



June 16, 2025

File No.: PLRDSD20250190

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant:** Watkins Land Developments Ltd. c/o Ray Watkins  
**Landowner:** FEWCHUK, Randy  
**Legal:** NW 5-31-1-5

**From:** Agricultural District (A)      **To:** Agricultural (2) District (A(2))  
**Proposed Redesignation Area:** 160.01 acres (64.75 hectares)  
**Number of Lots for Subdivision:** 3 lots of 34.26 acres, 34.26 acres and 41.79 acres

**You are receiving this notification letter because there is a proposal for redesignation (a change of land use) and a subdivision (to create a separate title) within the vicinity of your property (see attached map) and you are invited to provide comment.**

Mountain View County has received an application for Redesignation and Subdivision approval on the above noted property. You are an adjacent landowner to this property and, as such, we are required to notify you of this application. A copy of the application can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to July 16, 2025. Comments may be sent to the Planner by:

**Email:** [dgonzalez@mvcounty.com](mailto: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](mailto: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

#### Legend

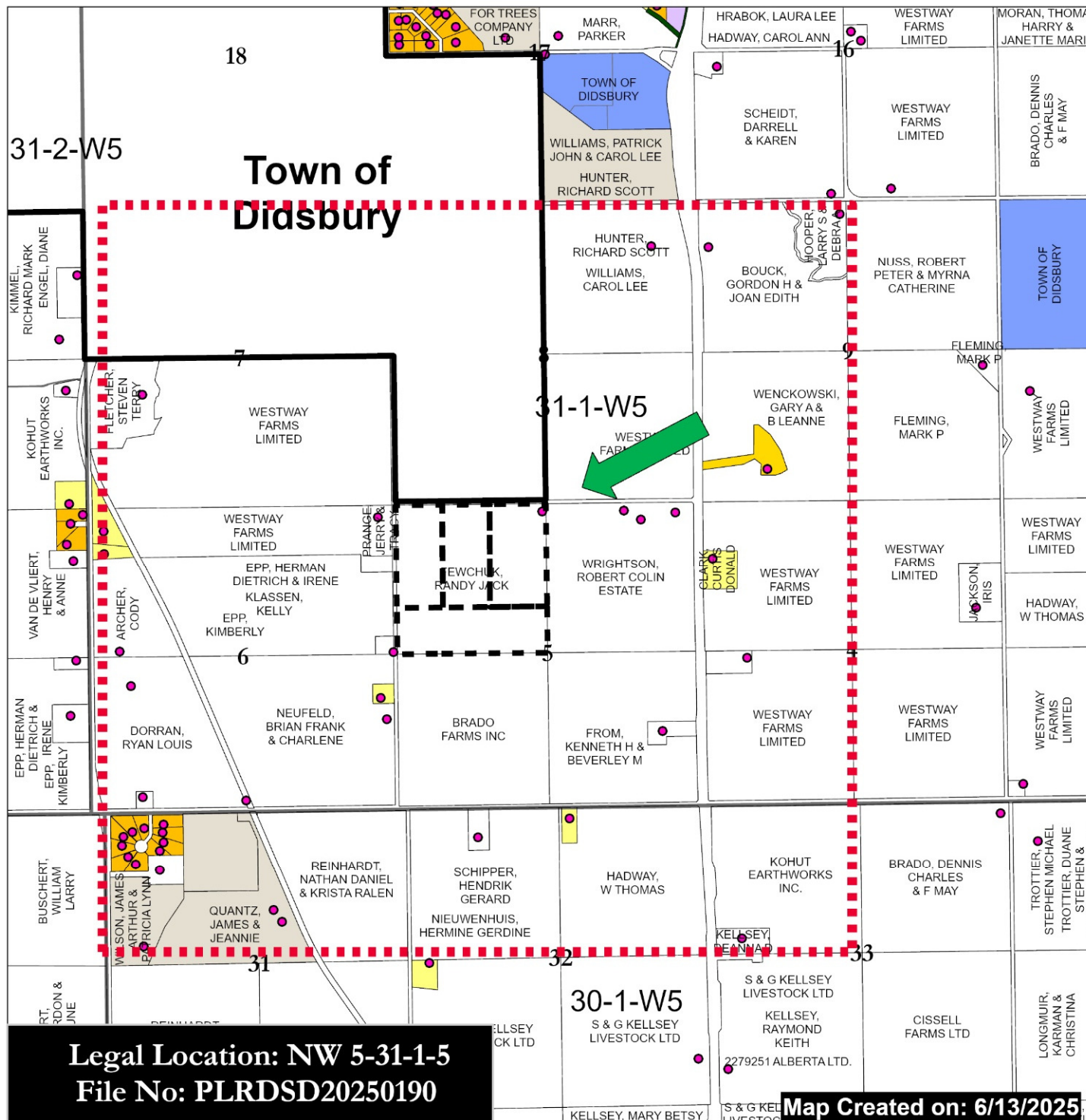
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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 1,500 Meters

Scale: 1:30,000

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
- 5.7m
- Wells
- ▲ ABANDONED ZONE (3)
- Other Values (1)



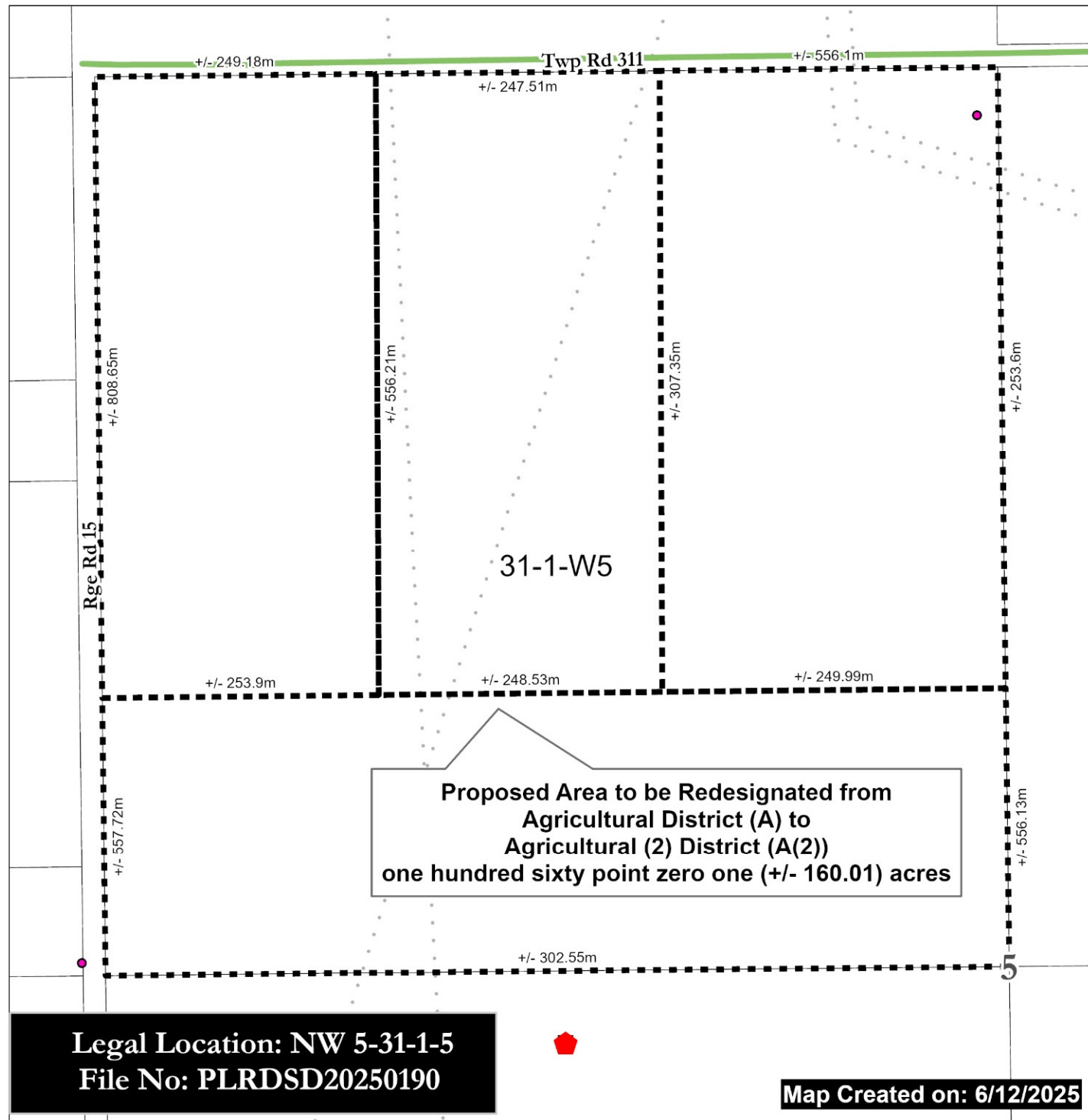
0 50 100 Meters

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





## Mountain View COUNTY

### Site Sketch - Subdivision

#### Legend

- Application Location
- Rural Address
- ... Pipelines
- AltaLink Power Line
- Altalink Powerline Buffer (30m)
- Proposed Redesignation
- Subdivision Boundary
- Road Width Less than 7 m**
  - 5.7m
- Wells**
  - ABANDONED ZONE (3)
  - Other Values (1)



0 50 100 Meters

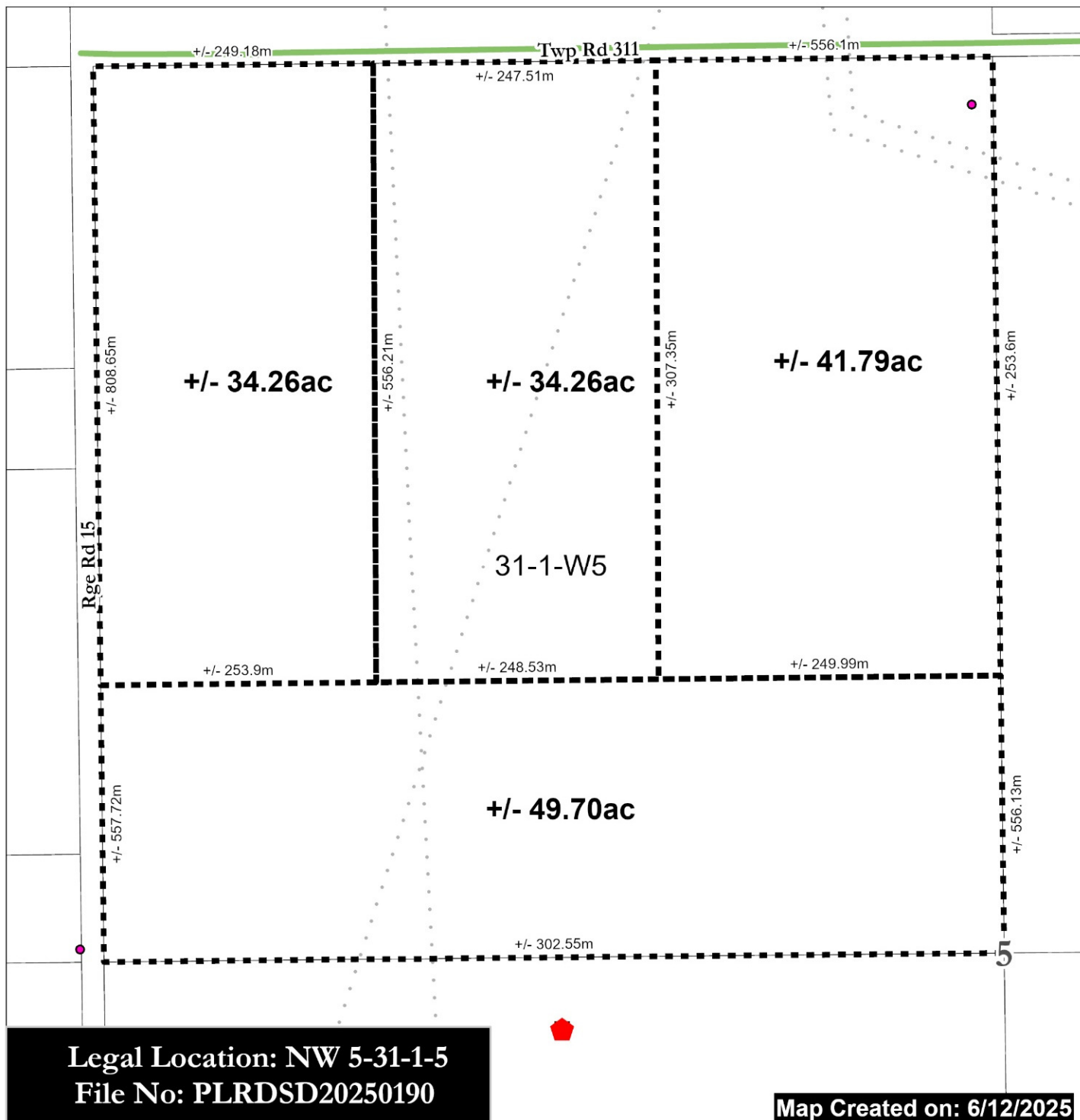
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Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

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





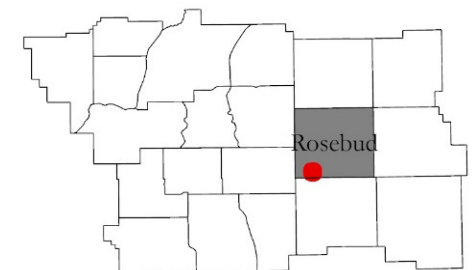


## Mountain View COUNTY

### Site Dimension

#### Legend

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



012.25 50 75 100 125 150 175 Meters

Scale: 1:5,000  
Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

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



Legal Location: NW 5-31-1-5  
File No: PLRDSD20250190

Note: Air Photo was captured in 2022

Map Created on: 6/12/2025



**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](http://www.mountainviewcounty.com)

File Number PLRDSD20250190

### 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) WATKINS LAND DEVELOPMENTS LTD.

Address: 3 KINGSVIEW POINTE, ST. ALBERT AB. Postal Code: T8N 5M6

Phone #: 780-907-9663 Alternate Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ Email: ray@watkinsland.ca

LANDOWNER(S) (if applicant is not the landowner): MR. RANDY TREWCHUK

Address: [REDACTED] Postal Code: T5H 4E7

Phone #: [REDACTED] Alternate Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

PROPERTY DETAILS

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

All/part of the NW ¼ Sec. 5 Twp. 31 Range 1 West of 5 Meridian

Being all/parts of Lot \_\_\_\_\_ Block: \_\_\_\_\_ Plan \_\_\_\_\_

Rural Address (if applicable): \_\_\_\_\_

a. Area to be Redesignated/Subdivided: 160 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: 4

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

13.87 HA , 13.87 HA , 20.12 HA , 20.12 HA

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: TOWN OF DIDSBURY

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: 2A

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):

THE OWNER WISHES TO SPLIT THE LAND WITH  
FAMILY MEMBERS.



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.): CROP LAND

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)?

A COUPLE OF SILO'S AND SOME ABANDONED AND DERELICT BUILDINGS

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. \_\_\_\_\_

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, MR. RANDY FEWCHUK  
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NW  $\frac{1}{4}$  Section 5 Township 31 Range 1 West of 5 Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: RAY WATKINS FOR WATKINS LAND DEVELOPMENTS 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

X  
Landowner(s) Signature(s)

RAY WATKINS FOR WATKINS LAND DEVELOPMENTS March 31, 2025  
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)

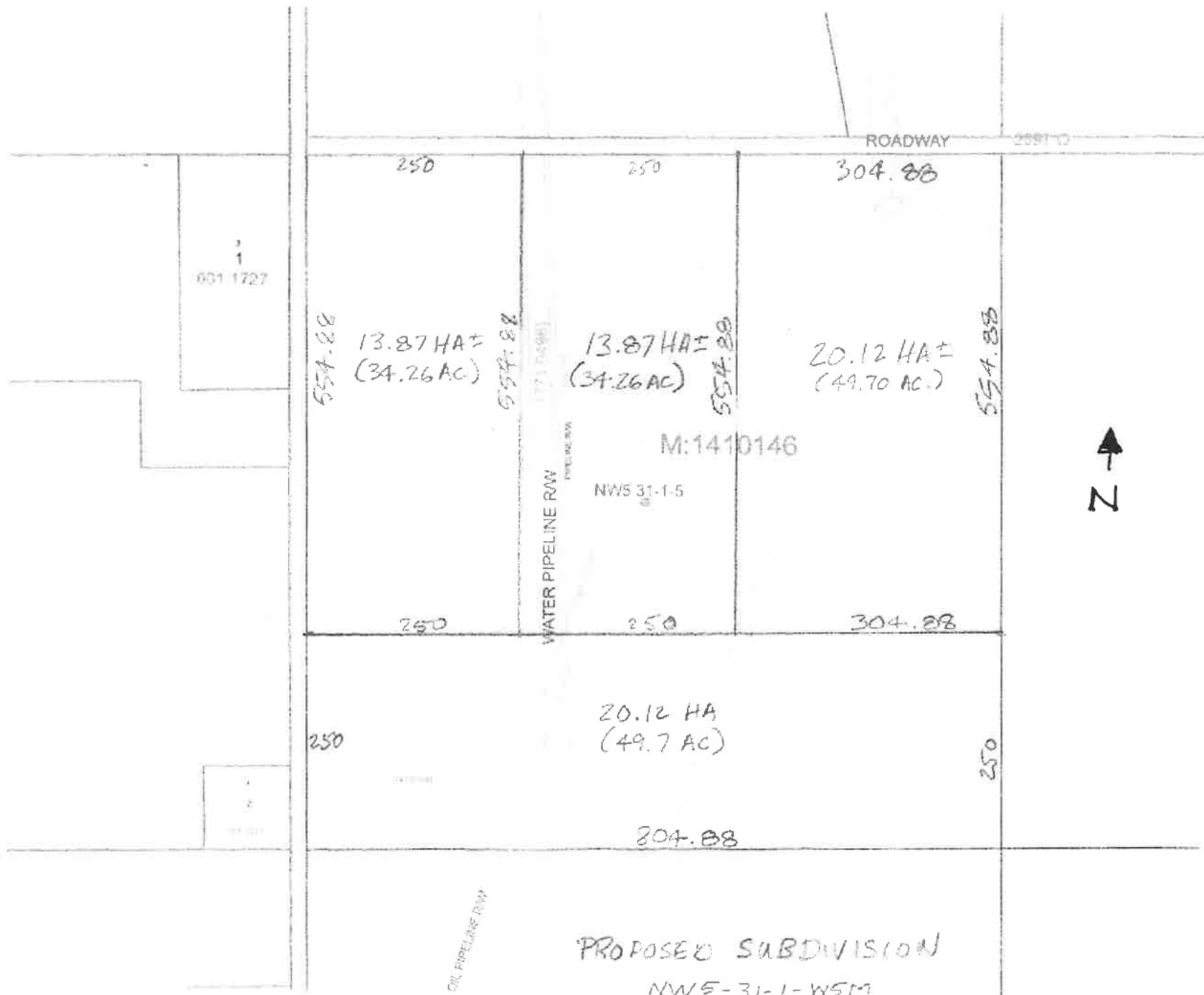
AUTHORIZATION

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

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

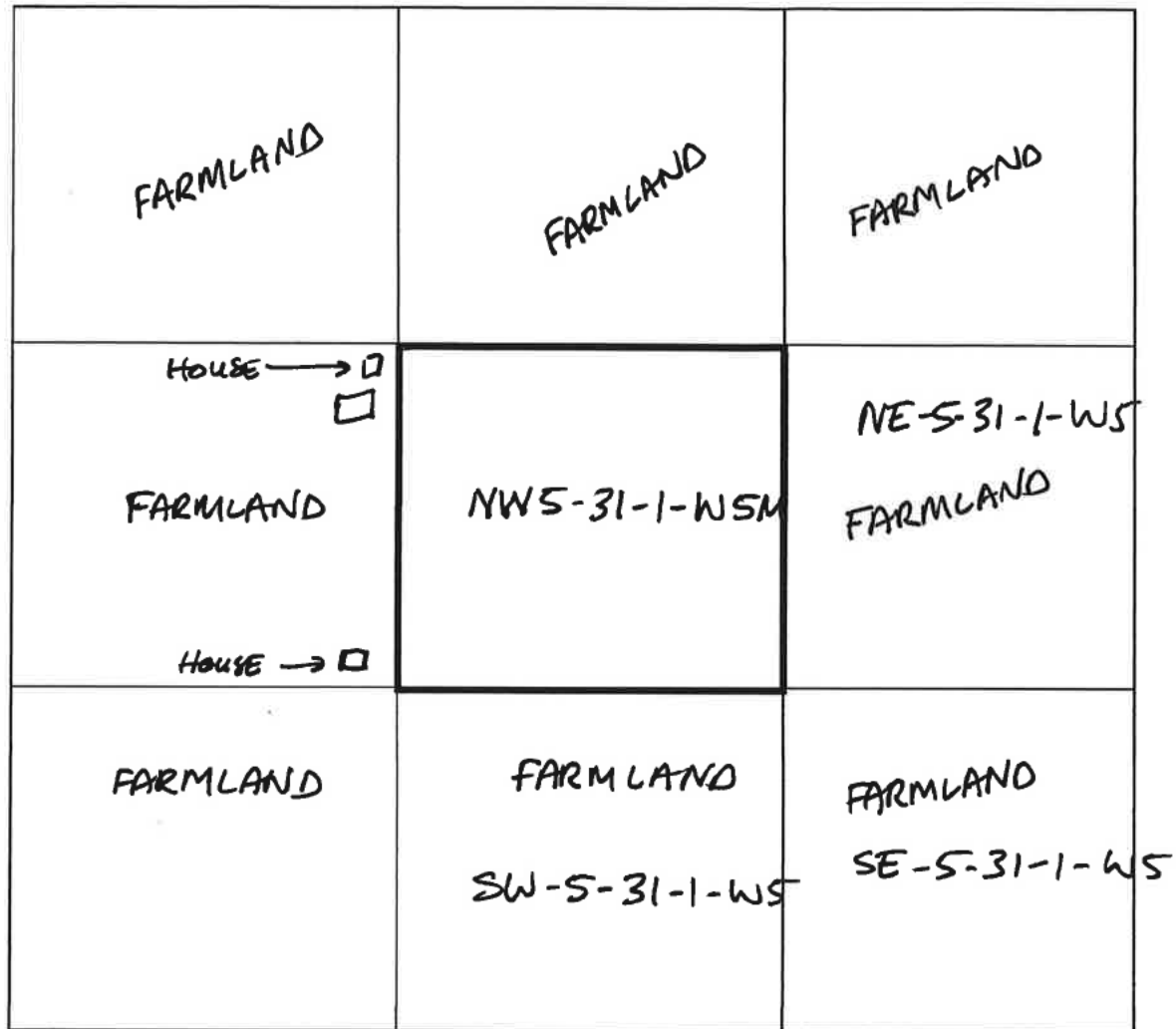
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for redesignation approval.

*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*



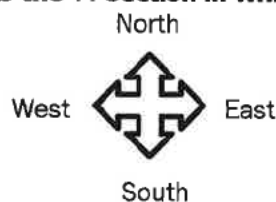
# **SURROUNDING LAND USE MAP**

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.**







3 KINGSVIEW PTE. ST. ALBERT, AB. T8N 5M6  
780-907-9663 [ray@watkinsland.ca](mailto:ray@watkinsland.ca)

**RECEIVED****APR 24 2025****MOUNTAIN VIEW COUNTY  
DIDSBURY**

March 31, 2025

Re: Amendment to the Mountain View County Land Use Bylaw no. 10/24

Dear Madam/Sir,

Please be advised that an application is being made on behalf of the owners of the **NW SEC 5 TWP 31 RGE 1 W5M** amend the Mountain View County Land Use Bylaw to rezone the lands from A Agricultural District to A (2) Agricultural (2) District. (see attached)

The reason for the rezoning is to allow the owner the opportunity to make an application to subdivide the land into four parcels. The A District has a minimum parcel size of 32.37 ha. (80 acres). While the A2 District has a minimum parcel size of 16.16 ha. (40 acres) or a smaller size designated by council. The subdivision that the owner hopes to propose will subdivide the quarter section into four parcels between approx., 36 and 50 acres in size. (see attached)

The change in the districting will not impact the future use of the land. The land is and will continue to be used for agriculture.

Should you have any questions, comments or concerns please contact the writer at 780-907-9663 or [ray@watkinsland.ca](mailto:ray@watkinsland.ca)

Sincerely

  
**Ray Watkins,  
Watkins Land Developments Ltd.**



PLANNING SERVICES

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TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

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Applicant: Watkins Land Developments Ltd.

Legal Description: NW Section 5 twp 31 Range 1 W5M

File Number: \_\_\_\_\_

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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, Ray Watkins of Watkins Land Developments Ltd. 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 Council makes a decision on the redesignation application.

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*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*

June 9, 2025

Date

Applicant's Signature