



June 23, 2022

File No.: PLRDSD20220258

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: B & A PLANNING GROUP c/o BROWN, GREG

Landowner: NEUFELD, ABE, 404048 ALBERTA LTD, & 1273927 ALBERTA LTD

Legal: NW 2-33-1-5

From: Agricultural District (A) To: Country Residential (1) District (R-CR1)

Proposed Redesignation Area: 18.37 acres (7.43 hectares) Phase 1

Number of Lots for Subdivision: 9

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.**

Also available on our website is the Concept Plan showing how the total number of lots could possibly be developed in the future. It is important to note that the development contemplated in the Concept Plan is not being applied for at this time; instead, the Concept Plan, if approved, shall inform the evaluation of redesignation, subdivision, and development applications in the future. Any new applications seeking to further subdivide a proposed parcel in accordance with the Concept Plan 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 **July 22, 2022**. Comments may be sent to the Planner by:

Email: tconnatty@mvcounty.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0


T 403.335.3311 1.877.264.9754 F 403.335.9207
10-1408 - Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

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 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. 225 or by email at tconnatty@mvcountry.com.

Sincerely,



Tracey Connatty, Planner Bsc RPP MCIP
Planning and Development Services

/tc

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
- Road Width Less than 7 m
- 6.4m
- Wells
- ★ ABANDONED GAS (1)
- ★ ABANDONED ZONE (2)



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

Proposed Area to be Redesignated from
Agricultural District (A) to
Country Residential (1) District (R-CR1)
eighteen point three seven (+/- 18.37) acres

33-1-W5












Rge Rd 12

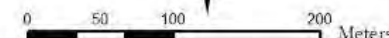
Legal Location: NW 2-33-1-5
File No: PLRDS20220258

Map Created on: 2022-06-21



Legend

-  Application Location
-  Rural Address
-  Pipelines
-  AltaLink Power Line
-  Altalink Powerline Buffer (30m)
-  Proposed Redesignation Boundary
-  Road Width Less than 7 m
-  6.4m
-  Wells
-  ABANDONED GAS (1)
-  ABANDONED ZONE (2)

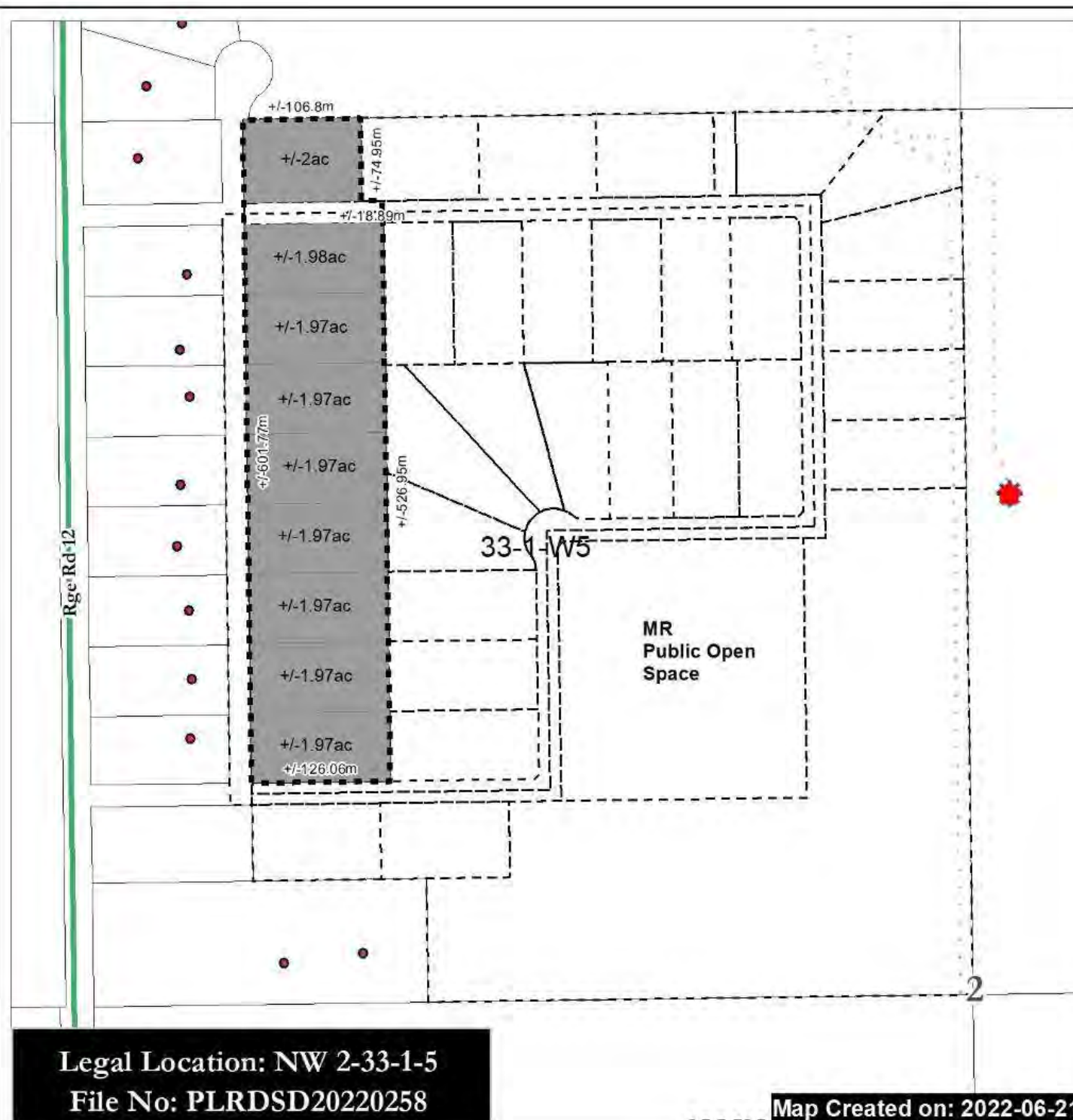


Scale: 1:5,000

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 | === <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 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 |



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

33-1-W5

2

Legal Location: NW 2-33-1-5
File No: PLRDS20220258

Note: Air Photo was captured in 2020

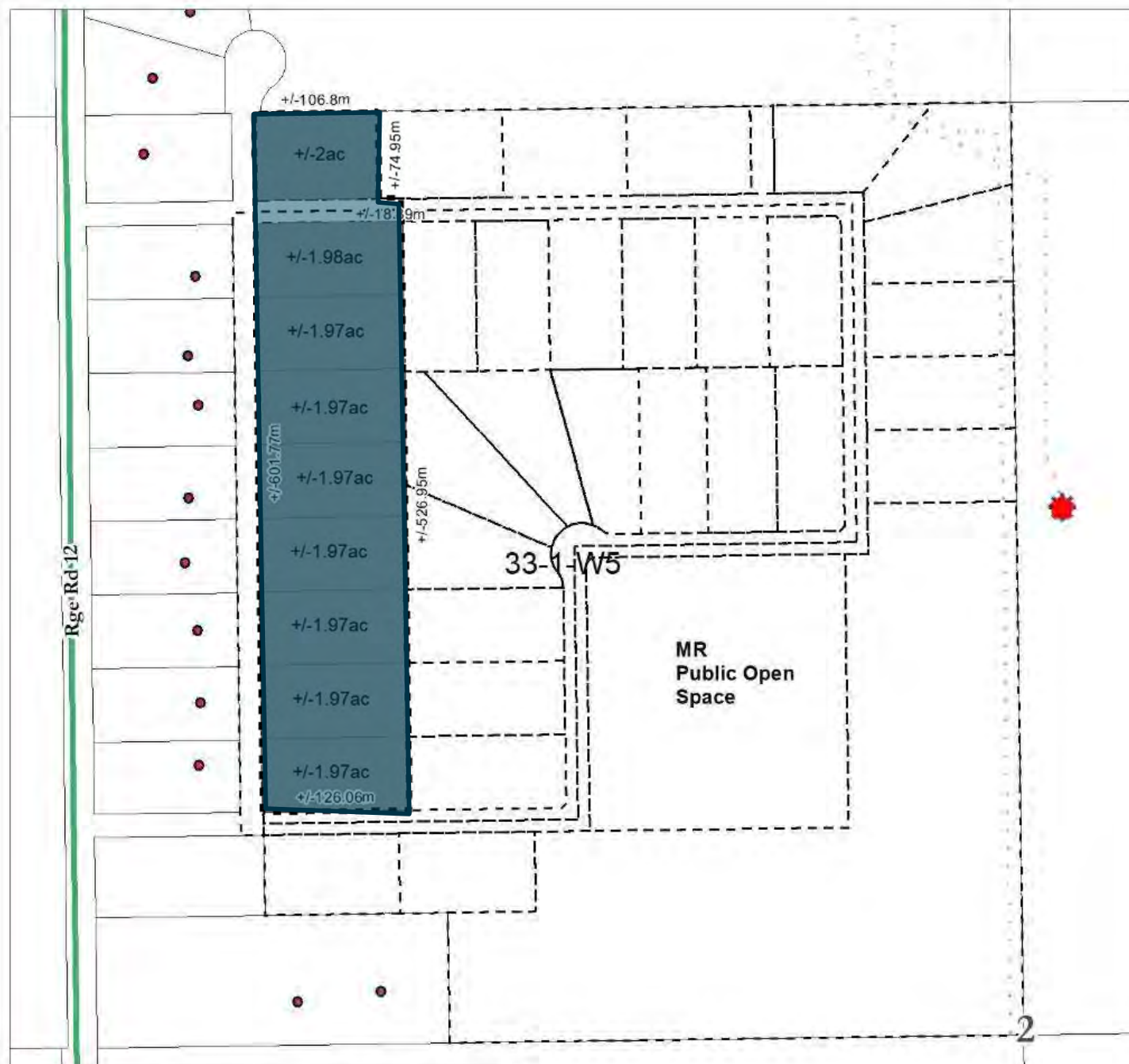
Map Created on: 2022-06-21



Mountain View
COUNTY

Concept Plan

 **Phase 1**



Legal Location: NW 2-33-1-5

File No: PLCP20220256

Map Created on: 2022-06-21



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



Mountain View
COUNTY

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: GREG BROWN

Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] Alternate Phone #: N/A

Fax #: N/A Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): [REDACTED]

Address: [REDACTED] Postal Code: [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 NW ¼ Sec. 2 Twp. 33 Range 1 West of 5th Meridian

Being all/parts of Lot [REDACTED] Block: [REDACTED] Plan [REDACTED]

Rural Address (if applicable): [REDACTED]

a. Area to be Redesignated/Subdivided: 18.4 acres (±) / 7.44 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: 9

Size of new parcels proposed: 2.00 acres / 0.8094 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: [REDACTED]

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: HIGHWAYS 2 and 27

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):

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

Describe the nature of the topography of the land (flat, rolling, steep, mixed): flat-gently SE sloping

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): mostly covered by cultivated crop with a wetland, small trees and shrubs grouped near the central east portion of the site

Describe the kind of soil on the land (sandy, loam, clay, etc.): well drained orthic black chernozem overlaying moderately fine textured sand clay loam, clay loam and silty clay loam deposits.

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?

NONE

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.

Individual on-site wells and mound septic fields as per assessments by Groundwater Resources Information Technologies Ltd - hydrologists.

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

/part of the NW ¼ Section 2 Township 33 Range 1 West of 5th Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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

05/06/2022

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, ABE NEUFELD, have authority to bind NEUROSE 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

DIRECTOR

Signature of Witness

Name of Witness (please print)

Eric Neufeld

AUTHORIZATION

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

I, ABE NEUFELD 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 *

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, JOHN C FROESE

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

/part of the NW ¼ Section 2 Township 33 Range 1 West of 5th Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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

JUNE 6, 2022
Date

Landowner(s) Signature(s)

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, JOHN C FROESE, have authority to bind 1273927 ALBERTA LTD.
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

PRESIDENT
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 C FROESE 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.

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

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, _____,

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

/part of the NW ¼ Section 2 Township 33 Range 1 West of 5th Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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

June 6, 2022

Landowner(s) Signature(s)

Date

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, GREG BROWN, have authority to bind
Name of Authorized Officer/Partner/Individual

404098 ALBERTA LTD
Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

President

Title of Authorized Officer, Partner or Individual

Signature of Witness

Catherine Pearl

Name of Witness (please print)

AUTHORIZATION

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

I, GREG BROWN hereby certify that:
(Print full name/s)

☒ I am the registered owner

☐ 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

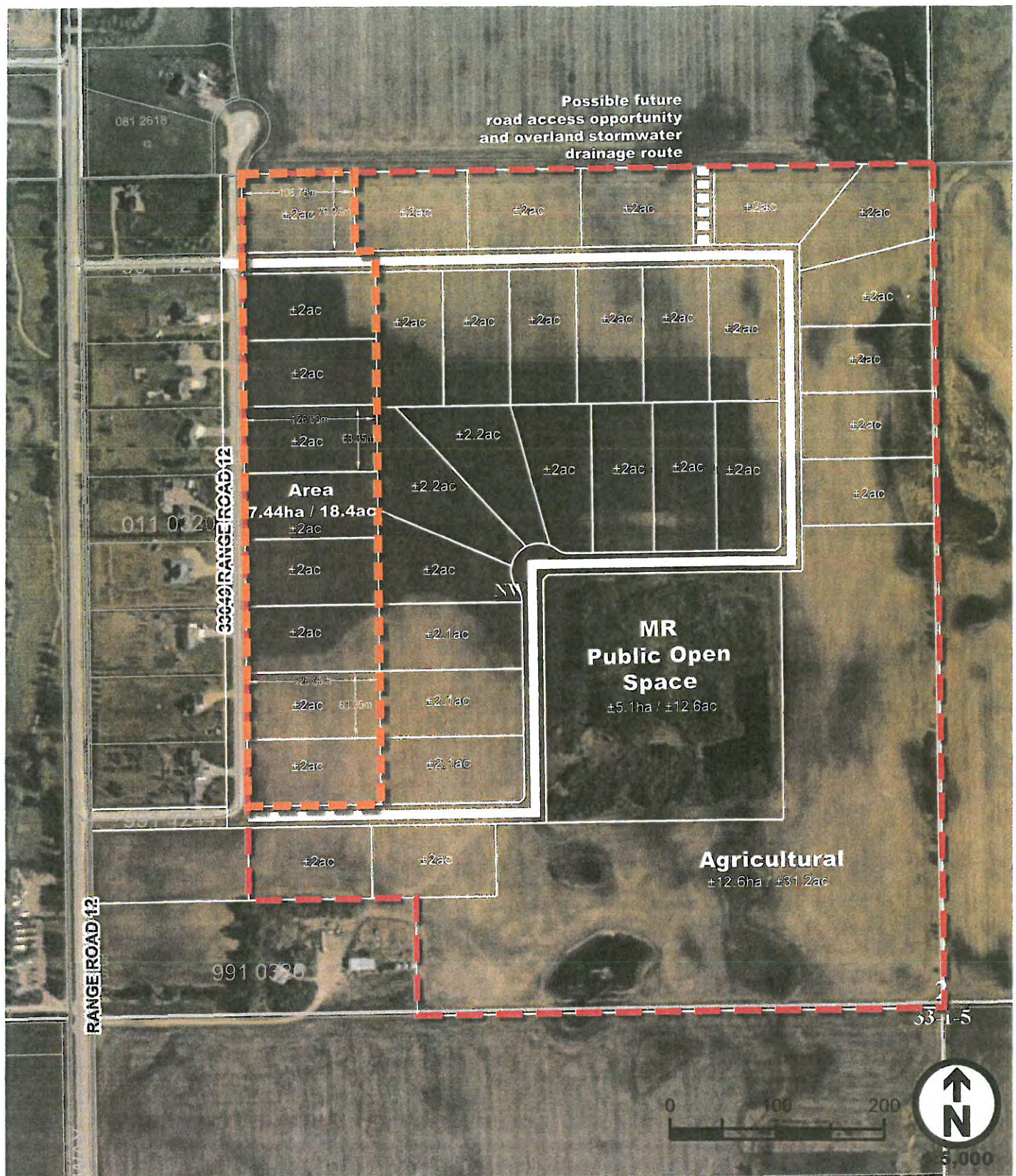
Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number _____ ☐ Visa ☐ M/C

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 *



Legend

- Concept Plan - 50.8ha / 125.5ac
- Total Lots = 36
- Land Use Area and
- Phase 1 Subdivision Plan 7.44ha / 18.4ac

Netook North

1346403 Alberta Ltd.

Portion of:

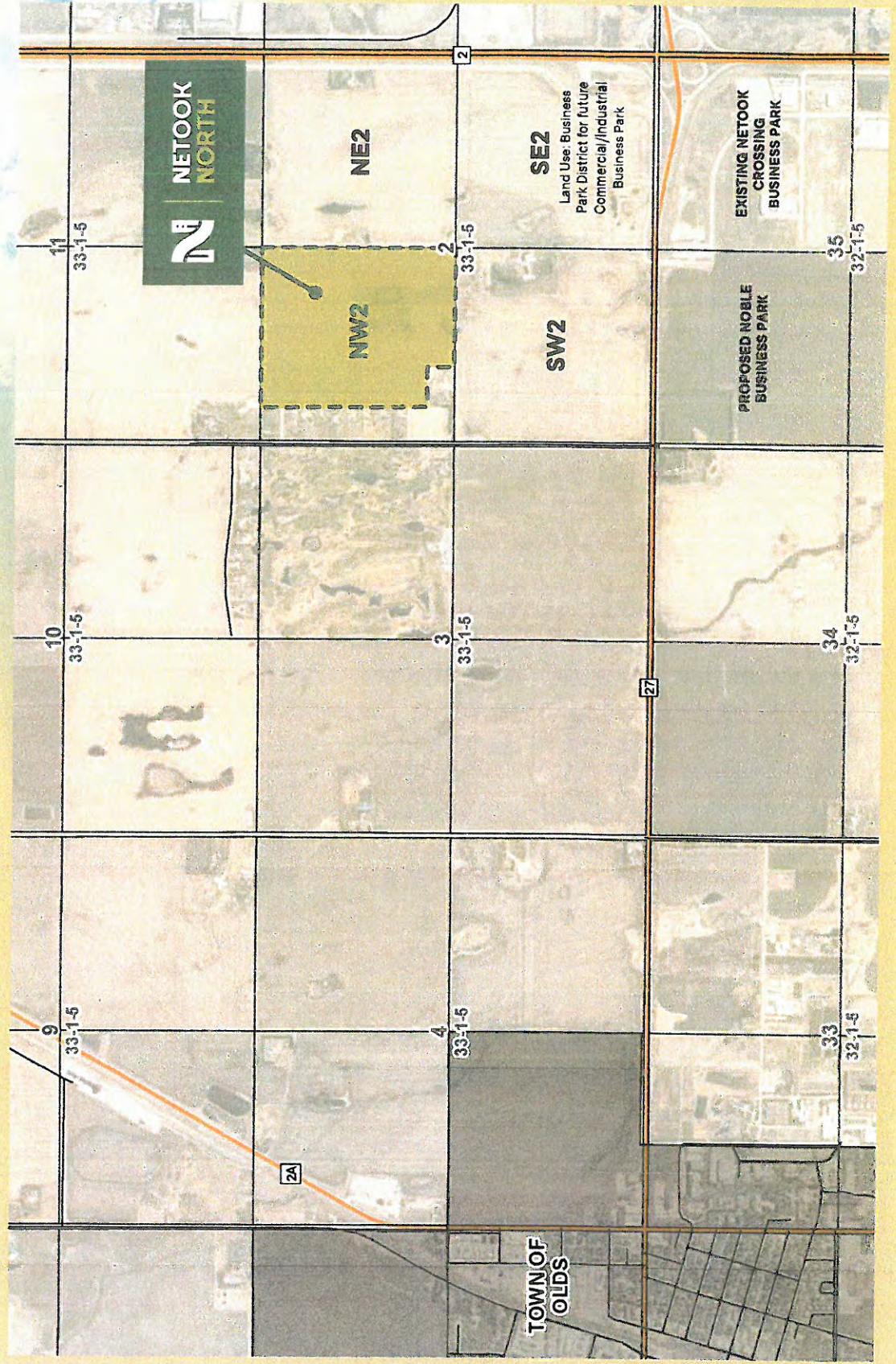
NW¹/₄, Section 2, Twp 33, Rge 1, W5thM
(former Burton Quarter)

30 May 2022

b&a



Location & Context



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																				
	Indicate name of ROAD if applicable																			

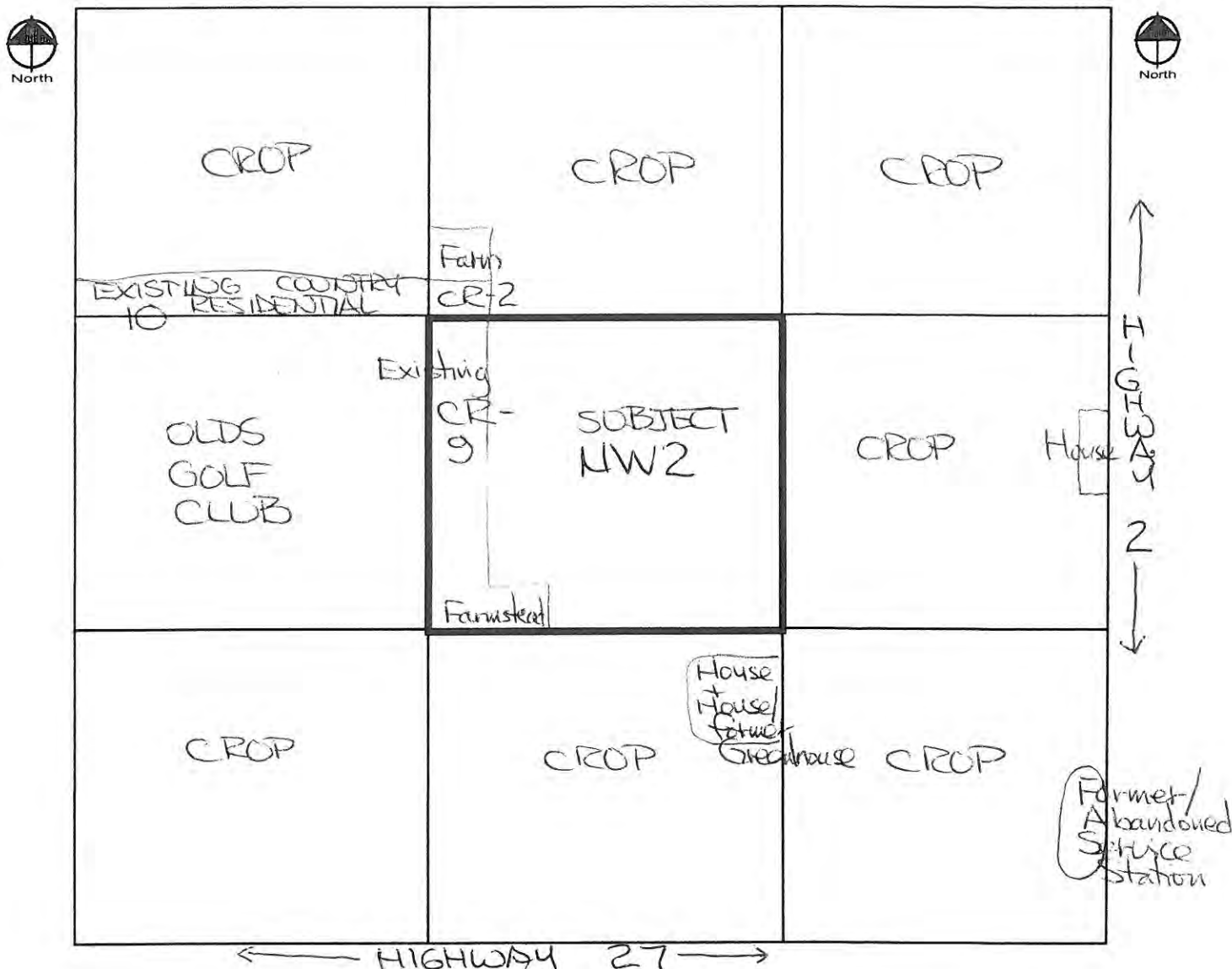
See Attach Plan on Air Photo.

SURROUNDING LAND USE MAP

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

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 and the land uses within $\frac{1}{2}$ 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 $\frac{1}{4}$ Section.

The central square represents the $\frac{1}{4}$ Section in which the development is proposed.



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: GREG BROWN
Legal Description: Portion NW, Section 2, Twp 33, Rge 1, W5th M.
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.

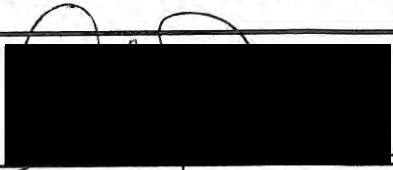
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60 day period has expired.

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, GREG BROWN 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.

Date



Applicant's Signature