



August 22, 2025

File No.: PLRDSD20250280

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant: TAYLOR, Ken**

**Landowner: BIRD, Bruce Lionel & Sharon Lee**

**Legal: SE 30-30-3-5**

**From: Agricultural District (A) To: Country Residential District (R-CR)**

**Proposed Redesignation Area: 5.00 acres (2.02 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 September 21, 2025. Comments may be sent to the Planner by:

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

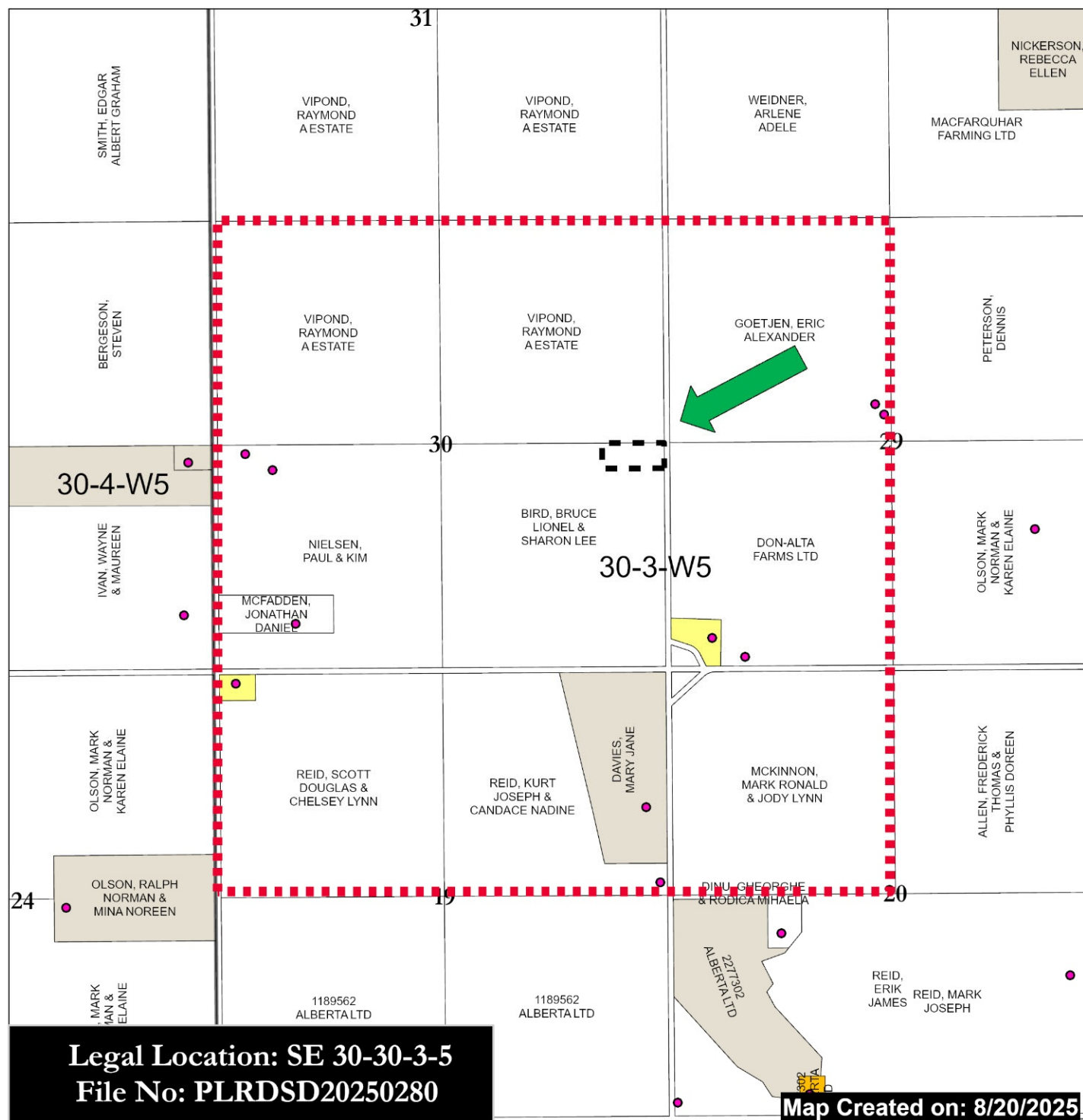
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District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





## 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 m
  - 6.5 m
- Wells**
  - ⬠ ABANDONED ZONE (1)
  - ⬠ FLOWING GAS (1)
  - ⬠ PUMPING OIL (1)
- Wells Buffer**
  - 100 m



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

30

30-3-W5

**Proposed Area to be Redesignated from  
Agricultural District (A) to  
Country Residential District (R-CR)  
five point zero zero (+/- 5.00) acres**

**Legal Location: SE 30-30-3-5  
File No: PLRDSD20250280**

**Map Created on: 8/20/2025**







# 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 PLRDS20250280

## 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) Ken M. Taylor

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

Phone [REDACTED] Alternate Phone #: [REDACTED]

Fax #: — Email [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Bruce + Sharon Bird

Address [REDACTED] Carstairs A.B. Postal Code: T0M 0N0

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

Fax #: — Email [REDACTED]

PROPERTY DETAILS

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

All/part of the S1E 1/4 Sec. 30 Twp. 30 Range 3 West of 5 Meridian

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

Rural Address (if applicable): —

a. Area to be Redesignated/Subdivided: 5 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: 5 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: —

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 first parcel from Quarter



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.): some trees on east side

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)?                     

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

drilled well & septic tank & field

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, BRUCE & SHARON BIRD,  
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SE ¼ Section 30 Township 30 Range 3 West of 5 Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

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



August 8, 2025  
Date

August 8, 2025  
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  ☒ 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 application is being collected under the authority of Section 4(c) of the  
Alberta Protection of Privacy Act (POPA) for the purpose of Redesignation and/or /Subdivision. Any inquiries relative  
to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA  
legislative@mvcounty.com 403-335-3311



7/23/2025, 9:17:24 AM

## Land Use Zoning

- Agricultural District (A)
- Country Residential District (R-CR)
- Section Number Grid

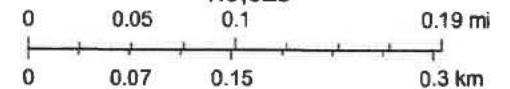
## Roads - Private

- Private, gravel
- Roads - County
- Gravel

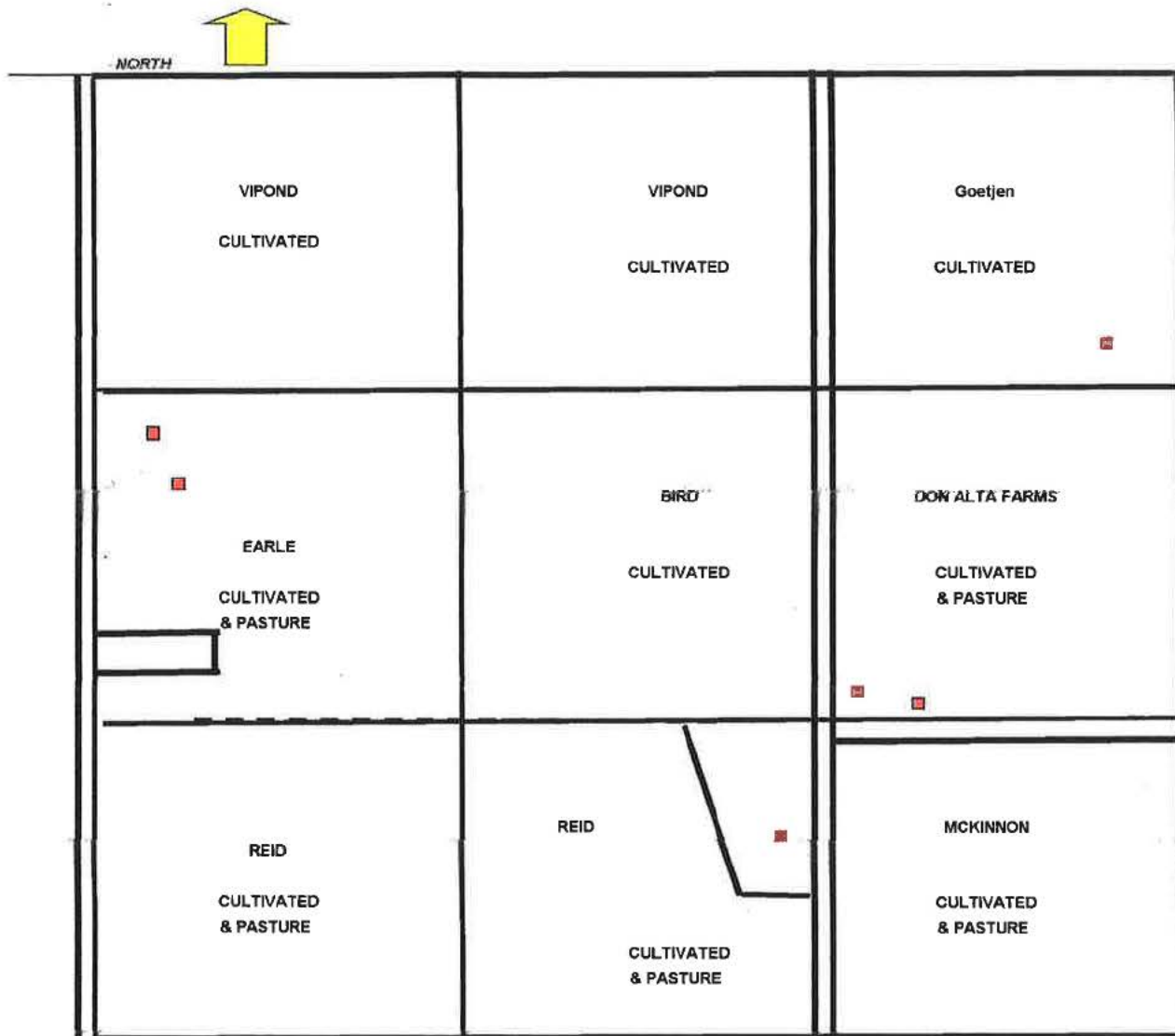
## Image

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:9,028



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



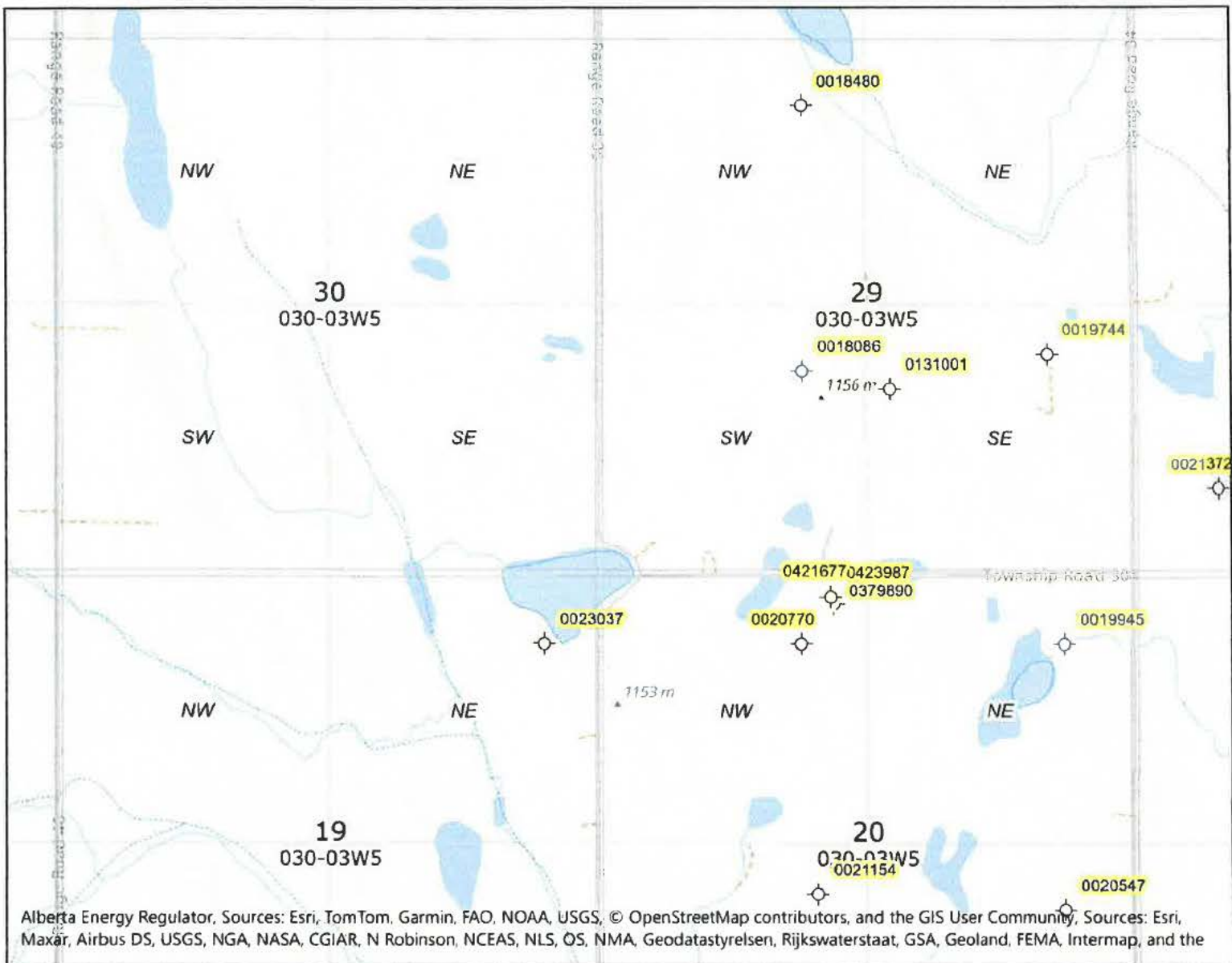
## SURROUNDING LAND USES

MOUNTAIN VIEW COUNTY

APPLICANT SIGNATURE:







Alberta Energy Regulator, Sources: Esri, TomTom, 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

<Layout Title>

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

8/10/2025

## Legend

<ul style="list-style-type: none"> <li>Abandoned Works</li> <li>Revised Locations</li> <li>Revised Location Point</li> </ul>	<ul style="list-style-type: none"> <li>Unimproved</li> <li>Unclassified</li> <li>Truck Trail</li> <li>Winter</li> <li>Ford Winter Crossing</li> <li>Ferry Route</li> </ul>	<ul style="list-style-type: none"> <li>ATS Quarter Section with</li> <li>ATS Section label (medium)</li> <li>ATS Section with Road</li> <li>ATS Township (large scale)</li> <li>Provincial Boundary</li> <li>Lake Label (20K)</li> <li>River Label (20K)</li> </ul>
<b>Paved Road (20K)</b> <ul style="list-style-type: none"> <li>Primary Divided</li> <li>Primary Divided</li> <li>Primary Undivided 4L</li> <li>Primary Undivided 4L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 1L</li> <li>Interchange Ramp</li> <li>Interchange Ramp</li> <li>Secondary Divided</li> <li>Secondary Divided</li> <li>Secondary Undivided 4L</li> <li>Secondary Undivided 4L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 1L</li> <li>Secondary Undivided 1L</li> </ul>	<b>Gravel Road (20K)</b> <ul style="list-style-type: none"> <li>Primary Undivided 2L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 1L</li> <li>Primary Undivided 1L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 1L</li> <li>Secondary Undivided 1L</li> </ul>	<b>Lake/River (20K)</b> <ul style="list-style-type: none"> <li>Lake or River</li> <li>Lake or River</li> <li>Reservoir</li> <li>Icefield</li> <li>Major Canal</li> <li>Oxbow</li> <li>Quarry</li> <li>Dugout</li> </ul>
<b>Railway (20K Large Scale)</b> <ul style="list-style-type: none"> <li>Single Line</li> <li>Double Line</li> <li>Multiple Line</li> <li>Spur Line</li> <li>Abandoned</li> <li>ATS Quarter Section label</li> </ul>	<b>Intermittent Lake</b> <ul style="list-style-type: none"> <li>Intermittent Lake</li> <li>Intermittent Oxbow</li> </ul>	<b>Sandbar / Wetland /</b> <ul style="list-style-type: none"> <li>Sandbar</li> <li>Sandbar</li> <li>Sandbar</li> </ul>

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 1:29,669



**Alberta  
Energy  
Regulator**



**KEN M. TAYLOR**



August 10, 2025

Mountain View County

Box 100, Didsbury Alberta TOM OWO

Attention: Planning and Development Department

Dear Staff:

**RE: SE-30-30-3-W5 REDESIGNATION AND SUBDIVISION**

Enclosed is a Redesignation and subdivision application for a first parcel from a quarter.

Land is owned by Bruce and Sharon Bird.

If you have any questions pertaining to this application please contact the undersigned.

Yours truly,

A black rectangular redaction box covering the signature of Ken M. Taylor.

Ken M. Taylor



PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

Ken M. Taylor

Legal Description:

SE-30-30-3-WS

File Number:

PLRDSD20250280

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, Ken M. Taylor 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.

*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.*

Date

Aug 11 / 25

Applicant's Signature