



May 05, 2026

File No.: PLSD20260128

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: MODUS HOLDINGS INC. c/o John Verhagen

Landowner: SCHLUMBERGER CANADA LIMITED

Legal: S 23-29-1-5 Plan 0612508 Block 2 Lot 1

Current Zoning: Business Park District (I-BP)

Number of Lots for Subdivision: 8 lots (7 Business Park lots + 1 PUL Lot (Phase I))

You are receiving this notification letter because there is a proposal for Subdivision (to create separate titles) within the vicinity of your property (see attached map) and you are invited to provide comment.

Mountain View County has received an application for a Phase I Subdivision 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.**

Also available on our website is the proposed Site Plan and Phasing Plan for the entire parcel, showing how the total number of lots could possibly be developed in the future and supportive technical documents. If this subdivision application were to be approved, any new applications seeking to further Subdivide additional parcels beyond Phase I should be in accordance with the Site Plan and require a new Subdivision Application. This would require re-circulation to adjacent landowners, thereby providing you with an additional opportunity to comment.

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to June 04, 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 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:

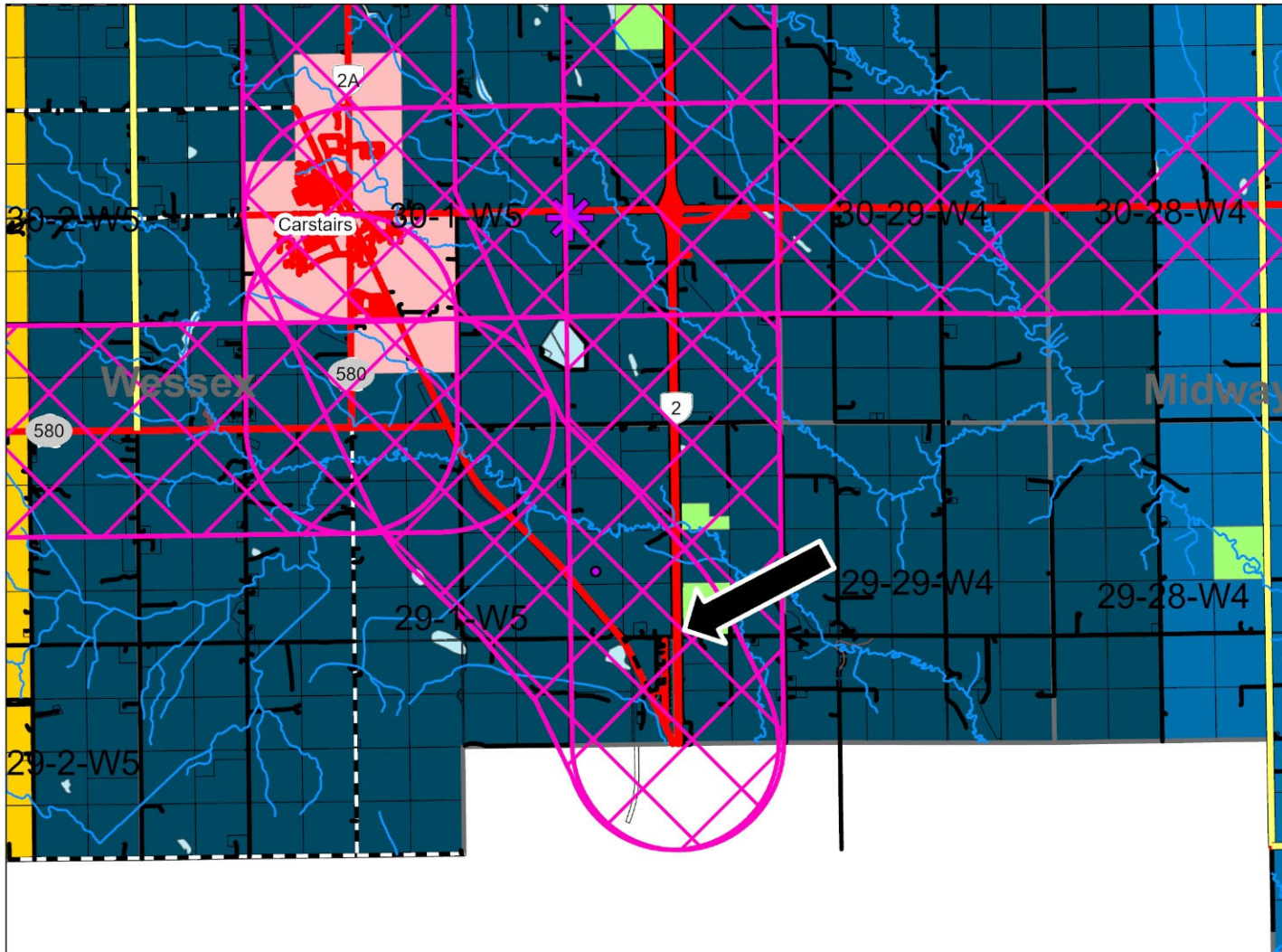
Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





Mountain View COUNTY

Location



Legend

- Neighborhood Reference Points
- Highway Buffer (1.6 Km)
- Crown Land (Prov. and Fed)
- County Land
- Towns/Village
- Roads**
 - chip sealed
 - gravel
 - paved
 - unimproved
 - CCN
- Subject Land

Rocky View County

Legal Location: : S 23-29-1-5 0612508 Block 2
File No: PLSD20260128

Map Created on: 4/30/2026



0 750 1,500 3,000 Meters

Scale: 1:100,000
Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Site Sketch - Subdivision

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- Altalink Powerline Buffer (30m)
- Proposed
- Subdivision Boundary



0 50 100 Meters

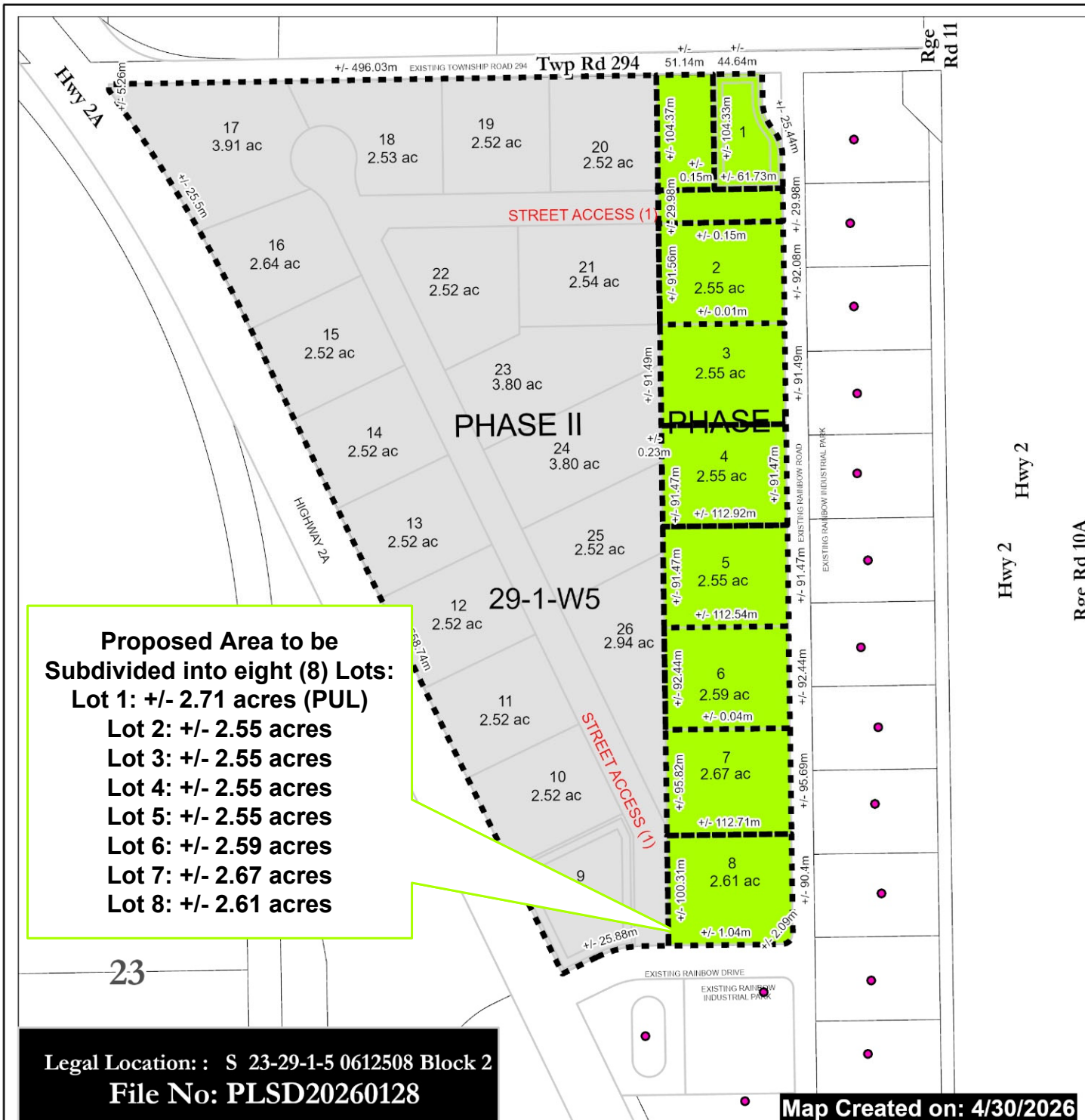
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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



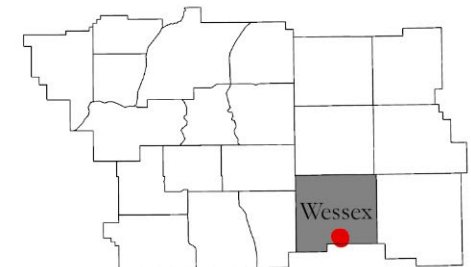


Mountain View COUNTY

Site Dimension

Legend

- | | | | |
|--|---------------------------------|--|-----------------------|
| | Application Location | | Pipelines |
| | Rural Address | | SUBST_A |
| | Gas Plants, Battery Sites, etc. | | CRUDE OIL |
| | <all other values> | | FRESH WATER |
| | Wells | | FUEL GAS |
| | Proposed 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 |
| | | | <all other values> |



012.25 50 75 100 125 150 175 Meters

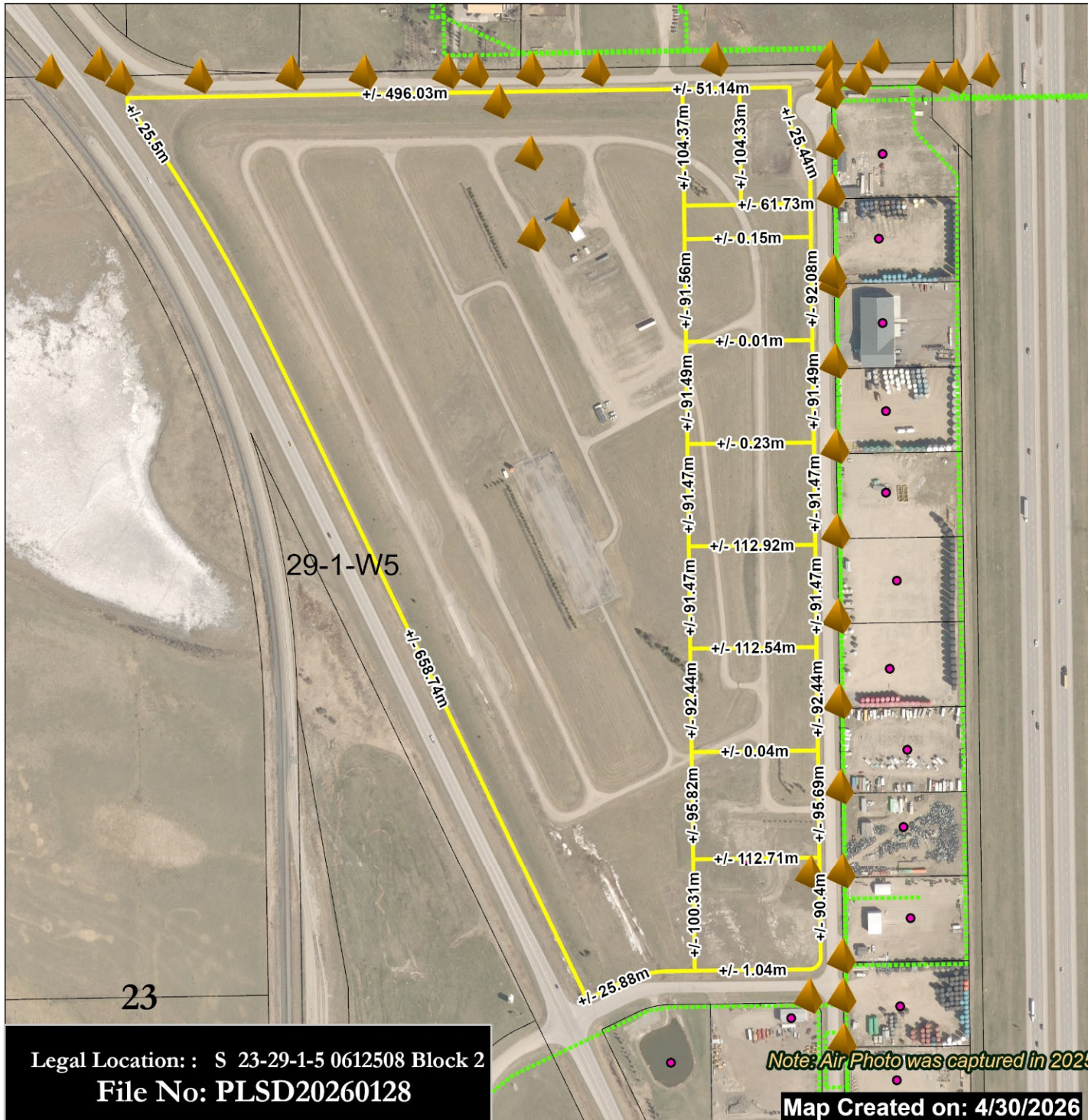
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: : S 23-29-1-5 0612508 Block 2
File No: PLSD20260128

Note: Air Photo was captured in 2025

Map Created on: 4/30/2026



REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLSD20260128

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) Modus Holdings Inc.

Address: P.O. Box 1832, Crossfield, Alberta Postal Code: TOM 0S0

Phone #: 1-602-491-7066 Alternate Phone #: 403-312-7671

Fax #: N/A Email: jverhagen@modus.ca or mcole@modus.ca

LANDOWNER(S) (if applicant is not the landowner): Schlumberger Canada Ltd. (SLB)

Address: 444 - 5th Ave, S.W., Calgary, Alberta Postal Code: T2P 2T8

Phone #: _____ Alternate Phone #: 1-403-862-4120

Fax #: N/A Email: rstapleton@slb.com

PROPERTY DETAILS

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

All/part of the E.1/2 ¼ Sec. 23 Twp. 29 Range 1 West of 5th Meridian

Being all/parts of Lot 1 Block: 2 Plan 061 2508

Rural Address (if applicable): N/A

a. Area to be Redesignated/Subdivided: 79.37 acres (±) / 32.12 hectares (±)

b. Rezoned from Land Use District: Agricultural Country Residential
: Residential Farmstead Currently Zoned Industrial Business
Park District (I-BP)
 Other Rezoning not required.

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

Number of new parcel(s) proposed: Phase I: 8 Phase II: 18

Size of new parcel(s) proposed: Varies 2.5 - 3.8 acres / 1.012 - 1.54 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: Highway 2A

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):

This subdivision is being proposed to provide lots for light industrial businesses. This proposal fits well within the stated Goals of the South Carstairs ASP, section 5.2.2, to provide areas for Commercial & Business Park businesses. It also complies with the Policies section (5.2.3) of this same document in that the proposed subdivision will be located completely within the currently zoned I-BP area.

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.): Mostly grass with a 2 planted windrows of evergreen trees.

Describe the kind of soil on the land (sandy, loam, clay, etc.): As per the consultant's report (2026-2542 Groundwater IT) provided in section 2.4 "Surface Soil Conditions"

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)?

No existing buildings on Phase I. Artificial hill used by Schlumberger truck training will be moved onto Phase II area. Existing modular office and pre-fab fabric building will be removed when Phase II commences. Relocated artificial hill will be removed at same time.

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following: Phase I area

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.

Individual lot purchasers can install private sewage systems consistent with recommendations outlined in the consultant's report (2026-2542 Groundwater Resources IT) provided. Individual lot purchasers can install private water supply systems consistent with recommendations outlined in the consultant's report (2026-2541 Groundwater Resources IT) provided.

Does the proposed remainder contain the following: Phase II area

Sewage System Yes No Type: Single sewage holding tank at modular office. To be eventually removed.

Distance to Proposed Subdivision: N/A

Water Supply Yes No Type: Single well & cistern that services modular office.

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.

Yes
See attached AER Abandoned Well Map

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Schlumberger Canada Ltd. (SLB),
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the E. 1/2 1/4 Section 23 Township 29 Range 1 West of 5th Meridian
Lot: 1 Block: 2 Plan: 061 2508

do hereby authorize: SEE ATTACHED LETTER OF PERMISSION 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

Landowner(s) Signature(s) _____
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, John Verhagen (Modus Holdings) 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@mvcounty.com 403-335-3311

April 21, 2026

Modus Holdings Inc.
Attention: John Verhagen
34 McCool Crescent
Crossfield, AB T4B 4L5

Re: Authorization to Apply for Subdivision – Plan 0612508, Block 2, Lot 1, Mountain View County, Alberta (the “Property”)

Dear Mr. Verhagen,


Pursuant to the Offer to Purchase and Interim Agreement dated December 18, 2025 (the “Agreement”), Schlumberger Canada Limited hereby authorizes Modus Holdings Inc. to make necessary applications to the approving authority to obtain subdivision approval for the Property (Plan 0612508, Block 2, Lot 1), creating Phase I (±29.42 acres) as shown attached, at the Purchaser’s sole cost and expense.

The Vendor will cooperate with the subdivision process and respond promptly to requests for information or documentation. This authorization remains in effect until the Agreement is either satisfied or terminated.

Please contact us if you require anything further.

Yours truly,

SCHLUMBERGER CANADA LIMITED

Per:  _____

Name: Richard Stapleton

Title: CAL Facilities Manager

Date: Apr 22, 2026

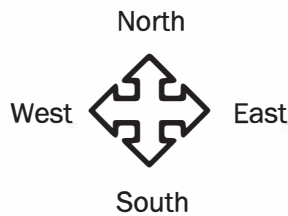
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

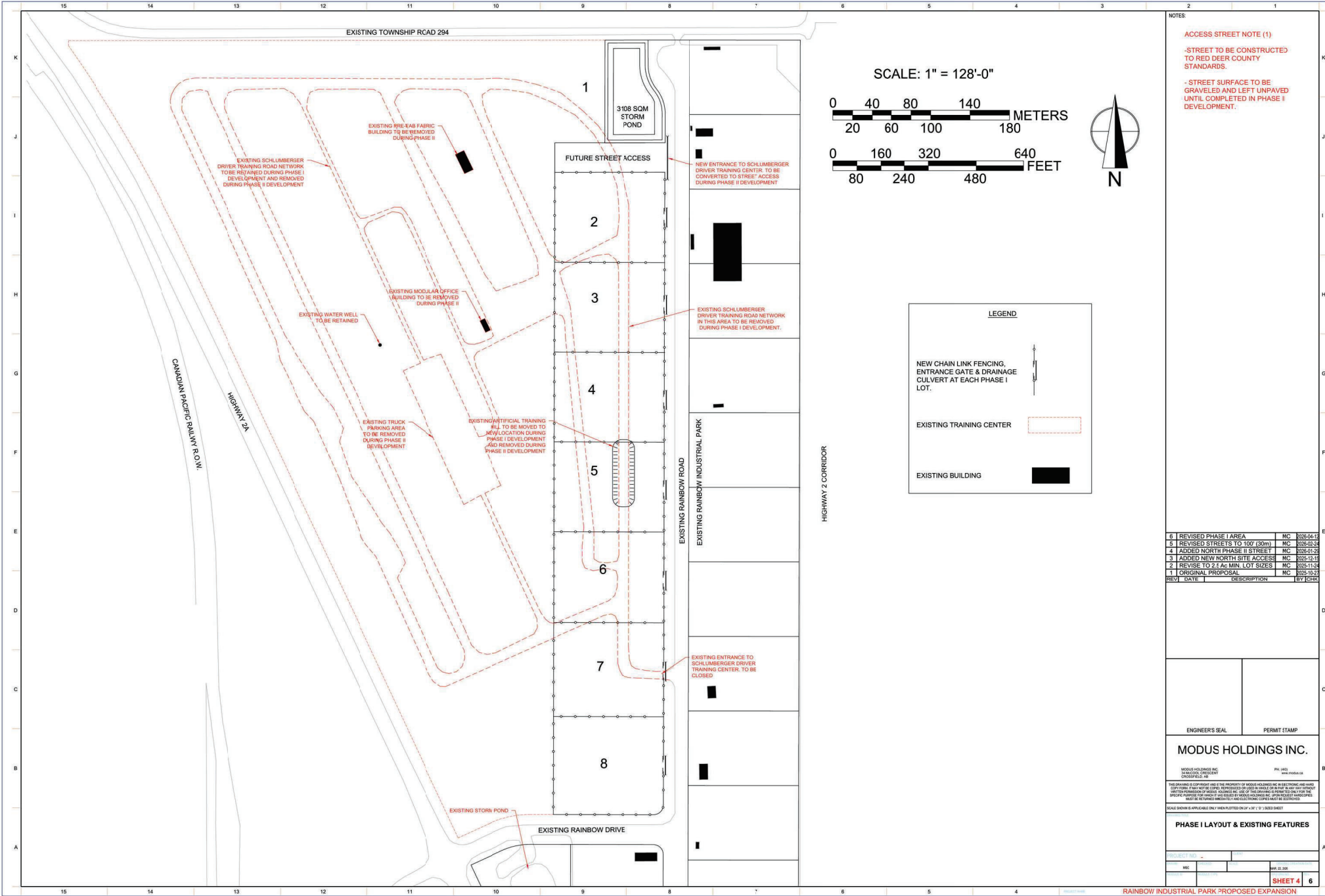
The Site Plan shall include the following:

- 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.).

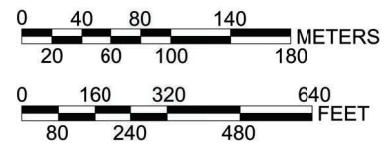
The below square may be used to represent a ¼ Section or an acreage

	Indicate name of ROAD if applicable	
R O A D	<p>SEE ATTACHED SCALED DRAWINGS REGISTERED PLAN 061 2508 SHEET 4: PHASE I LAYOUT & EXISTING FEATURES SHEET 6: GENERAL LAYOUT PHASE I & PHASE II</p>	R O A D
	Indicate name of ROAD if applicable	





SCALE: 1" = 128'-0"



LEGEND

- NEW CHAIN LINK FENCING, ENTRANCE GATE & DRAINAGE CULVERT AT EACH PHASE I LOT.
- EXISTING TRAINING CENTER
- EXISTING BUILDING

NOTES:

ACCESS STREET NOTE (1)

- STREET TO BE CONSTRUCTED TO RED DEER COUNTY STANDARDS.
- STREET SURFACE TO BE GRAVELED AND LEFT UNPAVED UNTIL COMPLETED IN PHASE I DEVELOPMENT.

8	REVISED PHASE I AREA	MC	2025-04-1
5	REVISED STREETS TO 100' (30m)	MC	2025-03-24
4	ADDED NORTH PHASE II STREET	MC	2025-01-25
3	ADDED NEW NORTH SITE ACCESS	MC	2025-12-15
2	REVISE TO 2.5 AC MIN. LOT SIZES	MC	2025-11-24
1	ORIGINAL PROPOSAL	MC	2025-10-27

REV.	DATE	DESCRIPTION	BY	CHKD

ENGINEER'S SEAL

PERMIT STAMP

MODUS HOLDINGS INC.

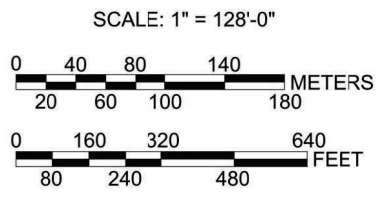
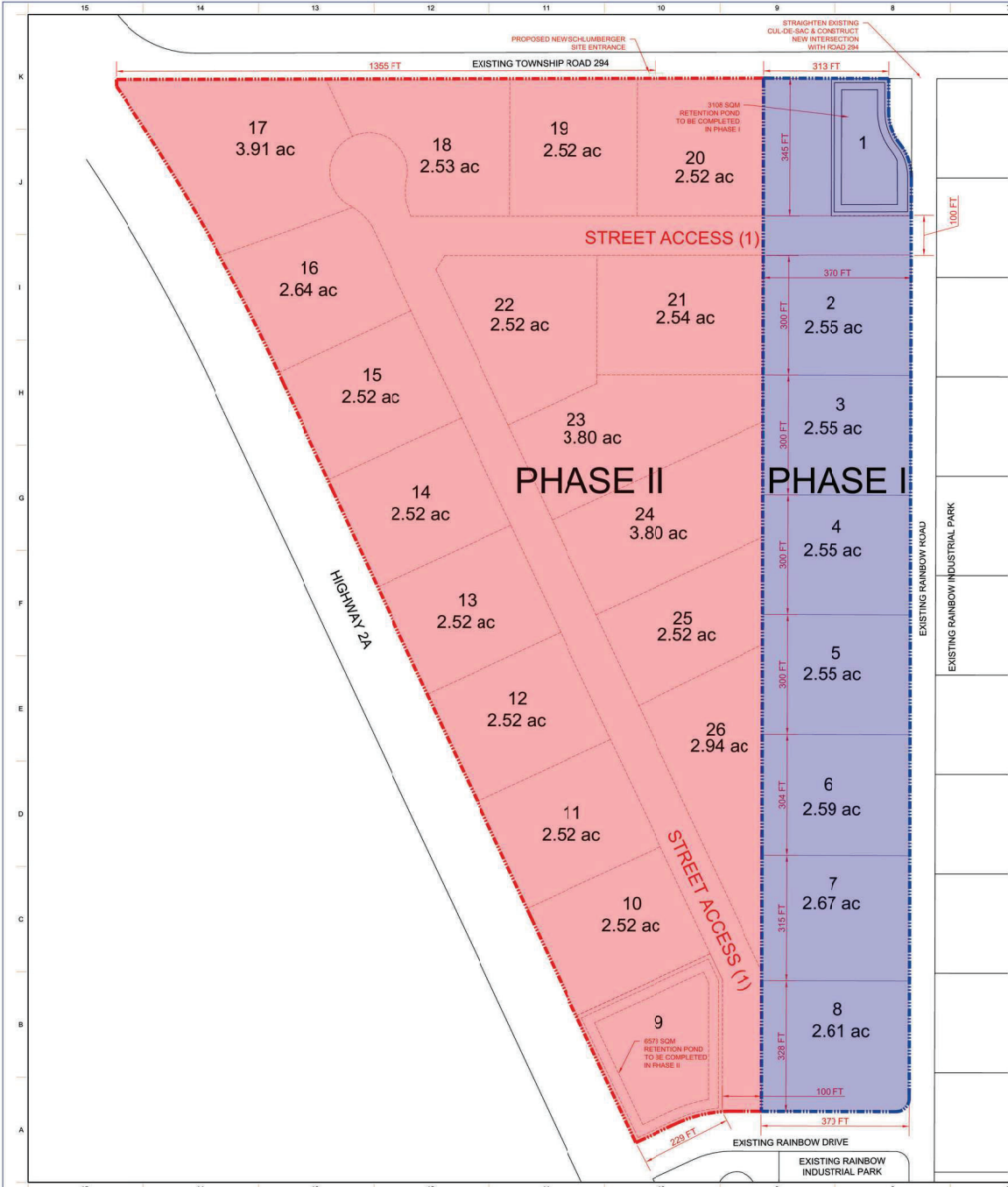
MODUS HOLDINGS INC.
14000 UNIVERSITY DRIVE
GRANDVILLE, MI 49431

PH: (616) 799-1000
WWW.MODUS.CO

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PHASE I LAYOUT & EXISTING FEATURES

PROJECT NO.	
DATE	MAR 22 2025
SHEET	4 OF 6



MOUNTAIN VIEW COUNTY
PART OF SURVEY PLAN 061 2508
E.1/2 SEC.23, TWP.29, RGE.1, W.5th M
LOT1, BLOCK 2, RAINBOW INDUSTRIAL PARK,
PROPOSED SUBDIVISION EXPANSION

AREA REQUIRED FOR PHASE I

BLOCK	LOT	AREA (ac)
2	1*	2.71
2	2	2.55
2	3	2.55
2	4	2.55
2	5	2.55
2	6	2.59
2	7	2.66
2	8	2.60
TOTAL LOT AREA		20.96

AREA REQUIRED FOR PHASE II

BLOCK	LOT	AREA (ac)	BLOCK	LOT	AREA (ac)
2	9*	2.57	2	18	2.62
2	10	2.51	2	19	2.53
2	11	2.50	2	20	2.53
2	12	2.50	2	21	2.87
2	13	2.50	2	22	2.87
2	14	2.50	2	23	3.18
2	15	2.50	2	24	3.16
2	16	2.89	2	25	2.53
2	17	3.97	2	26	2.52
TOTAL LOT AREA		20.96	TOTAL LOT AREA		49.25

AREA STRUCTURAL PLAN: SOUTH CARSTAIRS ASP (11/18)
 LAND USE DESIGNATION: INDUSTRIAL BUSINESS PARK DISTRICT (I-BP)

PHASE I PROPOSAL PHASE I TOTAL AREA: 21.77 ac
 PHASE II PROPOSAL PHASE II TOTAL AREA: 57.62 ac

LOTS DEDICATED TO STORM PONDS 1* & 9* AS PER STORM WATER MANAGEMENT REPORT APTUS ENGINEERING LTD. 5923-46, APR. 10, 2026

NOTES:

- ACCESS STREET NOTE (1)
- STREET TO BE CONSTRUCTED TO RED DEER COUNTY STANDARDS.
- STREET SURFACE TO BE GRAVELED AND LEFT UNPAVED UNTIL COMPLETED IN PHASE I DEVELOPMENT.

REV.	DATE	DESCRIPTION	BY	CHKD
0		REVISED REVSE PHASE I AREA	MC	2025-04-11
5		REVISED STREETS TO 100' (30m)	MC	2025-03-24
4		ADDED NORTH PHASE II STREET	MC	2025-01-05
3		ADDED NEW NORTH SITE ACCESS	MC	2025-12-15
2		REVISE TO 2.5 AC MIN. LOT SIZES	MC	2025-11-24
1		ORIGINAL PROPOSAL	MC	2025-10-27

ENGINEER'S SEAL PERMIT STAMP

MODUS HOLDINGS INC.

MODUS HOLDINGS INC.
 14000 JEFFERSON
 GREENSBORO, NC 27409
 PH: (866) 999-9999
 WWW.MODUS.CO

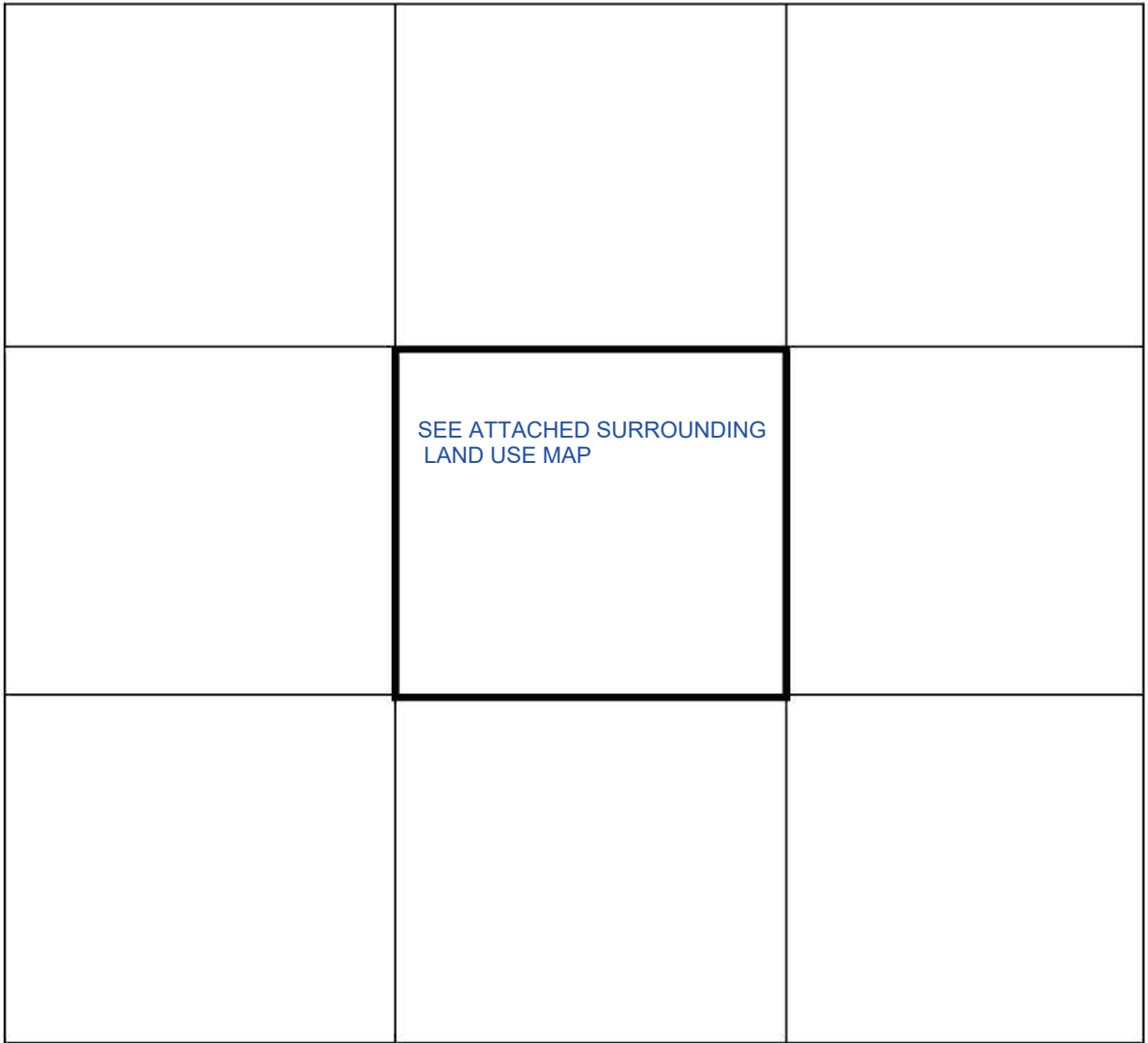
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GENERAL LAYOUT PHASE I & PHASE II

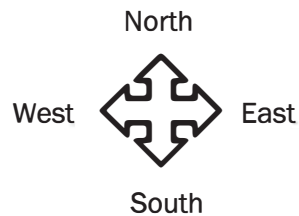
PROJECT NO.	
DATE	MAR 22 2025
SHEET	6 OF 6

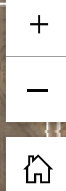
SURROUNDING LAND USE MAP

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



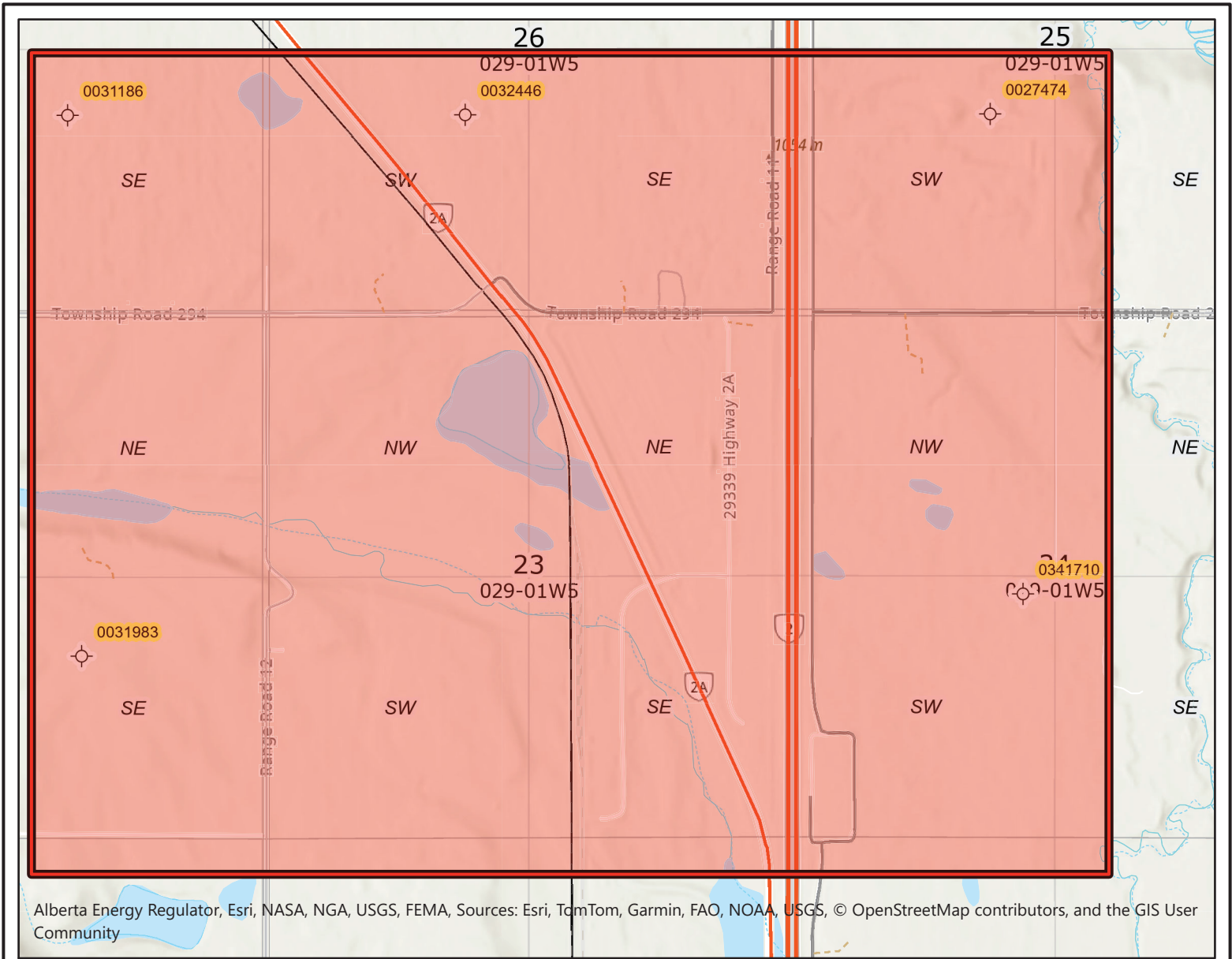


Address, Legal, or Roll

Legend



RAINBOW INDUSTRIAL PARK EXPANSION
E. 1/2 SEC. 23, TWP. 29, RGE. 1, W.5th M.
SURROUNDING LAND USAGE



Alberta Energy Regulator, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

AER Abandoned Well Map of Proposed Rainbow Industrial park

Base Data provided by: Government of Alberta

Author:
YYY

Print Date:
4/22/2026

Legend

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ◇ Abandoned Wells ○ Revised Location ● Revised Location Pointer Paved Road (20K) <ul style="list-style-type: none"> Primary Divided Primary Divided Primary Undivided 4L Primary Undivided 4L Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L 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 | <ul style="list-style-type: none"> Roads - Other <ul style="list-style-type: none"> Unimproved Unclassified Truck Trail Winter Ford Winter Crossing Ferry Route Gravel Road (20K) <ul style="list-style-type: none"> Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Secondary Undivided 2L Secondary Undivided 1L Railway (20K Large Scale) <ul style="list-style-type: none"> Single Line Double Line Multiple Line Spur Line Abandoned ATS Quarter Section label | <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) Lake/River (20K) <ul style="list-style-type: none"> Lake or River Lake or River Reservoir Icefield Major Canal Oxbow Quarry Dugout Intermittent Lake <ul style="list-style-type: none"> Intermittent Lake Intermittent Oxbow Sandbar / Wetland / <ul style="list-style-type: none"> Sandbar Sandbar Sandbar |
|--|--|---|

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:29,608

