



October 09, 2025

File No.: PLRDSD20250303

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: KULCSAR, Gerard

Landowner: WEST BAY JUNCTION DEVELOPMENT LTD

Legal: NE 27-32-4-5

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

Proposed Redesignation Area: 49.07 acres (19.86 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 November 08, 2025. Comments may be sent to the Planner by:

Email: rpohl@mvcounty.com; or

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

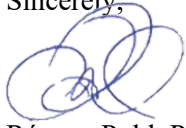
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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@mvcounty.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 4(c) of the Protection of Privacy Act (POPA) 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.**





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

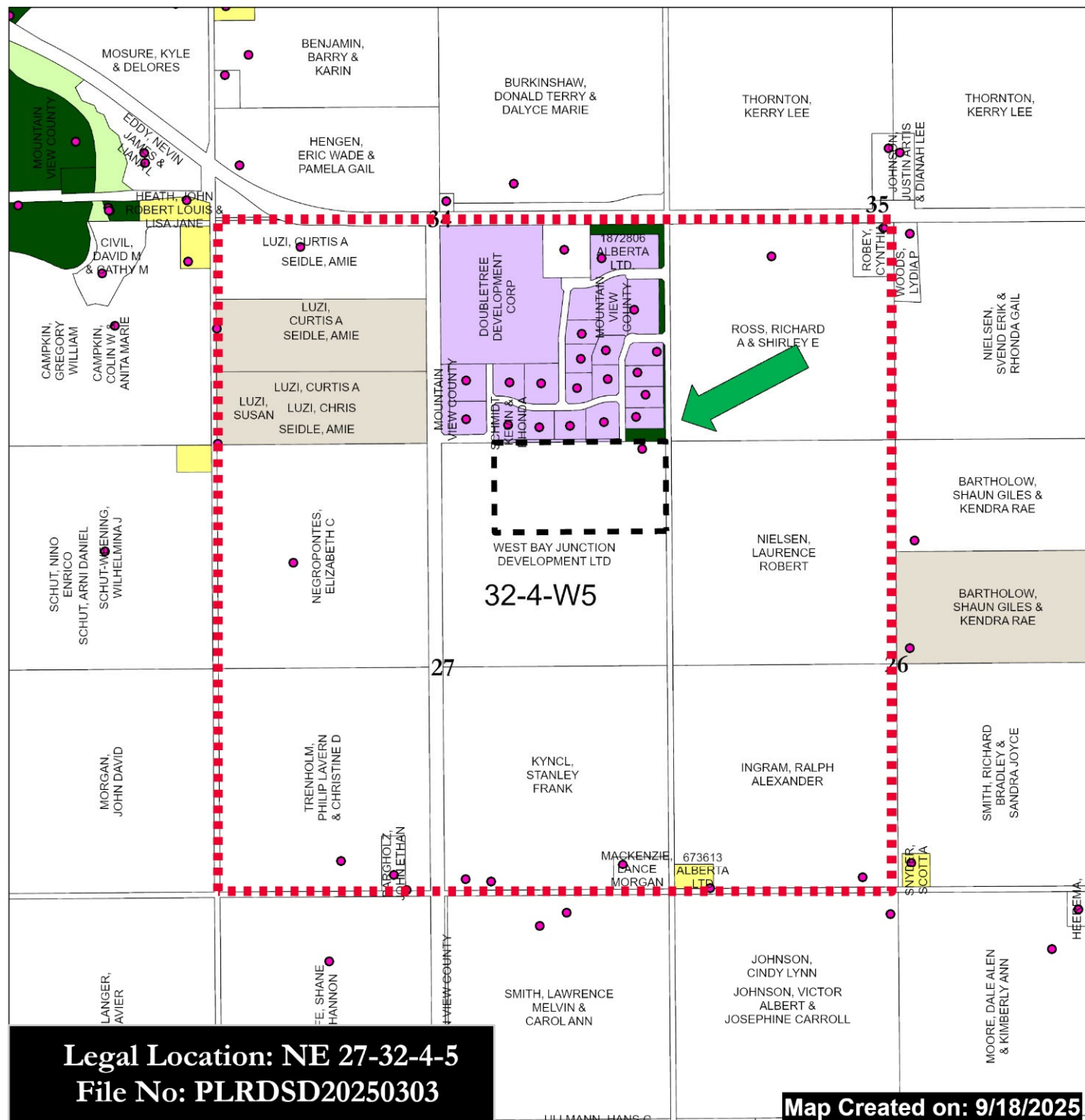
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District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



Legal Location: NE 27-32-4-5
File No: PLRDSD20250303

Map Created on: 9/18/2025



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**
 - 6.5 m
- Wells**
 - ABANDONED OIL (2)
 - OIL ABANDONED ZONE (1)
 - PUMPING OIL (4)



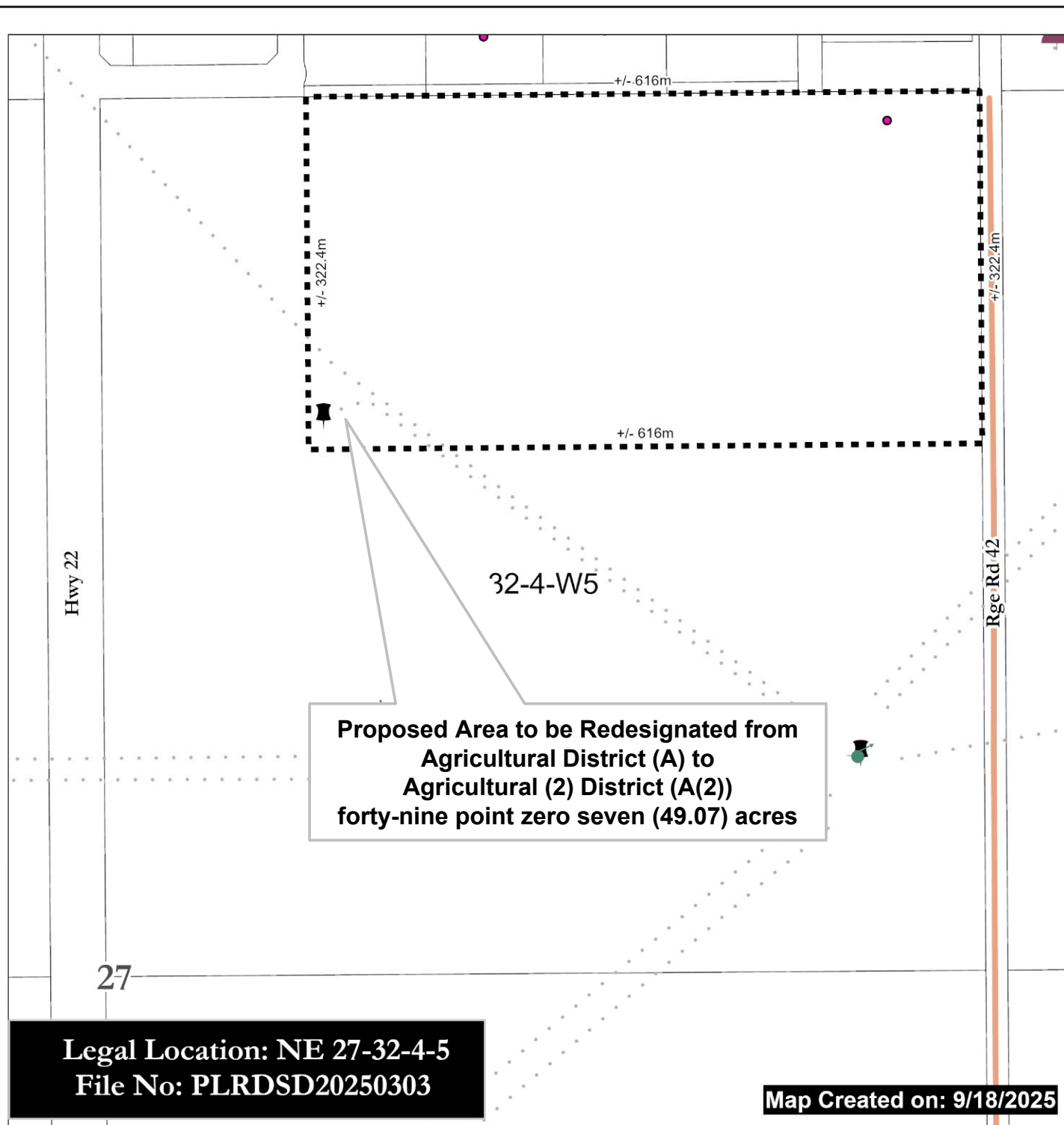
0 50 100 Meters

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



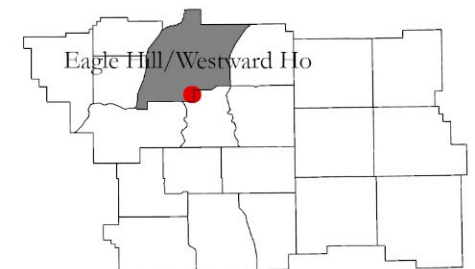


Mountain View COUNTY

Site 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> |

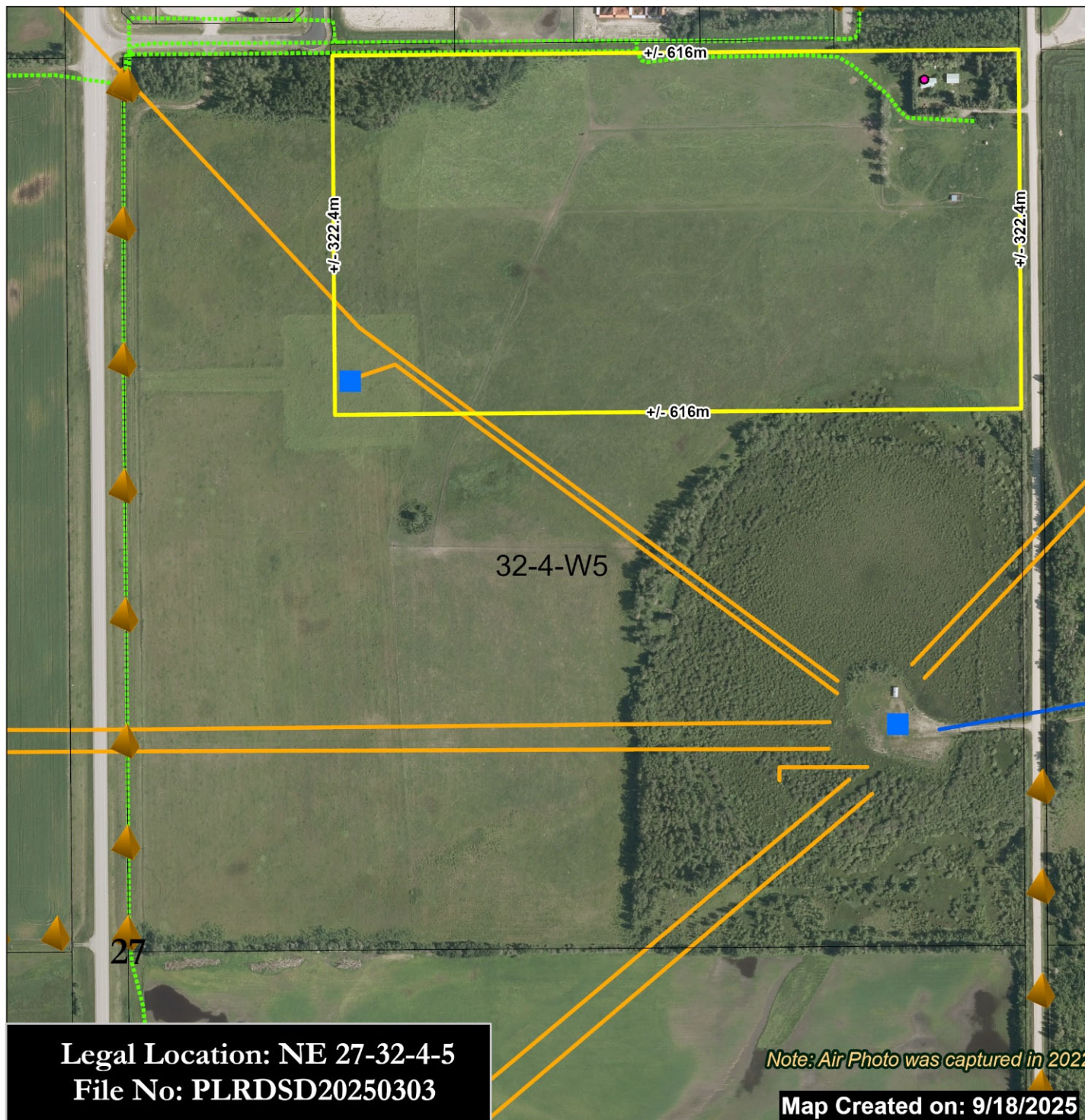


012.25 50 75 100 125 150 175 Meters

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: NE 27-32-4-5
File No: PLRDSD20250303

Note: Air Photo was captured in 2022

Map Created on: 9/18/2025



Mountain View
COUNTY

REDESIGNATION and/or SUBDIVISION APPLICATION

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

File Number PLRDS20250303

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) Gerard Kulcsar

Address: [REDACTED] Didsbury, AB Postal Code: TOM 0W0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): West Bay Junction Development Ltd.

Address: [REDACTED] Postal Code: T3Z 1C1

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 1/4 Sec. 27 Twp. 32 Range 4 West of 5 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: ~~16~~ 64.7 acres () / ~~64.7~~ 26 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: 1

Size of new parcel(s) proposed: 49.07 acres / 19.86 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: Hwy 22 and Hwy 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: SEASONAL CREEK

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 proposed subdivision is to facilitate the relocation of the Stoney Soil Products Ltd. facility from it's present location to a site which provides land use compatibility and unfettered access to the provincial transportation network.

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.): cleared, natural vegetation, brush, tree stands near perimeter

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

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)?

The existing dwelling unit and several of the outbuildings are in poor repair

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. The septic tank and field system serviced the existing dwelling unit with a water well as shown on the attached well report to be retained

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, West Bay Junction Development Ltd.

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

All/part of the NE ¼ Section 27 Township 32 Range 4 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Gerard Kulcsar 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, Jim Bridgewater, have authority to bind West Bay Junction Development 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

J. BRIDGEWATER
Name of Witness (please print)

AUTHORIZATION

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

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

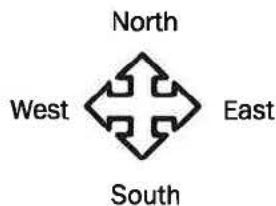
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

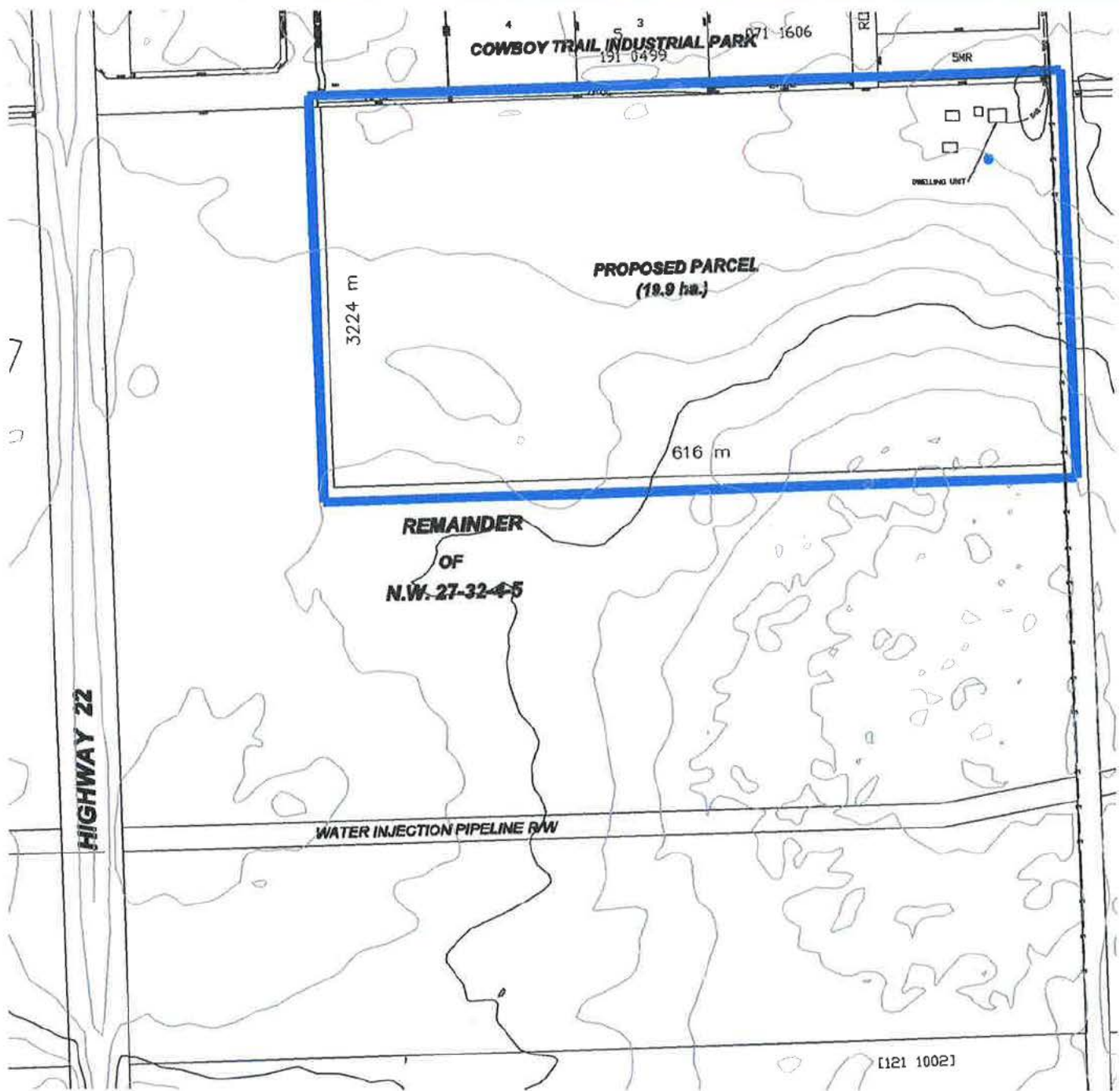
The Site Plan shall include the following:

- ☐ 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 ATTACHED.	R O A D
	Indicate name of ROAD if applicable	





WATER WELLS ●
 NATURAL GAS — GAS — GAS —
 ELECTRICAL — E — E — E —

WESCOTT CONSULTING GROUP

Land Use Planning - Subdivision - Development
 CAD/GIS Integration & Mapping
 318-207 Sunset Drive
 Cochrane, Alberta T4C0H7
 bob_wescott@shaw.ca (403) 862-9323

CLIENT

WEST BAY JUNCTION LTD.

PROJECT TITLE

PROPOSED SUBDIVISION

DRAWING TITLE

TENTATIVE PLAN
 N.E. 27-32-4-5

PROJECT NO.
 RTW144

DATE
 8/24/2025
 DRAWN
 RTW

SCALE
 NTS
 CHECKED

FILE NO.
 RTW144

DWG. NO.
 RTW144 - SUB1

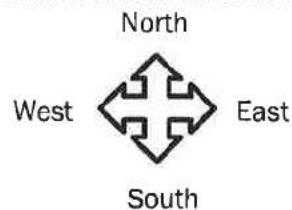
SURROUNDING LAND USE MAP

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.

A(2)	I-BP	A
A	A	A
A		A

Each square represents a ¼ Section.

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





PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Gerard Kulcsar

Legal Description: NE-27-32-4-W5

File Number: PLRDSP20250303

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.

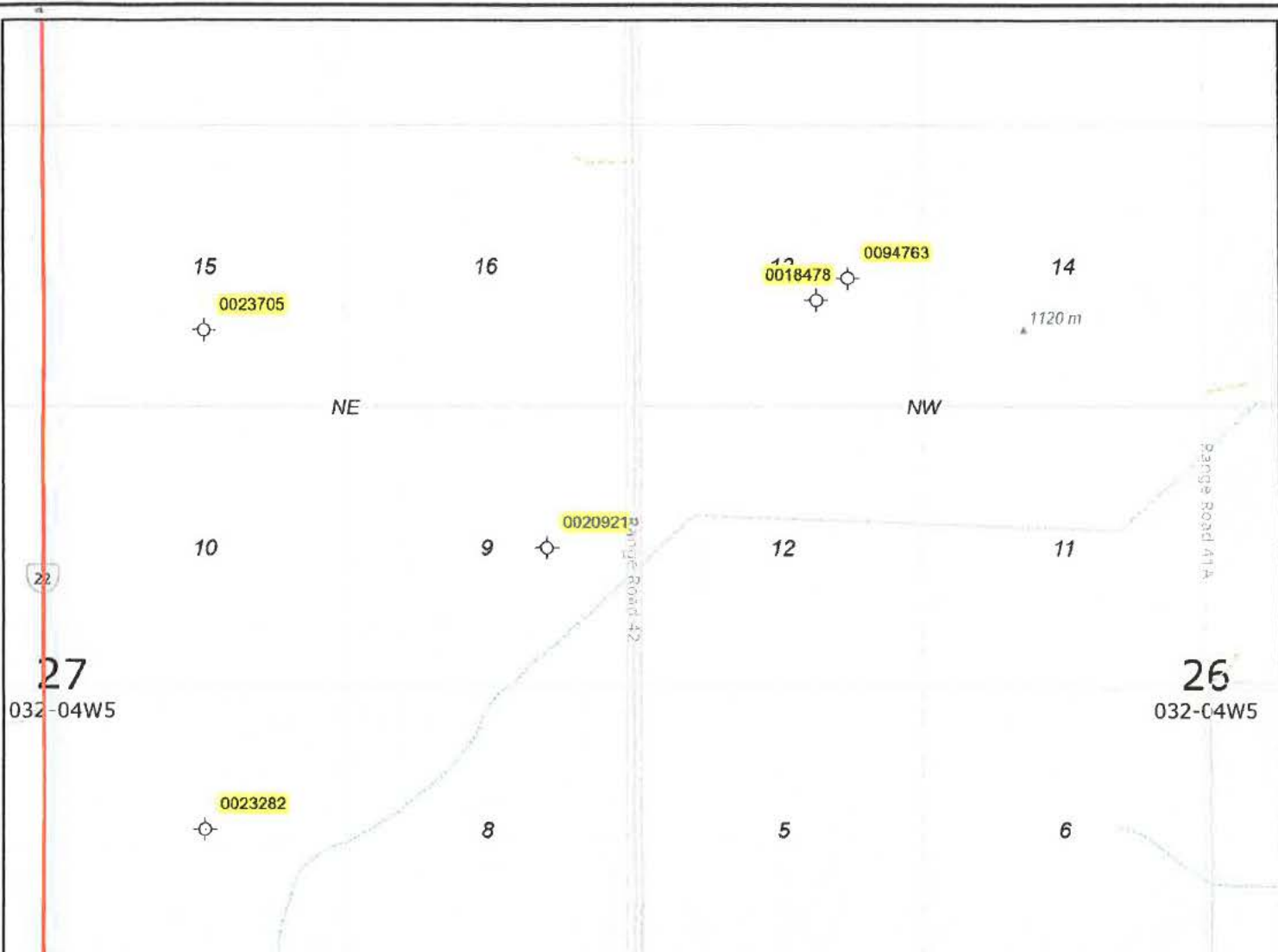
In accordance with Section 681(1)(b) of the *Municipal Government Act*, if you concur with our request, please complete the agreement set out below.

I/We, Gerard Kulcsar 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.

Sept 25
Date

[Redacted Signature]

Applicant's Signature



Alberta Energy Regulator, Sources: Esri, DeLorme, 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

Abandoned Wells N.E. 27-32-4-5

Base Data provided by: Government of Alberta

Author:

West Bay Junction Ltd

Print Date:

8/25/2025

Legend

- Abandoned Wells
- Revised Location
- Revised Location Point
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L
 - Secondary Undivided 4L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
- Roads - Other
 - Unimproved
 - Unclassified
 - Truck Trail
 - Winter
 - Ford Winter Crossing
 - Ferry Route
 - Gravel Road (20K)
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Primary Undivided 1L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
 - Railway (20K Large Scale)
 - Single Line
 - Double Line
 - Multiple Line
 - Spare Line
 - Abandoned
 - ATS LSD label
- ATS LSD with Road
- ATS Quarter Section label
- ATS Quarter Section with
- ATS Section label (large)
- ATS Section with Road
- ATS Township (large scale)
- Provincial Boundary
- Lake Label (20K)
- River Label (20K)
- Lake/River (20K)
 - Lake or River
 - Lake or River
 - Reservoir
 - Infield
 - Major Canal
 - Oxbow
 - Quarry
 - Dugout
- Intermittent Lake
 - Intermittent Lake
 - Intermittent Oxbow
- Sandbar / Wetland /
 - Sandbar

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 1:14,652



**Alberta
Energy
Regulator**



0020921

[Zoom to Result\(s\)](#) [Remove From Favorites](#)

Licence Number 0020921
 Licensee Name Loyal Energy (canada) Operating Ltd.
 Status Abandoned
 Latitude 51.775038
 Longitude -114.475850
 Fluid CRUDE OIL
 Licence Surface 09-27-032-04W5
 Location Label
 Licensee Id A7X9
 Address 1 Suite 700, 222 - 3rd Ave SW
 Address 2
 City Calgary
 Province AB
 Postal Code T2P 0B4
 Phone Number (587) 391-7729

File Attachments

No attachments

0023705

[Zoom to Result\(s\)](#) [Remove From Favorites](#)

Licence Number 0023705
 Licensee Name Loyal Energy (canada) Operating Ltd.
 Status Abandoned
 Latitude 51.777835
 Longitude -114.482949
 Fluid CRUDE OIL
 Licence Surface 15-27-032-04W5
 Location Label
 Licensee Id A7X9
 Address 1 Suite 700, 222 - 3rd Ave SW
 Address 2
 City Calgary
 Province AB
 Postal Code T2P 0B4
 Phone Number (587) 391-7729

File Attachments

No attachments