



April 07, 2025

File No.: PLRDSD20250099

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: NYLUND, HJALMAR JOHN

Landowner: NYLUND, HJALMAR JOHN

Legal: SE 25-32-5-5

From: Agricultural District (A) **To:** Agricultural (2) District (A(2))

Proposed Redesignation Area: 120.00 acres (48.56 hectares)

Number of Lots: Subdivide one (1) lot, (+/-) 45.11 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 May 07, 2025. 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@mvcountry.com.

Sincerely,

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

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.





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

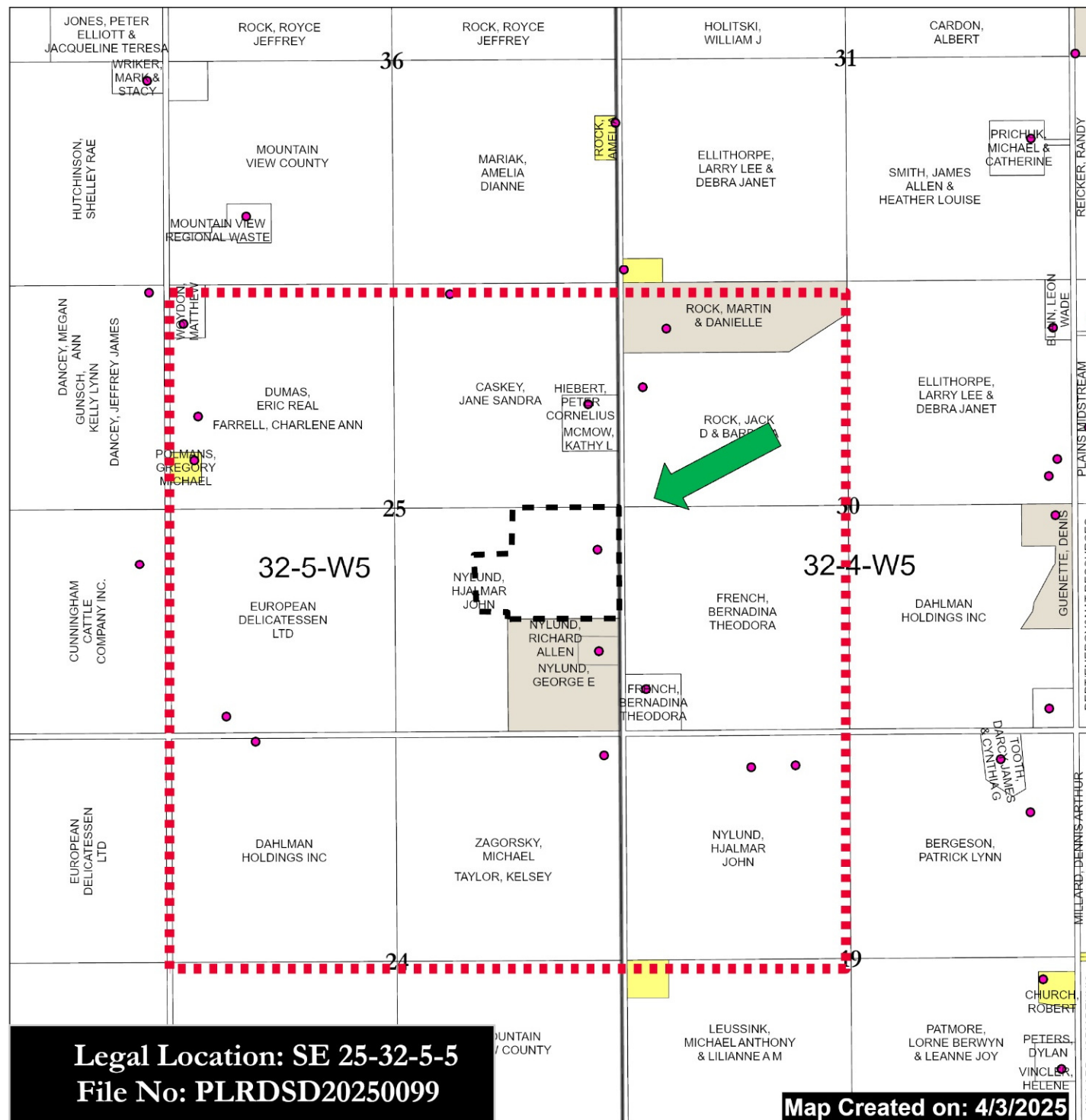
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District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



0 50 100 Meters

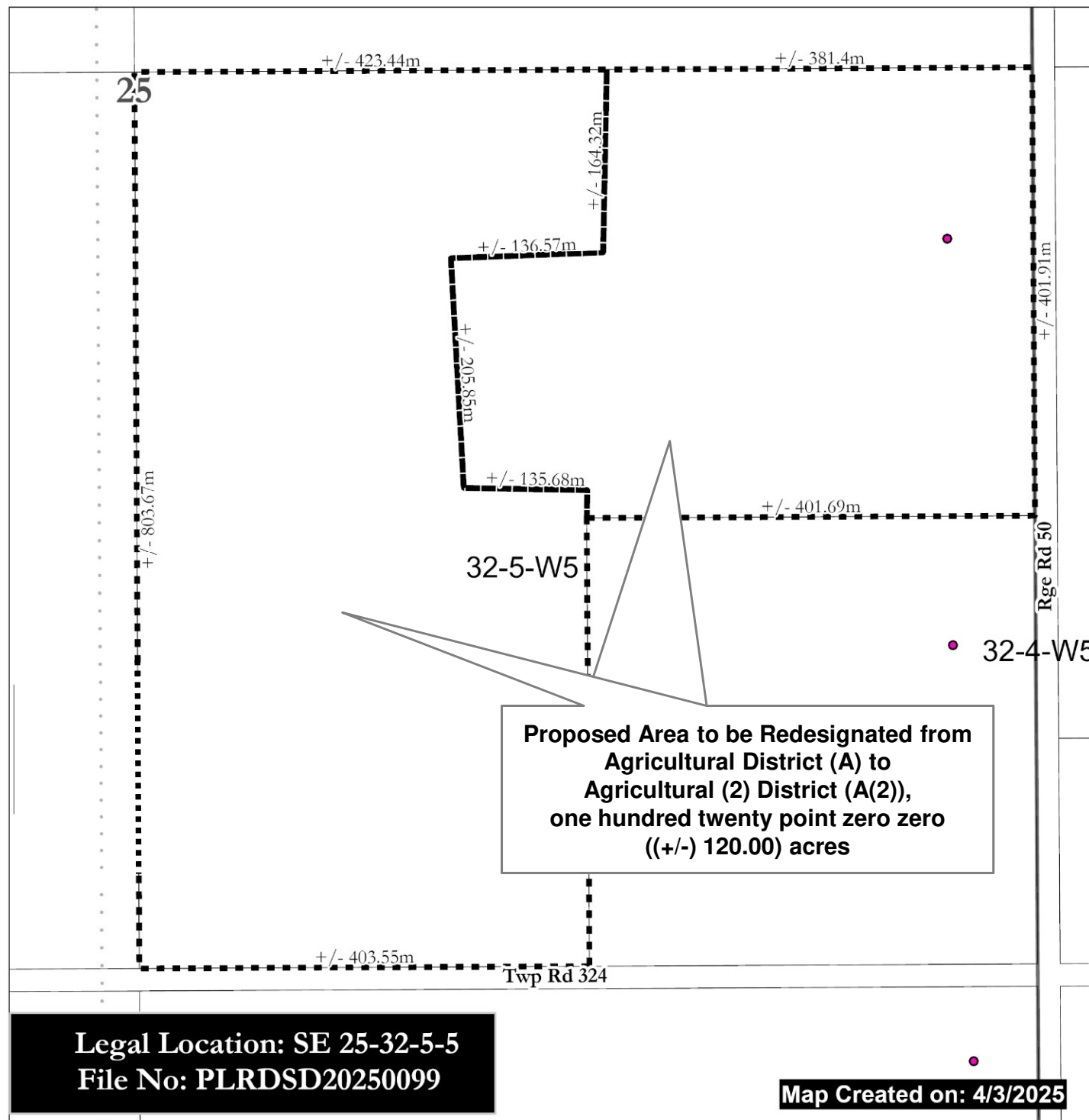
Scale: 1:5,000

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 Sketch - Subdivision

Legend

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



0 50 100 Meters

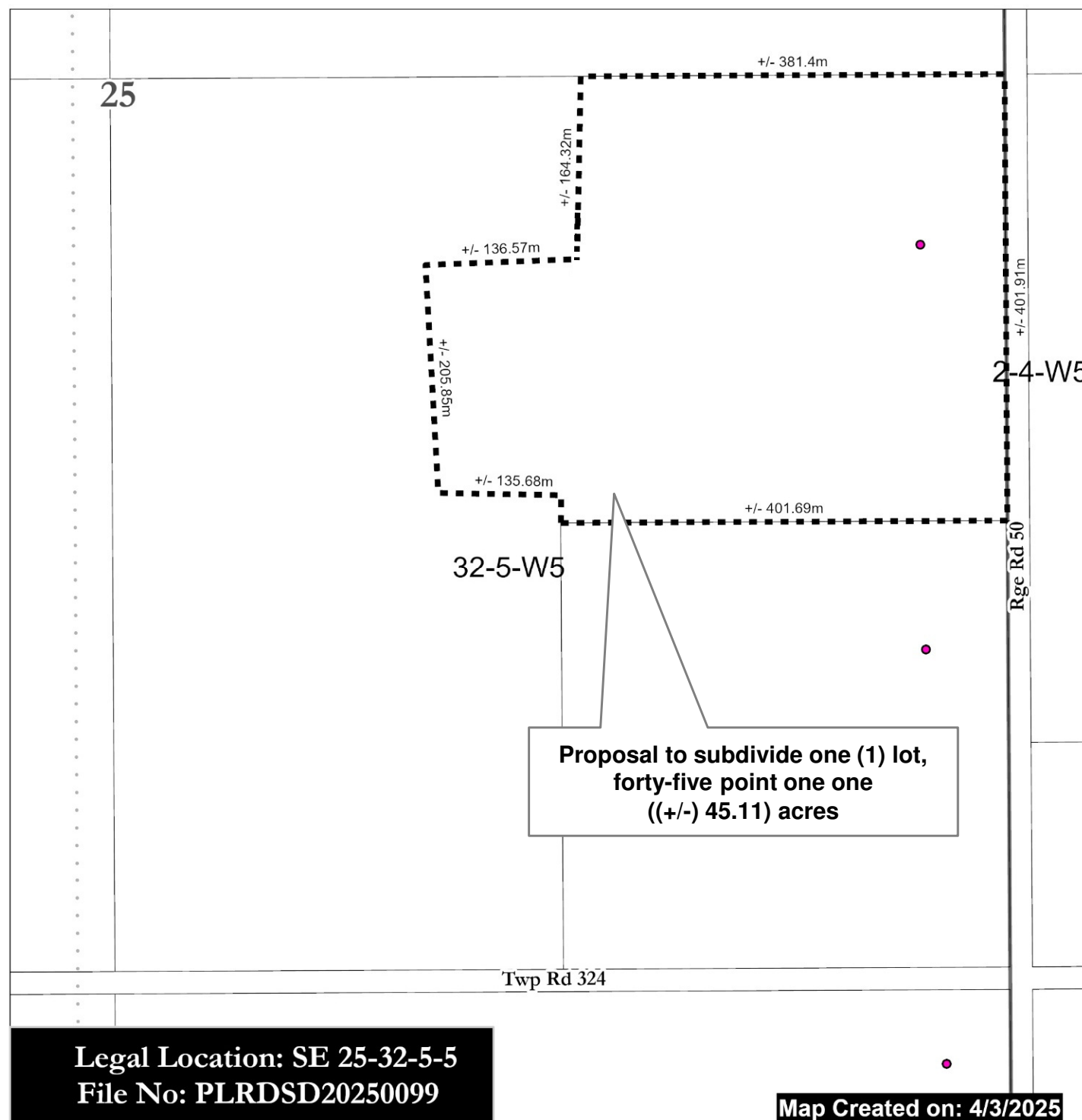
Scale: 1:5,000

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 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 |
| | <all other values> |

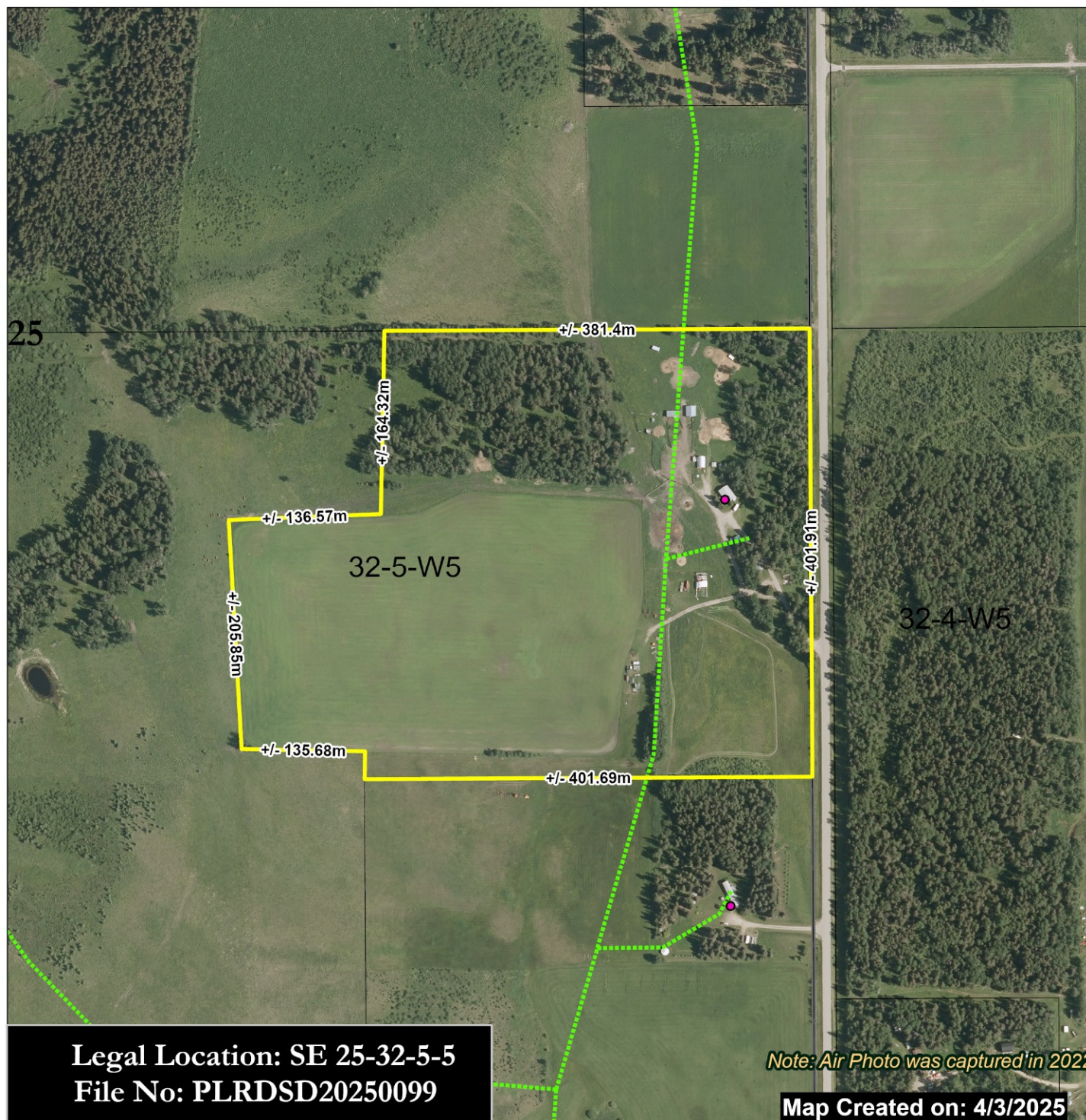


012.25 50 75 100 125 150 175 Meters

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





Mountain View
COUNTY

REDESIGNATION & 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

CONTACT DETAILS

NAME OF APPLICANT: Hjelmar John Nyland <John>

Address: [REDACTED] Postal Code: TOM 1X0

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

Fax #: [REDACTED] Email: [REDACTED]

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

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 SE 1/4 Sec. 25 Twp. 32 Range 5 West of 5 Meridian

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

Rural Address (if applicable): Rg road 50

a. Area to be Redesignated/Subdivided: 44.95 acres (±) / [REDACTED] hectares (±)

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 [REDACTED]

Number of new parcels proposed: 1

Size of new parcels proposed: 44.95 acres / [REDACTED] 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: [REDACTED]

- 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):

Do to make a new subdivision for agriculture and separate from pasture land. Subdivision meets the Policies of SE Soudre ASP. Proposed lots will be used for agriculture and surround homesteads hay field and tree stands

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

Describe the nature of the topography of the land (flat, rolling, steep, mixed): sum what flat and farmable

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): 20 acres hay land the rest is wet and Treed on North side and low on east end south of buildings

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

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?

house, shop, barn corrals a few sheds

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.

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 :

All/part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian
Lot: _____ Block: _____ Plan: _____

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

Landowner(s) Signature(s)

Date

march 21/2025

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 Nylund* 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 ¼ Section

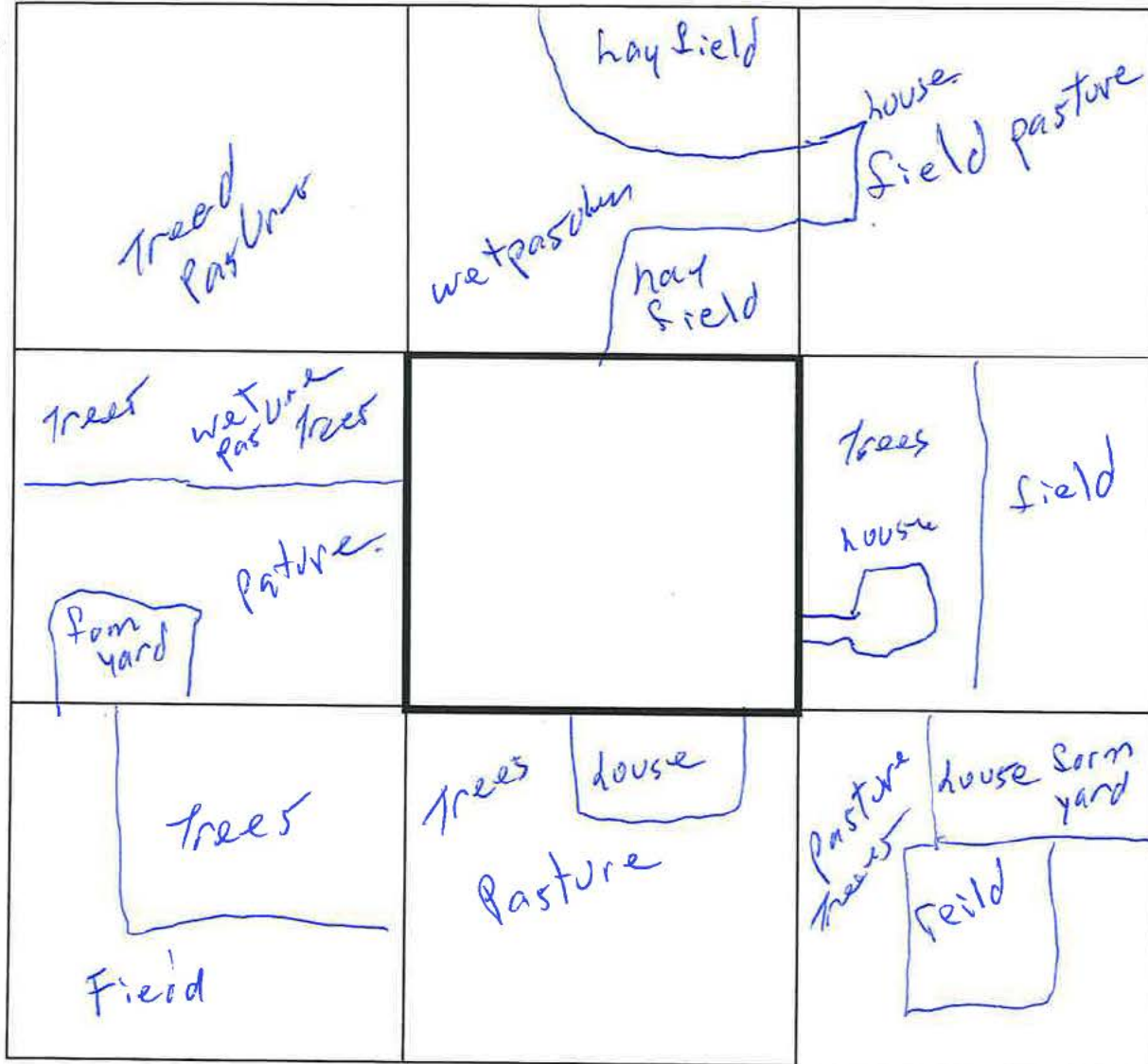
[illegible]



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.



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: John Nylund
Legal Description: SE 25 32 5 W5
File Number: PLRDS2025

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.

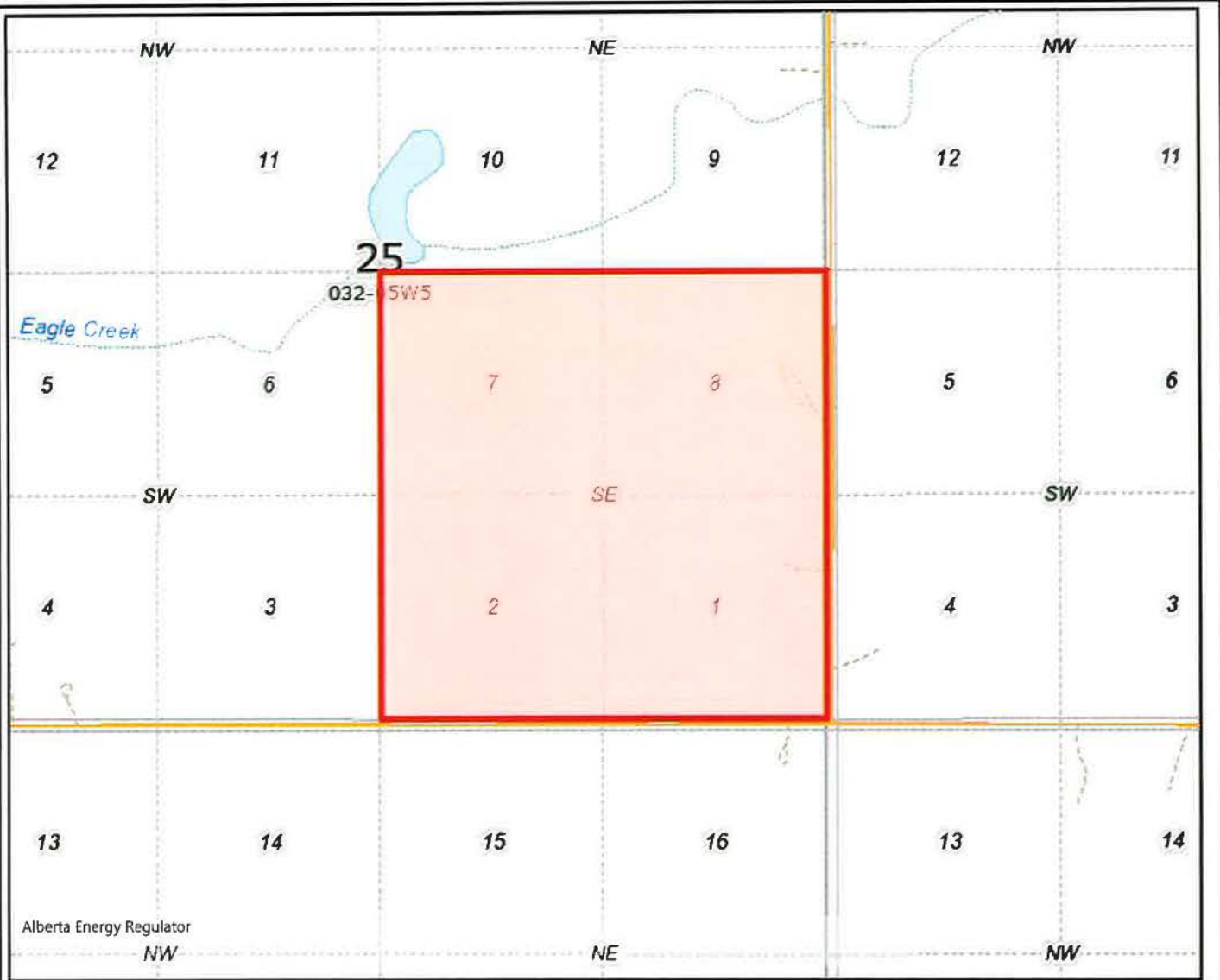
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60 day period has expired.







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, _____ 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.

March 21/2025
Date

Applicant's Signature



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author: XXX	Printing Date: 21/3/2025
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 .	<div>Scale: 18055.954822</div> <div> 0 500 1000 ft</div>
		Projection and Datum: WEB MERCATOR AUS SPHERE
		