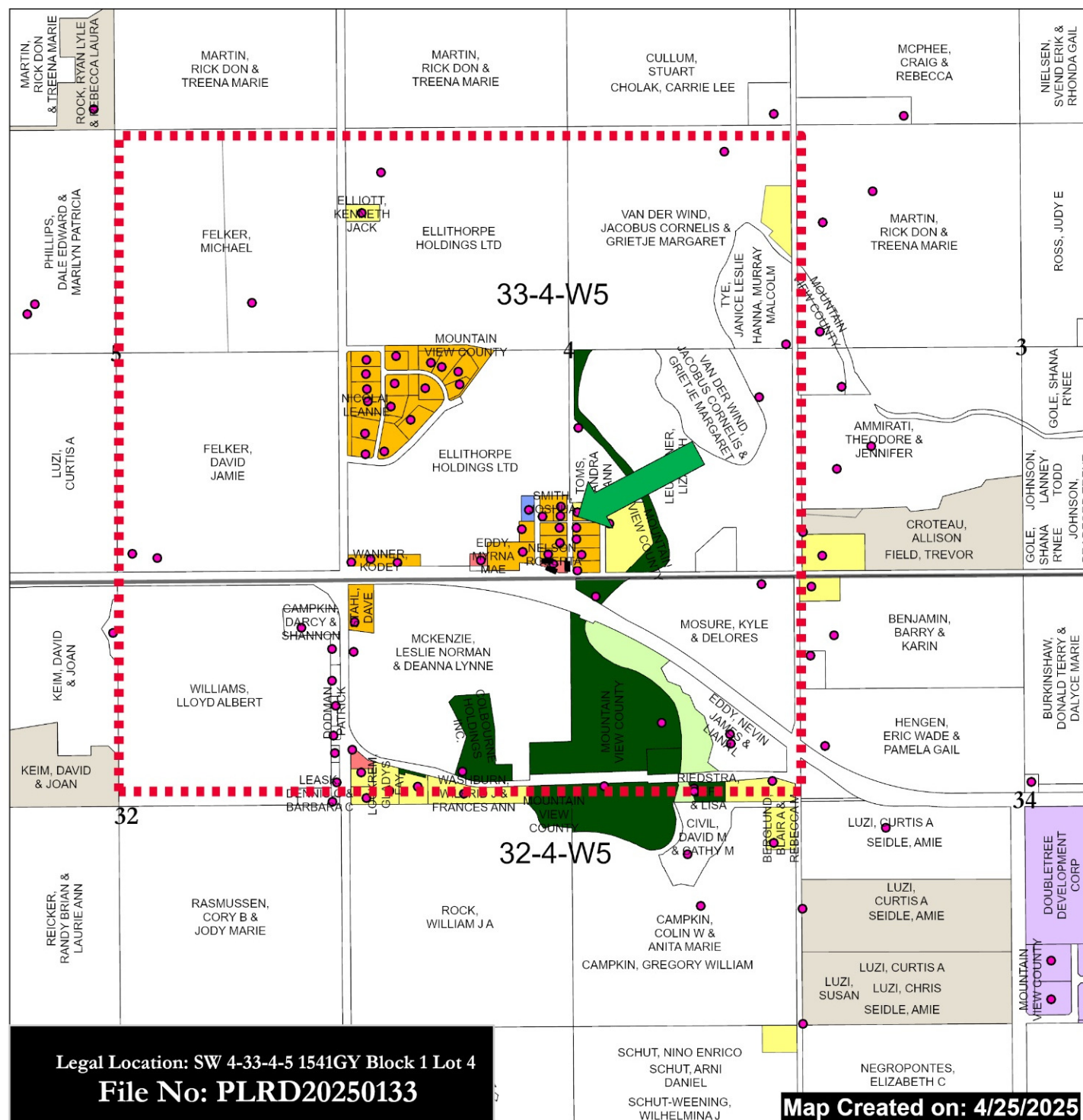
 **Subject Land**

 **Landowners Circulated**



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 m
- Wells
- ⊕ ABANDONED (1)



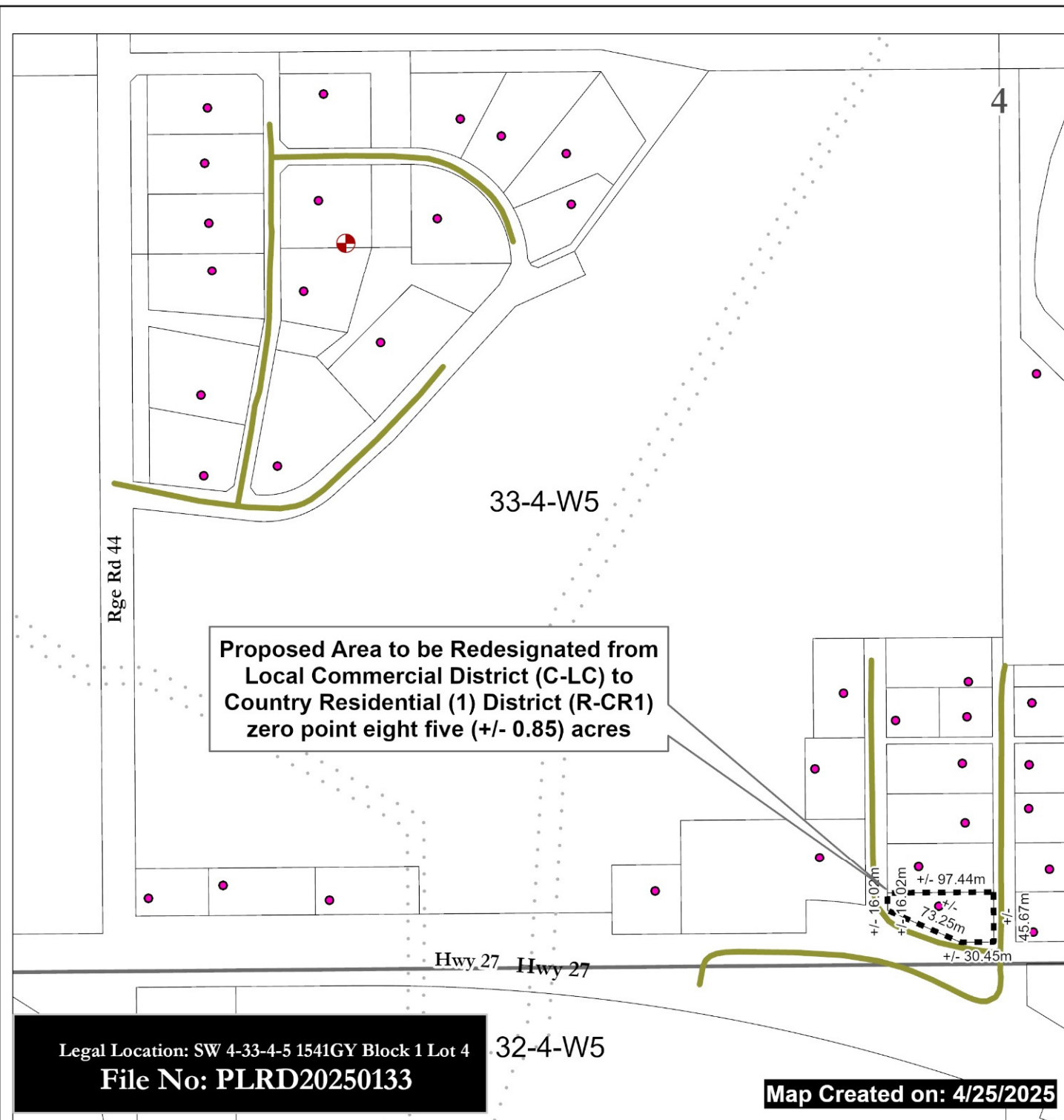
0 50 100 Meters

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







# Mountain View COUNTY

## Site Dimension

### Legend

- |                                 |                       |
|---------------------------------|-----------------------|
| Application Location            | <b>Pipelines</b>      |
| Rural Address                   | <b>SUBST_A</b>        |
| Gas Processing Plant            | CRUDE OIL             |
| <all other values>              | FRESH WATER           |
| Wells                           | FUEL GAS              |
| Proposed Redesignation 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>    |



02.7 5.5 11 16.5 22 27.5 33 38.5 Meters

Scale: 1:1,000  
Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

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

33-4-W5

+/- 97.44m

+/- 16.02m

+/- 78.25m

+/- 45.67m

+/- 30.45m

32-4-W5

Legal Location: SW 4-33-4-5 1541GY Block 1 Lot 4  
File No: PLRD20250133

Note: Air Photo was captured in 2022

Map Created on: 4/25/2025





**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](http://www.mountainviewcounty.com)

File Number PLRD20250133

### 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) ROYANNE BAKER

Address: [REDACTED] SUNDRE Postal Code: T0M1X6

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Katryna Baker

Address: [REDACTED] 24, AB Postal Code: T0C 2P0

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 S1/4 Sec. 33 Twp. 4 Range 5 West of 5 Meridian

Being all/parts of Lot 4 Block: 1 Plan 154164

Rural Address (if applicable): [REDACTED] HWY 27

a. Area to be Redesignated/Subdivided: .55 acres (±) / \_\_\_\_\_ hectares (±)

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

☐ Residential Farmstead

☒ Other LCD

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

☐ Recreational ☐ Industrial ☐ Direct Control

☐ Other \_\_\_\_\_

Number of new parcel(s) proposed: 0

Size of new parcel(s) proposed: 0 acres / 0 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: 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? ☐ 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):

- the adjoining neighbors are CR
- it is presently used as CR (since 1967)
- Fits into community as CR.
- Aesthetically house and garage blend as CR / surrounding residences



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.): Fruit trees, SHRUB, EVERGREENS,

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

5. EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED: REDESIGNATION

Describe any buildings, structures &/or businesses on the land. Any changes proposed (adding, demolishing or removal)?

0 house  
0 detached garage

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☒ Yes ☐ No Type: gravity  
Water Supply ☒ Yes ☐ No Type: WELL.

If sewage systems or water supply have been established, describe the manner of providing water and sewage disposal to the proposed subdivision. 0

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.*



APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

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

All/part of the SW4 ¼ Section 33 Township 4 Range 5 West of 5 Meridian  
Lot: 4 Block: 1 Plan: 1541 G4

do hereby authorize: ROXANNE BAKER 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]  
Landowner(s) Signature(s)

April 15 - 2025  
Date

\_\_\_\_\_  
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, ROXANNE BAKER 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.

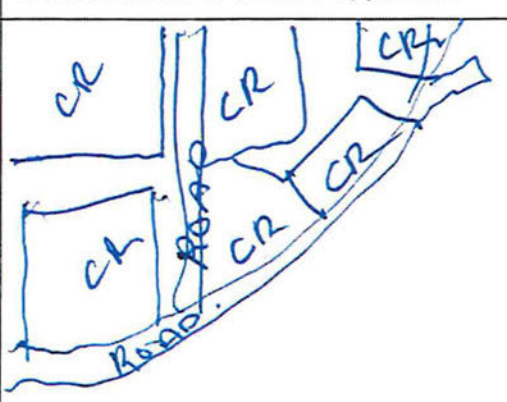
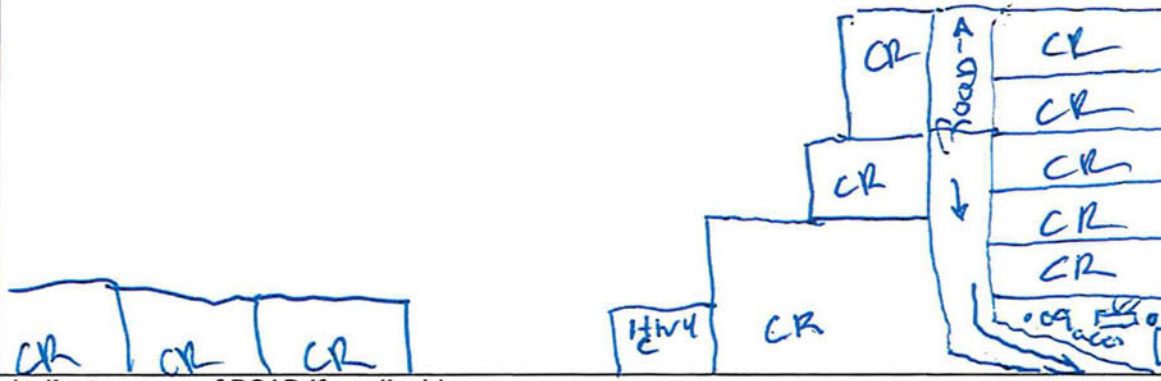
*The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for redesignation and/or subdivision. By providing the above personal information, 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*

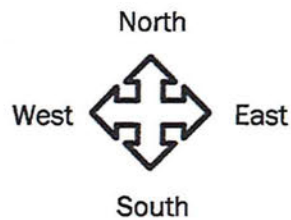
## PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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
		
	Indicate name of ROAD if applicable	



108.5 ACRES  
 10 WELL  
 1 SEPTIC  
 1 HOUS  
 1 GAR

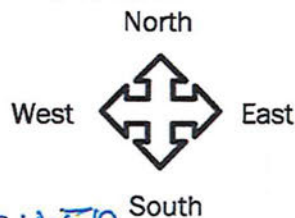


## SURROUNDING LAND USE MAP

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).

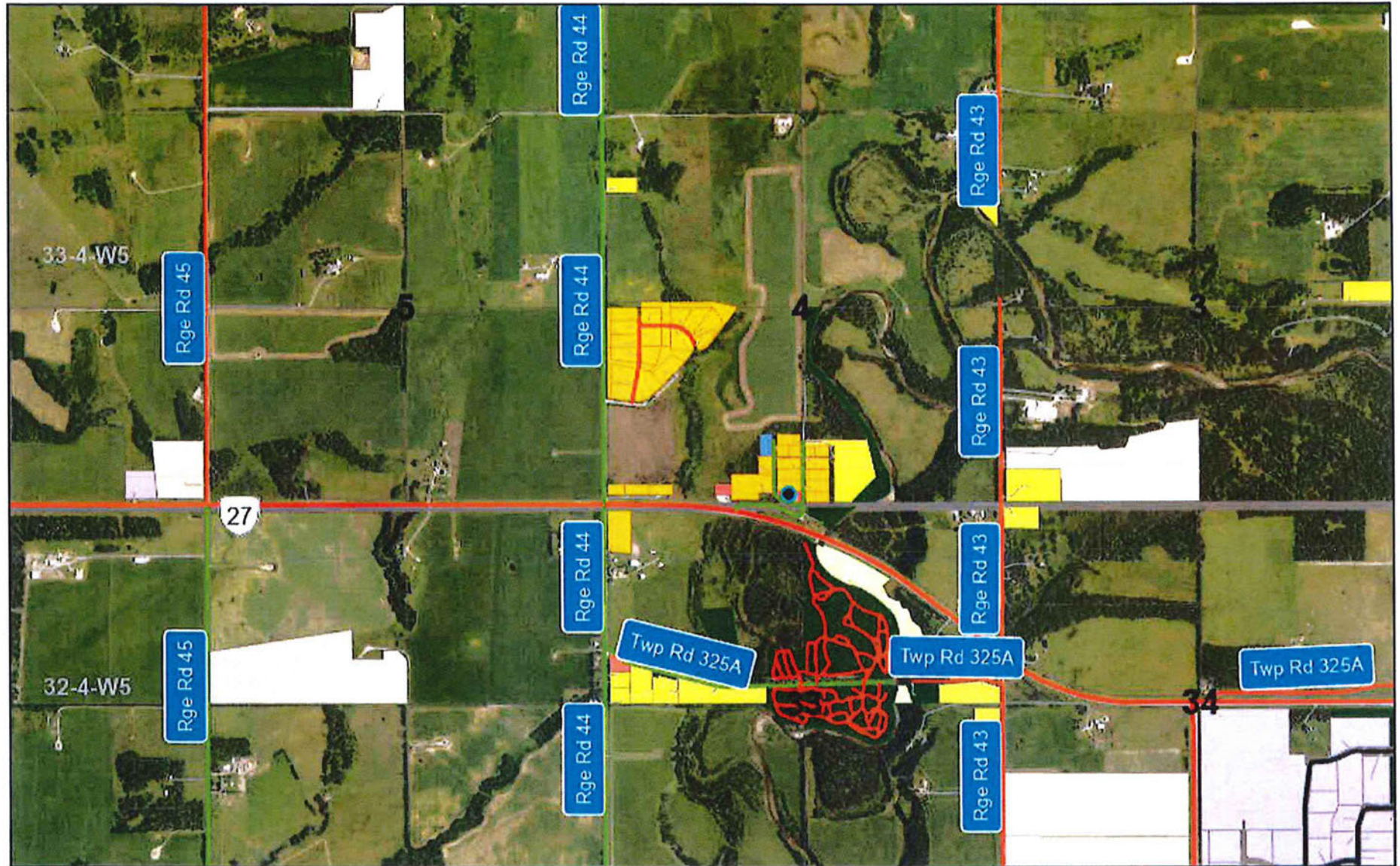

Each square represents a ¼ Section.

**The central square represents the ¼ Section in which this application is proposed.**



\* See ATTACHED

# ArcGIS Web Map



4/15/2025, 11:23:52 AM

## Land Use Zoning

- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Local Commercial District (C-LC)

## Business Park District (I-BP)

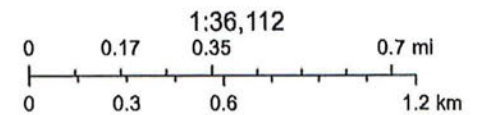
- Parks and Conservation District (P-PC)
- Parks and Recreation District (P-PR)
- Institutional, Educational and Cultural District (S-IEC)
- Section Number Grid
- Road - Primary/Secondary Highways

## Roads - Private

- Private, gravel
- Private, paved
- Roads - County
- Chip sealed
- Gravel
- paved, County

## Highway Label

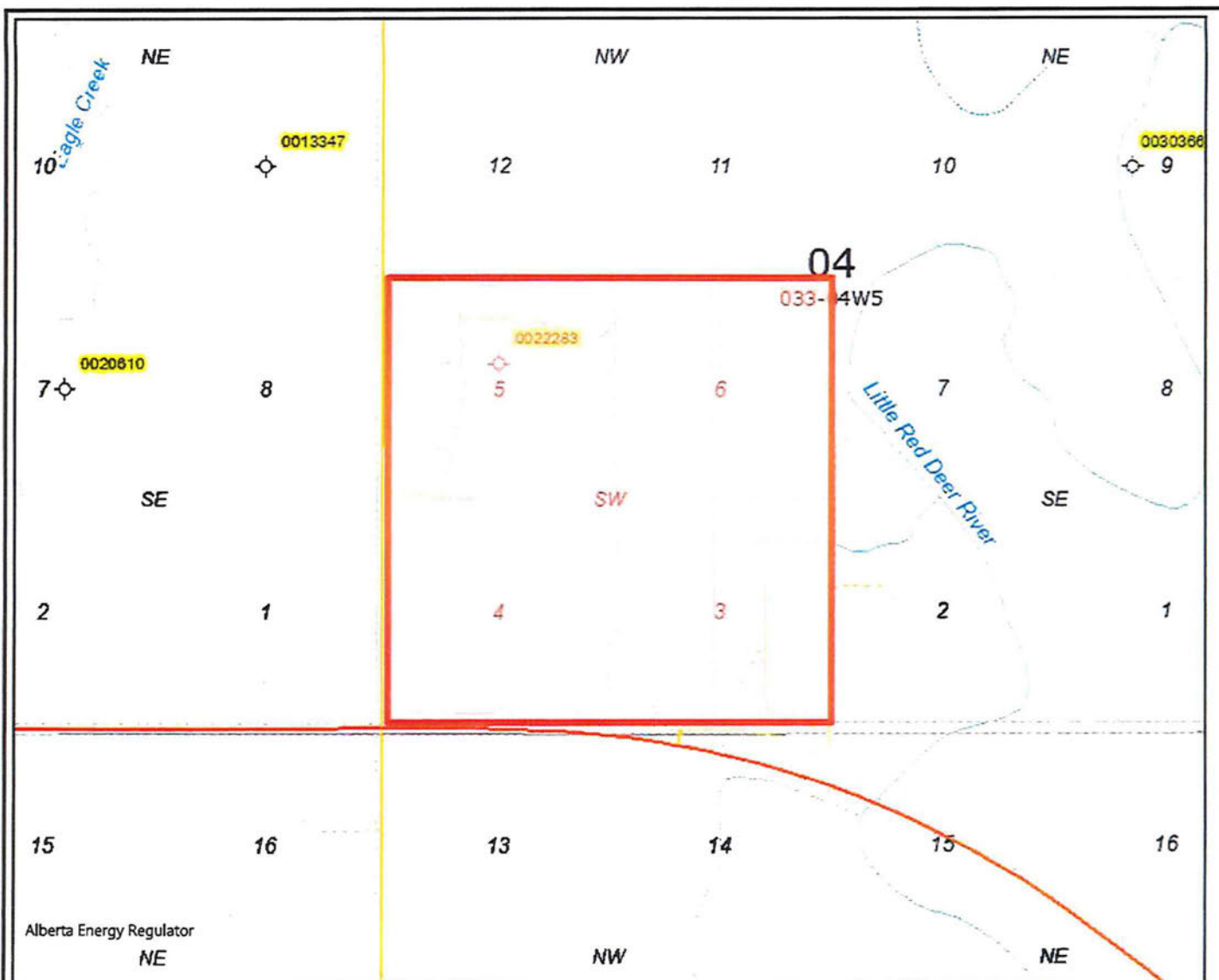
- Primary
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, NRCan

ArcGIS Web AppBuilder  
Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, NRCan | Esri, HERE |





# Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 9/4/2025

## Legend

Abandoned Well

Abandoned Wells



Revised Location



Revised Location Pointer



Access

Paved Road (20K)

Primary Divided

Primary Divided

Date Date (if applicable)

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: 18055.954822

0 500 1000 ft

Projection and Datum:  
WEB MERCATOR AUS SPHERE



**Alberta  
Energy  
Regulator**