



March 26, 2024

File No.: PLRDSD20240071

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: DOCHERTY, Alex & Sandra L
Landowner: DOCHERTY, Alex & Sandra L
Legal: SE 24-30-5-5 Plan 0110337 Block 1 Lot 1

From: Agricultural District (A) **To:** Country Residential District (R-CR)
Proposed Redesignation Area: 9.19 acres (3.72 hectares)
Number of Lots for Subdivision: 1
Size of Proposed Subdivision: (+/-) 4.56 acres

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 April 25, 2024. 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@mvcounty.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Réanne Pohl', with a stylized flourish at the end.

Réanne Pohl, Planning Technician
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.





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

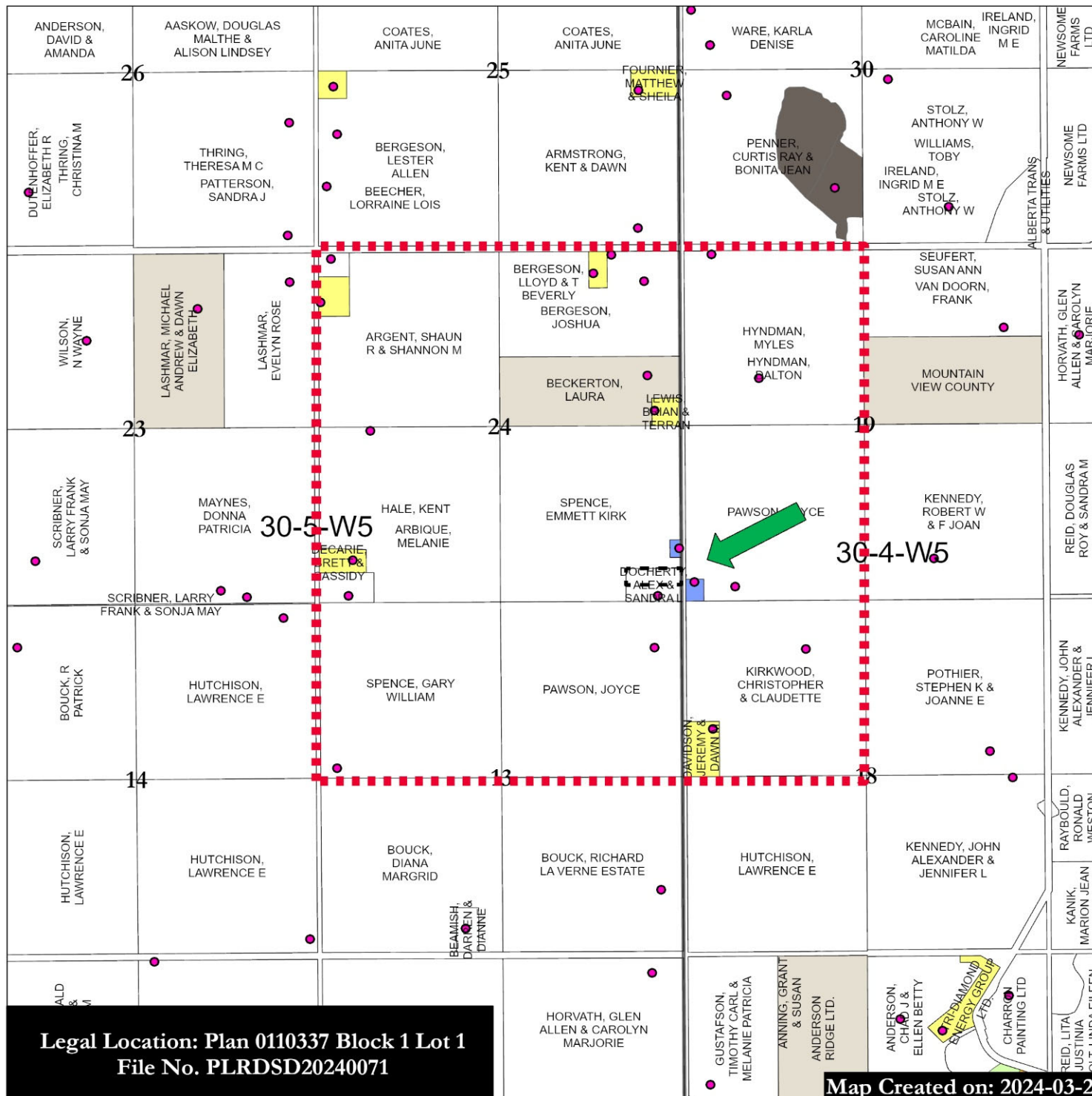


0 250 500 1,000 Meters

Scale: 1:25,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





**Mountain View
COUNTY**

Site Sketch - Redesignation

Legend

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

Wells

- ⊕ ABANDONED

Road Width Less than 7m

- 6.8m
- Well Buffer (100m)



0 50 100 200 300 Meters

Scale: 1:7,000

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
Country Residential District (R-CR)
nine point one nine ((+/-) 9.19) acres.**

30-5-W5

30-4-W5

Rge Rd 50

Rge Rd 50

**Legal Location: Plan 0110337 Block 1 Lot 1
File No. PLRDSD20240071**









Map Created on: 2024-03-25



Mountain View COUNTY

Site Sketch - Subdivision

Legend

-  Application Location
-  Rural Address
-  Altalink Power Line
-  Altalink Powerline Buffer (30m)
-  Proposed Subdivision Boundary
-  Pipelines
-  Well Buffer (100m)
- Road Width Less than 7 m**
 -  6.8m

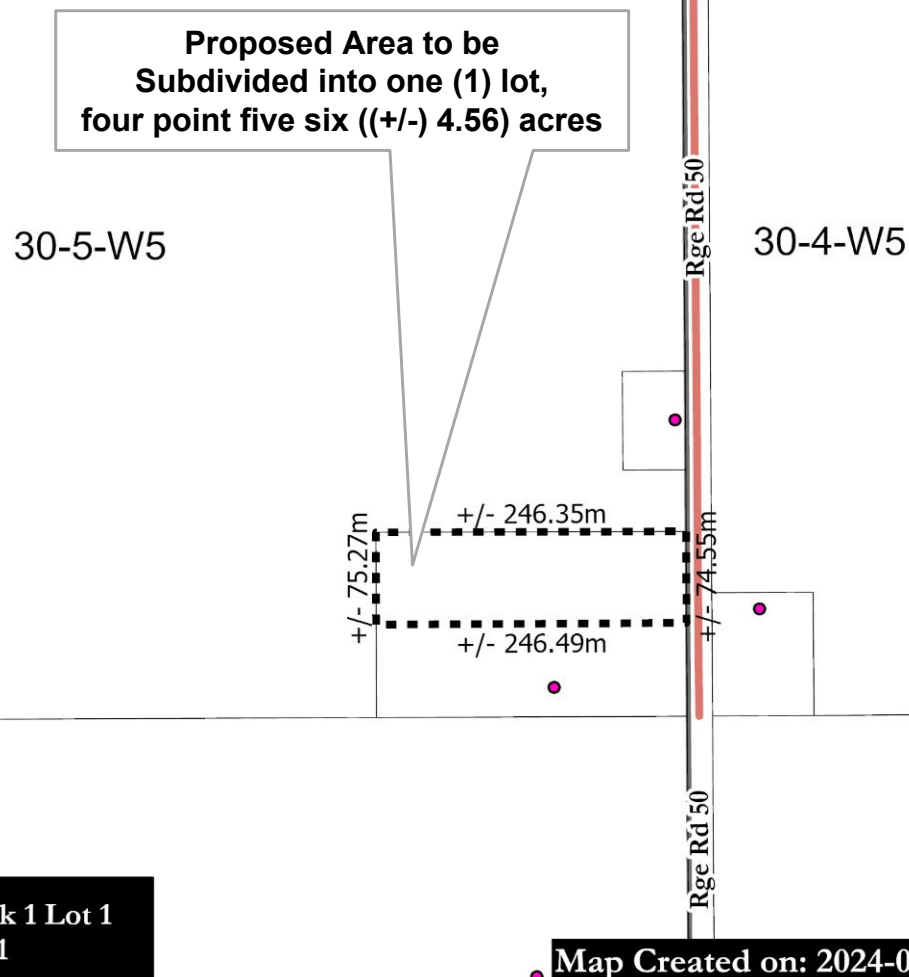


0 50 100 200 Meters

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





Mountain View COUNTY

Site Dimensions

Legend

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



0 100 200 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



Legal Location: Plan 0110337 Block 1 Lot 1
File No. PLRDSD20240071

Note: Air Photo was captured in 2022

Map Created on: 2024-03-25



Mountain View
C O U N T Y

REDESIGNATION & 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

CONTACT DETAILS

NAME OF APPLICANT: Alex and Sandra Dochow
Address: [REDACTED] le: TOMORO
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 SE ¼ Sec. 24 Twp. 30 Range 5 West of 5 Meridian

Being all/parts of Lot 1 Block: 1 Plan 0110337

Rural Address (if applicable): [REDACTED]

a. Area to be Redesignated/Subdivided: 9.22 acres (±) / 3.73 hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential ☐ Recreational ☐ Industrial
☐ Direct Control ☐ Highway Commercial ☐ Business Commercial

c. To Land Use District: ☐ Agricultural 2 ☒ Country Residential ☐ Residential Farmstead
☐ Recreational ☐ Industrial ☐ Direct Control
☐ Local Commercial ☐ Business Park ☐ Aggregate Extraction/Processing

Number of new parcels proposed: 2 1

Size of new parcels proposed: 4.61 acres / 1.87 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: TWP 304 EVENT TIMBER Rd.

c. Does the proposed parcel 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):

The north half of the 9.22 ACRES is unused Fallow field unsuitable for agricultural purposes. Also, the acreage is in a county defined as a multi lot region

4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:**

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): fallow grass with a small area of Poplar

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

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?

There is a very old barn in poor condition. It will remain unless the new owners decide to demolish it

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.

the new owners will need to seek approval for, and build a well and septic system

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, Alex Docherty and Sandra Docherty
Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the SE ¼ Section 24 Township 30 Range 5 West of W Meridian
Lot: 1 Block: 1 Plan: 0110337

do hereby authorize: _____ 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

March 5, 2024

Date

March 5, 2024

Date

Landowner(s) Signature(s)

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, Alex Docherty, Sandra Docherty 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

METHOD OF PAYMENT

Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number _____ ☐ Visa ☐ M/C

For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ _____ Long Range Planning Fee: \$ _____ TOTAL FEE: \$ _____

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

* Note: Be advised that there is a \$5000.00 Maximum for Credit Card Payments *

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan **must** include all of the following information (if applicable) in order for it to be considered complete:

- ☐ 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;
- ☐ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☐ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).



The below square may be used to represent a ¼ Section



	Indicate name of ROAD if applicable																						
R O A D																					R O A D		
		Indicate name of ROAD if applicable																					

SEE Attached

SE 1/4 Sec. 24-30-5-W5M

246.90
269°58'25"

4.60 Acres

ROAD ALLOWANCE

Range Road 5.0

1

Lot 1
Block 1
Plan 011 0337

Shed
W/Wood Deck
0.07 Eaves N/S
3.11x3.12

Shelter
8.61x8.62

Chicken Coop
0.13 Eaves N.
0.25 Eaves S.
1.84x4.89

Quonset
8.61x9.87

New Property Line

Barn
11.37x14.12

Garage
0.61 Eaves
7.36x8.58

Pumphouse
Well Inside
2.00x2.42

Garage
0.10 Eaves
4.34x6.16

Cabin W/
Wood Deck
0.20 Eaves
3.76x4.93

See
Detail 'B'

See
Detail 'A'

NE 1/4 Sec. 13-30-5-W5M

4.60 Acres

246.90
89°58'25"

150.90
179°57'00"

0

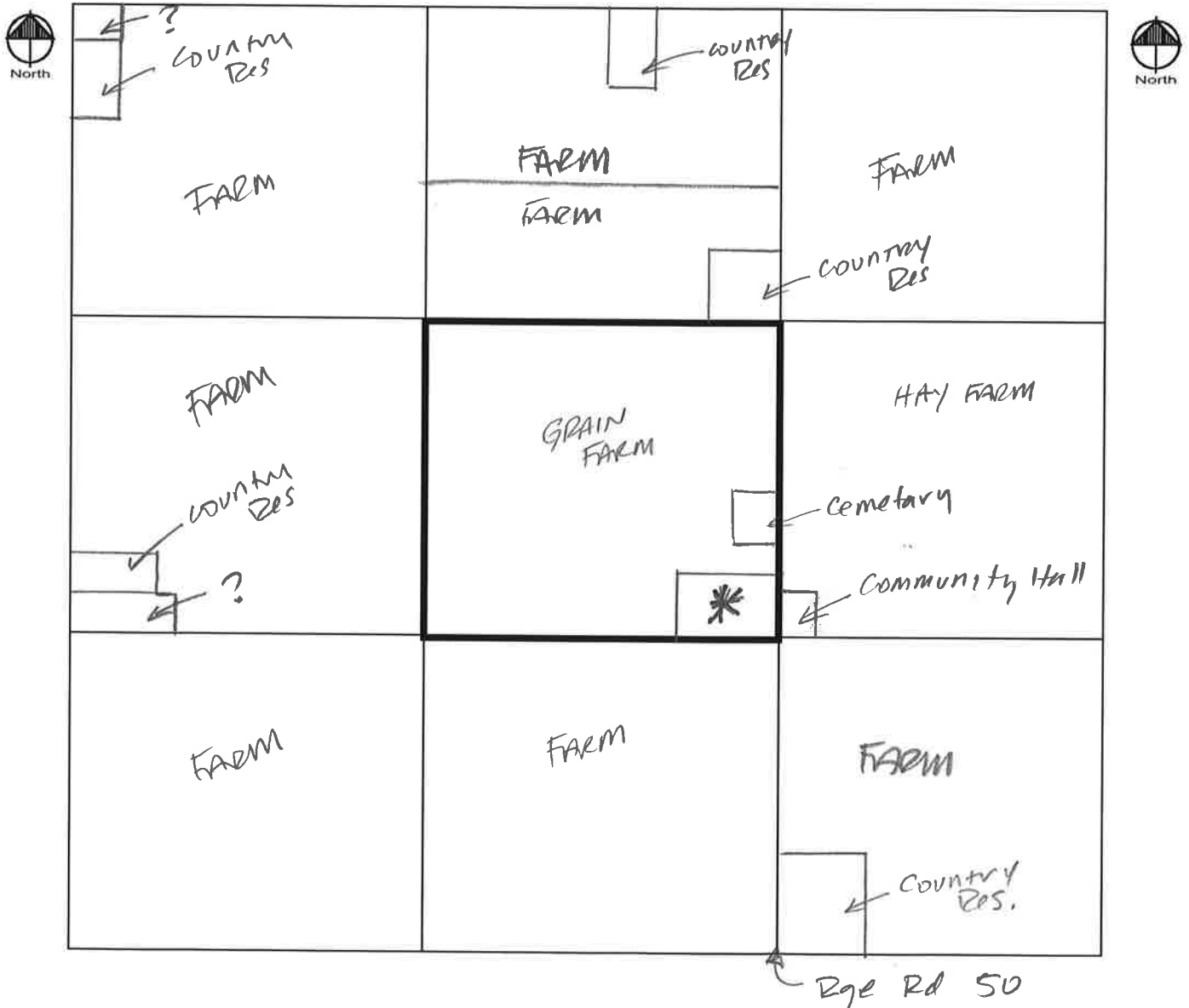


New Lot 1000
Residential 1000
Acres

SURROUNDING LAND USE MAP

The middle square represents the quarter section your property is located on.

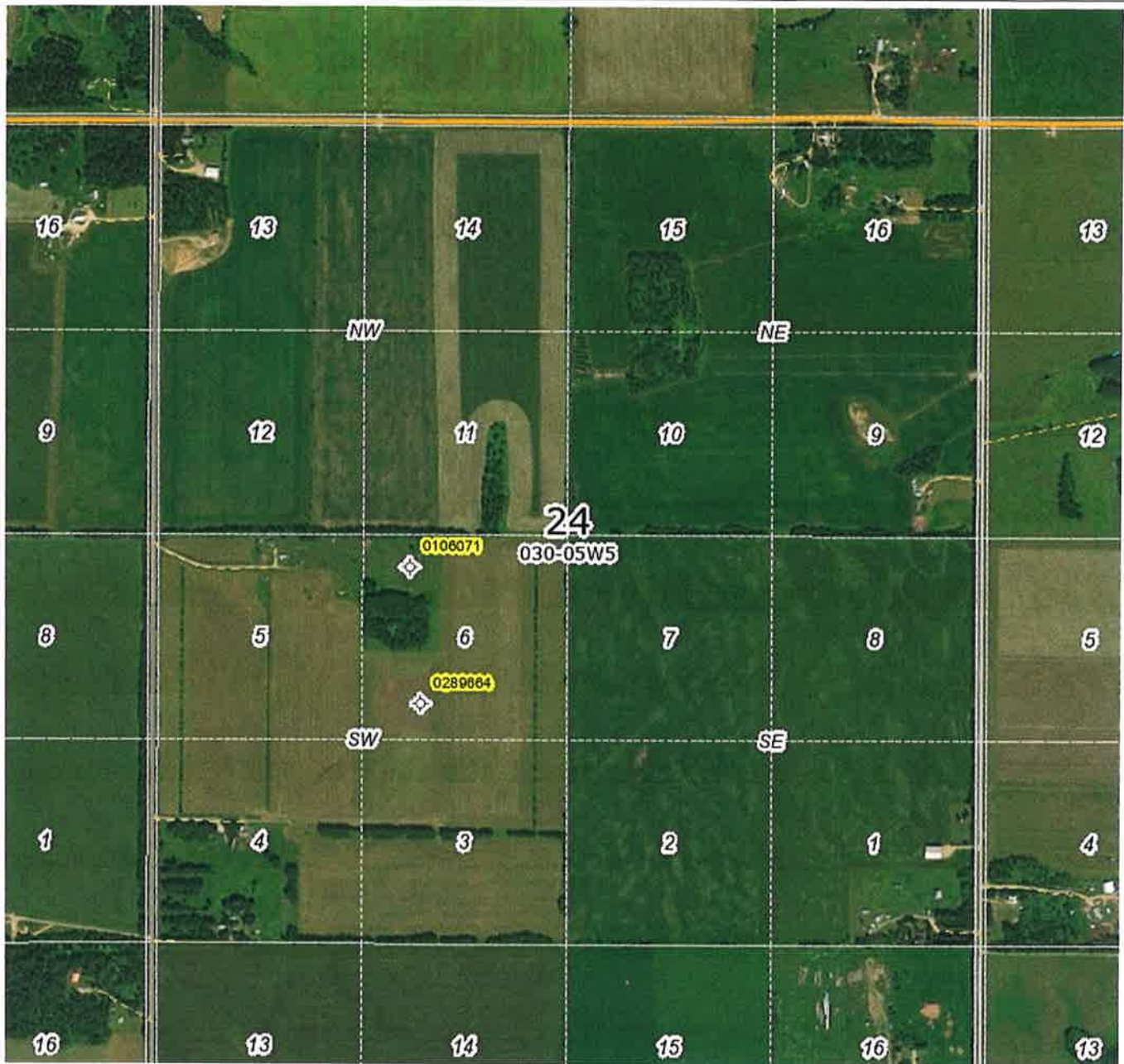
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, 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.

* Land for Redesignation to country Residential after sub division into 2 4.6 acre parcels



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 2/13/2024

Date Date (if applicable)

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

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: 18,055.95

0.25 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere





Mountain View
COUNTY

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

Alex + Sandra Docherty

Legal Description:

SE 24-30-5-W5 Plan 0110337 LOT 1 BLK 1

File Number:

Section 6 of the *Subdivision and Development Regulation* requires Mountain View County to 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.

If you concur with our request, please complete the agreement set out below.

In accordance with Section 681(1)(b) of the *Municipal Government Act*,

I/We, Alex + Sandra Docherty hereby enter into an agreement with Mountain View County to extend the time prescribed under Section 6 of the *Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

March 5, 2024

Date

