



March 25, 2025

File No.: PLRDSD20250078

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant: BERTSCH, John Arthur & Crystal Dawn**

**Landowner: BERTSCH, John Arthur & Crystal Dawn**

**Legal: NW 15-29-28-4 Plan 9810494 Lot 1**

<b>From: Agricultural (2) District (A(2))</b>	<b>To: Country Residential (1) District (R-CR1)</b>
<b>Proposed Redesignation Area:</b>	<b>2.00 acres (0.81 hectares)</b>
<b>Number of Lots for Subdivision:</b>	<b>1</b>

**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 **April 24, 2025**. Comments may be sent to the Planner by:

**Email:** mschnell@mvcounty.com; or

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

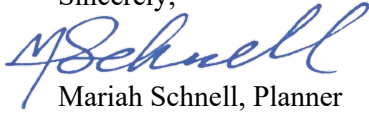
**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

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. 225 or by email at [mschnell@mvcountry.com](mailto:mschnell@mvcountry.com).

Sincerely,

A handwritten signature in blue ink that reads "Mschnell".

Mariah Schnell, Planner  
Planning and Development Services

/mks

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\_30TM\_AEP\_Forest  
Projection: Transverse Mercator



Legal Location: NW 15-29-28-4 9810494 Lot 1  
File No: PLRDSD20250078

Map Created on: 3/25/2025



# Mountain View COUNTY

## Site Sketch - Redesignation

### Legend

- Application Location
- Rural Address
- • Pipelines

### Wells

- ✱ ABANDONED GAS
- ✱ ABANDONED GAS ZONE
- ⚡ FLOWING COALBED METHANE
- ⚑ FLOWING GAS

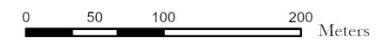
### Wells Buffer Distance

- 100 m

### Road Width Less than 7m

- 4.7m
- Power Lines

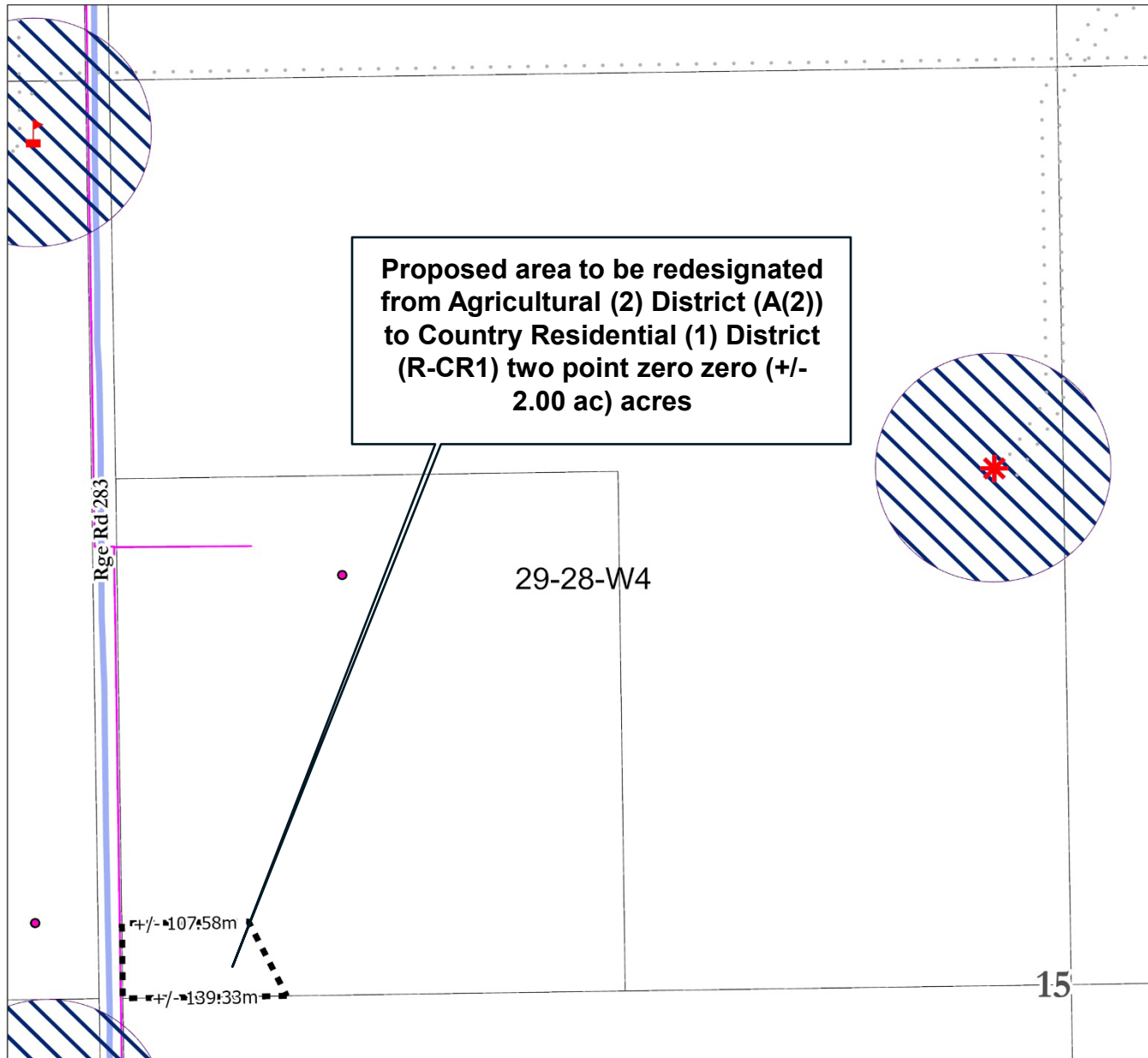
- Proposed Redesignation Boundary



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 15-29-28-4 9810494 Lot 1**  
**File No: PLRDSD20250078**

**Map Created on: 3/25/2025**





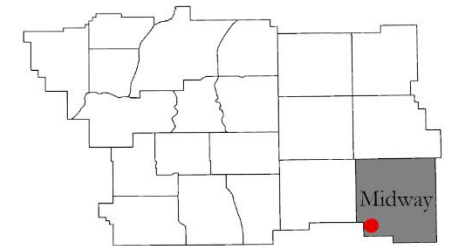
# Mountain View COUNTY

## Site Dimensions



### Legend

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



Scale: 1:3,000  
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 15-29-28-4 9810494 Lot 1  
File No: PLRDSD20250078

Note: Air Photo was captured in 2022

Map Created on: 3/25/2025



**Mountain View**  
C O U N T Y

# 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

File Number PLRDSD20250078

## 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) John and Crystal Bertsch

Address: [REDACTED] Calgary AB Postal Code: T3B4Y6

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

Fax #: \_\_\_\_\_ Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Applicant

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 NW 1/4 Sec. 15 Twp. 29 Range 28 West of 4 Meridian

Being all/parts of Lot 1 Block: Plan 9810494

Rural Address (if applicable):

a. Area to be Redesignated/Subdivided: 2 acres (±) / 0.809 hectares (±)

b. Rezoned from Land Use District: [X] Agricultural [ ] Country Residential

[ ] Residential Farmstead

[ ] Other

c. To Land Use District: [ ] Agricultural 2 [X] Country Residential [ ] Residential Farmstead

[ ] Recreational [ ] Industrial [ ] Direct Control

[ ] Other R-CR1

Number of new parcel(s) proposed: 1 (one)

Size of new parcel(s) proposed: 2 acres / 0.809 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 [X] 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 [X] 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 [X] No

If yes, state its name:

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? [ ] Yes [X] 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 [X] 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):

Access to the specific proposed subdivide is compromised from other pasture areas. With new road access would contain an ideal location for a house without any impact on current farm use of surrounding area.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): mixed / sloped

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): land at west end is high and dry, it descends to lighter

Alkali sloped to soft grassy swamps grass seasonal

Describe the kind of soil on the land (sandy, loam, clay, etc.): west 1/3 okay hard glacial  
mix sand gravel soil, to Alkali: lighter soil, to west  
non-farmable

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)?

- no current structures

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. none

Does the proposed remainder contain the following:

Sewage System  Yes  No Type: \_\_\_\_\_

Distance to Proposed Subdivision: 250m

Water Supply  Yes  No Type: Well

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, John and Crystal Bertoch  
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NW ¼ Section 15 Township 29 Range 28 West of 4 Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: John Bertoch 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)

Jan. 16 2025  
Date

Jan. 16 2025  
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, John and Crystal Bertoch 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 TOM OWO Ph: 403-335-3311*

\_\_\_\_\_

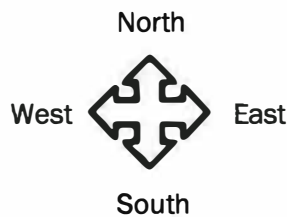
**PROPOSED REDESIGNATION/SUBDIVISION SKETCH**

The Site Plan shall include the following:

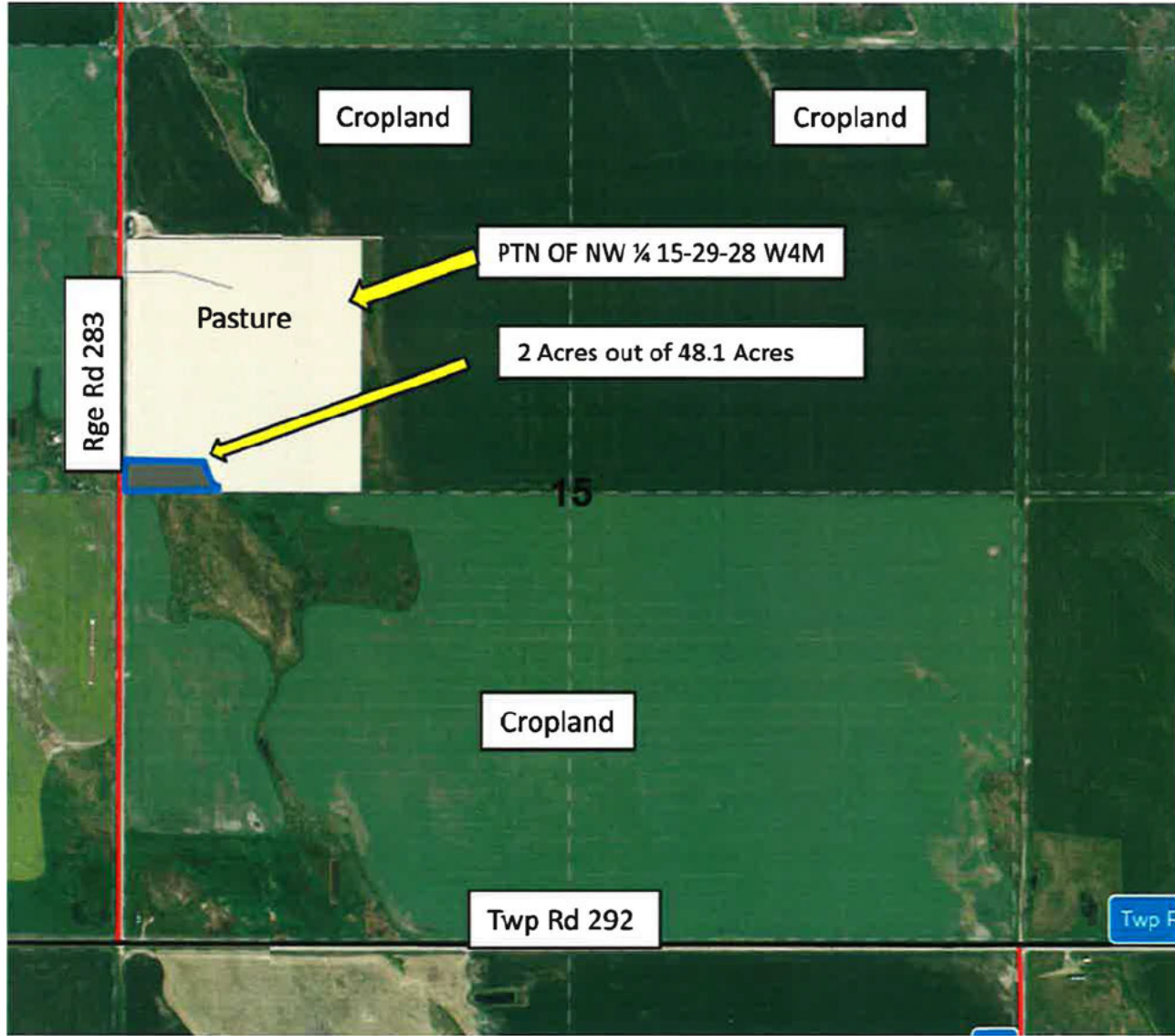
- Approximate dimensions and location of proposed redesignation/subdivision area.
- Buildings and structures on the property,
- Proposed and existing roadways, driveways, and approaches.
- Proposed and existing water wells and septic systems.
- Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

The below square may be used to represent a ¼ Section or an acreage

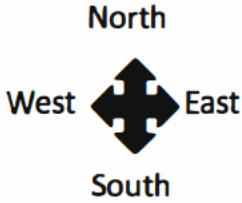
	Indicate name of ROAD if applicable	
R O A D	<i>see attached</i>	R O A D
	Indicate name of ROAD if applicable	

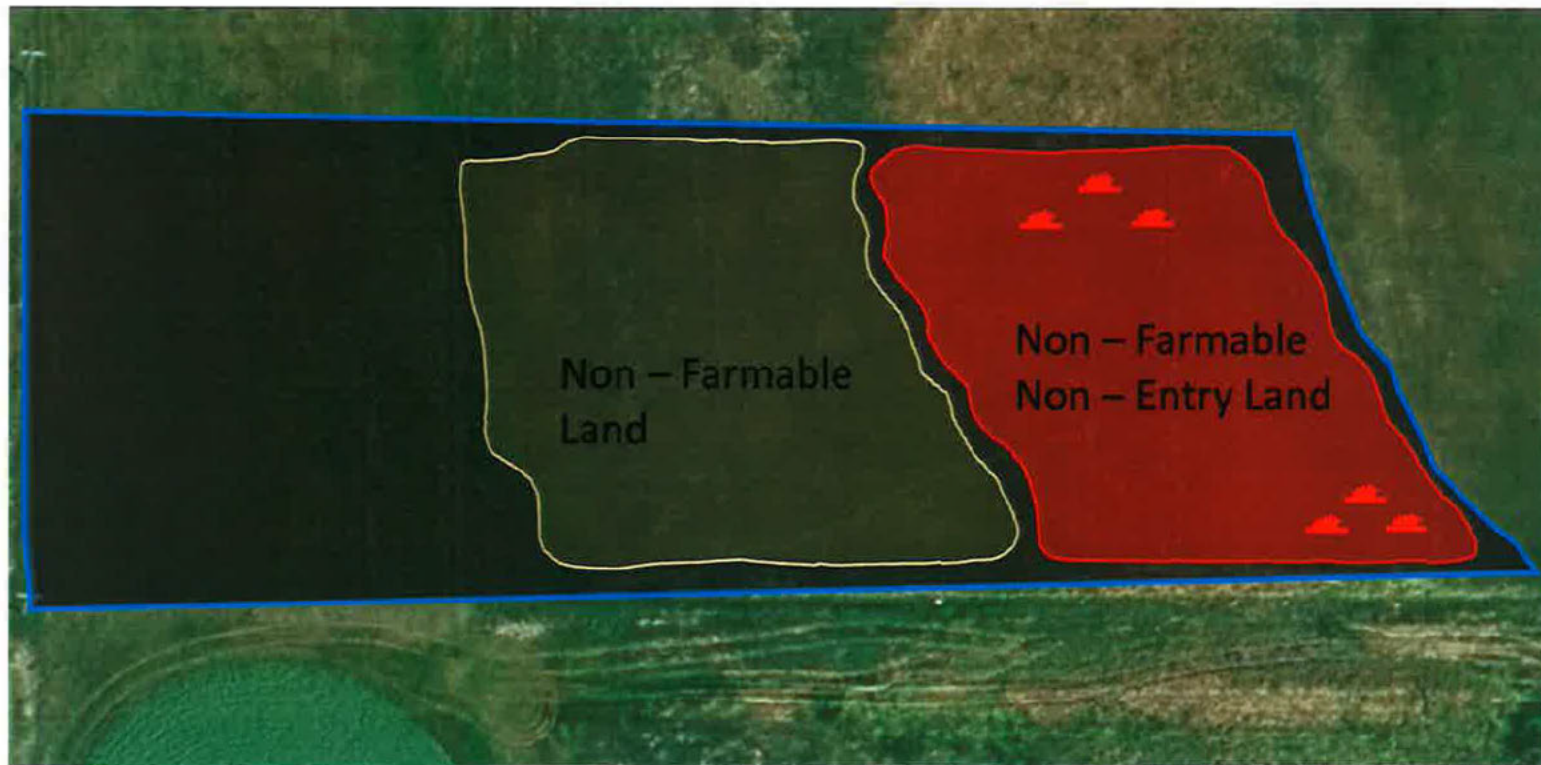
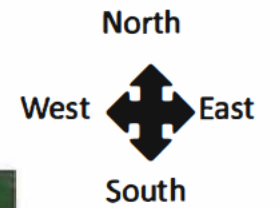




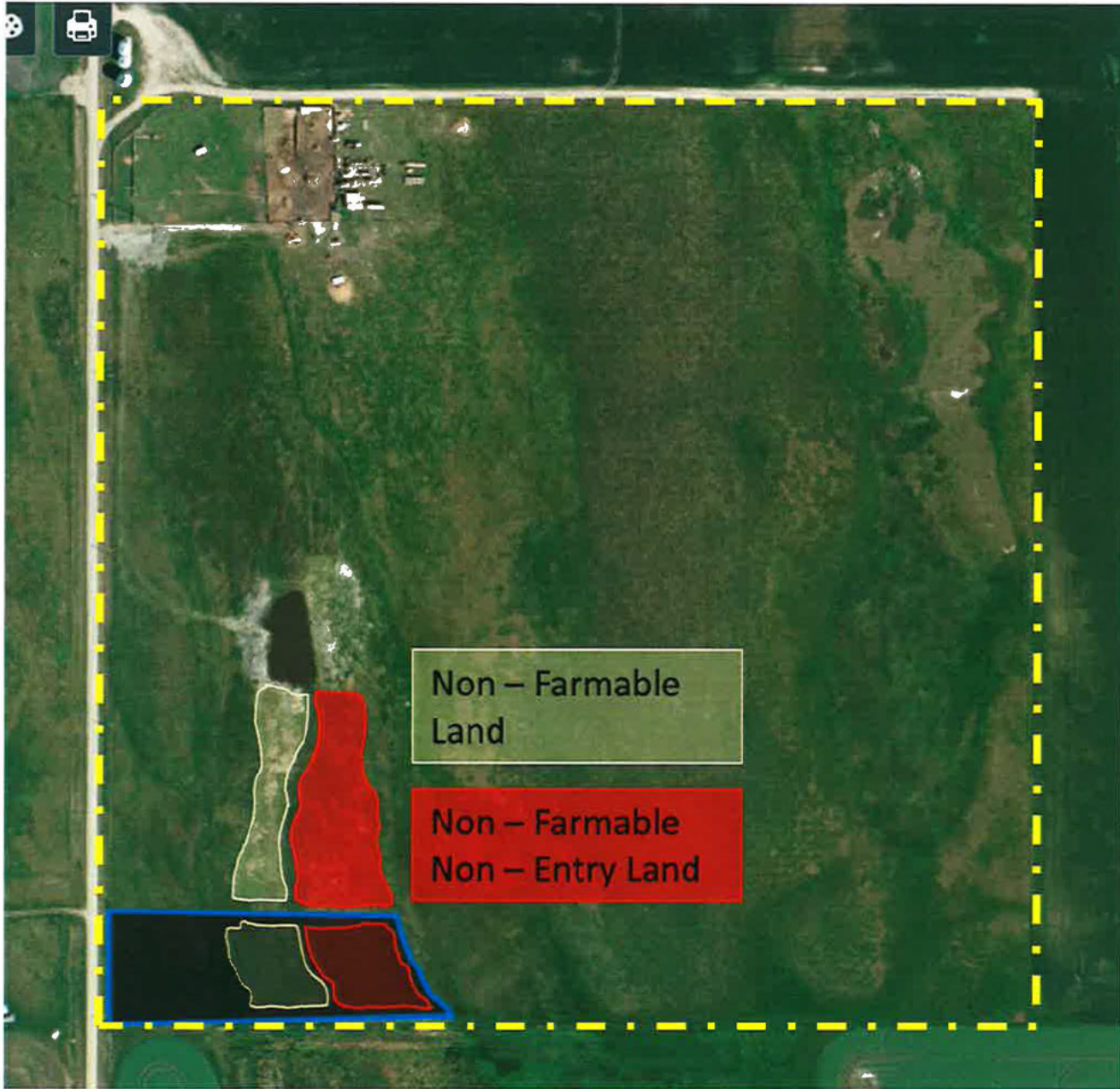


PROPOSED REDESIGNATION/SUBDIVISION SKETCH 1a



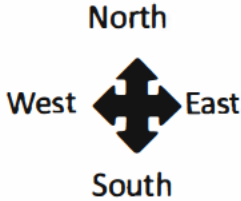


**PROPOSED REDESIGNATION/SUBDIVISION SKETCH  
1b Detailed Land Composition**



Non – Farmable  
Land

Non – Farmable  
Non – Entry Land

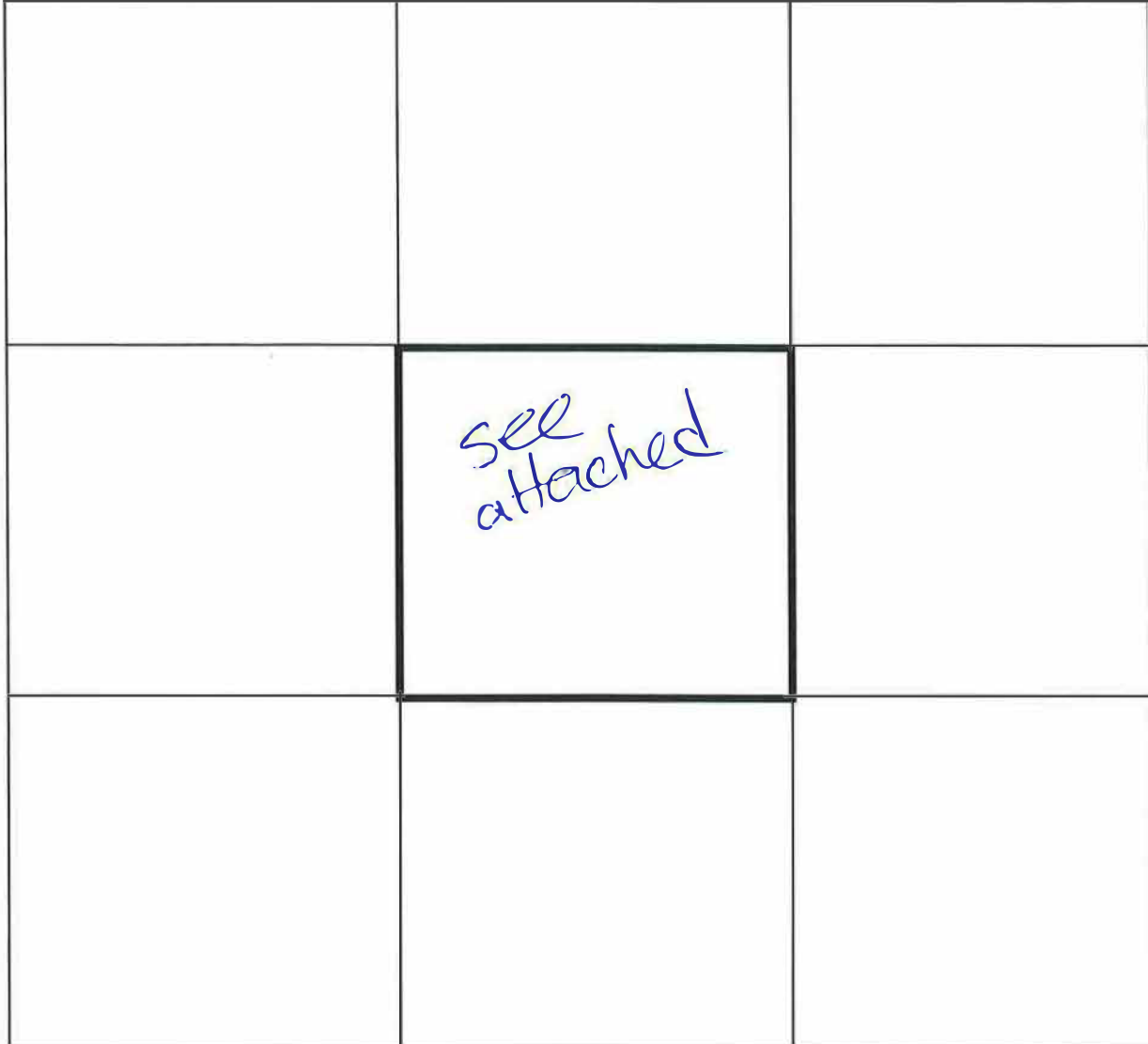


PROPOSED REDESIGNATION/SUBDIVISION SKETCH 1c  
Gross / Detailed Land Composition Breakout

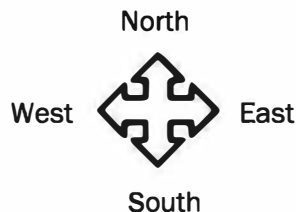


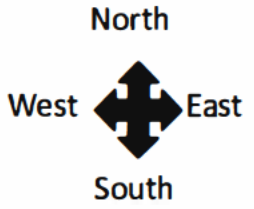
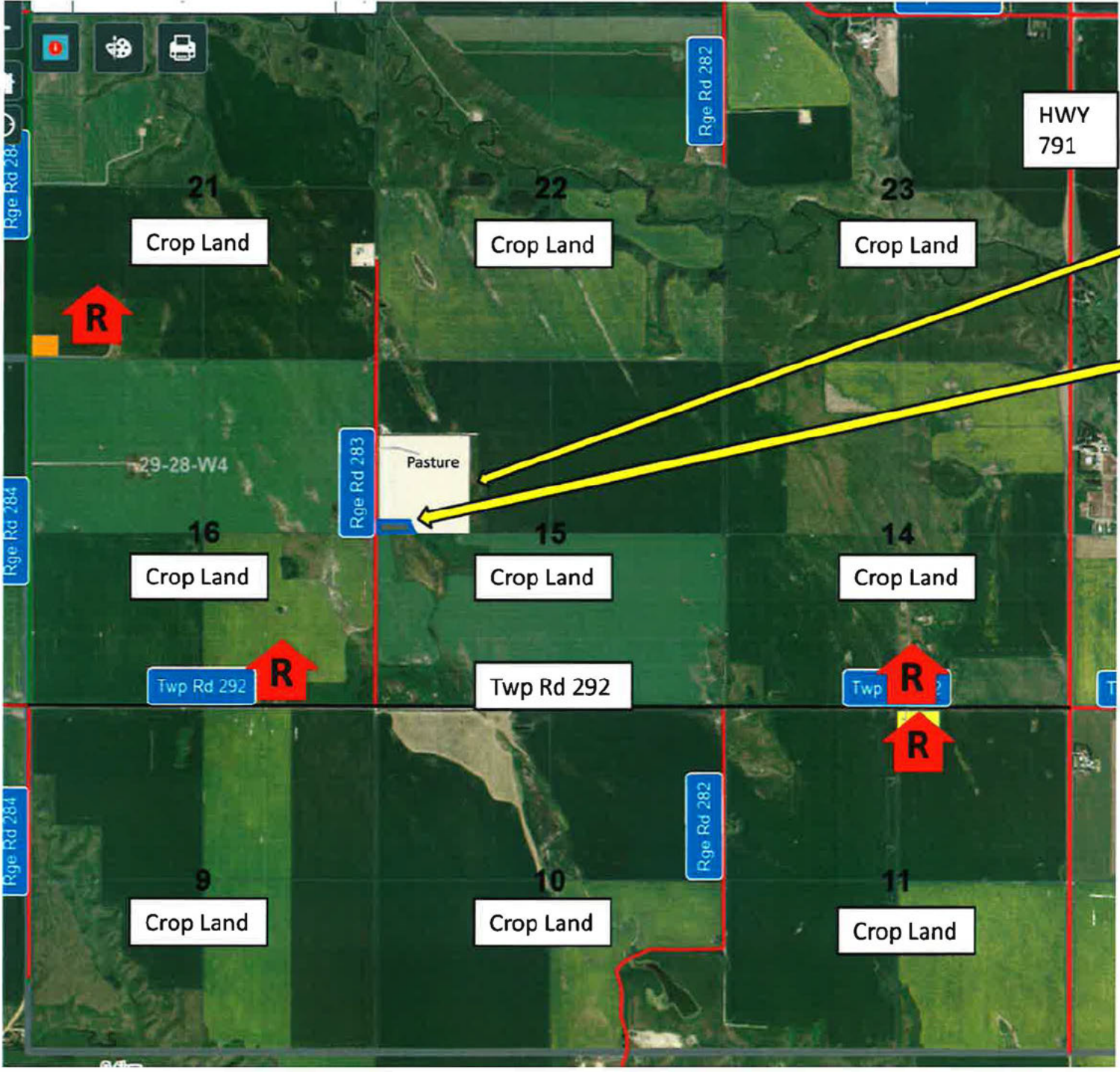
**SURROUNDING LAND USE MAP**

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.**





PTN OF NW ¼ 15-29-28 W4M

2 Acres out of 48.1 Acres

**SURROUNDING  
LAND  
USE MAP**

**R**  
Residences



**Mountain View  
COUNTY**

**PLANNING SERVICES**

**TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION**

Applicant:

John Bertsch and Crystal Bertsch

Legal Description:

PTN of NW 1/4 15-29-28 W4M

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, John Bertsch and Crystal Bertsch 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.

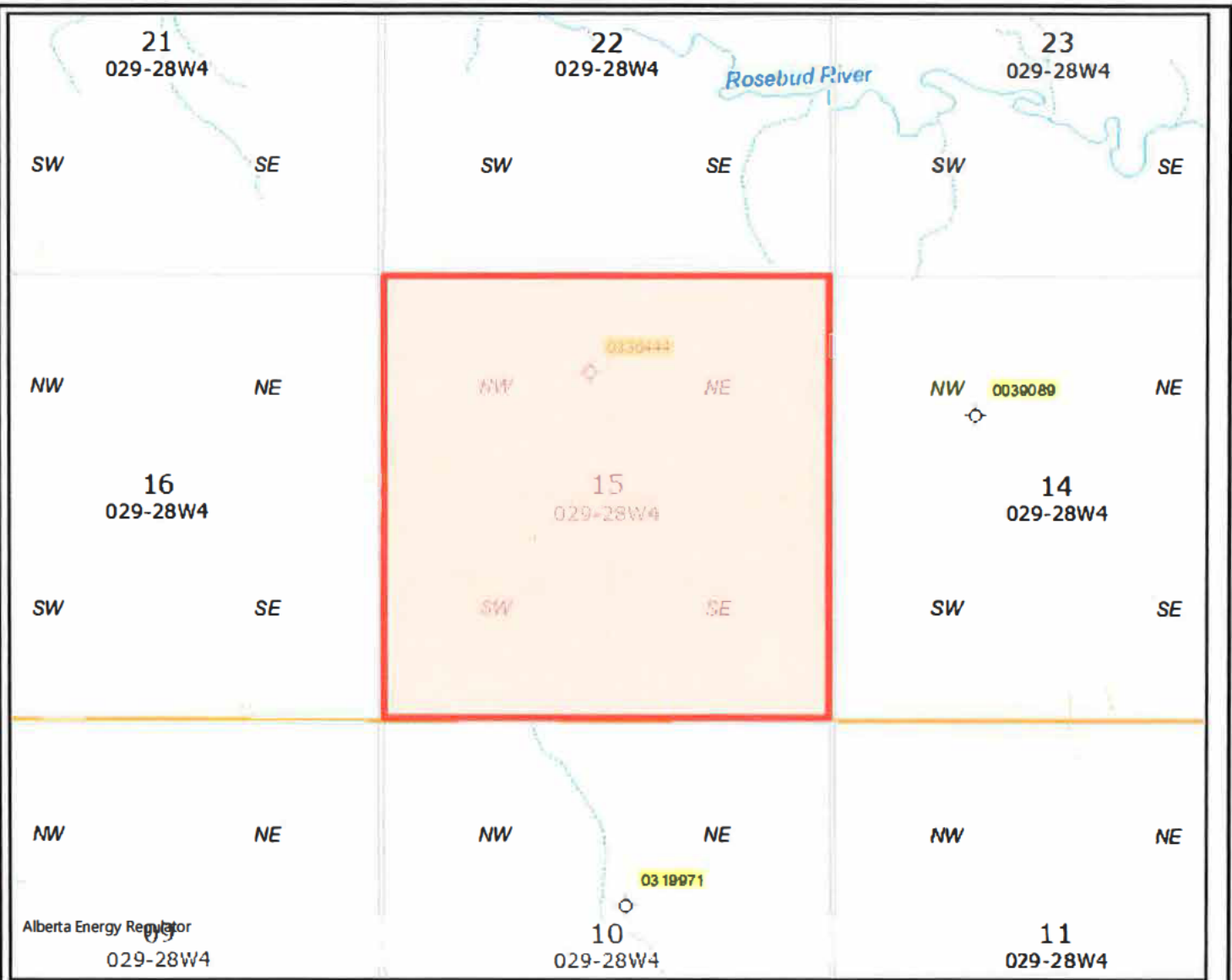
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Jan. 16 2024

Date







Alberta Energy Regulator  
029-28W4

# Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 4/3/2025

## Legend

### Abandoned Well

#### Abandoned Wells



#### Revised Location



#### Revised Location Pointer



### Access

#### Paved Road (20K)



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: 36111.909643



Projection and Datum:  
WEB MERCATOR AUS SPHERE

