



September 11, 2023

File No.: PLRDSD20230310

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision
Applicant: EARLE, Lane and Sierra
Landowner: Reid Farm Inc. (c/o Ben Reid)
Legal: NW 36-30-2-5

From: Agricultural District (A) To: Country Residential District (R-CR)
Proposed Redesignation Area: 2.98 acres (1.21 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 11, 2023**. Comments may be sent to the Planner by:

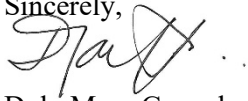
Email: dgonzalez@mvcounty.com; or
In Person: 10-1408 Township Road 320 (Bergen Road); or
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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 comments 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@mvcounty.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

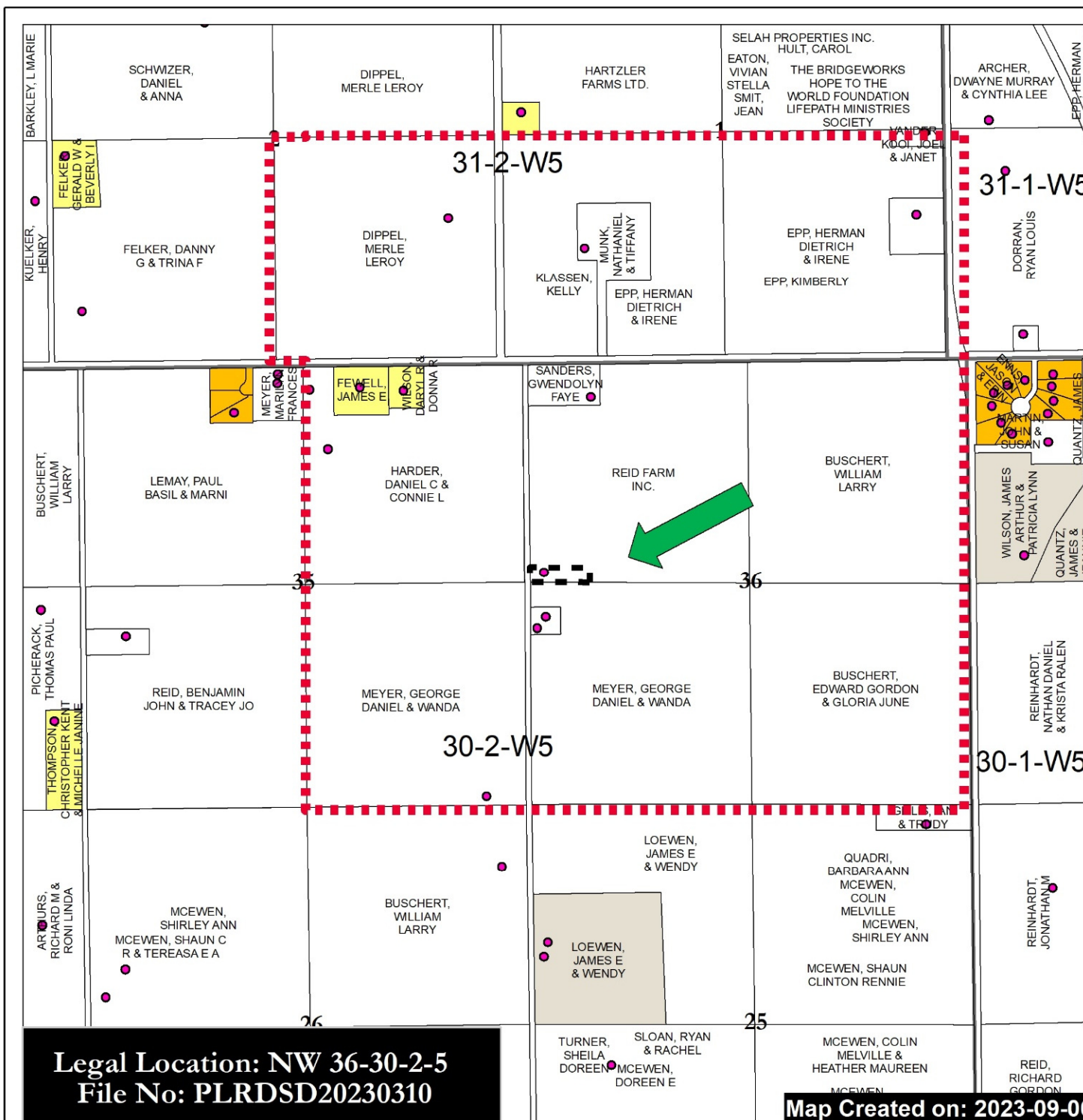
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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
- Wells**
 -  ABANDONED (2)
 -  ABANDONED ZONE (1)



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

31-2-W5 Twp Rd 310

Rge Rd 21

30-2-W5

Proposed Area to be Redesignated from
Agricultural District (A) to
Country Residential District (R-CR)
two point nine eight (+/- 2.98) acres

+/- 217.32m
+/- 55.47m
+/- 217.32m
+/- 55.47m

Legal Location: NW 36-30-2-5
File No: PLRDSD20230310

Map Created on: 2023-09-06



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 | — HVP PRODUCTS |
| 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 |



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 36-30-2-5
File No: PLRDSD20230310

Note: Air Photo was captured in 2022

Map Created on: 2023-09-06



Mountain View
COUNTY

REDESIGNATION & SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

CONTACT DETAILS

NAME OF APPLICANT: Lane and Sierra Earle

Address: [REDACTED] Postal Code: TOM OW0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Ben Reid (Reid Farm Inc.)

Address: [REDACTED] Carstairs Postal Code: TOM OW0

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 NW ¼ Sec. 36 Twp. 36 Range 2 West of 5 Meridian

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

Rural Address (if applicable): [REDACTED] RR 21

a. Area to be Redesignated/Subdivided: 2.98 acres (±) / _____ hectares (±)

(a develop

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

Residential Farmstead

c. To Land Use District: ☐ Agricultural 2 ☒ Country Residential ☐ Residential Farmstead
☐ Recreational ☐ Industrial ☐ Direct Control
☐ Other _____

Number of new parcels proposed: 1

Size of new parcels proposed: 2.98 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: _____

- 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 1.5 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):

* please see reason for redesignation/subdivision letter attached *

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.): grass, planted trees

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

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?

Our Large deck + destroyed mobile home, remnants of shed + other house remnants (all to be removed/demolished) and our gravel driveway to remain

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.

Water well and pit.

Septic tank and septic field

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

All/part of the NW $\frac{1}{4}$ Section 36 Township 30 Range 2 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Lane and Sierra Earle 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)

Date

Aug 23/23

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, Ben Reid, have authority to bind Reid Farm Inc.
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

Title of Authorized Officer, Partner or Individual

President

Signature of Witness

Name of Witness (please print)

Rebekah Earle

AUTHORIZATION

REGISTERED OWNER(S) AND/OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF:

I, Lane and Sierra Earle 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:

- ☐ 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;



The below square may be used to represent a $\frac{1}{4}$ Section

Indicate name of ROAD if applicable

Wescott




ROAD

ROAD

RR 21

Indicate name of ROAD if applicable

Our yard to be possibly subdivided ~~which~~^{which} 2.98 acres

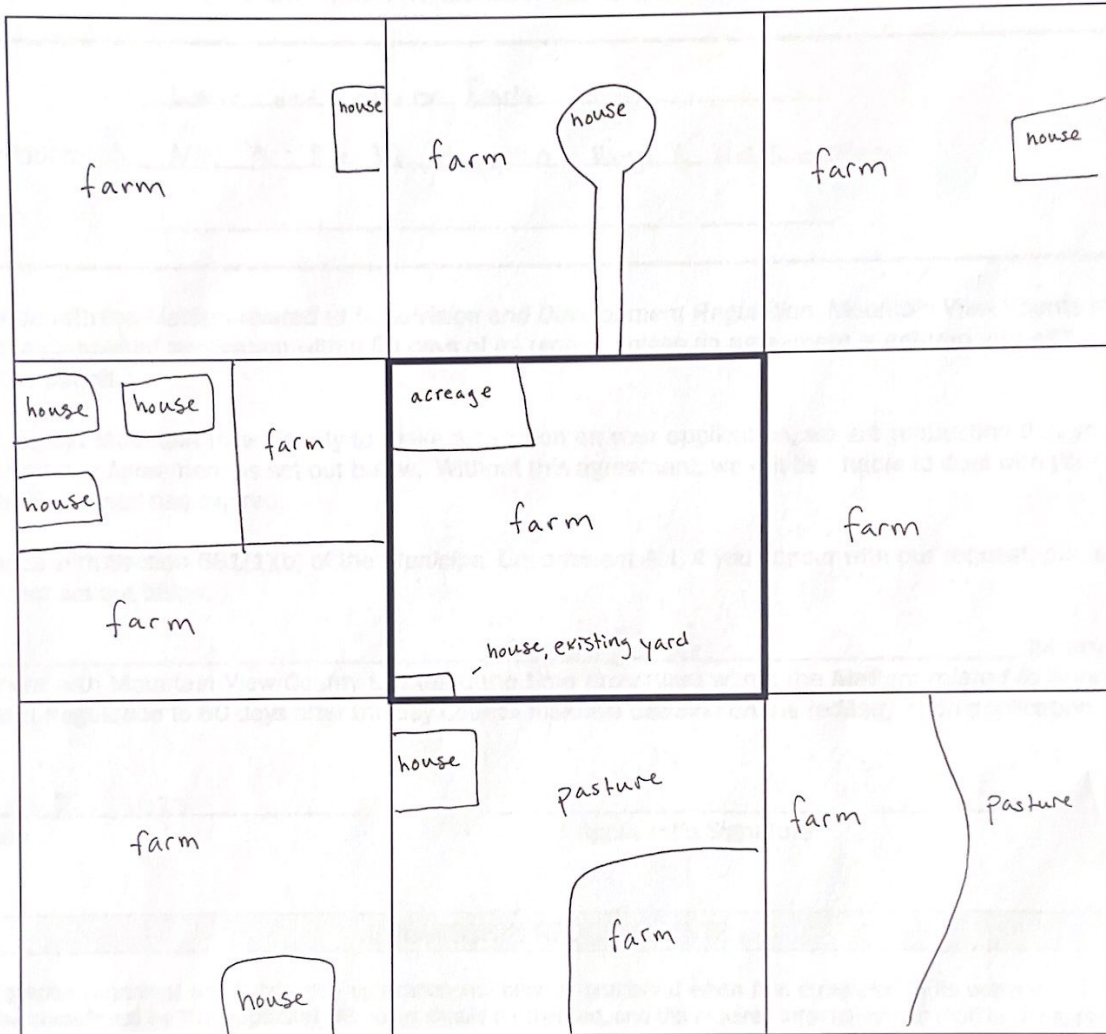
-  - mobile home (to be destroyed)
- - well
- - septic tank lid
- mm - septic field
-  - driveway
-  - deck
- - blue sign



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 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

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Lane and Sierra Earle
Legal Description: NW 1/4 Sec 36 Twp. 30 Range 2 W of 5 meridian
File Number: PLRDSD20230

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, [REDACTED] 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.

August 22 2023
Date

[REDACTED]
Applicant's Signature

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 – including all signatures and contact details Application Fees Certificate of Title – current within 30 days.
- ☐ Abandoned Well Information From Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

* 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). 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 Bylaw No. 16/11.

Lane & Sierra Earle's

Proposal for Subdivision

Current Land Owner:

Ben Reid

NW 36-30-2-5

■■■■ RR 21

22 August 2023

Members of the Mountain View County Council & Citizens of Mountain View County,

Ladies and Gentlemen,

Thank you for taking the time to review our proposal for subdivision and redesignation.

My name is Sierra, and my husband Lane, and our daughter Luci are dealing with the aftermath of July 1st F4 tornado that destroyed several homes in our community - including our own home. This was a day that no one planned or hoped for, but it is also a day that we saw immense care from family & friends, as well as our neighbors and elected officials. The way this county stepped up to help everyone affected is remarkable and we are thankful for that.

Prior to the tornado, Ben Reid, our family friend, helped us get a head start on building our family by allowing us to live on his land with services established in our mobile home. We started living there shortly after our daughter Luci was born and we fell in love with calling that location home. Our plan was to live there until we were ready to buy land of our own and build a home for our growing family. After the initial shock of the tornado, the clean up, and work with insurance, we started thinking about what is next for our family now that our home that we planned to live in for some years was destroyed. Shortly after we started considering options of where to live instead Ben so kindly met with us to offer to sell the land we lived on. He wants to help set us up for success by selling it for a price that is affordable for us so that we can take a step forwards rather than backwards after this loss. We fully recognize that this is an opportunity that is given out of immense generosity as well as belief in us as a young married couple and parents. Ben, Lane, and I are in agreement on this matter and are simply needing to be able to subdivide the 3 acres with existing services so we can purchase the land from Ben. That way we can start building a home that we can grow our family in and hopefully stay for many many years.

We understand that policy 3.3.6 of the MDP states that '*The maximum number of titles in the Agricultural Preservation Area should be two titles per quarter section*' and that the intent of the Agricultural Preservation Area is to preserve agricultural land. The land we would subdivide already has services, a legal access approach, driveway, a long row of ten foot trees, a blue sign and is geographically separated from agricultural production land. Therefore, it minimizes land taken out of agricultural production and it provides our family an affordable opportunity that is getting harder and harder to come by in today's economy. This option puts to use already existing services rather than taking more existing farmable land for residential use. After seeing the damage that the tornado did to our mobile home, we would like to build a permanent dwelling on a basement, which is an impossible undertaking when you lease the land and do not own it. The subdivision would not only provide us with the opportunity to have land for our growing family, but also a permanent home.

My husband Lane is a local farmer, and I am a stay at home mom and part time dance teacher in Carstairs. We have built our lives around our home's location and we want to stay rooted where we are for both our family, our work, and our communities. walking through a crisis and growing together as a family we are more confident than ever that we are ready for this next step in our lives and would be so grateful for your support on this matter. We were asked by numerous people after the tornado hit "how can I help?" and I would love to simply say this is how you can help. By enabling us to redesignate and subdivide our small acreage so we can accept the incredible offer and rebuild our home on [REDACTED] RR21.

Members of the Mountain View County Council

& Citizens of Mountain View County,

Greetings,

My name is Ben Reid and I am writing this letter to state that I am in favour of approving this subdivision and redesignation of my land.

Lane, Sierra, and Luci are a young family who has been in my life since Lane was a baby.

I have watched them grow and thrive in this community, respected their financial choices and think these are the type of people we want to stay in this county. I was given a similar opportunity when I was their age and I want to give Lane, Sierra and Luci the same opportunity that I received.

In regards to the topic of subdividing please look at my personal history. I own several quarters in the area and I have not taken a subdivision out of any of them. I'm not doing this for personal gain as we have agreed upon selling them the land for the cost of the services [REDACTED]

As a farmer myself, I agree that farmable land needs to be protected. But this is a unique situation brought about by a natural disaster. This land has not been used for agricultural purposes in 2 years and never will be again as it is an established yard with full services.

Please take all these points into consideration as you make this decision about this family's future. Thank you for your time.

Sincerely,

Ben Reid


[REDACTED]

August 23 2023

Community Consultation

Dear Neighbors & Adjacent Landowners,

As you may know I, Sierra, and my husband, Lane, lost our home during the July 1st F4 Tornado. As a result, we are making an application to Mountain View County to subdivide our previous yard site out of the quarter so that we may own that parcel officially, and be able to rebuild our home and stay in the community. As our neighbors / adjacent landowners we are asking for your support. If you are willing, please sign below.

Date	Name	Legal Address	Signature
Aug 14 2023	Ed & Gloria Buschert	SE 36 30 25	
Aug 24 / 2023	Herman Epp	SE 1-31-2-45	
Aug 24 / 2023	Irene Epp	SW 1-31-2-45	
Aug 24 / 23	MERLE DIPPEL	SE 2-31-2-45	
Aug 24 / 2023	Dan Meyer	SW-36-30-2-45	
Aug 24 / 2023	Wanda Meyer	SE-35-30-2-45	
Aug 24 / 2023	Larry Buschert	NE 26-30-2-45	
Aug 24, 2023	Gwen Sanders	NW 36-30-2-45	
Aug 25 / 2023	Gwen Sanders	NW 36-30-2-45	
Aug 25 / 2023	MILT SANDERS	NW 36-30-2-45	



Dan Harder - MHR Law LLP 11:30 AM



to me ▾

Sierra,

Thanks for contacting me with respect to the proposed subdivision of an acreage for your future home. I can advise that I am not opposed to your subdivision application.

Daniel C. Harder | BA Hons, LLB, Consultant*

Box 2676, 1802 – 20 Street | Didsbury, Alberta T0M 0W0

T. (403) 335-2231 | F. (403) 335-2230

danh@mhrlaw.ca | www.mhrlaw.ca

*Consultant is a non-practicing lawyer.

This Firm Does Not Accept Service By Email



Formerly Martinson & Harder Law Office



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author XXX	Printing Date: 8/21/2023
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	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: 9,027.98 0.14 Kilometers 0 — Projection and Datum: WGS84 Web Mercator Auxiliary Sphere
		