



September 22, 2023

File No.: PLSD20230334

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Subdivision: Boundary Adjustment

Applicant: COOPER, William Perry and Ronda Mae

Landowner: COOPER, William Perry & Ronda Mae; VISSER, Leendert & Ingelise; and
DODD, Brandon Troy & Cassandra Gale

Legal: Plan 1012570 Block 1 Lot 1, Lot 2 & Lot 3 all within the SW 3-33-2-5

Proposed Subdivision:

- a) To subdivide (+/-) 0.1 ac from Plan 1012570 Block 1 Lot 2 to be consolidated with Plan 1012570 Block 1 Lot 1 to become a parcel of 1.49 acres.
- b) To subdivide (+/-) 0.1 ac from Plan 1012570 Block 1 Lot 2 to be consolidated with Plan 1012570 Block 1 Lot 3 to become a parcel of 1.49 acres.

You are receiving this notification letter because there is a proposal for subdivision, a Boundary Adjustment, within the vicinity of your property (see attached map) and you are invited to provide comment.

Mountain View County has received a subdivision application for Boundary Adjustment on the above noted properties. 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 October 22, 2023. 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

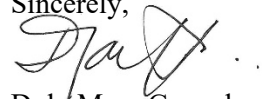
Include your contact information including your mailing address, telephone number, and email address so that we may provide you with notice of meetings regarding this file. Your letter will be provided to the

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 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

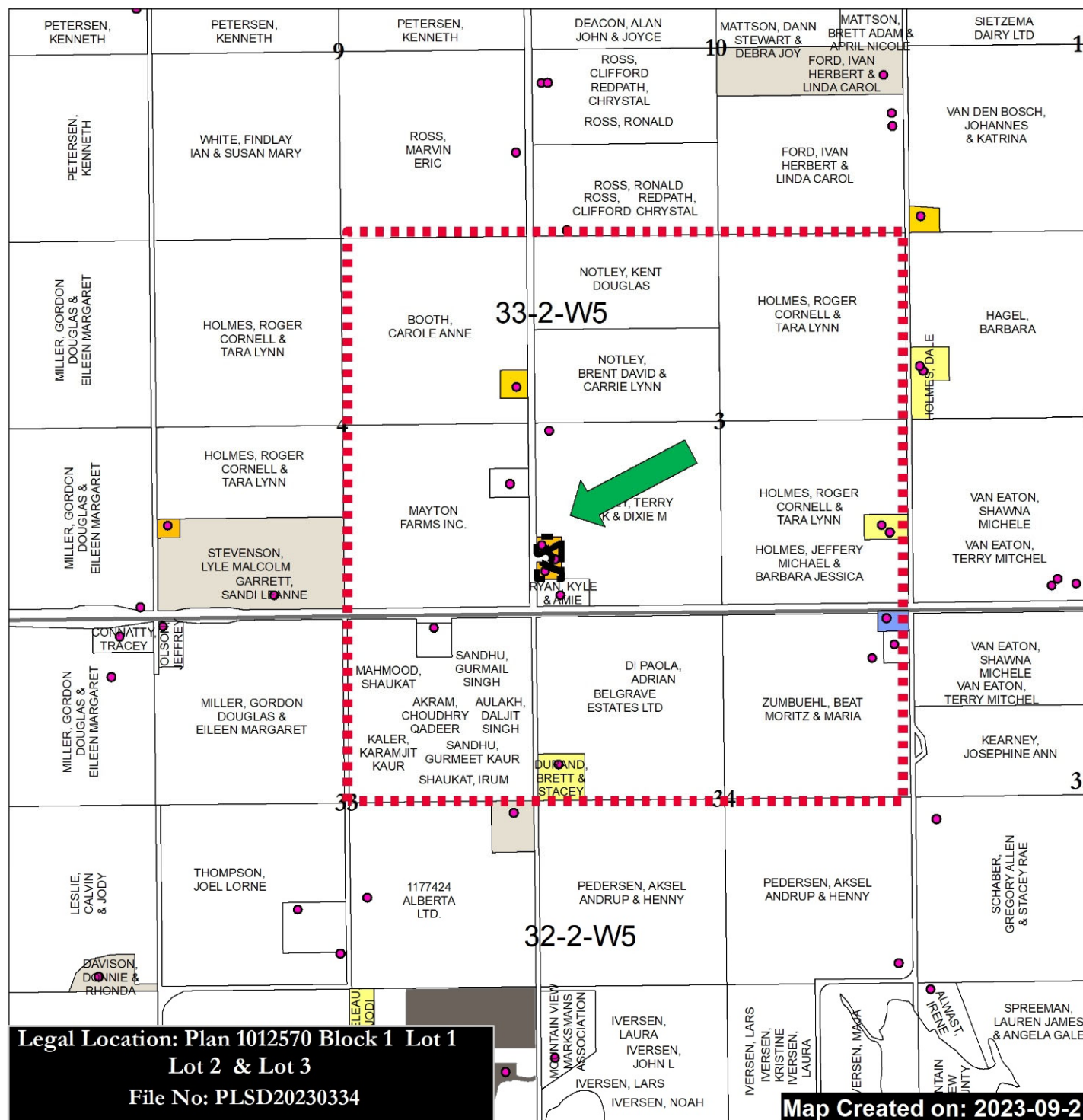
- Rural Address
- ▭ Proposed Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business 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: 1:24,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View COUNTY

Site Sketch - Subdivision

Legend

- Application Location
- Rural Address
- - - Pipelines
- AltaLink Power Line
- ▨ Altalink Powerline Buffer (30m)
- - - Proposed Redesignation Boundary



Scale: 1:2,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

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

Proposed Area (+/- 0.1ac) of Plan 1012570
Block 1 Lot 2 to be Subdivided and consolidated
with Plan 1012570
Block 1 Lot 1 to become total of
one point four nine (+/- 1.49) acres

Proposed Area Plan 1012570
Block 1 Lot 2 will be from 1.4 acres to become
one point two (+/- 1.2) acres

Proposed Area (+/- 0.1ac) of Plan 1012570
Block 1 Lot 2 to be Subdivided and consolidated
with Plan 1012570
Block 1 Lot 3 to become total of
one point four nine (+/- 1.49) acres

Legal Location: Plan 1012570 Block 1 Lot 1
Lot 2 & Lot 3
File No: PLSD20230334

Map Created on: 2023-09-21



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 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 |

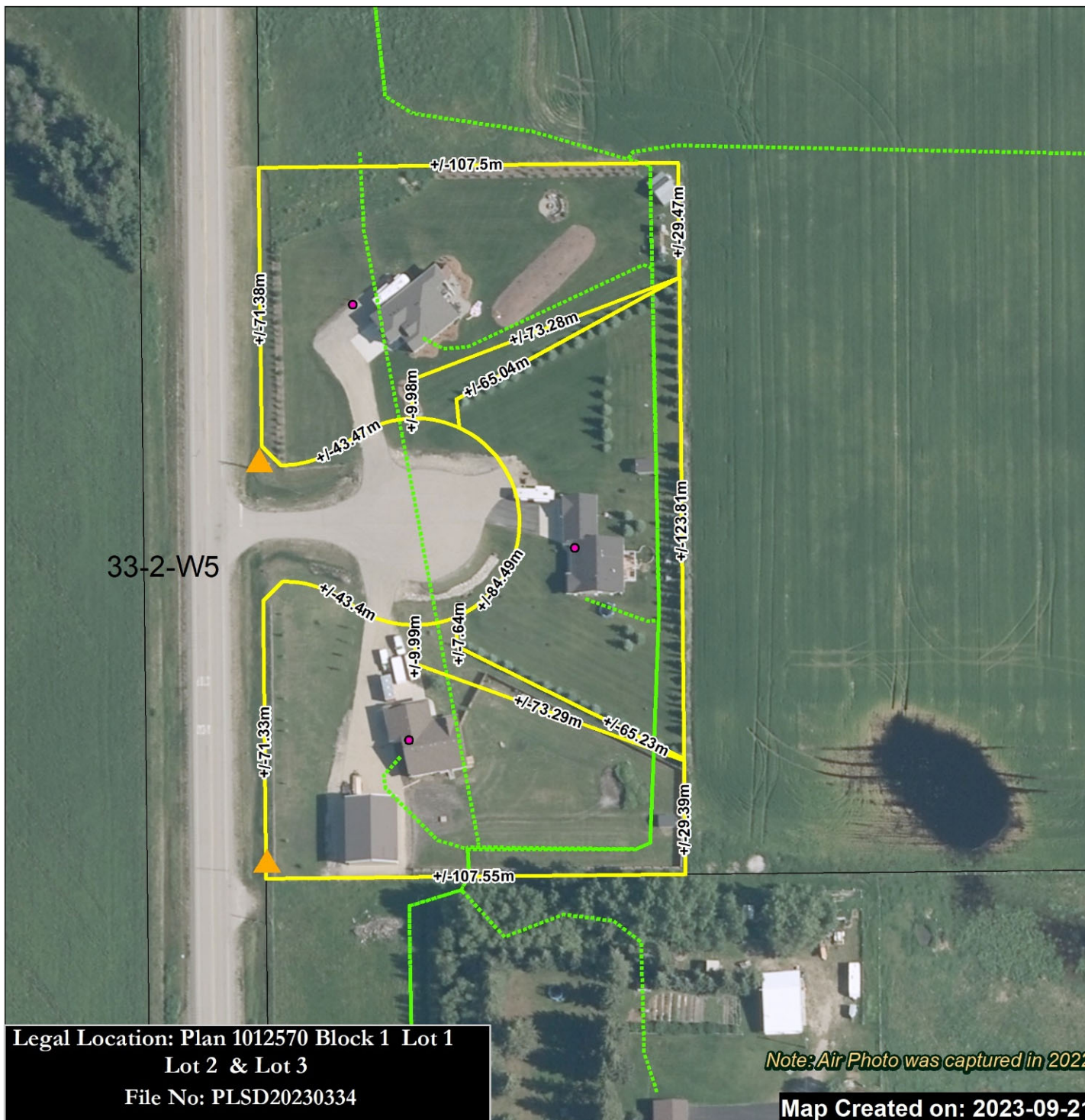


Scale: 1:1,430

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: Plan 1012570 Block 1 Lot 1
Lot 2 & Lot 3
File No: PLSD20230334

Note: Air Photo was captured in 2022

Map Created on: 2023-09-21



Mountain View
C O U N T Y

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: William Perry Cooper and Ronda Mae Cooper
Address: [REDACTED] Olds AB Postal Code: T4H 1P3
Phone #: [REDACTED] Alternate Phone #: [REDACTED]
Fax #: [REDACTED] Email: [REDACTED]
LANDOWNER(S) (if applicant is not the landowner): _____
Address: _____ Postal Code: _____
Phone #: _____ Alternate Phone #: _____
Fax #: _____ Email: _____

PROPERTY DETAILS

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

All/part of the SW ¼ Sec. 3 Twp. 33 Range 2 West of 5 Meridian

Being all/parts of Lot 3 Block: 1 Plan 1012570

Rural Address (if applicable): [REDACTED] Range Road 23

a. Area to be Redesignated/Subdivided: 4.1/1.0 acres (±) / _____ hectares (±)

↳ Boundary adjustment involving 3 existing properties

b. Rezoned from Land Use District: ☐ Agricultural ☒ Country Residential
☐ Other ☐ Residential Farmstead

c. To Land Use District: ☐ Agricultural 2 ☒ Country Residential ☐ Residential Farmstead
☐ Recreational ☐ Industrial ☐ Direct Control
☐ Other _____

Number of new parcels proposed: 3 none - boundary adjustment

Size of new parcels proposed: 1.45 1.45 1.3 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: Highway 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: _____

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

If yes, state the facility: _____

- 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):

see attached letter
In accordance with procedure #6013-1 2.1.1
(b) to include ancillary structures in Parcel of Land - fence
(d) to facilitate legal + physical access to parcel of land
- proper and legal access to waterwell and septic system

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.): grass and planted trees

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, any structures & any businesses on the land. Are they to remain or be demolished or removed?

does not apply

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.

does not apply

REASON FOR PROPERTY LINE CORRECTION

September 13, 2023

William Perry Cooper / Ronda Mae Cooper



To whom it may concern;

The reasons for the property line correction proposal are:

1. To have proper and legal access to our water wells and septic systems
2. To align property with the mature landscaping and fence already in place
3. To legally own our front yards.

Our lawyer pointed out to us when we purchased our property in Nov 2021, there was an easement included in the purchase allowing for the fence in question which is only temporary.

Our surveyor (Navigation Surveys Ltd) questioned the placement of the property lines and stated that this could cause issues on the resale of the properties in the future and couldn't understand why the property lines were laid out like this. He pointed out to us that this could be corrected by applying for a property line correction through the County of Mountain View and it would be in our best interest to pursue this.

The property line correction proposal that has been submitted is in agreement with all three property owners. This proposal does not affect any of the outlying property owners.

Thank you for your consideration,



William Perry Cooper

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, William Perry Cooper and Ronda Mae Cooper,
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW ¼ Section 3 Township 33 Range 2 West of 5 Meridian
Lot: 3 Block: 1 Plan: 1012570

do hereby authorize: William Perry Cooper 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) [Redacted] Date 09 13 2023
Date 09 13 2023

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, William Perry Cooper 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

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, Brandon & Cassandra Dodd
Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the SW ¼ Section 3 Township 33 Range 2 West of 5 Meridian
Lot: 1 Block: 1 Plan: 1012570

do hereby authorize: W. Perry Cooper 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

08/29/2023
Date


Landowner(s) Signature(s)

08/29/2023
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, William Perry Cooper hereby certify that: ☐ I am the registered owner
(Print full name/s) ☒ I am authorized to act on behalf
of the registered owner

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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, Leendert & Ingelise Visser (Leo & Inga)
Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the SW ¼ Section 3 Township 33 Range 2 West of 5 Meridian
Lot: 2 Block: 1 Plan: 1010570

do hereby authorize: W. PERRY COOPER 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

Date

08/28/2023

Landowner(s) Signature(s)

Date

08/28/2023

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, William Perry Cooper 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.

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PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

- ☐ 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;

See attached MVC 2022 Aerial photo

The below square may be used to represent a ¼ Section



	Indicate name of ROAD if applicable																				
R O A D																					R O A D
		Indicate name of ROAD if applicable																			







Legend

 Parcels (PGIS)

Image

 Red: Band_1

 Green: Band_2

 Blue: Band_3



Notes

Not responsible for errors or omissions
Blue lines represent property line correction proposal

1: 1,000



0.1 0 0.03 0.1 Kilometers

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 the land uses within $\frac{1}{2}$ 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.

See attached MVC Surrounding land use map



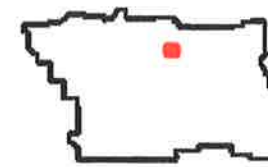
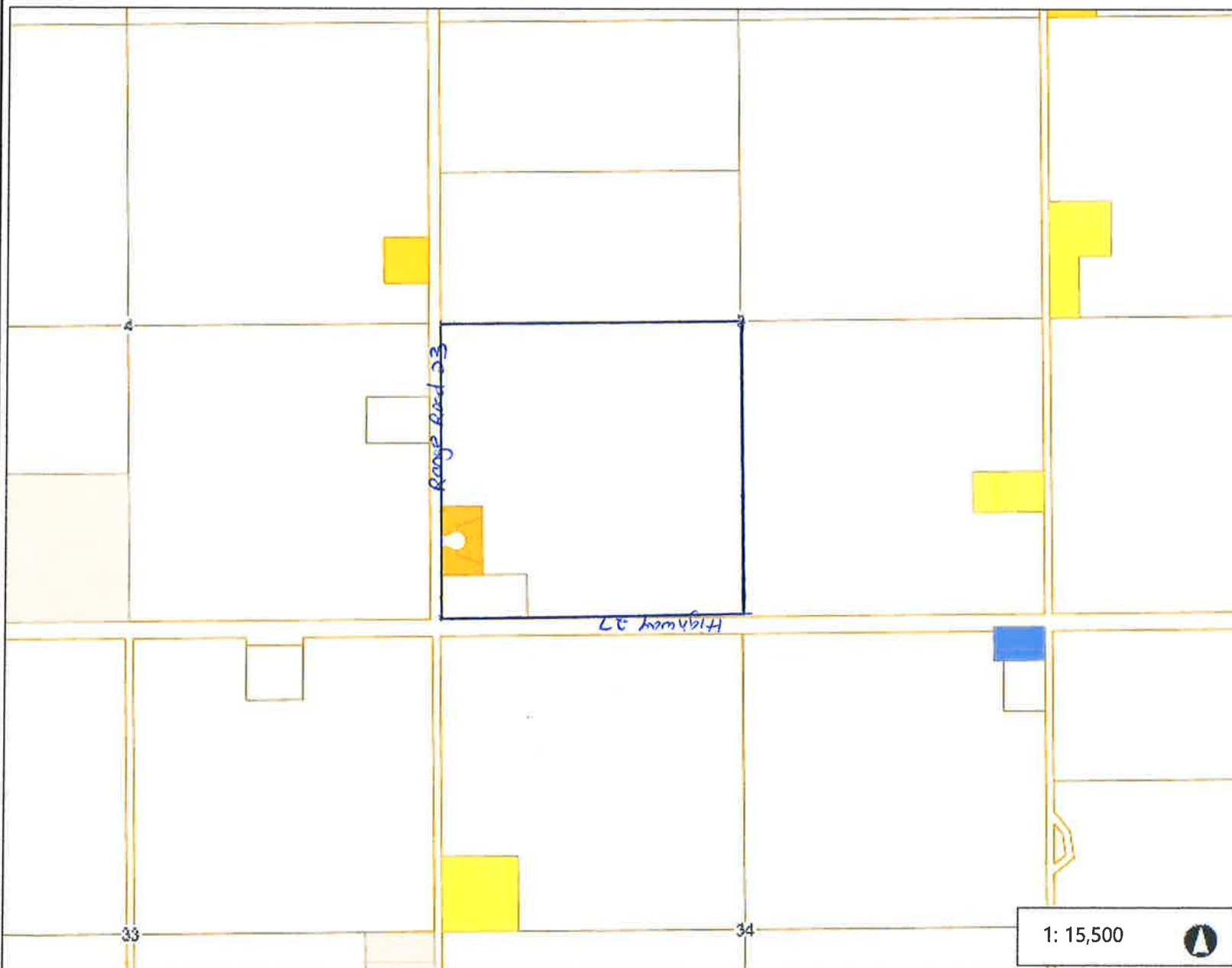


Each square represents a $\frac{1}{4}$ Section.

The central square represents the $\frac{1}{4}$ Section in which this application is proposed.



Mountain View County Surrounding Land Use Map



Legend

- County Towns and Village
- 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
- Parcels (PGIS)
- Section Number Grid

Notes

Not responsible for errors or omissions

787.4 0 393.70 787.4 Meters

NAD_1983_CSRS_10TM_AEP_Forest
© Mountain View County

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 9/14/2023

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

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: 9,027.98

0 14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

