



November 23, 2022

File No.: PLRDSD20220447

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: CHAUVET, Denis

Landowner: CHAUVET, Deanna Carol

Legal: NE 2-33-7-5

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

Proposed Redesignation Area: 42.00 acres (17.00 hectares)

Number of Lots for Subdivision: 1

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 December 23, 2022. Comments may be sent to the Planner by:

Email: dgonzalez@mvcounty.com; or

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

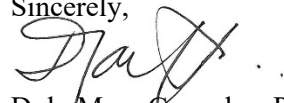
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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. 186 or by email at dgonzalez@mvcounty.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

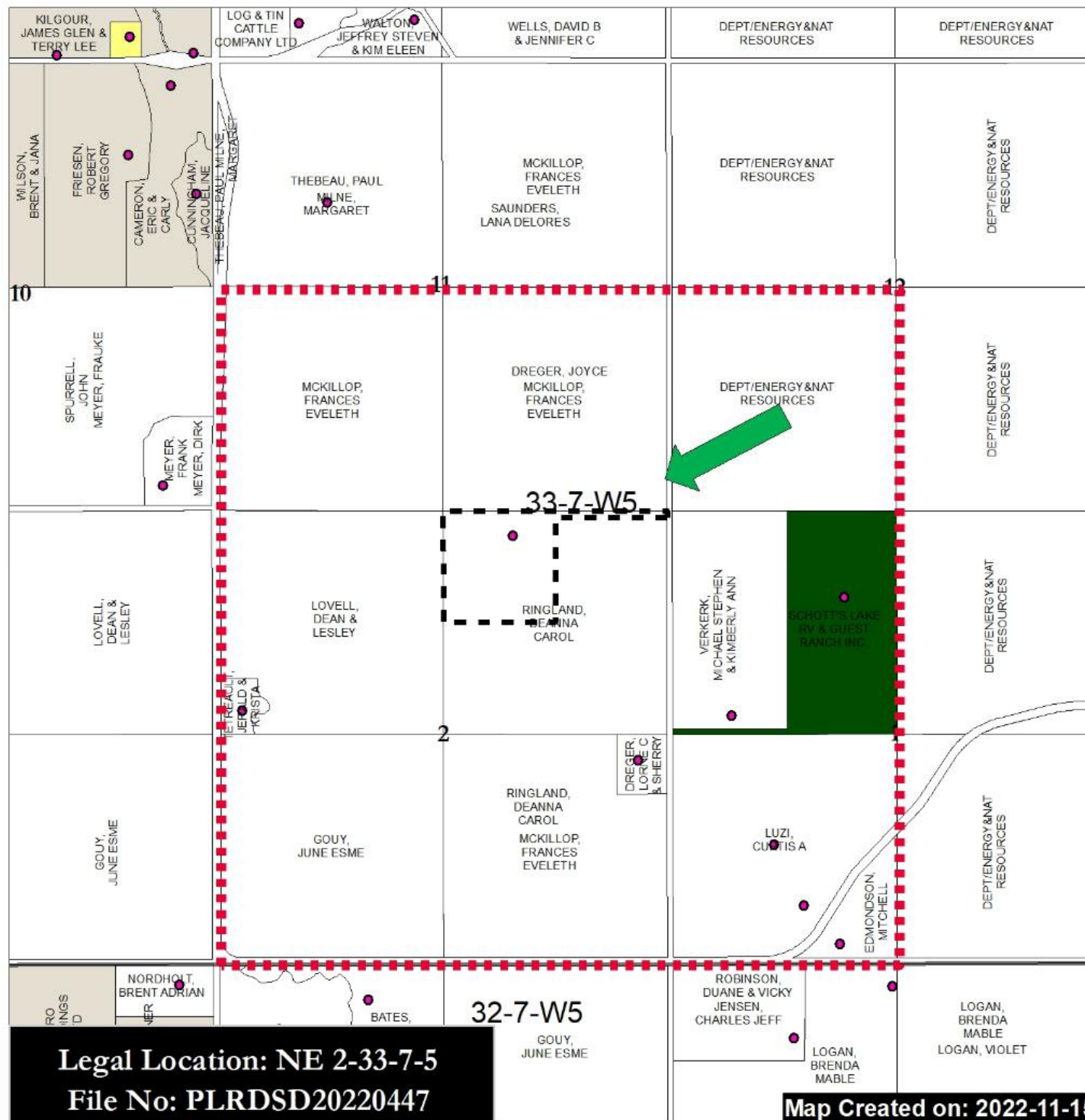
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business Park District (I-BP)
 - Heavy Industrial District (I-HI)
 - Aggregate Extraction/Processing District (AEP)
 - Parks and Conservation District (P-PC)
 - Parks and Recreation District (P-PR)
 - Parks and Comprehensive Recreational District (P-PCR)
 - Institutional, Educational and Cultural District (S-IEC)
 - Airport District (S-AP)
 - Direct Control
- Subject Land
- Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- • Pipelines
- AltaLink Power Line
- ▨ AltaLink Powerline Buffer (30m)
- ▭ Proposed Redesignation Boundary
- Road Width Less than 7 m
- 6.5 m



0 50 100 200 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

33-7-W5

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
forty two point zero zero (+/- 42.00) acres

Legal Location: NE 2-33-7-5
File No: PLRDSD20220447

Map Created on: 2022-11-15

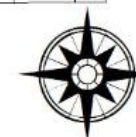
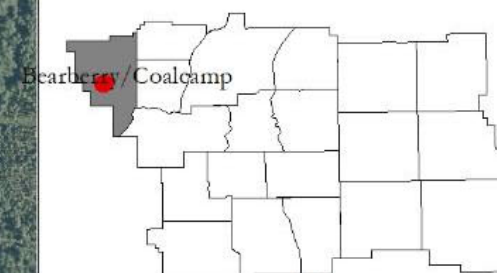


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|-------------------------|
| Application Location | Pipelines |
| Rural Address | --- <all other values> |
| Gas Plants, Battery Sites, etc. | SUBST_A |
| <all other values> | — CRUDE OIL |
| Gas Processing Plant | — FRESH WATER |
| Wells | — FUEL GAS |
| Proposed Redesignation Subdivision Boundary | — HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | — LVP PRODUCTS |
| Streetlights - Fortis | — MISCELLANEOUS LIQUIDS |
| Power Poles - Fortis | --- NATURAL GAS |
| | — OIL WELL EFFLUENT |
| | — SALT WATER |
| | — SOUR NATURAL GAS |
| | --- UNKNOWN |



Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

33-7-W5

2

Legal Location: NE 2-33-7-5
File No: PLRDSD20220447

Note: Air Photo was captured in 2020

Map Created on: 2022-11-15

REDESIGNATION & SUBDIVISION APPLICATION

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

CONTACT DETAILS

NAME OF APPLICANT: Deanna Chauvet

Address: [REDACTED] Postal Code: [REDACTED]

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

Fax #: [REDACTED] Email: [REDACTED]

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

Address: SAME AS ABOVE 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 NE ¼ Sec. 02 Twp. 033 Range 07 West of 5 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 42 acres (±) / _____ hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential ☐ Recreational ☐ Industrial
☐ Direct Control ☐ Highway Commercial ☐ Business Commercial

c. To Land Use District: ☒ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead
☐ Recreational ☐ Industrial ☐ Direct Control
☐ Local Commercial ☐ Business Park ☐ Aggregate Extraction/Processing

Number of new parcels proposed: 1

Size of new parcels proposed: 42 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: Range Road 71

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 584

c. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? ☐ Yes ☒ No

If yes, state its name: _____

d. Is the proposed parcel within 1.5 km of a sour gas facility? ☐ Yes ☐ No ☒ Unknown

If yes, state the facility: Taga: 16-11-33-7, 6-11-33-7, 13-11-33-7, 6-1-33-7, 11-35-32-7

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):

This application is for first parcel w/ Access, Rezoning for Agriculture to Agriculture 2, Subdivision will meet all county Policies,

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

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Pasture is mostly flat & rolling

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): NE section is large trees & wetland, SE section is trees & pasture, SW section all pasture, NW section is where house/barn/handling facility in pasture

Describe the kind of soil on the land (sandy, loam, clay, etc.): lands w/ a bit of tree cover for house.

Highground is clay w/ 2-3" topsoil, Low area in NE has some muskeg.

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, sheds, barn, pump house remain on the land.
- A-frame storage may be moved off subdivision.

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.

- Septic - Holding Tank on property
- 2 Water wells on property: 1 behind house (W) & 1 South of house
servicing Barn & waterer.

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

All/part of the NE ¼ Section 2 Township 33 Range 7 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Denis Chauvet 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

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, Denis Chauvet hereby certify that: ☐ I am the registered owner
(Print full name/s) ☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for redesignation approval.

The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for redesignation and/or subdivision. By providing the above personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311

METHOD OF PAYMENT

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

For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ _____ Long Range Planning Fee: \$ _____ TOTAL FEE: \$ _____

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

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

Redesignation Area:

3: Reason for Redesignation/Subdivision:

This property has been in the family over 100 years. Property values have increased in the area and has made it difficult financially for our children to purchase the whole quarter with the house and farm buildings. We would like to subdivide this portion out (40 Acres); so our son can afford to purchase and still have enough lands to be able to run some livestock on the property. The remaining 120 acres will continue to be used for cattle grazing and haying operations.

The 40 acres with the pan handle (Access) is more suitable for grazing operations than straight bush or property bordering the MD road. Open pasture borders the West side of the quarter and bush and low wet areas borders the East side. The subdivision embraces a mixer of tree/wind cover and open pasture for better grass growth and able to sustain a higher Animal Unit (cow/calf pair) count.

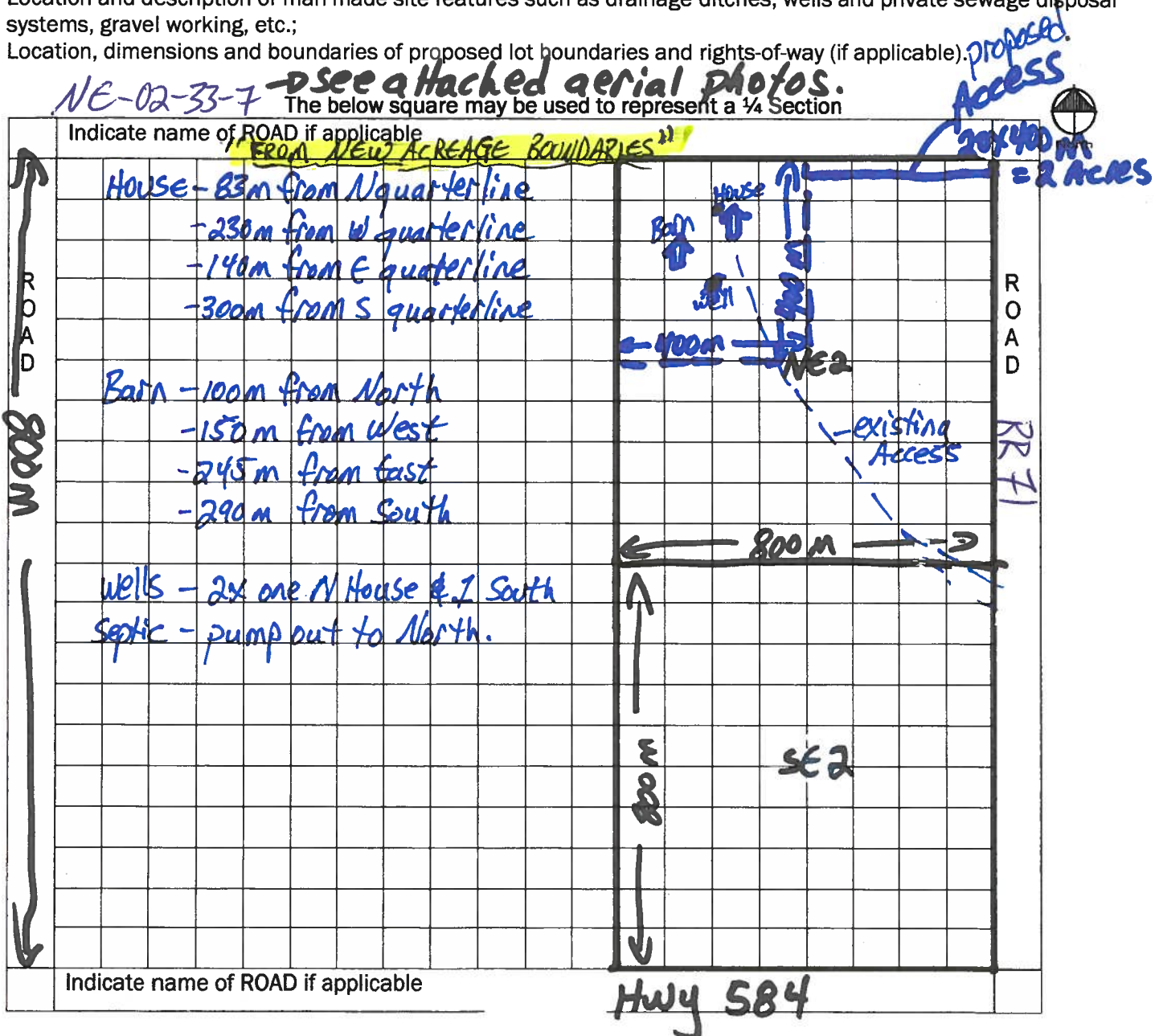
The existing access currently cuts through NE corner of Grandpa Lorne Dregers' Acreage in SE 2-33-7 and will have to be moved North to the quarterline, hence a second approach permit will be requested.

This application is for first parcel with Access, Rezoning from Agriculture to Agriculture 2, Subdivision will meet all County Policies.

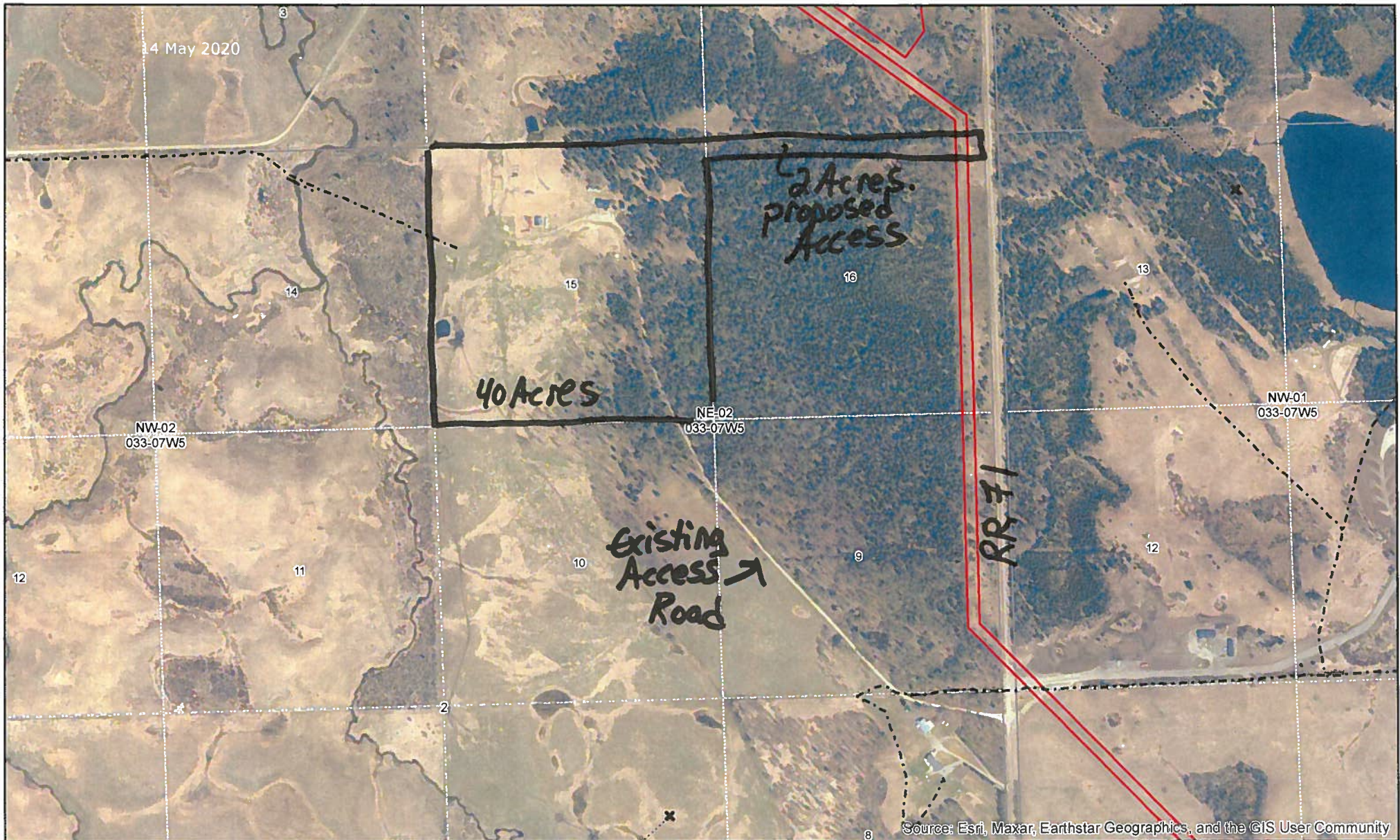
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan must include all of the following information (if applicable) in order for it to be considered complete:

- ☐ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- ☐ Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- ☐ Location and names of proposed and existing roadways, driveways and road approaches;
- ☐ Location of existing wells and septic systems;
- ☐ Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- ☐ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☐ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).



Farm NE 2 quarter

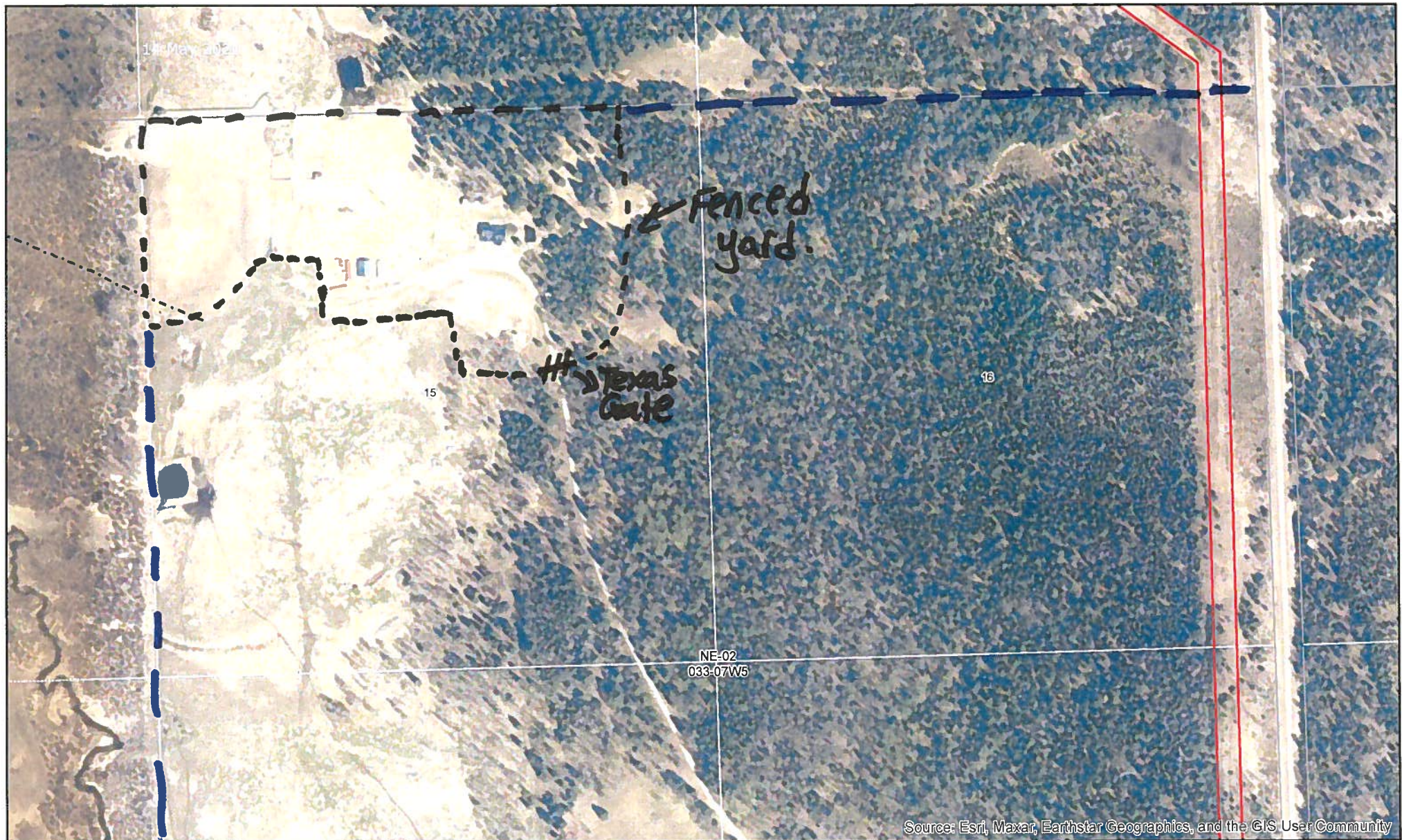


Thursday, September 22, 2022

1:7,505

0 295 590 1,180 ft

Farm



Thursday, September 22, 2022

1:3,752

0 150 300 600 ft

Farm



Thursday, September 22, 2022

1:3,752

0 150 300 600 ft

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 and 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.



<p>Freehold % - Grandma Francis & Sister Angie Sandberg</p>	<p>Freehold % - Grandma Francis McKillop & Mother Joyce</p>	<p>Crown. Smith Occupant</p>
<p>Freehold % Lovell</p>	<p>42 Ac Subdivision</p> <p>Deanna.</p>	<p>Freehold Verker Schott's Lake</p>
<p>Freehold % Ag. Group</p>	<p>Freehold % - Deanna & Francis</p> <p>Dreger</p>	<p>Freehold % Luzi</p>

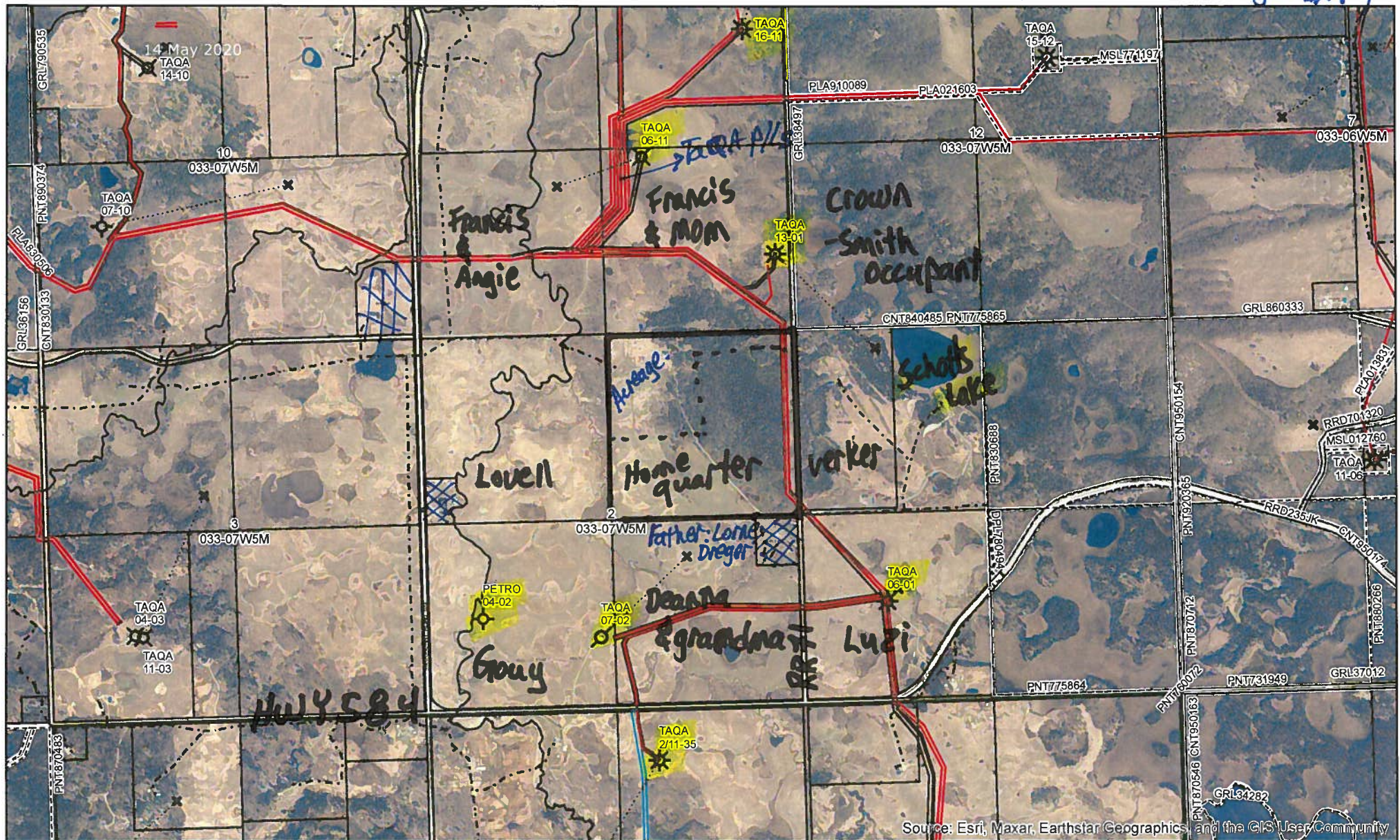


Each square represents a ¼ Section.

The central square represents the ¼ Section in which the development is proposed.

- see Attached.

1/2 mi around farm (Developments/watercourse/Acreages)



Thursday, September 22, 2022

1:22,514

0 875 1,750 3,500 ft





**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Deanna Chauvet
Legal Description: NE 2-33-7 W5
File Number: PLRDSD20220447

Section 6 of the *Subdivision and Development Regulation* requires Mountain View County to make a decision on a completed application within **60 days** of its receipt, unless an agreement is entered into with the applicant to extend this period.

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

If you concur with our request, please complete the agreement set out below.

In accordance with Section 681(1)(b) of the *Municipal Government Act*,

I/We, Denis Chauvet hereby enter into an agreement with Mountain View County to extend the time prescribed under Section 6 of the *Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

Nov 2, 2022
Date

Applicant's Signature



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 9/6/2022

Legend

- ◆ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

This is the information on
abandoned wells that I am
providing with my application

Signature

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: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

