



May 15, 2025

File No.: PLRDSD20240317 & PLCP20240318

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: REVISED Proposed Phase 1 Redesignation/Subdivision, Concept Plan and Land Use Bylaw Amendment

Applicant: BROWN, GREG

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

Legal: SE 3-33-1-5 and Plan 9210118 Block A

From: Agricultural District (A)

To: Country Residential (1) District (R-CR1); Business Park District (I-BP) and Parks & Recreation District (P-PR); and

From: Country Residential District (R-CR)

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

Total Proposed Redesignation Area: ±57.30 acres (23.19 hectares)

**Number of Lots for Subdivision - Phase 1: 16 Country Residential (1) Lots;
2 Commercial/Industrial Lots;
6 Public Utility (Stormwater) Lots &
2 Park and Recreation District Lots**

You are receiving this notification letter because there is a revised application proposal within the vicinity of your property (see attached map) with the following:

- 1. redesignation (a change of land use) and subdivision (to create separate titles);**
- 2. Concept Plan (future potential for the full quarter section, demonstrating mixed uses); and**
- 3. Amendment to Section 12.2 of Land Use Bylaw No. 10/24.**

You previously received the original application on October 30, 2024. However, Mountain View County has now received a revised application that includes a Land Use Bylaw Amendment. As an adjacent landowner, we are required to inform you about this revised proposal and provide you with an opportunity to submit additional comments. You can view and download copies of the revised application, including the proposed Land Use Bylaw amendment, from our website: <https://www.mountainviewcounty.com/p/file-circulations>.

The main change in this revision is an amendment to the County's Land Use Bylaw No. 10/24. Specifically, Section 12.2 will be updated to require new property owners of residential lots in Phase 1 to submit a water well drilling report indicating a certain depth.

The Concept Plan has been updated to show how the groundwater of existing users will be protected through this Land Use Bylaw amendment. Additionally, to accommodate future twinning of Highway 27,

Alberta Transportation and Economic Corridors recommended a road widening. As a result, the number of proposed commercial/industrial lots fronting the highway has been reduced from seven to six.

As mentioned in the initial circulation, the Concept Plan summarizes the technical reports supporting the application and shows the total number of lots that could be developed in the future. It's As mentioned in the initial circulation to adjacent landowners again, providing you with another opportunity to comment.

While the Concept Plan includes a summary of the technical reports supporting this application, the applicant has authorized the County to publish all technical reports on its website. **You can request a mailed copy of the applications, the Concept Plan, and the Land Use Bylaw Amendment No. 10/24; however, this will not extend the deadline for submitting written comments.**

If you would like to provide us with comments with respect to these two files, written submission can be submitted any time prior to June 15, 2025. Comments may be sent to the Planner by:

Email: dgonzalez@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 these applications and will become part of the public record for these two files. In addition, your letter will be shared with the landowner and/or the applicant.

Written comment will only be used for this Redesignation/Subdivision and Concept Plan files. 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. 186 or by email at dgonzalez@mvcountry.com.

Sincerely,



Dolu Mary Gonzalez, Planner
Planning and Development Services

/dmg

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

- Rural Address
- Proposed 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

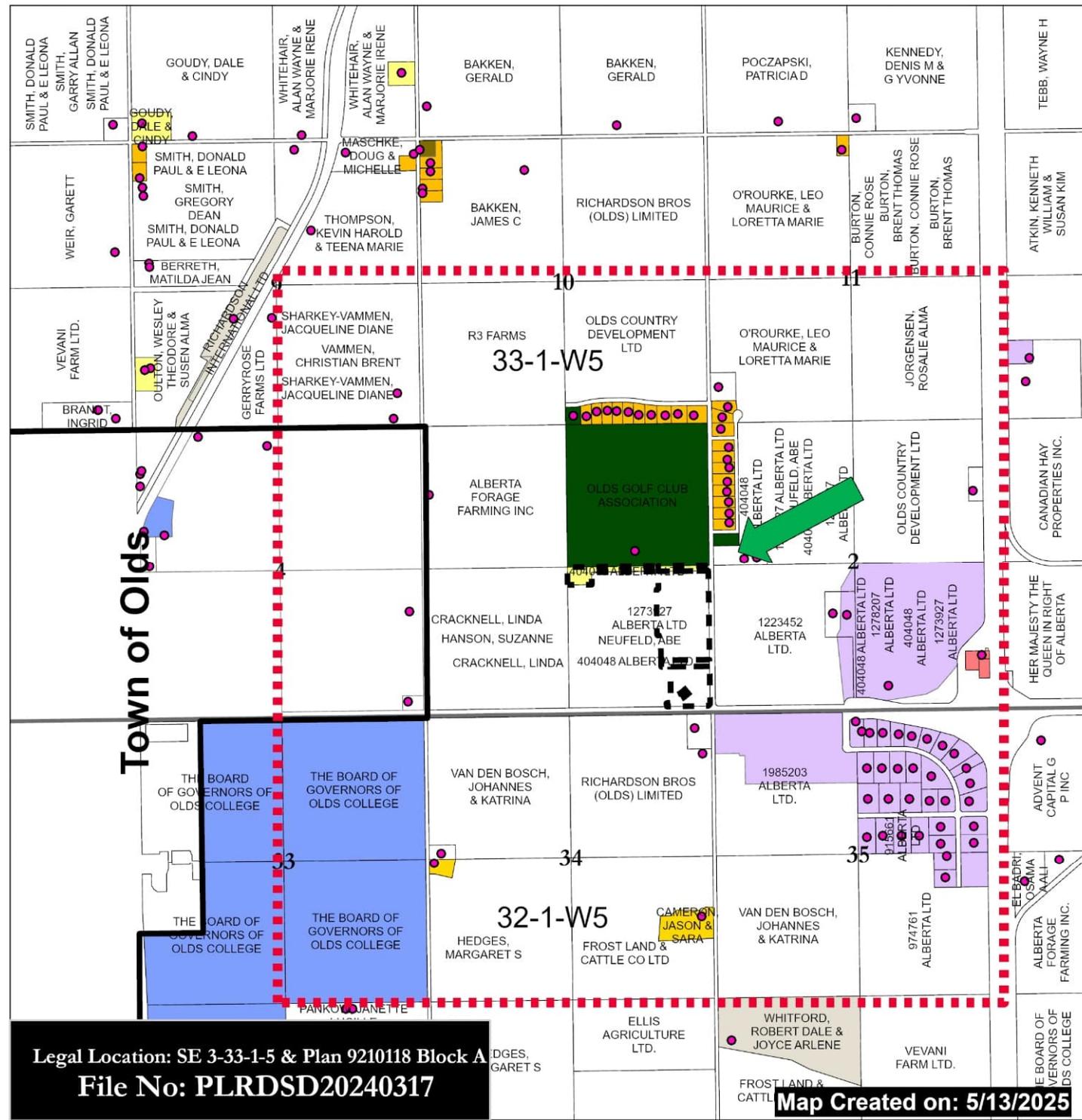


0 250 500 1,000 1,500 Meters

Scale: 1:31,250

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Site Sketch - Redesignation Phase 1

Legend

-  From R-CR To A
(+/-) 6.2 ac (2.51 Ha)
-  From R-CR To R-CR1
(+/-) 2.2 ac (0.89 Ha)
-  From A To R-CR1
(+/-) 35.4 ac (14.32 Ha)
-  From A To P-PR
(+/-) 2.2 ac (1.01 Ha)
-  From A To I-BP
(+/-) 11.3 ac (4.57 Ha)



0 50 100 Meters

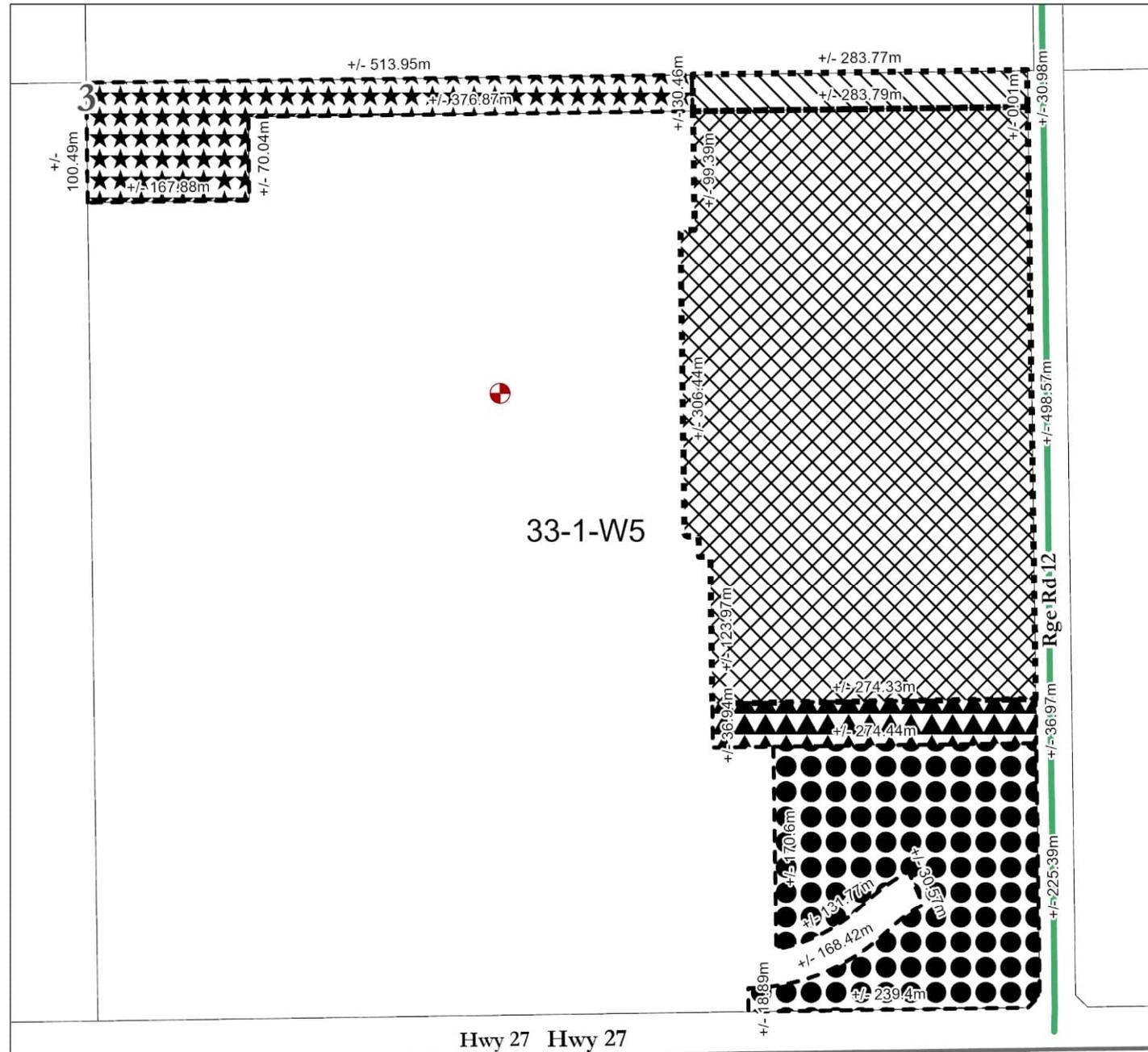
Scale: 1:5,000

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: SE 3-33-1-5 & Plan 9210118 Block A
File No: PLRDSD20240317

32-1-W5

Map Created on: 5/13/2025



Mountain View COUNTY

Site Sketch - Subdivision Phase 1

Legend

- 16 R-CR1 Lots
- 2 P-PR Lots
- 2 I-BP Lots
- 6 I-BP Lots

Road Width Less than 7 m

6.4m

Wells

ABANDONED (1)



0 20 40 80 120 160 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: SE 3-33-1-5 & Plan 9210118 Block A
File No: PLRDSD20240317

32-1-W5

Map Created on: 5/13/2025



Mountain View COUNTY

Concept Plan Phase 1 & Future Phases

Legend

- Concept Plan Area ± 156.02 ac
- Proposed Phase 1 ± 51.49 ac

Phase 1

- 16 R-CR1 (Country Residential) Lots
- 2 P-PR (Recreation) Lots
- 2 I-BP (Commercial/Industrial) Lots
- 6 PUL (Stormwater) Lots

NETOOK NORTH		
	AREAS	
	ha	ac
CONCEPT PLAN	63.16	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
INDUSTRIAL	4.01	9.92
PARKS, BERM & PUL'S	1.26	3.11
Hwy 27 Road Widening	0.48	1.19
TOTAL	20.84	51.59



0 20 40 80 120 160 Meters

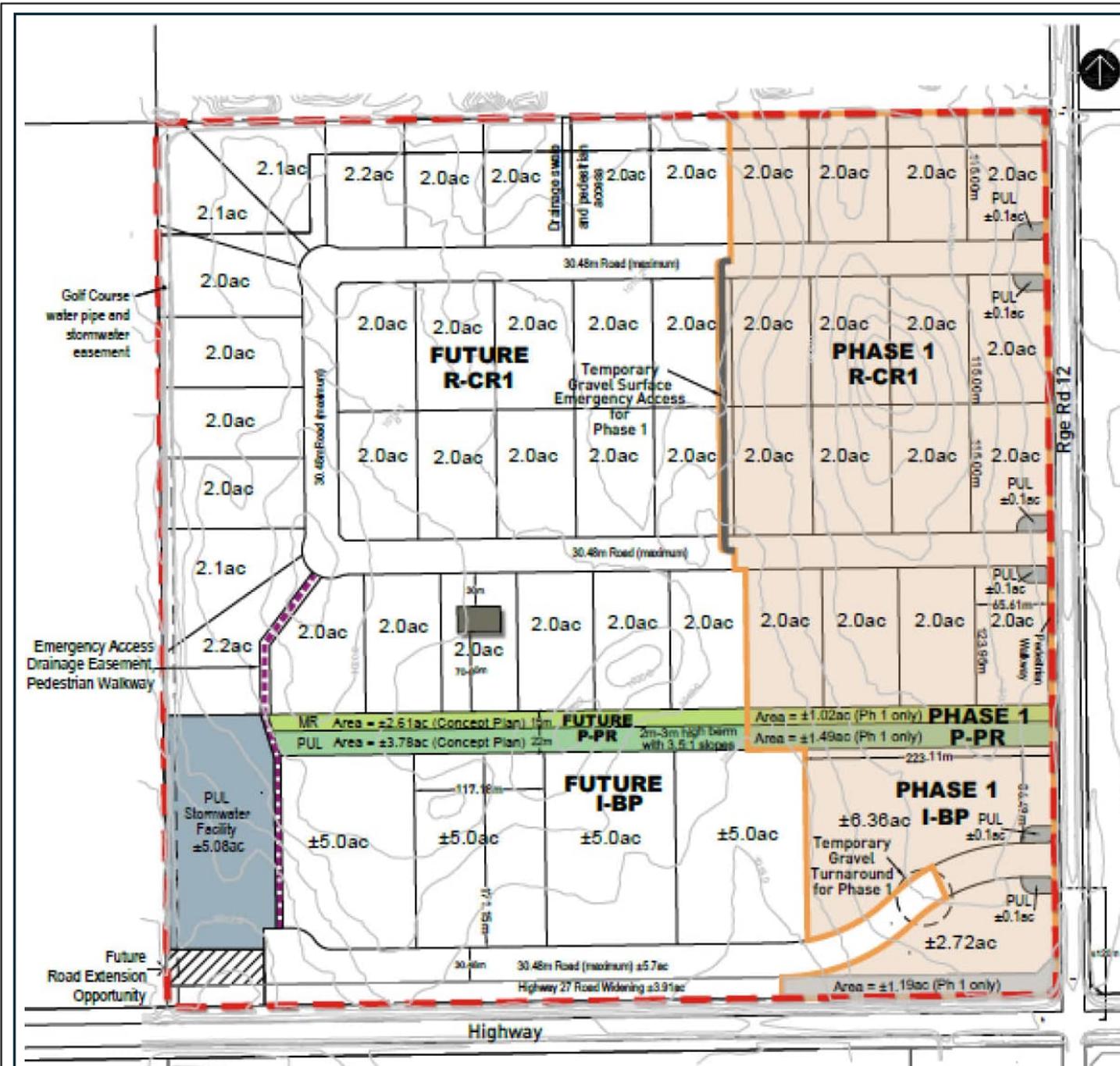
Scale: 1:5,000

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: SE 3-33-1-5 & Plan 9210118 Block A
File No: PLCP20240318

Map Created on: 5/13/2025



Mountain View
C O U N T Y

REDESIGNATION and/or SUBDIVISION APPLICATION

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

File Number PLRDS20240317

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) GREG BROWN

Address: 27 STRATHCONA BAY SW, CALGARY Postal Code: T3H 1N5

Phone #: 403-512-4180 Alternate Phone #: N/A

Fax #: N/A Email: gbrown@bastudios.ca

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

Address: _____ Postal Code: _____

Phone #: _____ Alternate Phone #: _____

Fax #: _____ Email: _____

PROPERTY DETAILS

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

All/part of the SE ¼ Sec. 3 Twp. 33 Range 1 West of 5th Meridian

Being all/parts of Lot _____ Block: _____ Plan _____

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 51.49 acres (±) / 20.84 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: 45 CR ± 6 I-BP

Size of new parcel(s) proposed: 2.0 acres / 0.8094 hectares

for residential parcels.

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 27

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):

See attached paper.

3. REASON FOR REDESIGNATION/SUBDIVISION

We are applying for redesignation/subdivision to accommodate growth within the County by providing country residential lots adjacent to the Olds Golf Course, with a proposed R-CR1 land use, and Commercial/Industrial lots adjacent to Highway 27 between Highway 2 and the Town of Olds with a proposed I-BP land use. The provision of these uses in this quarter section is consistent with the Highway 2/27 Special Policy Area policies in the Municipal Development Plan, which identify this quarter as potentially suitable for development.

To ensure new wells will not impact the well water supply of the Golf Course and the existing county residents to the north and east of the golf course, we also propose a textual amendment to the R-CR1 Country Residential (1) District to ensure all new water wells are drilled to a minimum depth of 40m (131.2 ft) so as not to interfere with any of the existing wells in the area which are drilled down 12-30m into the aquifers above the proposed aquifer to be used by new wells. The proposed textual amendment added to the Other Development Regulations of the R-CR1 District is as follows:

“h) Prior to issuance of a Development Permit for a Dwelling (including any type of dwelling listed within this District as a Permitted or Discretionary Use), on the lots contained within the SE-3-33-1-5, shall require the submission of a Well Driller Report demonstrating that the well's total depth drilled is at a minimum of 40m (131.2 ft), as recommended in the Ground Water Supply Evaluation report.”

The studies prepared as part of this application confirm that development can be appropriately accommodated on the subject lands, provided development occur in accordance with a number of conditions or considerations as set out in the studies.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): cultivated cropland with temporary wetlands in north-central area which are cropped.

Describe the kind of soil on the land (sandy, loam, clay, etc.): Soils consist of organic topsoil of 0.2-0.3 in depth underlain by glacial tills that are comprised of silty clays. There are occasional areas of sand deposits.

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)?

NONE

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System Yes No Type: _____

Water Supply Yes No Type: _____

If sewage systems or water supply have been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Individual on-site wells and mounded septic fields as per assessments by Arletta Water Resources included with Concept Plan Application

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

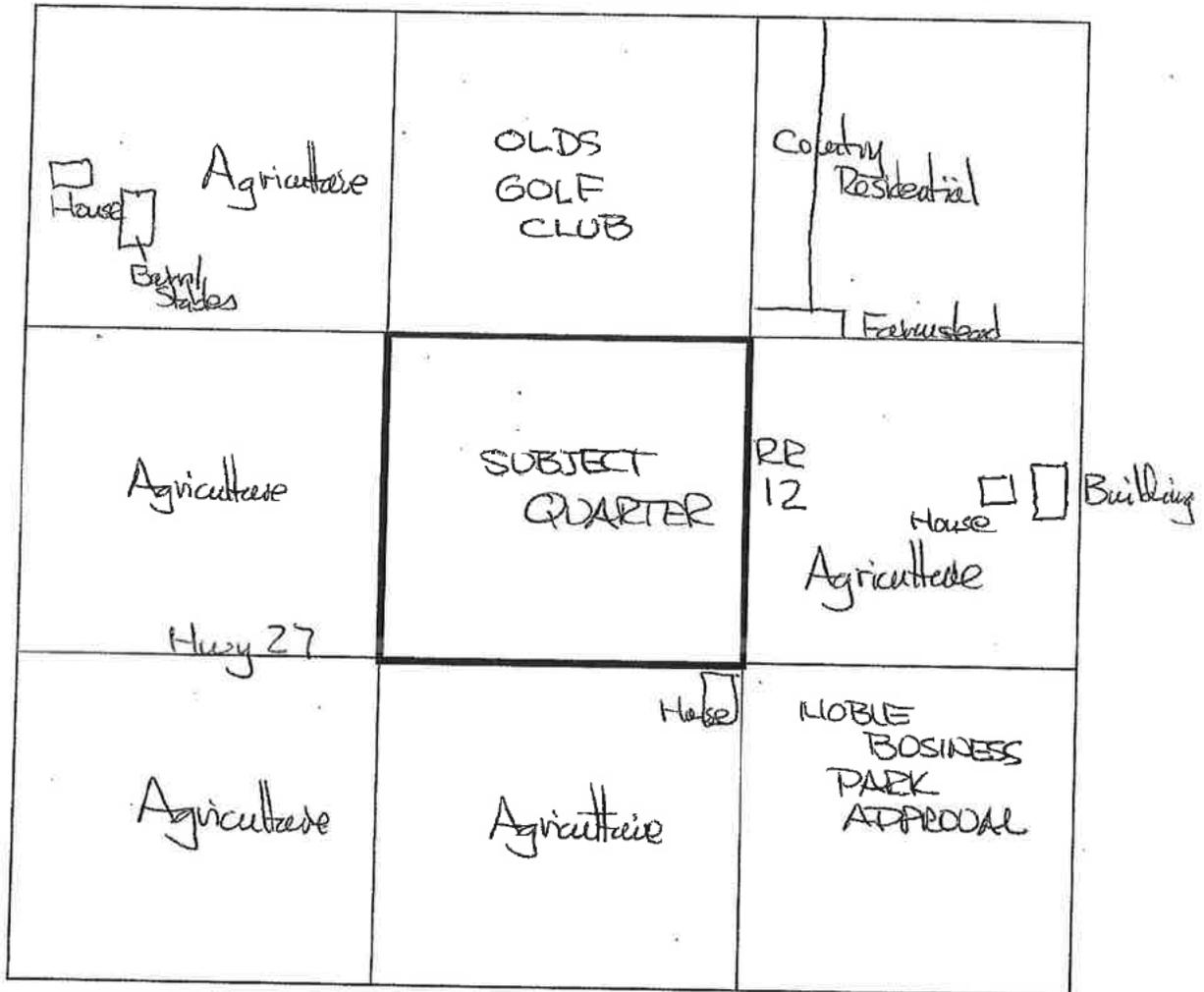
Please attach information from the Alberta Energy Regulator (AER) on the location and name of licensee.

I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

Environmental Impact Assessment by Biofrost submitted with application contains detailed information about the abandoned well on this quarter section which has a reclamation certificate. It was decommissioned/reclaimed in 1978.

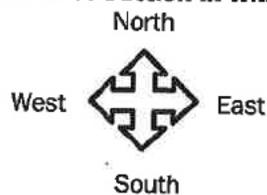
SURROUNDING LAND USE MAP

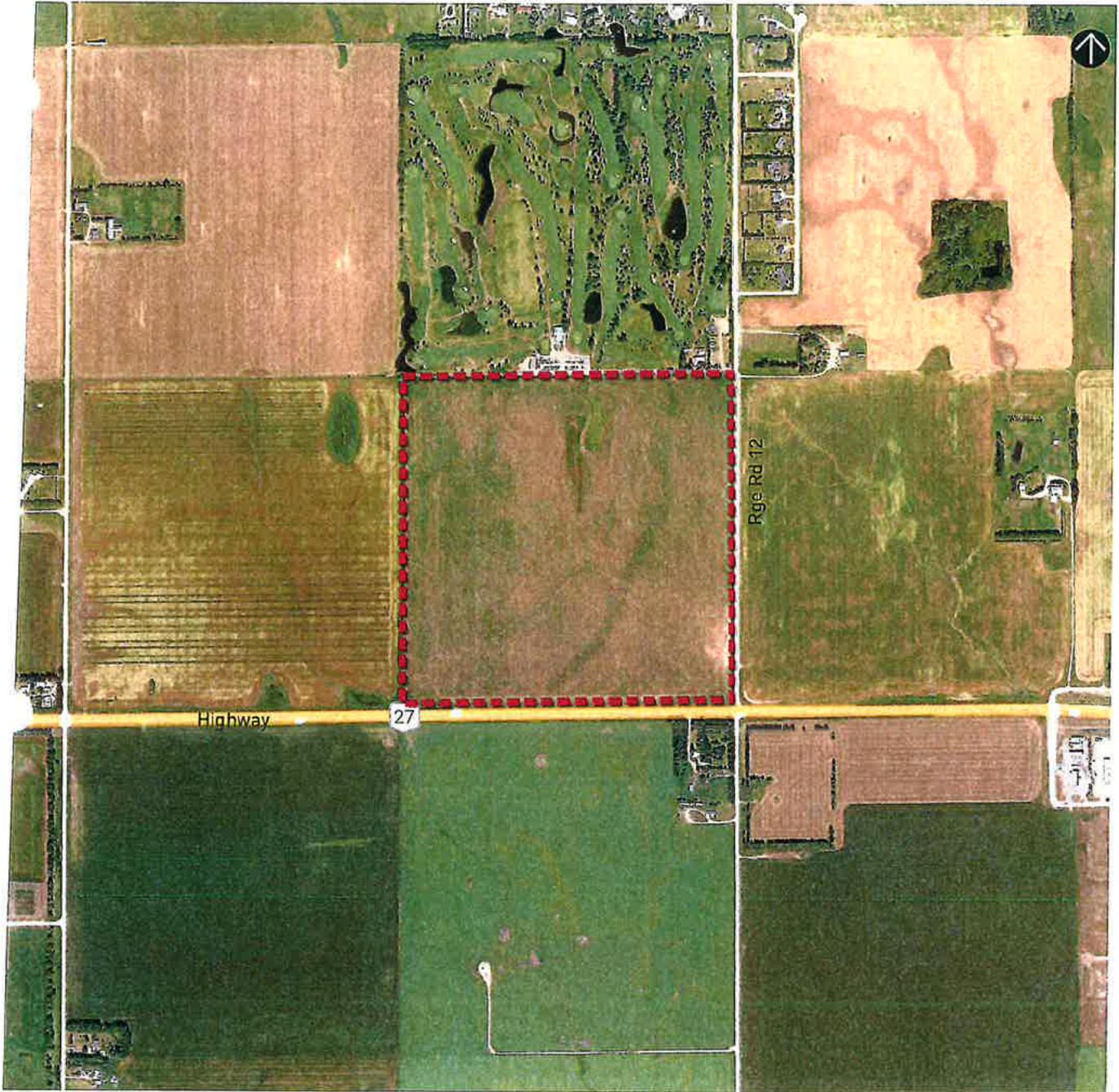
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities,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





Legend

--- Concept Plan Area ±63.09ha (±156.02ac)

Netook North

1273927 Alberta Ltd.

Aerial Photo

SE 3-33-1 W5M

August 2024

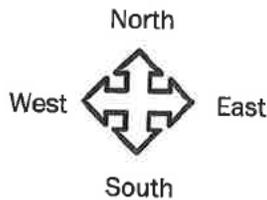
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

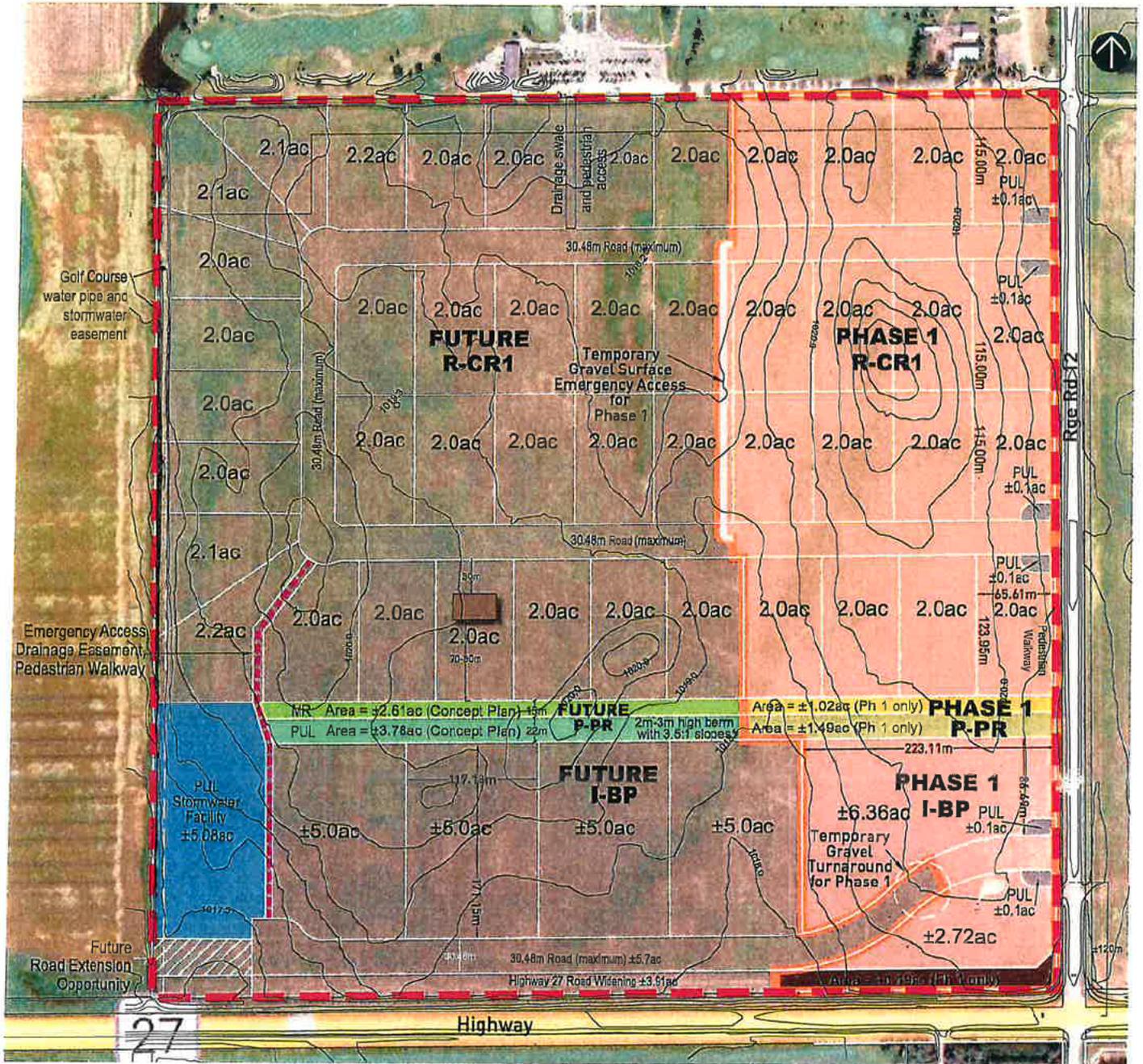
The Site Plan shall include the following:

- 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	<i>See Concept Plan</i>	R O A D
Indicate name of ROAD if applicable		





NETOOK NORTH		
	AREAS	
	ha	ac
CONCEPT PLAN	63.14	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
INDUSTRIAL	4.01	9.92
PARK, BERM & PUL'S	1.26	3.11
Hwy 27 Road Widening	0.48	1.19
TOTAL	20.84	51.49

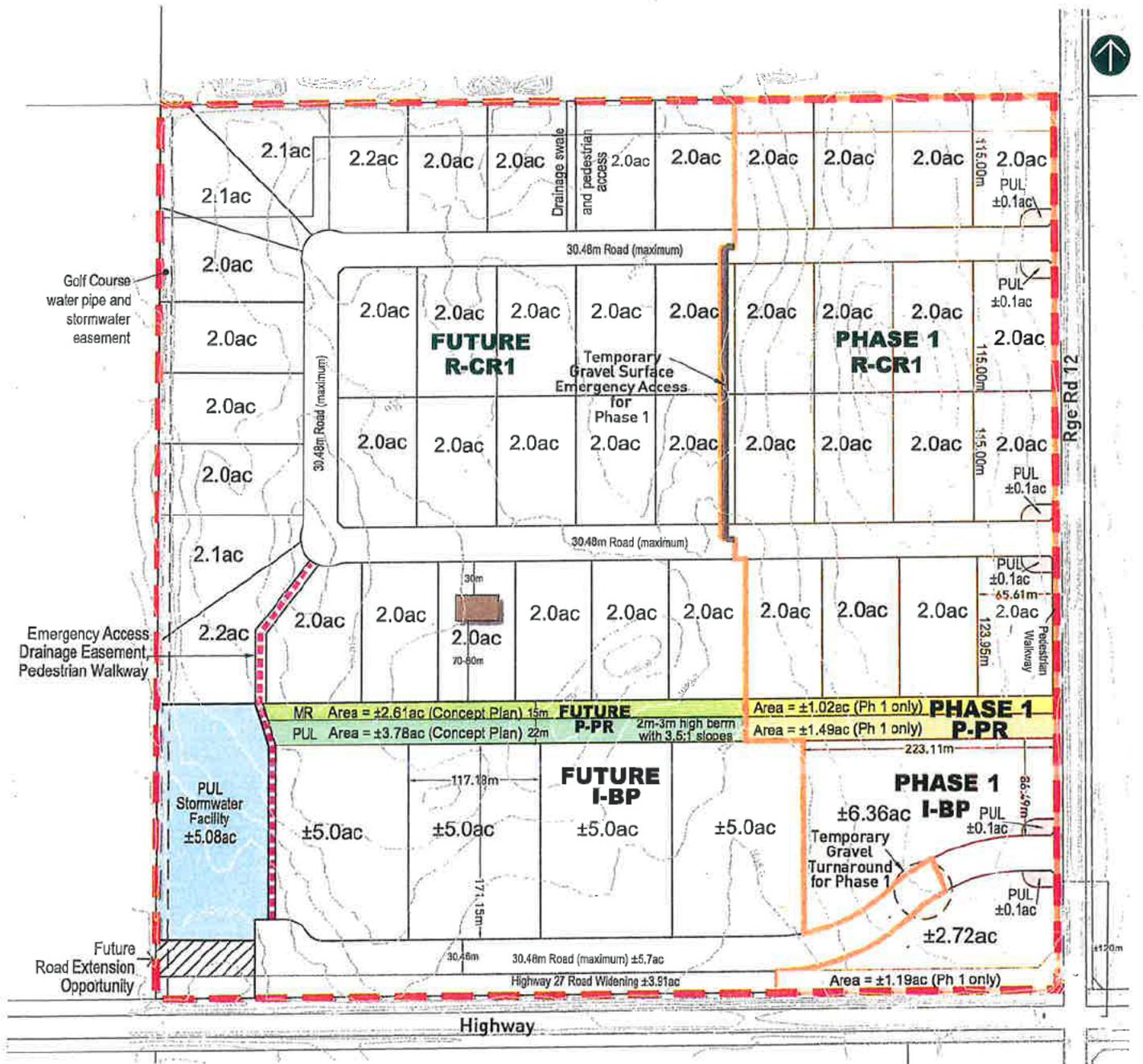
May 06, 2025 - 12:35pm W:\2023-322_Greg Brown_Netook North_CE\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2023-322 Concept SE3 2025May5.dwg



Legend

- Concept Plan Area ±63.14ha (±156.02ac)
- Phase 1 Land Use Redesignation and Subdivision ±20.84ha (±51.49ac)

Netook North
 1273927 Alberta Ltd.
Concept Plan
 SE 3-33-1 W5M



NETOOK NORTH	AREAS	
	ha	ac
CONCEPT PLAN	63.14	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
INDUSTRIAL	4.01	9.92
PARK, BERM & PUL'S	1.26	3.11
Hwy 27 Road Widening	0.48	1.19
TOTAL	20.84	51.49

May 06, 2025 - 12:35pm W:\2023-322_Greg Brown_Netook North_CE15.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2023-322 Concept SE3 2025Mny5.dwg



Legend

- Concept Plan Area ±63.14ha (±156.02ac)
- Phase 1 Land Use Redesignation and Subdivision ±20.84ha (±51.49ac)

Netook North

1273927 Alberta Ltd.

Concept Plan

SE 3-33-1 W5M

May 2025



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

GREG BROWN on behalf of owners

Legal Description:

SE 3-33-1 W5M

File Number:

PLRDSD20240317

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.

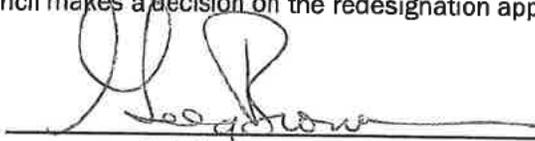
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60-day period has expired.

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, GREG BROWN 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.

AUG. 19, 2024

Date


Applicant's Signature

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/Wc. 1273927 ALBERTA LTD
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SE ¼ Section 3 Township 33 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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, JOHN C FROESE have authority to bind 1273927 ALBERTA LTD
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

John C Froese
Signature of Authorized Officer, Partner or Individual

PRESIDENT
Title of Authorized Officer, Partner or Individual

[Signature]
Signature of Witness

Natalia Pauls
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.

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

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, 404048 ALBERTA LTD

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

All/part of the SE ¼ Section 3 Township 33 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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, GREG BROWN, have authority to bind 404048 ALBERTA LTD
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

[Signature]
Signature of Authorized Officer, Partner or Individual

President
Title of Authorized Officer, Partner or Individual

[Signature]
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
(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.

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APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I We: ABE NEUFELD
Owner(s) Name(s) please print being the registered owner(s) of:

All part of the SE Section 3 Township 33 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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

Date

August 19/24

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)

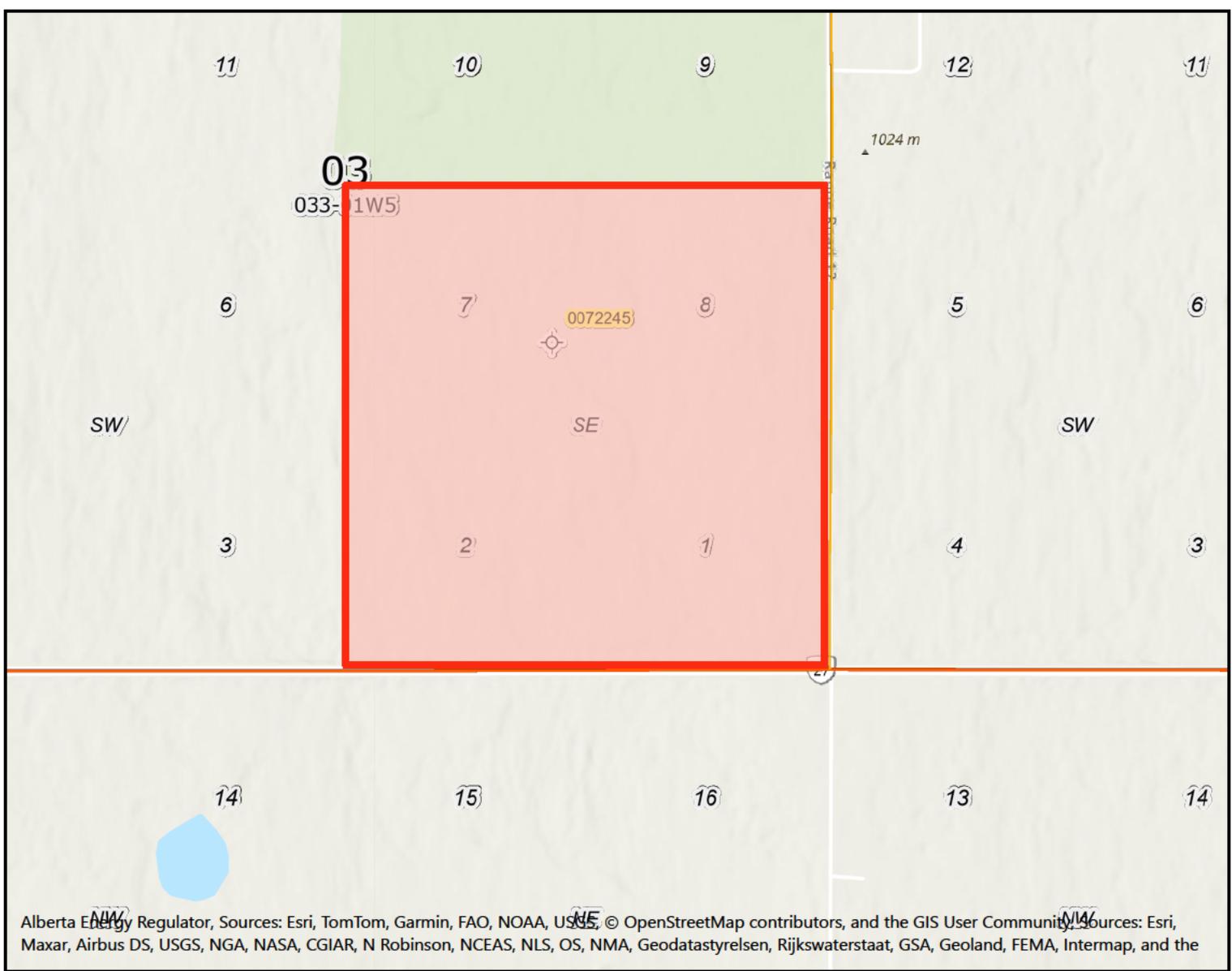
AUTHORIZATION

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

I, 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: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311



Alberta Energy Regulator, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

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Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

5/9/2025

Legend

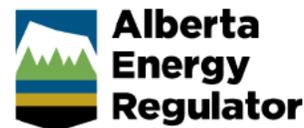
- Abandoned Wells
- Revised Location
- Revised Location Pointer
- Paved Road (20K)**
- Primary Divided
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 4L
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Primary Undivided 1L
- Interchange Ramp
- Interchange Ramp
- Interchange Ramp
- Secondary Divided
- Secondary Divided
- Secondary Undivided 4L
- Secondary Undivided 4L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 1L
- Secondary Undivided 1L
- Secondary Undivided 1L
- ATS LSD label
- ATS Quarter Section label
- ATS Section label (large scale)
- World_Hillshade

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>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:16,533





Mountain View
C O U N T Y

CONCEPT PLAN
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 _____

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) GREG BROWN

Address: 27 STRATHCONA BAY SW, CALGARY Postal Code: T3H 1N5

Phone #: 403-512-4180 Alternate Phone #: N/A

Fax #: N/A Email: gbrown@kastudios.ca

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

Address: _____ Postal Code: _____

Phone #: _____ Alternate Phone #: _____

Fax #: _____ Email: _____

PROPERTY DETAILS

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

All/part of the SE ¼ Sec. 3 Twp. 33 Range 1 West of 5th Meridian

Being all/parts of Lot _____ Block: _____ Plan _____

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 156.02 acres (±) / 63.14 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: 45 CR ± 6 I-BP

Size of new parcel(s) proposed: 2.0 acres / 0.8094 hectares *for residential parcels.*

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 27

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):

See attached paper.

3. REASON FOR CONCEPT PLAN

We are submitting this Concept Plan to accommodate growth within the County by providing country residential lots adjacent to the Olds Golf Course, with a proposed R-CR1 land use. Commercial/Industrial lots adjacent to Highway 27 between Highway 2 and the Town of Olds with a proposed I-BP land use. The provision of these uses in this quarter section is consistent with the Highway 2/27 Special Policy Area policies in the Municipal Development Plan, which identify this quarter as potentially suitable for development.

To ensure new wells will not impact the well water supply of the Golf Course and the existing county residents to the north and east of the golf course, we also propose a textual amendment to the R-CR1 Country Residential (1) District to ensure all new water wells are drilled to a minimum depth of 40m (131.2 ft) so as not to interfere with any of the existing wells in the area which are drilled down 12-30m into the aquifers above the proposed aquifer to be used by new wells. The proposed textual amendment added to the Other Development Regulations of the R-CR1 District is as follows:

“h) Prior to issuance of a Development Permit for a Dwelling (including any type of dwelling listed within this District as a Permitted or Discretionary Use), on the lots contained within the SE-3-33-1-5, shall require the submission of a Well Driller Report demonstrating that the well's total depth drilled is at a minimum of 40m (131.2 ft), as recommended in the Ground Water Supply Evaluation report.”

The studies prepared as part of this Concept Plan application confirm that development can be appropriately accommodated on the subject lands, provided development occur in accordance with a number of conditions or considerations as set out in the studies.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): cultivated cropland with temporary wetlands in north-central area which are cropped.

Describe the kind of soil on the land (sandy, loam, clay, etc.): Soils consist of organic topsoil of 0.2-0.3 in depth underlain by glacial tills that are comprised of silty clay. There are occasional areas of sand deposits.

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)?

NONE

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System Yes No Type: _____

Water Supply Yes No Type: _____

If sewage systems or water supply have been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Individual on-site wells and mounded septic fields as per assessments by Arletta Water Resources included with Concept Plan Application

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

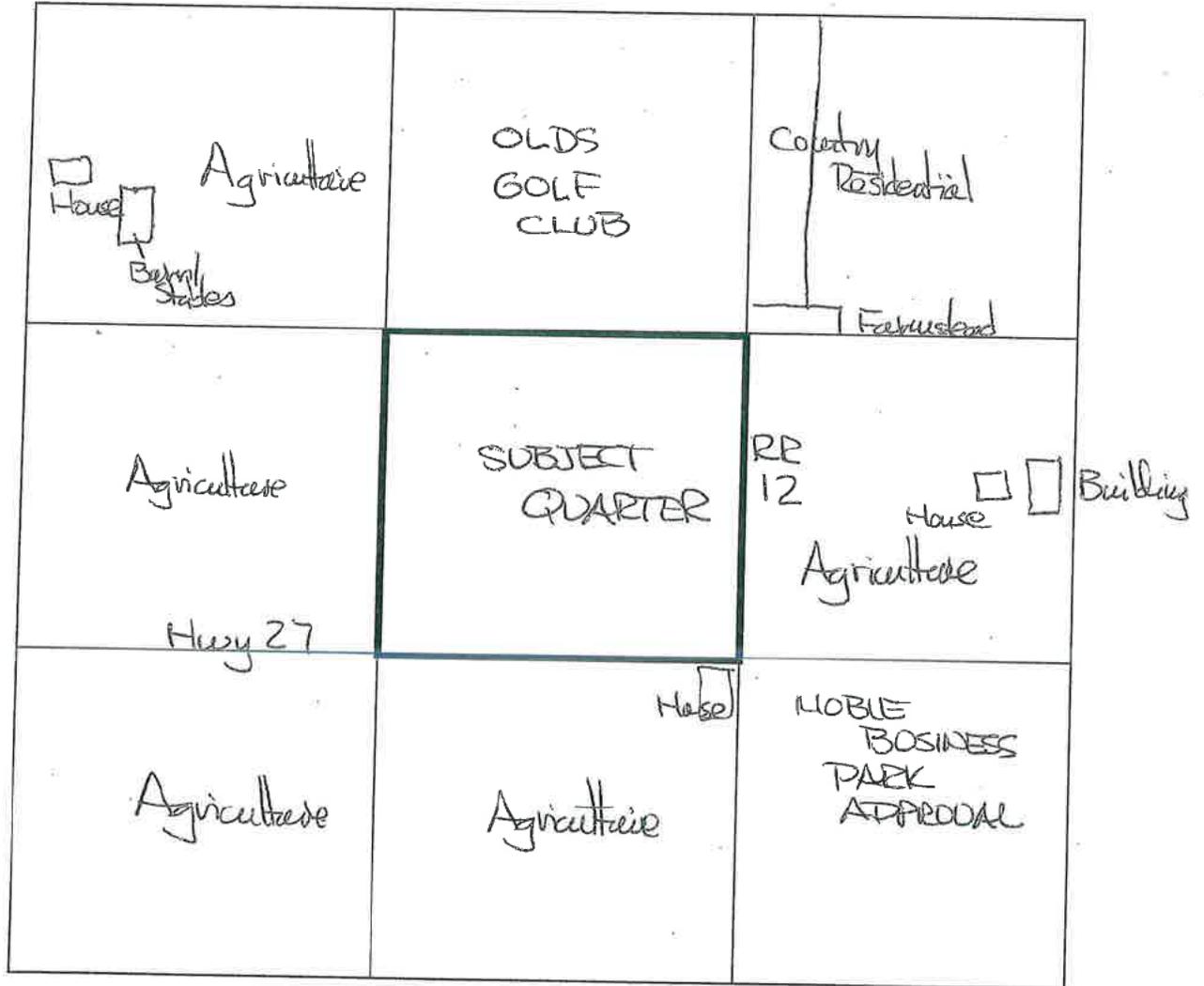
Please attach information from the Alberta Energy Regulator (AER) on the location and name of licensee.

I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

Environmental Impact Assessment by Biofrost submitted with application contains detailed information about the abandoned well on this quarter section which has a reclamation certificate. It was decommissioned/reclaimed in 1978.

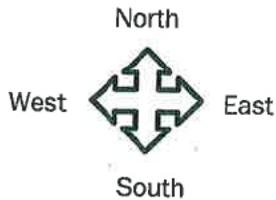
SURROUNDING LAND USE MAP

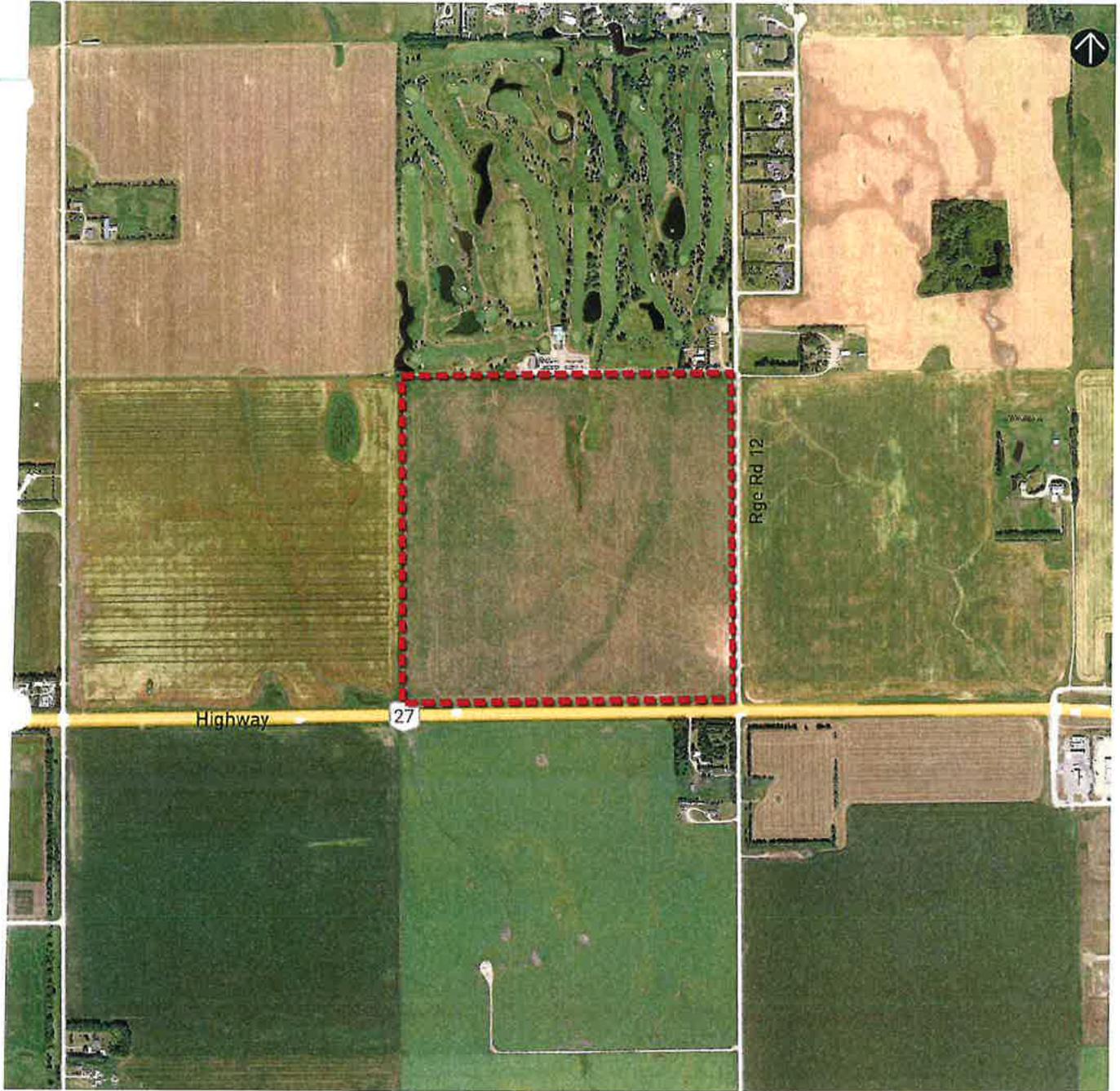
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities,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





Legend

--- Concept Plan Area ±63.09ha (±156.02ac)

Netook North

1273927 Alberta Ltd.

Aerial Photo
SE 3-33-1 W5M

August 2024

CONCEPT PLAN

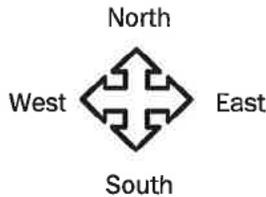
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

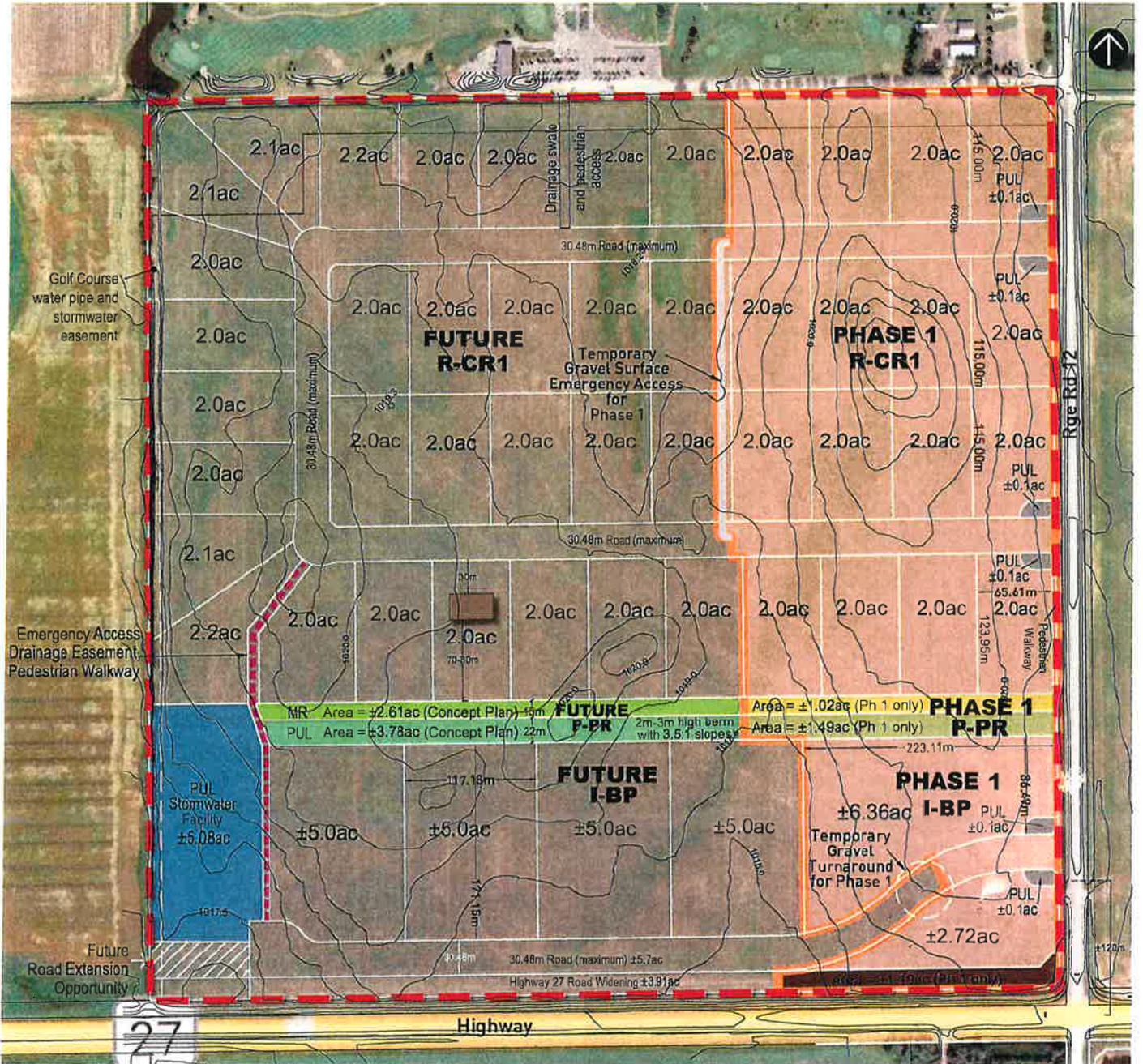
The Site Plan shall include the following:

- 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	See Concept Plan	R O A D
	Indicate name of ROAD if applicable	





	AREAS	
	ha	ac
CONCEPT PLAN	63.14	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
INDUSTRIAL	4.01	9.92
PARK, BERM & PUL'S	1.26	3.11
Hwy 27 Road Widening	0.48	1.19
TOTAL	20.84	51.49

May 06, 2025 - 12:35pm W:\2023-322_Greg Brown_Netlook North_CEL5.0\Technical\5.1\Technical Production\5.1.1 AutoCAD\2023-322 Concept SE3 2025\May5.dwg

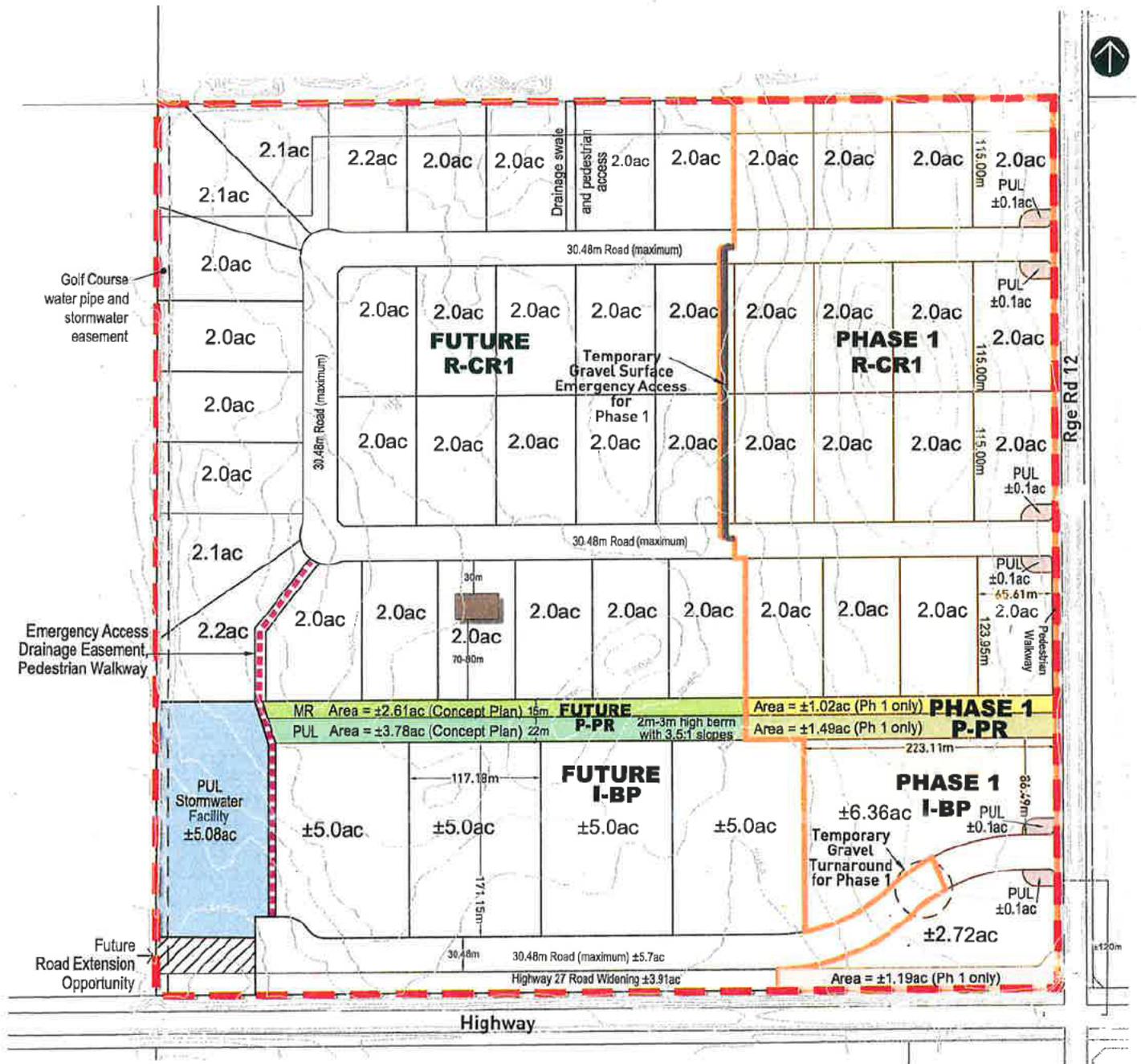


Legend

- Concept Plan Area ±63.14ha (±156.02ac)
- Phase 1 Land Use Redesignation and Subdivision ±20.84ha (±51.49ac)

Netlook North
 1273927 Alberta Ltd.
 Concept Plan
 SE 3-33-1 W5M

May 2025



NETOOK NORTH		
	AREAS	
	ha	ac
CONCEPT PLAN	63.14	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
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May 06, 2025 - 12:35pm W:\2023-322_Greg Brown_Netook North_CFI\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2023-322 Concept SE3 2025May5.dwg



Legend

- Concept Plan Area ±63.14ha (±156.02ac)
- Phase 1 Land Use Redesignation and Subdivision ±20.84ha (±51.49ac)

Netook North

1273927 Alberta Ltd.

Concept Plan

SE 3-33-1 W5M

May 2025

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/Wc. 1273927 ALBERTA LTD
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SE ¼ Section 3 Township 33 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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, JOHN C FROESE have authority to bind 1273927 ALBERTA LTD
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

John C Froese PRESIDENT
Signature of Authorized Officer, Partner or Individual Title of Authorized Officer, Partner or Individual

[Signature] Natalia Pauls
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.

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

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, 404048 ALBERTA LTD

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

All/part of the SE ¼ Section 3 Township 33 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN 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, GREG BROWN, have authority to bind 404048 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 _____

CATHERINE PEARL
Name of Witness (please print)

AUTHORIZATION

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

I, GREG BROWN

(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.

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APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I We: ABE NEUFELD
Owners: Names (please print) being the registered owners of:

All part of the SE Section 3 Township 33 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: GREG BROWN to act as Applicant Agent on my/our behalf regarding the redesignation/subdivision application of the above-mentioned lands.

The _____ County staff to access the property for a Site Inspection: Yes No

Date: August 19/24

Landowner's Signatures: _____ 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, ABE NEUFELD hereby certify that: I am the registered owner
Print full name, si 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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