



May 20, 2025

File No.: PLRDSD20250145

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: TAYLOR, KEN

Landowner: STANDEN, DEREK & AMANDA

Legal: THAT PORTION OF SW 36-31-2-5 WHICH LIES WEST OF PLAN RY 9

Proposed Redesignation

From: Agricultural District (A) To: Country Residential District (R-CR) ((+/-) 3.01 acres)

From: Agricultural District (A) To: Agricultural (2) District (A(2)) ((+/-) 71.84 acres)

Number of Lots for Subdivision: One Lot (+/-) 3.01 acres (1.22 hectares)

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 June 19, 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,



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

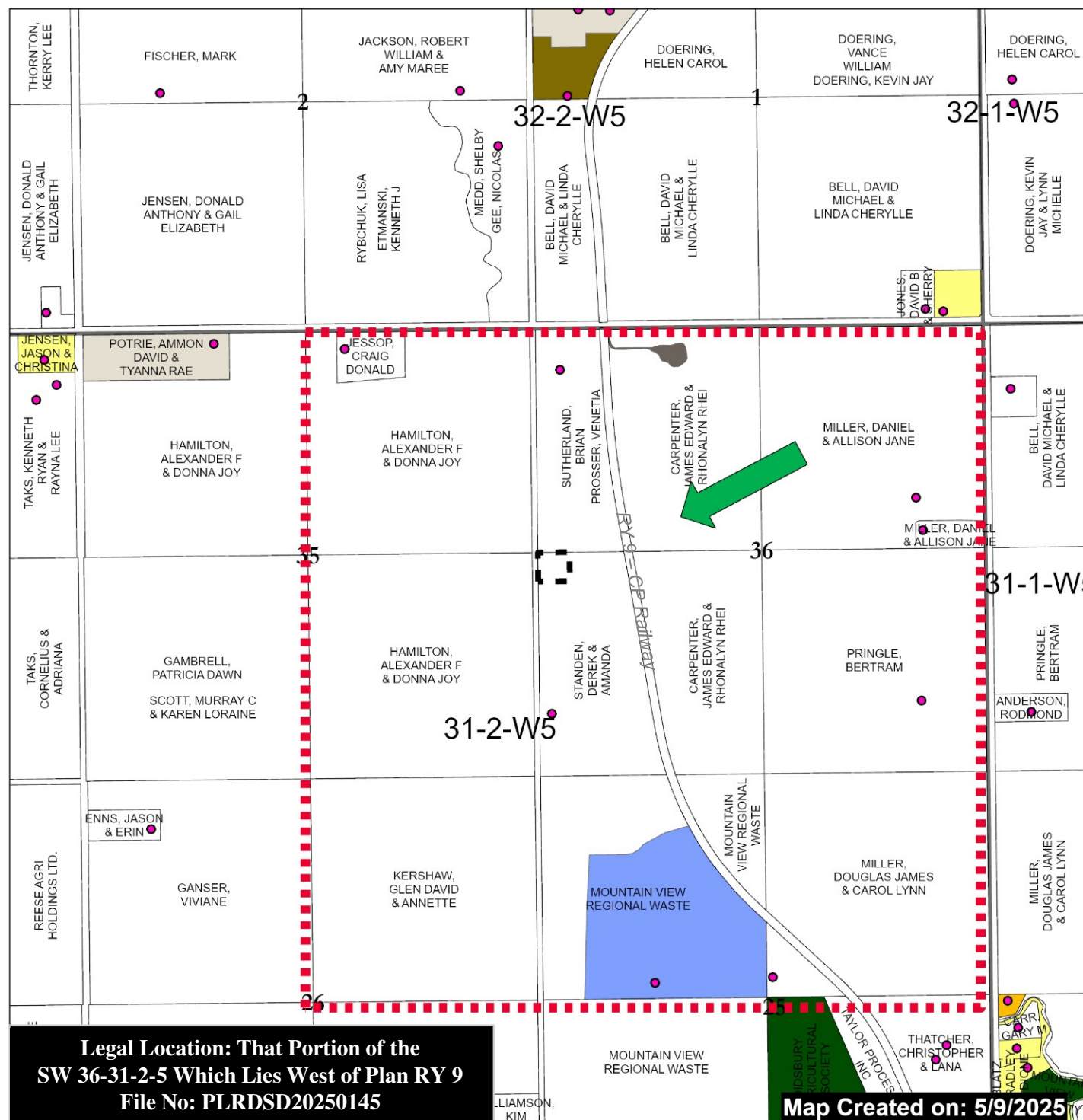
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (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
- Subdivision Boundary
- Road Width Less than 7 m**
 - 5.3m
 - 6.1m
- Wells**
 - ABANDONED OIL (1)



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 to be Redesignated from
Agricultural District (A) to
Country Residential District (R-CR)
three point zero one (+/- 3.01) acres

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
seventy one point eight four (+/- 71.84) acres

Legal Location: That Portion of the
SW 36-31-2-5 Which Lies West of Plan RY 9
File No: PLRDSD20250145

Map Created on: 5/9/2025

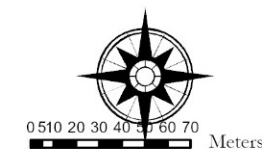
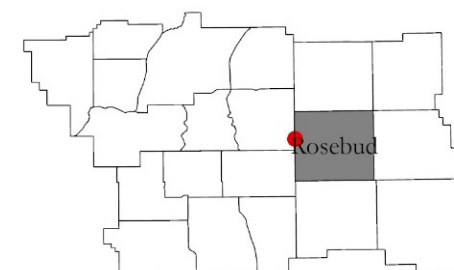


Mountain View COUNTY

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> |



Scale: 1:3,200
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: That Portion of the
SW 36-31-2-5 Which Lies West of Plan RY 9
File No: PLRDSD20250145

Note: Air Photo was captured in 2022

Map Created on: 5/9/2025



Mountain View
COUNTY

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 PLRDSO20250145

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://extramviewer.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) Ken M. Taylor

Address: [REDACTED] Red Deer County AB Postal Code: T0M 0K0

Phone #: [REDACTED] Alternate: [REDACTED]

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Derek & Amanda Standen

Address: [REDACTED] Didsbury AB. Postal Code: T0M 0W0

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. 36 Twp. 31 Range 2 West of 5 Meridian

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

Rural Address (if applicable): RR 21

a. Area to be Redesignated/Subdivided: 3 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: one

Size of new parcel(s) proposed: 3 acres _____ hectares

2. LOCATION of the land to be redesignated (rezoned) and/or subdivided:

a. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No

If yes, the adjoining municipality is: _____

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? ☐ Yes ☒ No

If yes, the highway number is: _____

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: Rosebud

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):

To subdivide a 3 acre CR parcel from 74.85 acres

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

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Treeed around building site

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

Farmstead is located towards south end of parcel

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. NA

Does the proposed remainder contain the following:

Sewage System ☒ Yes ☐ No Type: septic tank & field

Distance to Proposed Subdivision: _____

Water Supply ☒ Yes ☐ No Type: drilled well

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, Derek + Amanda Standen
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW ¼ Section 36 Township 31 Range 2 West of 5 Meridian
Lot: - Block: - Plan: - West of R19

do hereby authorize: Ken M. Taylor 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]

April 28/25
Date
April 28/25
Date

Landowner(s) Signature(s)

Please complete the following if landowner is a registered company:

I, _____, have authority to bind _____
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

Title of Authorized Officer, Partner or Individual

Signature of Witness

Name of Witness (please print)

AUTHORIZATION

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

I, Ken M. Taylor hereby certify that: ☐ I am the registered owner
(Print full name/s) [Redacted] ☒ 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

N ↑

SW-36-31-2-W5

ArcGIS Web Map



4/26/2025, 8:48:44 AM

Land Use Zoning

Agricultural District (A)

Section Number Grid

Roads - Private

Private, gravel

Roads - County

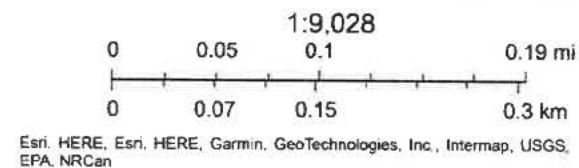
Gravel

Image

Red: Band_1

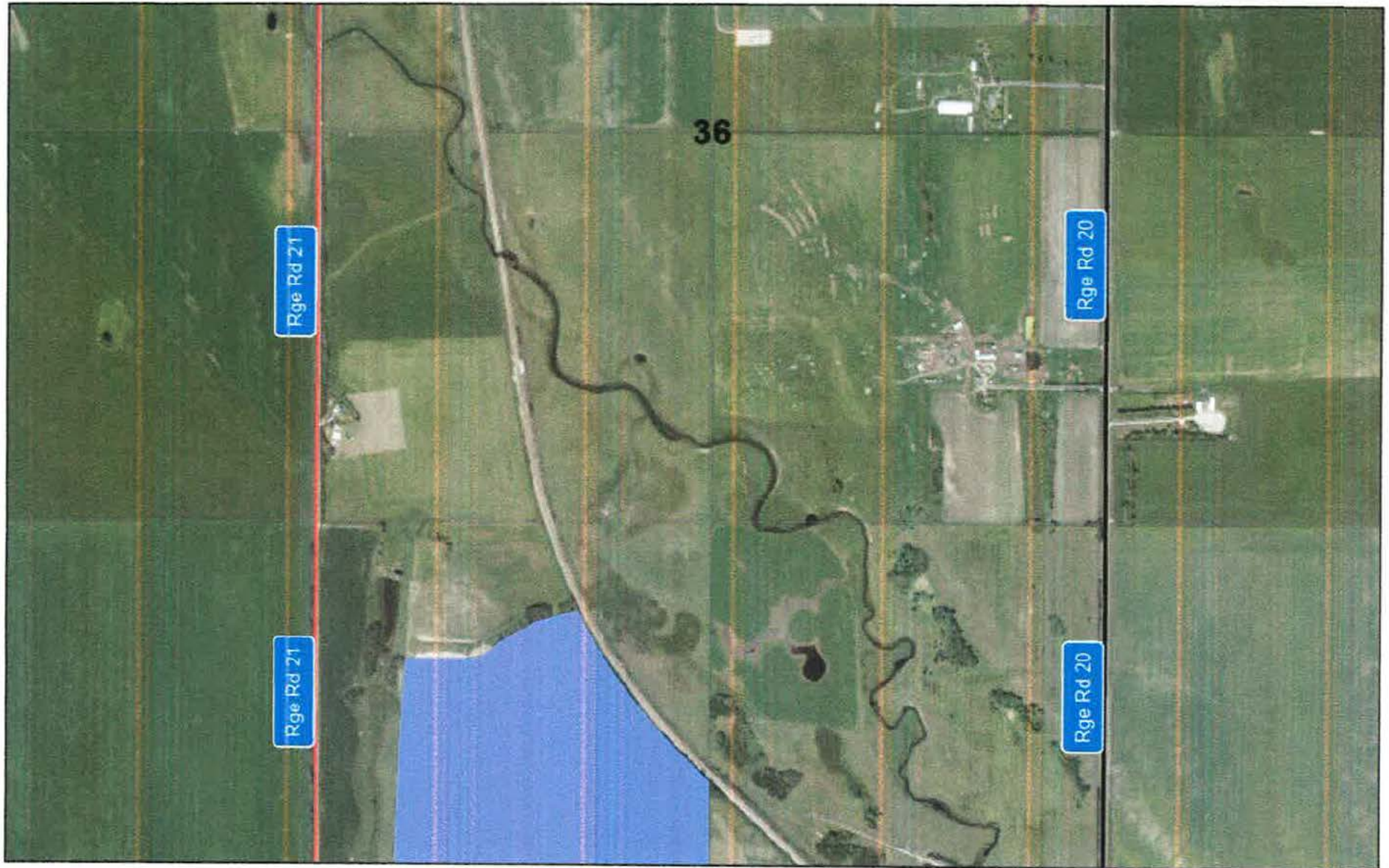
Green: Band_2

Blue: Band_3





ArcGIS Web Map



4/26/2025, 8:43:15 AM

Land Use Zoning

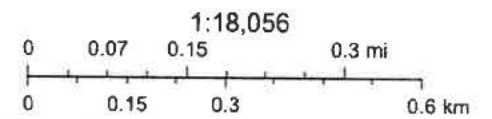
- Agricultural District (A)
- Institutional, Educational and Cultural District (S-IEC)
- Section Number Grid

Roads - Private

- Private, gravel
- Roads - County
- Gravel
- paved, County

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, NRCAN

ArcGIS Web AppBuilder
Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, NRCAN | Esri, HERE |

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Ken M. Taylor
Legal Description: SW-36-31-2-W5
File Number: PLRDS020250145

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, Ken M. Taylor 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.

April 28 / 25
Date


Applicant's Signature

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 – including all signatures and contact details Application Fees Certificate of Title – current within 30 days.
- ☐ Abandoned Well Information From Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

* 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). **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 Bylaw No. 16/11.**

KEN M. TAYLOR



April 28, 2025

Mountain View County

Box 100, Didsbury Alberta TOM OWO

Attention: Planning and Development Department

Dear Staff:

RE: SW-36-31-2-W5 REDESIGNATION & SUBDIVISION APPLICATION

Enclosed is a redesignation and subdivision application for a 3 acre CR parcel to subdivide it from west portion of SW-36-31-2-W5 which lies directly west of the railway right of way.

This land is owned by Derek and Amanda Standen.

The reasoning for the location of the parcel is that the Standen's wish to have their son develop his own building site on land that he owns so that he can get a mortgage to develop his own site. Derek and Amanda farm this 75 acres and need help to continue to farm this land.

The residual of this quarter is owned by other individuals and it has no physical or legal access. As this is the first parcel out of the quarter other than the fragmentation by the railway. The larger piece of the quarter qualifies as an unsubdivided quarter but as the larger portion has no legal and physical access we are applying to subdivide a first parcel from the slightly smaller parcel.

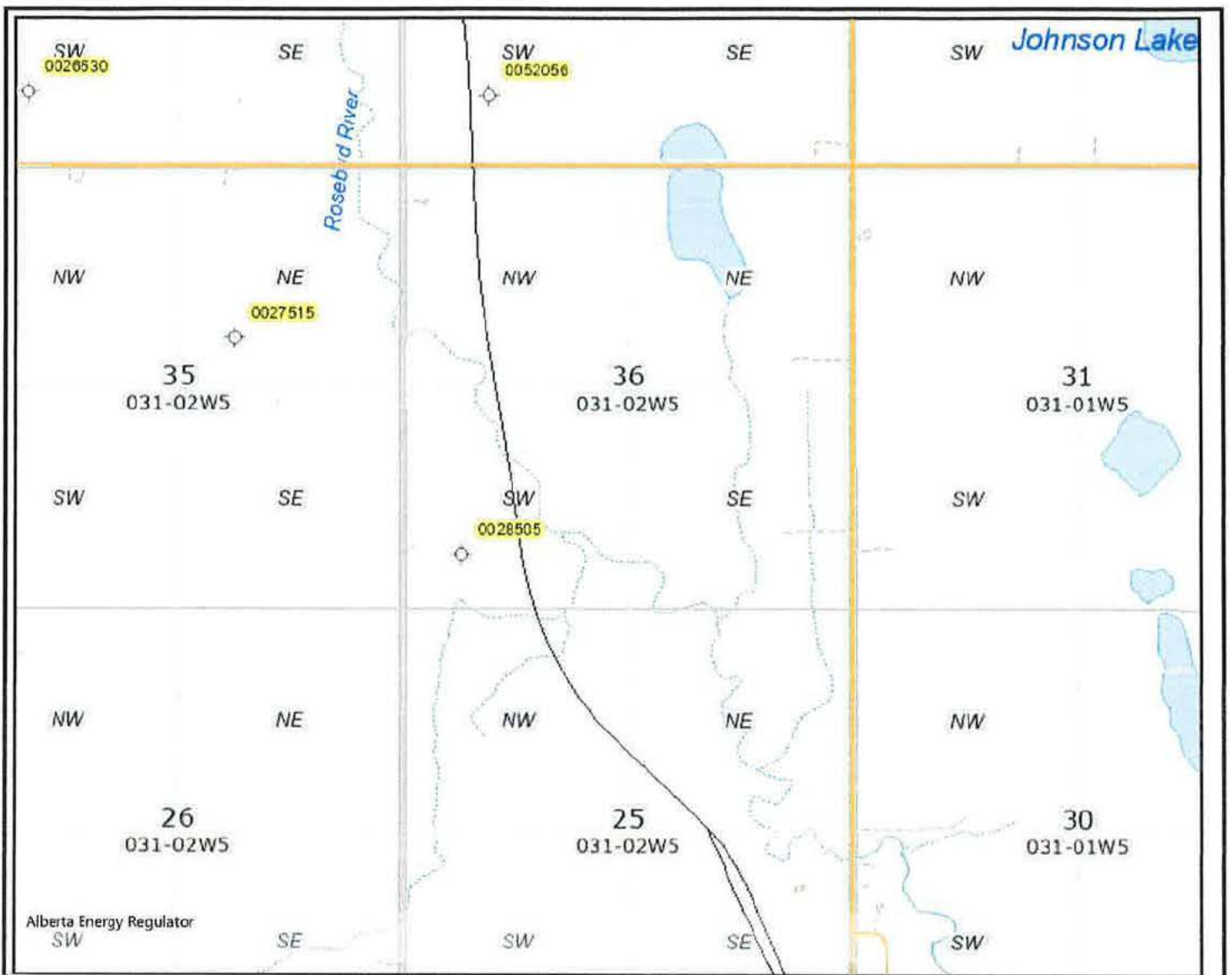
We are asking for consideration for these reasons and that the Standen's wish to continue farming this land with the help of their son in the same immediate area.

If you have any questions pertaining to this application please contact Ken M.Taylor.

Yours truly,



Ken M. Taylor



Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 28/4/2025

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>.

Scale: 36111.909643

0 1500 3000 ft

Projection and Datum:
WEB MERCATOR AUS SPHERE



**Alberta
Energy
Regulator**