



June 22, 2022

File No.: PLRDSD20220254

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: SWEET, Patrick R.

Landowner: SWEET, Patrick R., SIMPSON, Karilynn L. and SWEET, Ronald F.

Legal: NE 9-33-3-5

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

Proposed Redesignation Area: 40.11 acres (16.23 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 July 22, 2022. Comments may be sent to the Planner by:

Email: dgonzalez@mvcounty.com; or

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

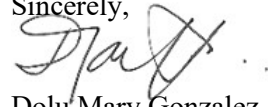
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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

Legend

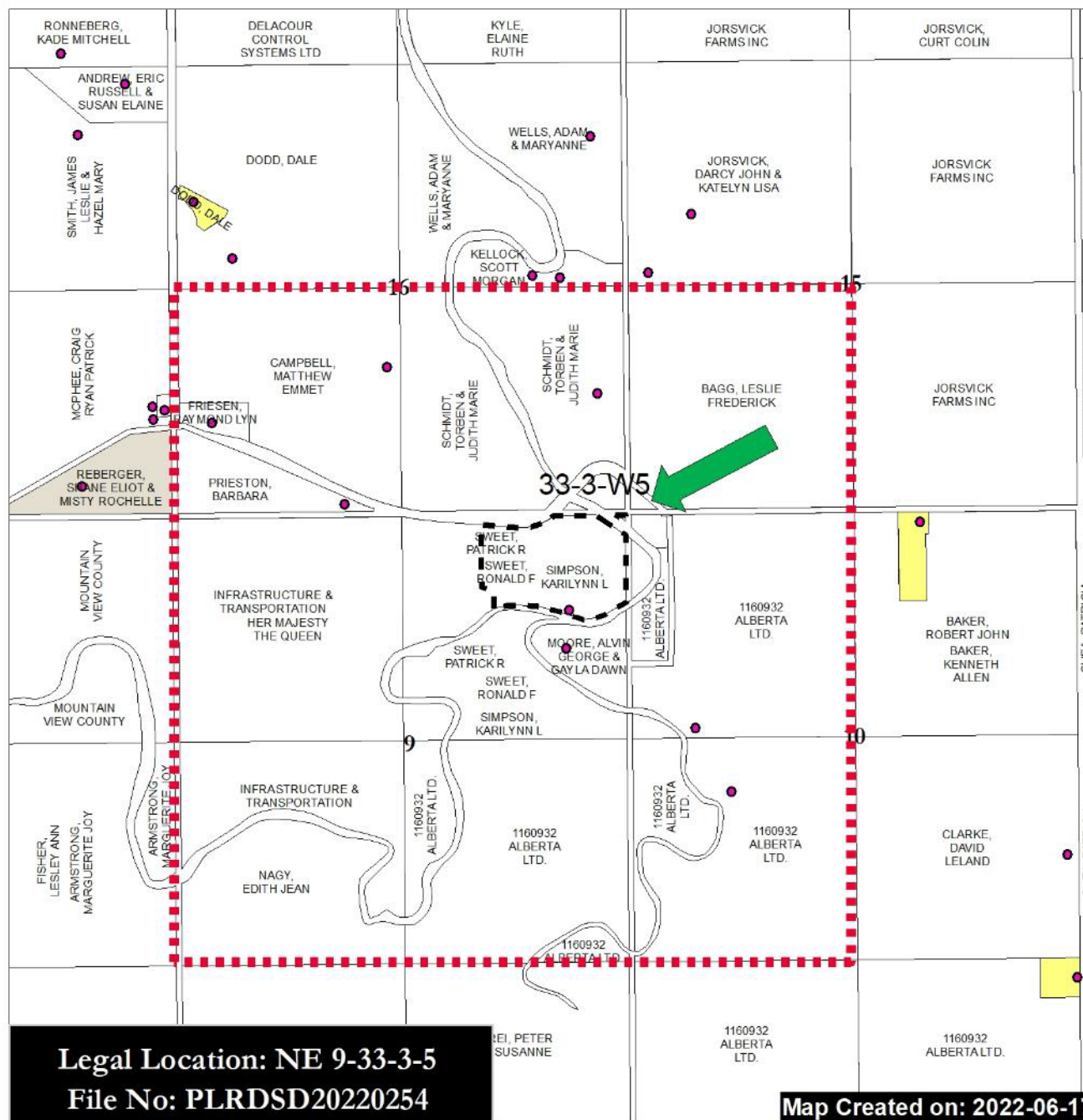
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



0 50 100 200 Meters

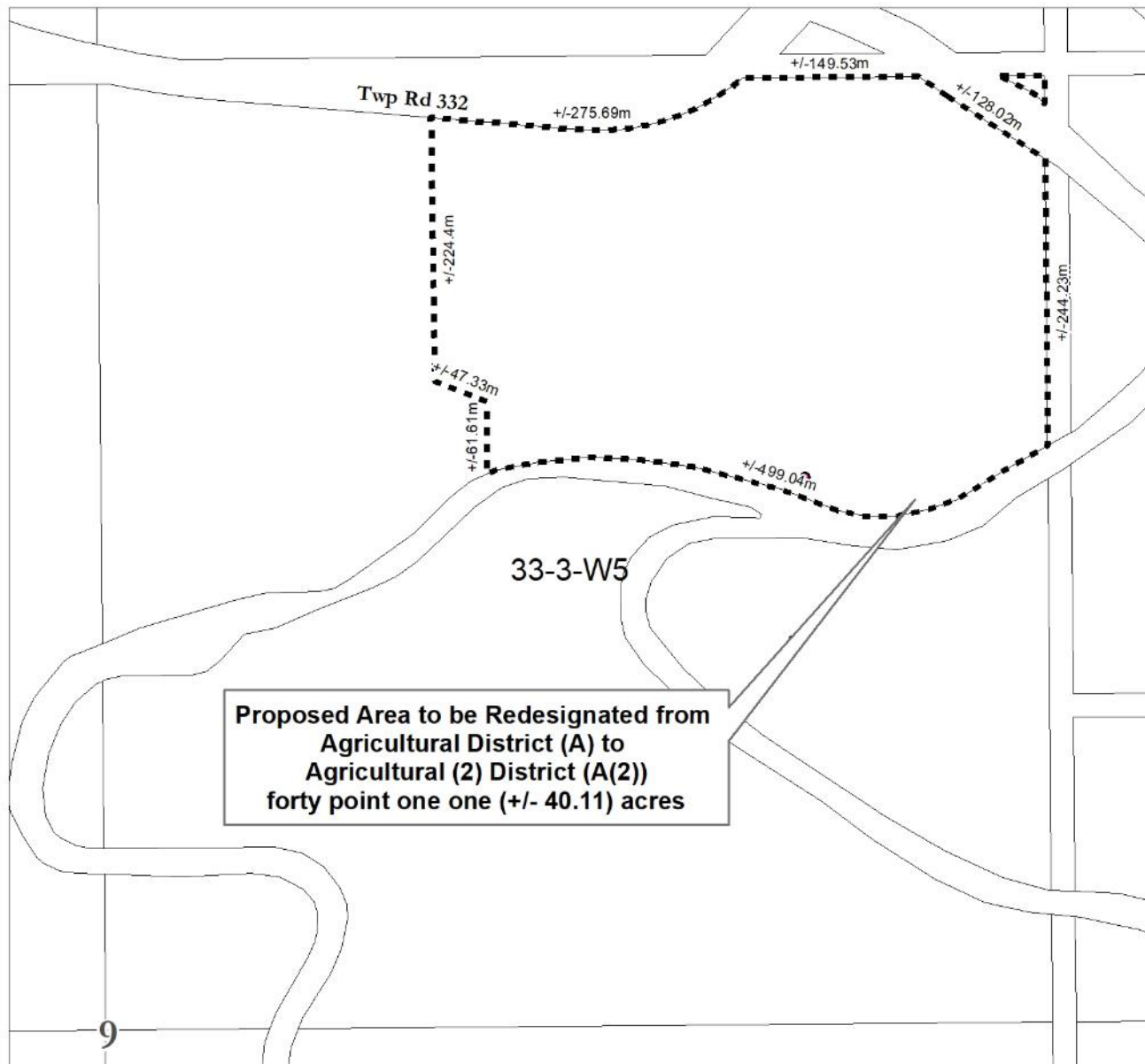
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: NE 9-33-3-5

File No: PLRDSD20220254

Map Created on: 2022-06-17



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 |



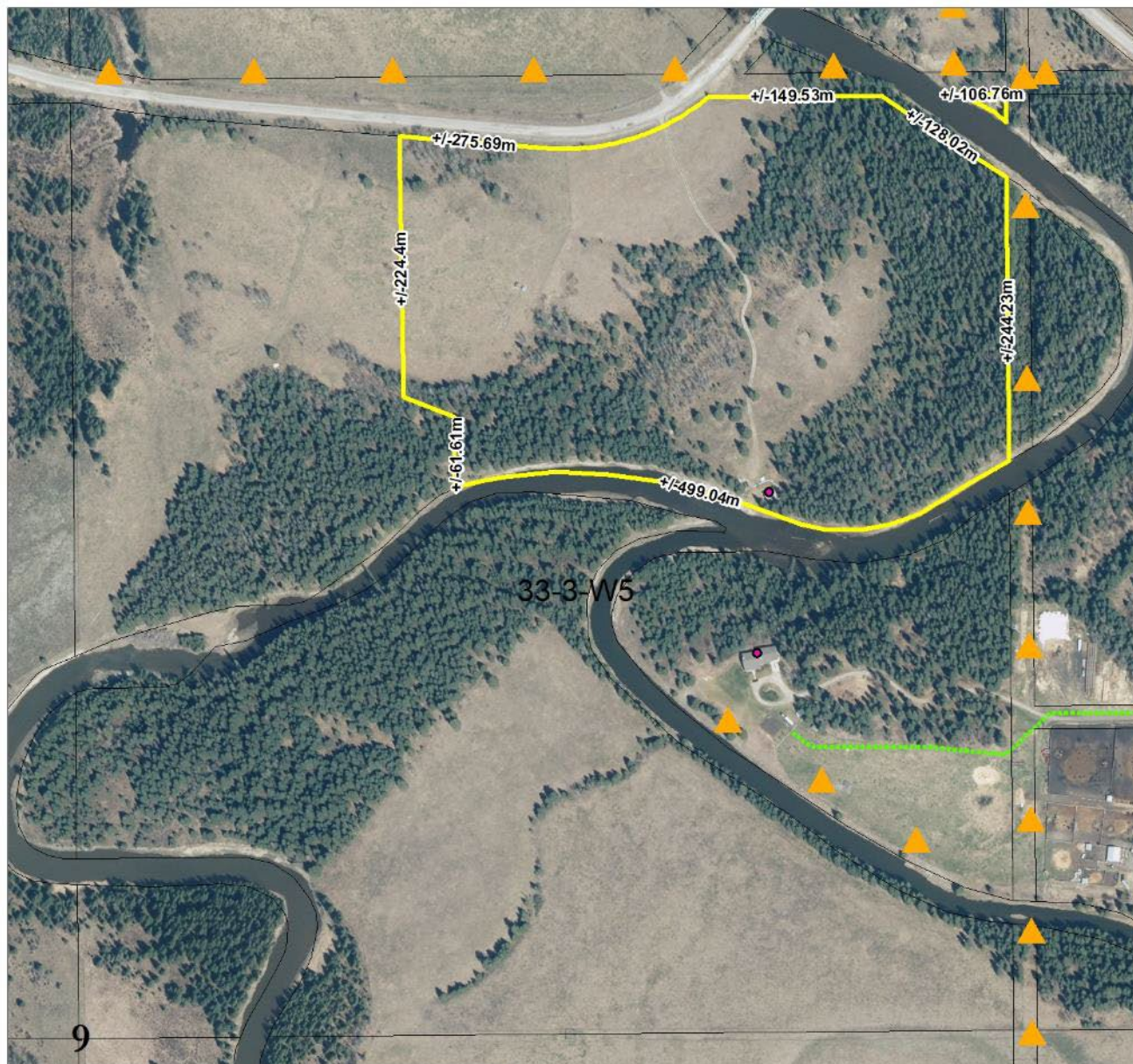
Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_MTM_AEP_Forest

Projection: Transverse_Mercator

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



Legal Location: NE 9-33-3-5

File No: PLRDSD20220254

Note: Air Photo was captured in 2020

Map Created on: 2022-06-17



Mountain View
COUNTY

REDESIGNATION & SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

CONTACT DETAILS

NAME OF APPLICANT: Patrick Sweet
Address: [REDACTED] Postal Code: [REDACTED]
Phone #: [REDACTED] Alternate Phone #: [REDACTED]
Fax #: [REDACTED] Email: [REDACTED]
LANDOWNER(S) (if applicant is not the landowner): Applicant is one of the owners.
Address: [REDACTED] 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. 9 Twp. 33 Range 3 West of 5 Meridian

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

Rural Address (if applicable): 33105 - Twp Rd 332

a. Area to be Redesignated/Subdivided: 40 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: 40 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: -NA-

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: -NA-

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: The Little Red Deer River - Dog Pound Creek.

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

If yes, state the facility: Harmattan East Compressor Station 06-15-033-03W5

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):

Please see attached letter

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Flat with minor contours

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): The land has a slough in N.W. corner, forested areas along river. Field + pasture areas are dominant.

Describe the kind of soil on the land (sandy, loam, clay, etc.): Silty sand with organic top layer.

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?

There is a log cabin circa 1970's, two metal storage sheds, and a temporary wooden storage shed used for honey production

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 There is an existing well.

If not, describe the manner of providing water and sewage disposal to the proposed subdivision.

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.

yes.

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Ronald Sweet, Patrick Sweet, Karlynn Simpson
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NE ¼ Section 9 Township 33 Range 3 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Patrick Sweet 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

June 8th 2022

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, Ronald Sweet, Patrick Sweet, Karlynn Simpson 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

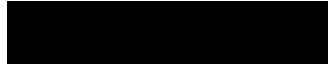
Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number _____ ☒ Visa ☐ M/C

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 *



May 14, 2021

Mountain View County
PO Bag 100, 10 – 1408 Twp Rd 320
Didsbury, AB T0M 0W0

Dear Councillors,

Re: Our application for subdivision of NE 9-33-3-W5M

Thank you for receiving our application. We would like to offer some background and context related to our request to subdivide the 139 acre property located at NE 9-33-3-W5M. This quarter section is located 12 miles west of Olds, at the confluence of the Little Red Deer River and Dog Pound Creek. From the original quarter, a 17 acre fragmented parcel was used as a Scout Camp for many years. It was granted a separate title for this use and subsequently, it became the property of Alvin and Gayla Moore shortly after we bought the 139 acre parcel in May, 1988.

We first began conversations with the county regarding subdivision in 2009. Policy changes in 2012 imposed new restrictions on the subdivision of quarter sections, and those of 2020 increased restriction even more. We understand and appreciate that these policy directions are in the interest of maintaining and preserving agricultural land.

Since our purchase in 1988 we have rented pasture for cattle, tended honeybees, gardened, hosted environmental education camps, participated in the local economy in Olds and Sundre, met many neighbours and made many friends. Each of our families has the future intention of living on the property to participate in a rural lifestyle. We will continue with pasturing cattle and honey production but will also pursue other agricultural and food production efforts.

It has always been our aim to increase the protection of environmentally significant areas. Subdivision, and the resulting increased occupation of the parcels will allow for better weed control and closer maintenance of the riparian land use area. We plan to construct improved fencing around environmentally significant wildlife corridors and along the riparian habitat, thus increasing the protection of this area. This would be an extension of an existing Riparian fencing project (Sweet Riparian project).

If accepted, our proposal would result in one subdivided portion of land 99 acres in area and a second 40 acres portion re-designated as Agricultural 2. Our plan is to build a house on each parcel. The homes would not negatively impact neighbouring properties or their vistas.

We have discussed our subdivision application with all adjacent neighbours and none have stated objections. Please see the attached letters of support from adjacent neighbours.

Thank you for considering our application. Please feel free to contact us if there are questions or concerns that we may address.

Yours truly,

Ron Sweet

Patrick Sweet

Karilynn Simpson



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

Patrick Sweet

Legal Description:

NE - 9 - 33 - 3 - 5

File Number:

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.

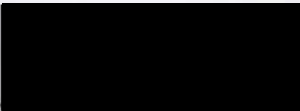
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60 day period has expired.

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, Patrick Sweet 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.

June 8th 2022
Date


Applicant's Signature

2022

County of Mountain View

Re: Subdivision Application for NE-9-33-3-5

We have been informed of the planned subdivision at NE-9-33-3-5 into two proposed parcels, neither of which is less than 40 acres and with access roads from Twp Road 332. We do not object the proposed subdivision at NE-9-33-3-5 into two parcels as described in the picture the owners sent us.

Regards,

[REDACTED]

[REDACTED]

SW 16-33-3-45

2022

County of Mountain View

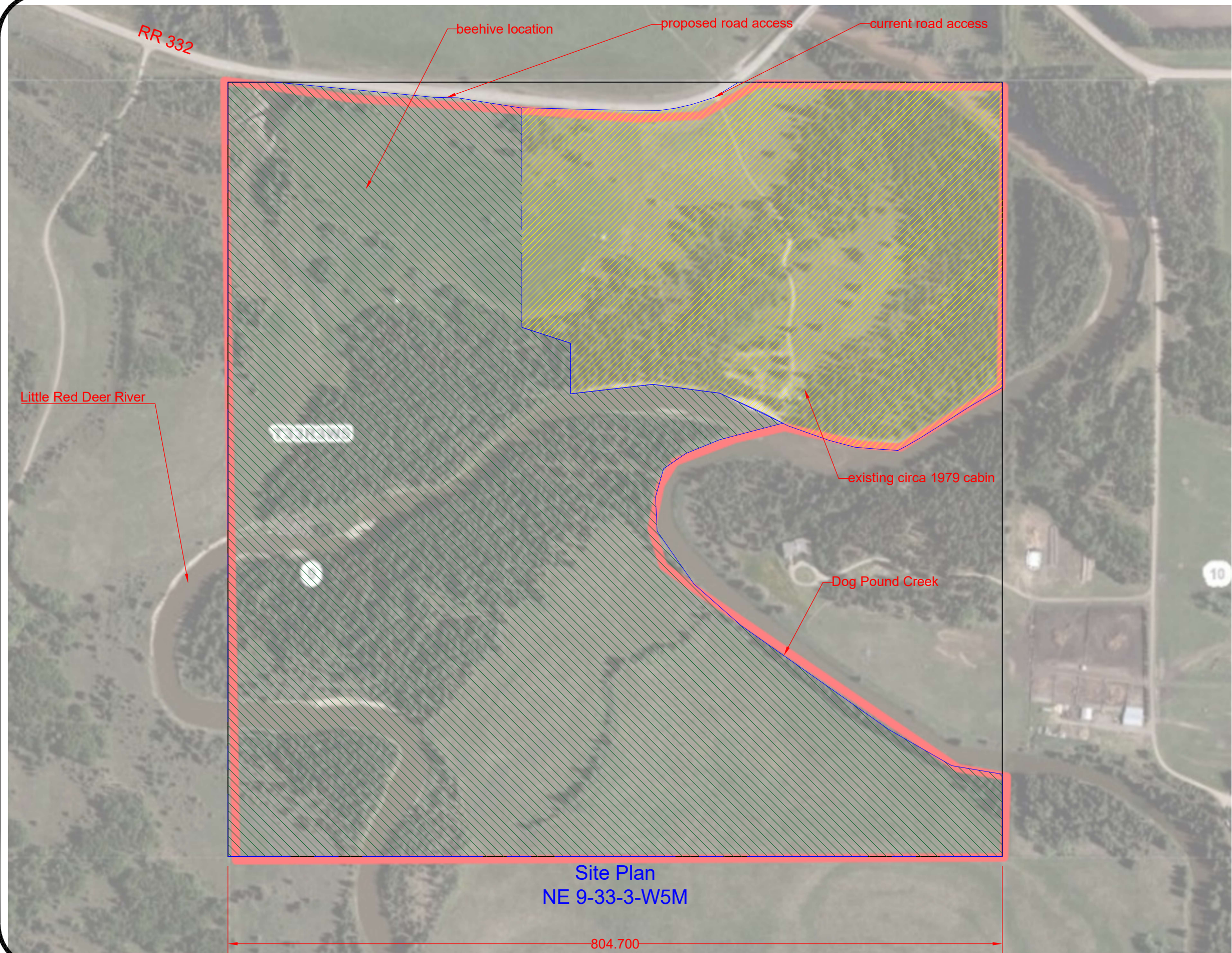
Re: Subdivision Application for NE-9-33-3-5

We have been informed of the planned subdivision at NE-9-33-3-5 into two proposed parcels, neither of which is less than 40 acres and with access roads from Twp Road 332. We do not object the proposed subdivision at NE-9-33-3-5 into two parcels as described in the picture the owners sent us.

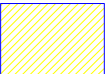
Regards,

A black rectangular redaction box covering the printed name of the sender.

We have no objections at all



Legend



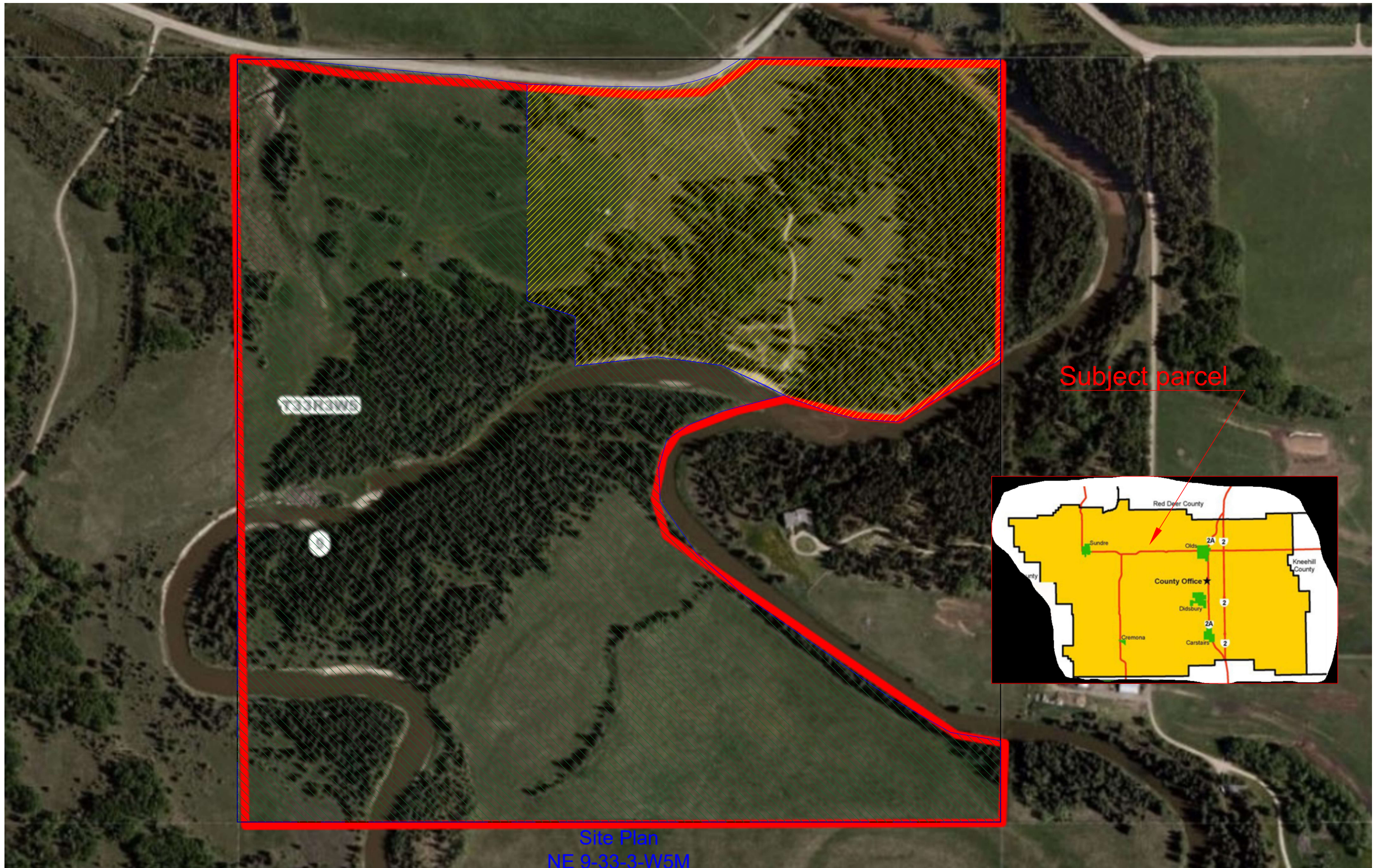
Proposed 40 acre subdivided parcel - redesignated to Agricultural 2



Proposed 99 acre subdivided parcel - remains Agricultural 1

NOTES

- Current total of area of parcel = 139 acres
- Artesian water well existing on the site
- Septic tank existing
- No buildings to be removed or demolished
- No gas or pipelines on site
- All dimensions in meters



Subject parcel



Site Plan
NE 9-33-3-W5M

MVC Land Use with Web A

Legend

- Private, paved
- Roads - Outside County
- Road - Primary/Secondary Highways
- Towns/Village
- Section Number Grid

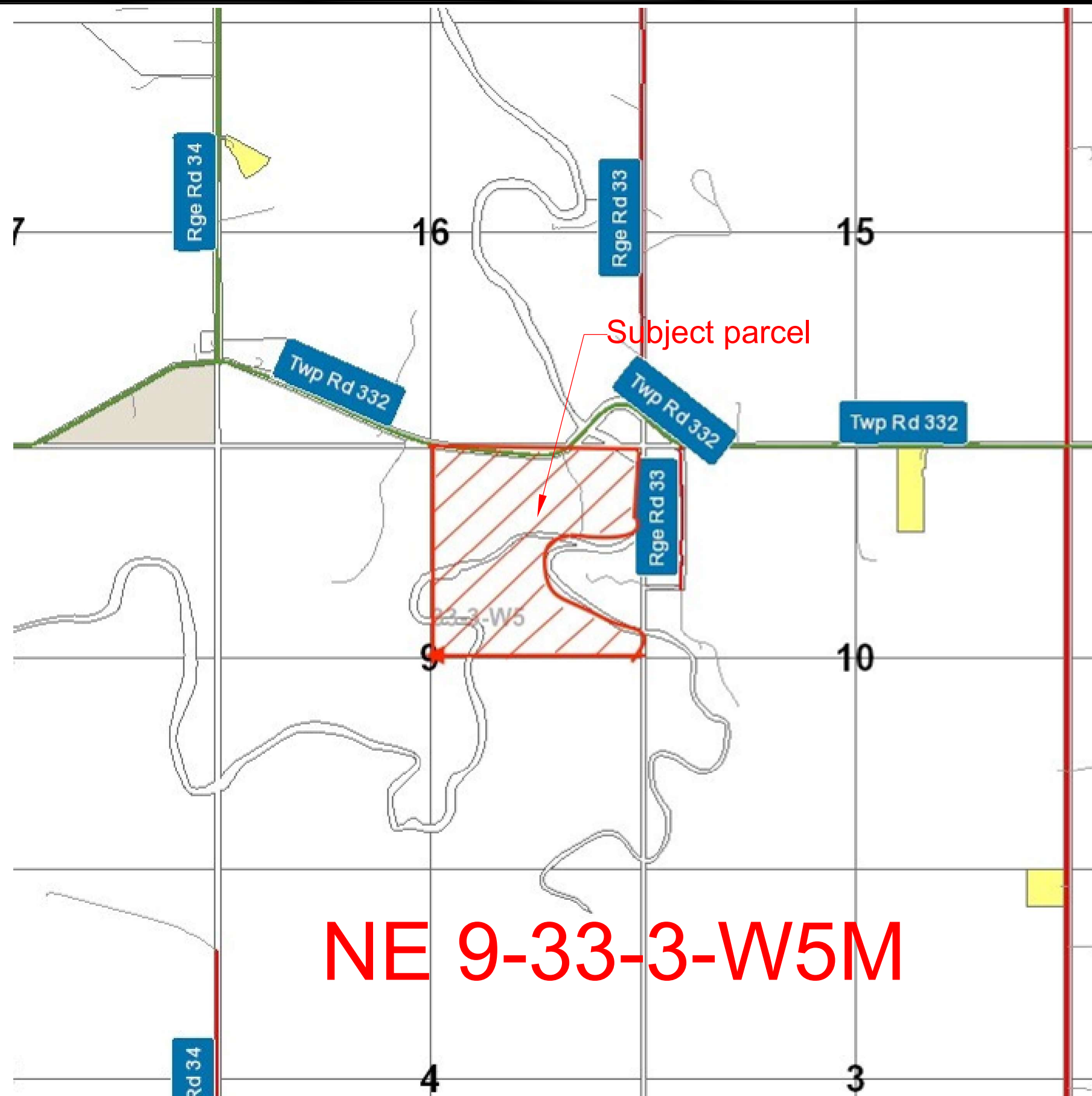
Land Use Zoning

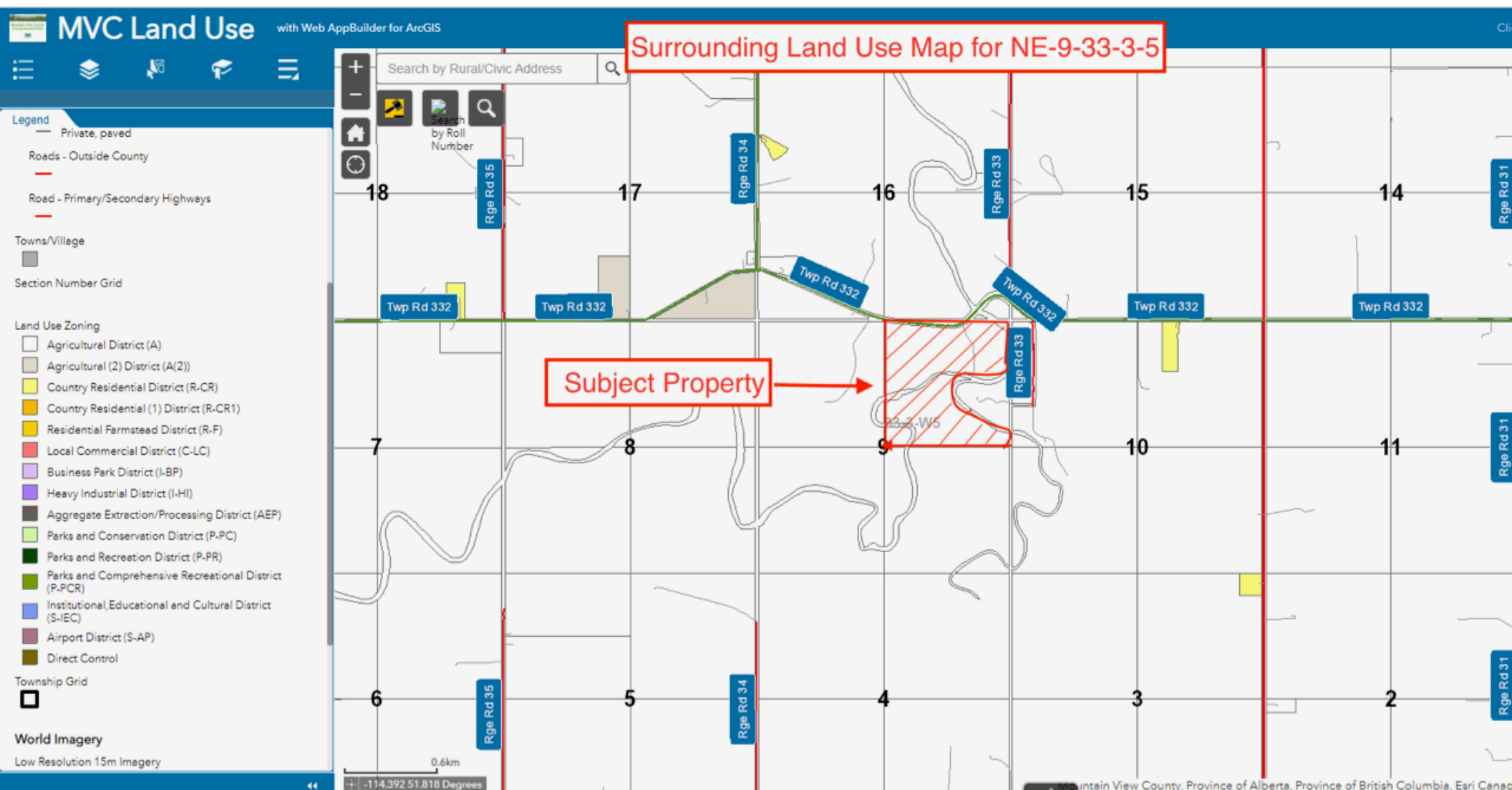
- Agricultural District (A)
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- Parks and Recreation District (P-PR)
- Parks and Comprehensive Recreational District (P-PCR)
- Institutional, Educational and Cultural District (S-IEC)
- Airport District (S-AP)
- Direct Control

Township Grid



World Imagery

Low Resolution 15m Imagery







| | | |
|--|--|---|
| Abandoned Well Map | Base Data provided by: Government of Alberta | |
| | Author XXX | Printing Date: 6/9/2022 |
| 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 | 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  |