



July 27, 2026

File No.: PLRDSD20260229

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision (Boundary Adjustment)

Applicant: VENNEMAN, William & Judith L

Landowner: VENNEMAN, William & Judith L and ST JOHN, Keith Brian

Legal: SW 11-32-28-4 Plan 9411082 Lot 1 and SW 11-32-28-4

From: Agricultural District (A)

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

Proposed Redesignation Area:

10.19 acres (4.12 hectares)

Number of Lots for Subdivision:

0 (Boundary Adjustment, No New Titles)

You are receiving this notification letter because there is a proposal for redesignation (a change of land use) and a subdivision (boundary adjustment) 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 **August 26, 2026 (30 days)**. Comments may be sent to the Planner by:

Email: mschnell@mvcounty.com; or

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

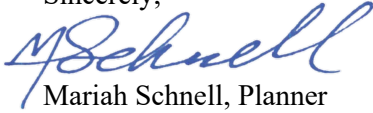
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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 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 mschnell@mvcounty.com.

Sincerely,



Mariah Schnell, Planner
Planning and Development Services

/mks

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta 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.**





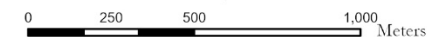
Location, Land Use, Ownership & Circulation

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 |



Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Site Sketch - Redesignation

**Proposed Area to be Redesignated
from Agricultural District (A) to
Agricultural (2) District (A(2)), ten
point one nine ((+/-) 10.19) acres.
This consists of (+/-) 0.28 acres from
SW 11-32-28-4 and 9.91 acres from
SW 11-32-28-4 Plan 9411082 Lot 1.**

Legend

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

**Legal Location: SW 11-32-28-4 and
Plan 9411082 Lot 1
File No.: PLRDSD20260229**

Map Created on: 7/21/2026



Mountain View COUNTY

Site Sketch - Subdivision (Boundary Adjustment)

Legend

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

**Proposed Area ((+/-) 0.28 acres) to be
Subdivided and consolidated with SW 11-
32-28-4 Plan 9411082 Lot 1 to become one
(1) lot of ten point one nine ((+/-) 10.19)
acres**

32-28-W4

Rge Rd 282

+/- 7.43m
+/- 103.46m
+/- 106.59m
14.68m

**Legal Location: SW 11-32-28-4 and
Plan 9411082 Lot 1
File No.: PLRDSD20260229**

Map Created on: 7/21/2026

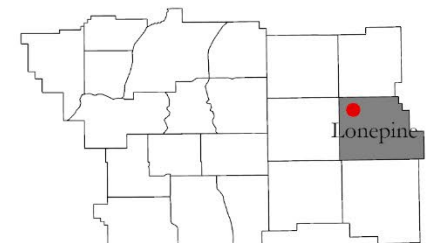


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|-----------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Processing Plant | 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> |



02.75 5.5 11 16.5 22 27.5 33 38.5 Meters

Scale: 1:1,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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

32-28-W4

+/- 7.43m

+/- 103.46m

+/- 106.59m

+/- 14.68m

Legal Location: SW 11-32-28-4 and
Plan 9411082 Lot 1
File No.: PLRDSD20260229

Note: Air Photo was captured in 2025

Map Created on: 7/21/2026



REDESIGNATION and/or 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

File Number PLRDSD20260229

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) Bill & Judie Venneman

Address: RR282 Mountain View County Postal Code: T4H-4M7

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Keith St John

Address: [REDACTED] Hwy 2A 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 SW ¼ Sec. 11 Twp. 32 Range 28 West of 4 Meridian

Being all/parts of Lot 1 Block: Plan 9411082

Rural Address (if applicable):

a. Area for Boundary adjustment acres (±) / 0.28 acres (+/-) hectares (±)

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

☐ Residential Farmstead

☐ Other

c. To Land Use District: ☒ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead

☐ Recreational

☐ Industrial

☐ Direct Control

☐ Other

Number of new parcel(s) proposed:

Size of new parcel(s) proposed: acres / hectares

2. LOCATION of the land for Boundary Adjustment

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 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):

Reason for Boundary Adjustment:

The previous owner of the acreage planted a Shelter belt and built a poleshed on what he thought was within the boundary of his property.

We bought the property in the fall of 2025 and only found out in the spring of 2026 that the boundary was south of the trees and shed.

We spoke to the land owner of the quarter around the property (Keith St. John) and agreed that it was important to keep the shelter belt and poleshed as part of that subdivision.

Currently we are growing 5 acres of alfalfa on this property and we will likely turn that into a pasture in the coming years.

Land Owner of SW 11-3-32- 28- W4

Keith St.John - [REDACTED]

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.): Shrubs - Tree stand.

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

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)?

Pole shed

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☐ Yes ☒ No Type: _____

Water Supply ☒ Yes ☐ No Type: Water well

If sewage systems or water supply have not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Does the proposed remainder contain the following:

Sewage System ☐ Yes ☒ No Type: _____

Distance to Proposed Subdivision: _____

Water Supply ☐ Yes ☒ No Type: _____

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.

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Bill & Judie Venneman

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

All/part of the SW ¼ Section 11 Township 32 Range 28 West of 4 Meridian
Lot: 1 Block: _____ Plan: 94111082

do hereby authorize: _____ 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)

July 06/26
Date
July 6/26
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, Bill & Judie Venneman
(Print full name/s)

hereby certify that:

☒ 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 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

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

→ I/We, Keith St John
Owner(s) Name(s) (please print) being the registered owner(s) of:

→ Remainder All/part of the SW ¼ Section 11 Township 32 Range 28 West of 4 Meridian
Lot: _____ Block: _____ Plan: _____

→ do hereby authorize: Bill & Judie Venneman 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

→ [Redacted Signature] July 11/2026
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, Keith St John 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 reviewing and evaluating an application for Redesignation or Subdivision. By providing the personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety. 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

Hi Bill,

Here is the aerial shot of the north side of your property.



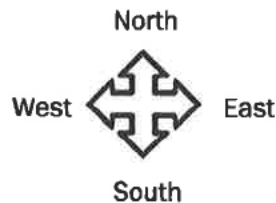
Proposed Boundary Adjustment

The Site Plan shall include the following:

- ☐ Approximate dimensions and location of proposed Boundary adjustment 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	RR 282 Proposed ^{revised} Boundary existing Boundary		R O A D
	Indicate name of ROAD if applicable		



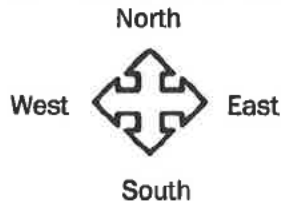
SURROUNDING LAND USE MAP

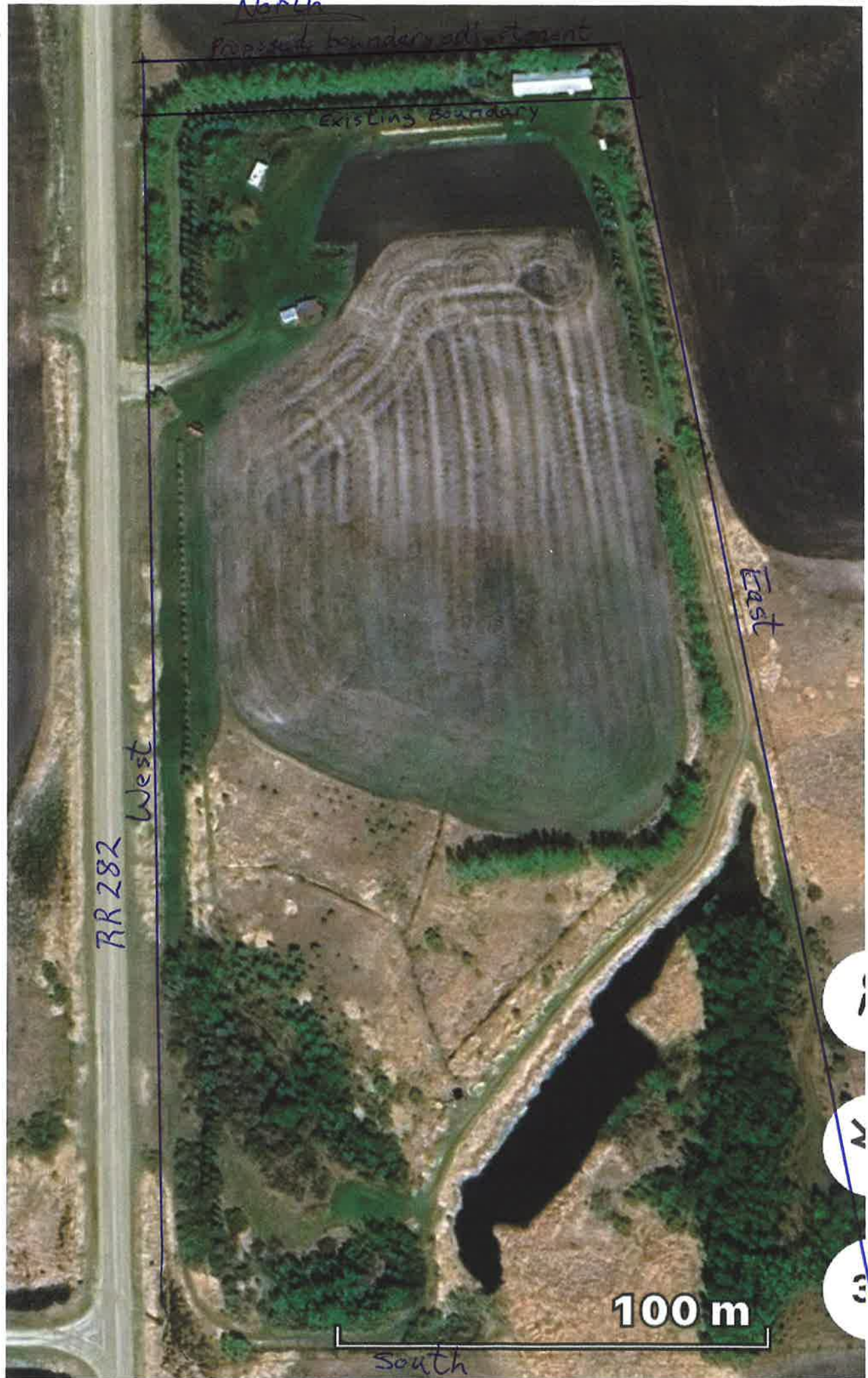
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities,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





North
Proposed boundary adjustment

Existing Boundary

RR 282 West

East

100 m

South



Mountain View
COUNTY

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Bill + Judie Venneman

Legal Description: Part of SW-11-32-28-W4

File Number: PLRDSD20260229

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, Bill + Judie Venneman hereby enter into
an agreement with Mountain View County to extend the time prescribed within the *Matters related to* Boundary
adjustment to 60 days after the day Council makes a decision on the redesignation application.

July 06/26
Date

[Redacted Signature Area]

Applicant's Signature

0214537



11

032-18W4

8

5

6

7

1

4

3

2

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

Abandoned Well Map

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

7/7/2026

Legend

- | | | |
|---|--|---|
| <ul style="list-style-type: none">Abandoned WellsRevised LocationRevised Location Pointer | <ul style="list-style-type: none">Roads - OtherUnimprovedUndersizedTruck TrailWinterFord Winter CrossingFerry Route | <ul style="list-style-type: none">ATS LSD with RoadATS Quarter Section labelATS Quarter Section withATS Section label (large)ATS Section with RoadATS Township (large scale)Provincial BoundaryLake Label (20K)River Label (20K)Lake/River (20K)Lake or RiverLake or RiverReservoirIcefieldMajor CanalOxbowQuarryDugoutIntermittent LakeIntermittent LakeIntermittent OxbowSandbar / Wetland /Sandbar |
| <ul style="list-style-type: none">Paved Road (20K)Primary DividedPrimary DividedPrimary Undivided 4LPrimary Undivided 4LPrimary Undivided 2LPrimary Undivided 1LInterchange RampInterchange RampInterchange RampSecondary DividedSecondary DividedSecondary Undivided 4LSecondary Undivided 4LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L | <ul style="list-style-type: none">Gravel Road (20K)Primary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1LRailway (20K Large Scale)Single LineDouble LineMultiple LineSpur LineAbandonedATS LSD label | |

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: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:11,892

