



July 31, 2026

File No.: PLRDSD20260242

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: B&A STUDIOS INC. c/o Nikole Krossner

Landowner: KITSTONE FARMS LTD.

Legal: NE 10-30-1-5

From: Agricultural District (A) **To:** Business Park District (I-BP)

Proposed Redesignation Area: 5.74 acres (2.32 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, including a Concept Plan and a Transportation Impact Assessment 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 August 31, 2026. 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 comments 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@mvcountry.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 4(c) of the Alberta 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

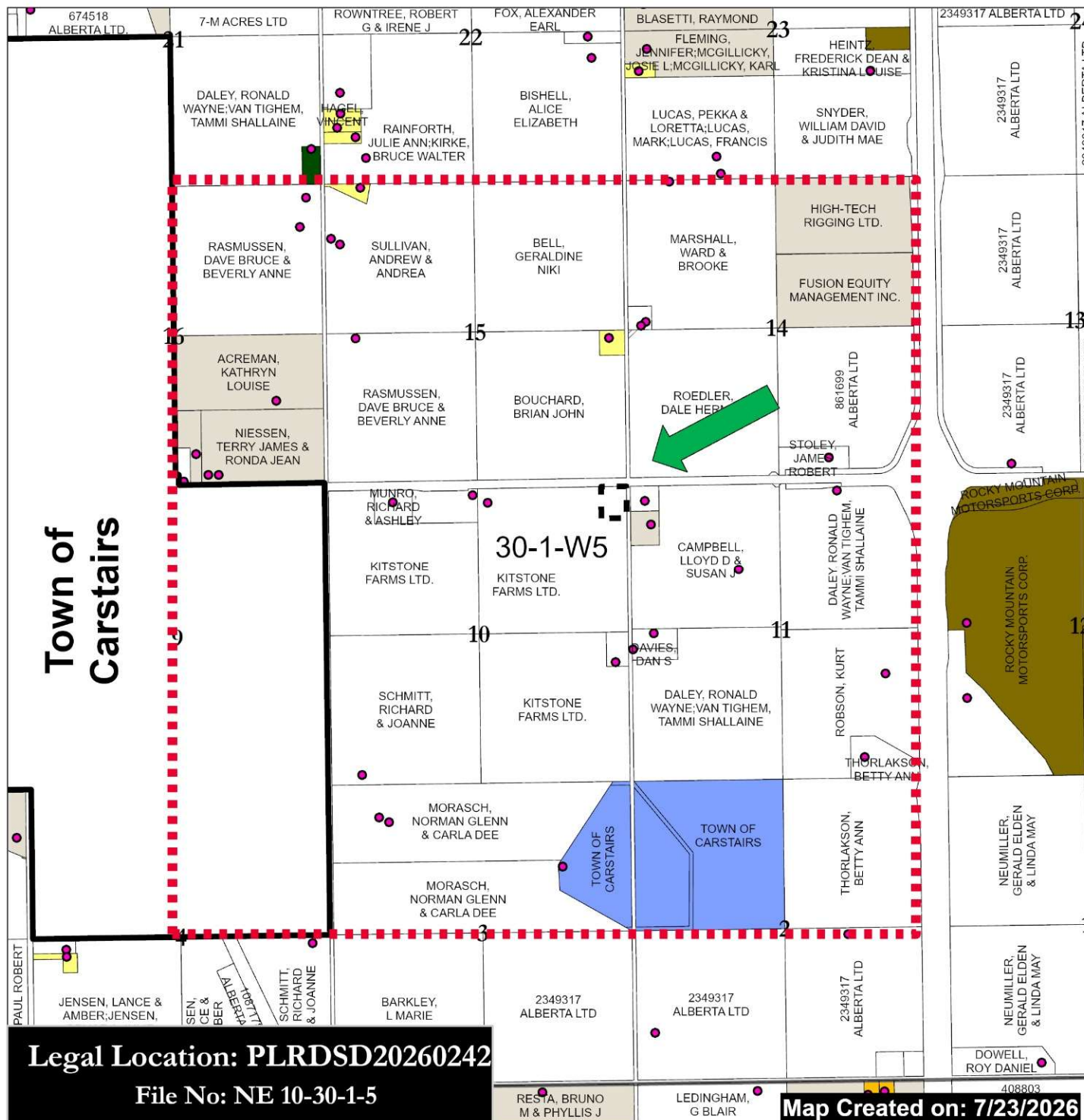


0 250 500 1,000 1,500 Meters

Scale: 1:30,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Town of Carstairs





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



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

Hwy 581

+/- 136.65m

+/- 170.13m

+/- 136.65m

+/- 170.13m

Rge Rd 12

**Proposed Area to be Redesignated from
Agricultural District (A) to
Business Park District (I-BP)
five point seven four (+/- 5.74) acres**

30-1-W5

10

Legal Location: PLRDSD20260242

File No: NE 10-30-1-5

Map Created on: 7/23/2026



Mountain View
COUNTY

Site Sketch - Subdivision

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



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

Hwy 581

+/- 136.65m

+/- 170.13m

+/- 136.65m

+/- 170.13m

Rgc Rd 12

Proposed area to be subdivided
to become one (1) lot of
five point seven four (+/- 5.74) acres

30-1-W5

10

Legal Location: PLRDSD20260242

File No: NE 10-30-1-5

Map Created on: 7/23/2026

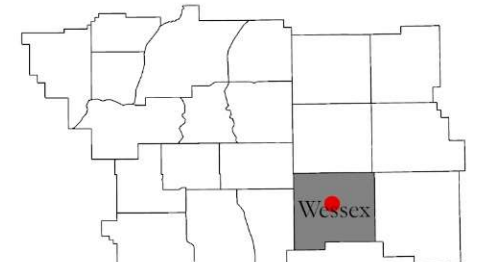


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|---|
| <ul style="list-style-type: none">● Application Location● Rural AddressGas Plants, Battery Sites, etc.<ul style="list-style-type: none">Gas Processing Plant<all other values>Wells<ul style="list-style-type: none">Proposed Redesignation Subdivision BoundaryAltalink Powerline Buffer (30m)Streetlights - FortisPower Poles - Fortis | <h4>Pipelines</h4> <p>SUBST_A</p> <ul style="list-style-type: none">CRUDE OILFRESH WATERFUEL GASHVP PRODUCTSLVP PRODUCTSMISCELLANEOUS LIQUIDSNATURAL GASOIL WELL EFFLUENTSALT WATERSOUR NATURAL GASUNKNOWN<all other values> |
|---|---|



012.5 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: PLRDSD20260242

File No: NE 10-30-1-5

Note: Air Photo was captured in 2025

Map Created on: 7/23/2026

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 PLRDSD20260242

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) B&A Studios Inc. c/o Nikole Krossner

Address: 2700 - 605 5th Street SW, Calgary, AB Postal Code: T2P 3H5

Phone #: 403-692-4358 Alternate Phone #: 587-216-7505

Fax #: n/a Email: nkrossner@bastudios.ca

LANDOWNER(S) (if applicant is not the landowner): Kitstone Farms Ltd . c/o Mark Owerko

Address: 6713 Fairmount Drive SE Postal Code: T2H 0X6

Phone #: 403-921-8246 Alternate Phone #: n/a

Fax #: n/a Email: mark@glandp.com

PROPERTY DETAILS

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

All/part of the NE ¼ Sec. 10 Twp. 30 Range 1 West of 5 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 6 acres (±) / 2.43 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 Business Park (I-BP)

Number of new parcel(s) proposed: 1

Size of new parcel(s) proposed: +/-6 acres / +/-2.43 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 581

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):

Please refer to section 1 of the Concept Plan.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Flat grassland

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): The current vegetation found on site is native prairie grass.

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

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)?

There are no buildings or structures on the land.

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☒ Yes ☐ No Type: Sewage holding tank

Water Supply ☒ Yes ☐ No Type: Water cistern

If sewage systems or water supply have not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

The proposed development is recommended to be serviced through private systems,
including a water cistern and sewage holding tank

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

All/part of the NE $\frac{1}{4}$ Section 10 Township 30 Range 1 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Nikole Krossner 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
Please refer to Landowner Letter of Authorization

Landowner(s) Signature(s) _____ Date _____

Landowner(s) Signature(s) _____ Date _____

Please complete the following if landowner is a registered company:

I, Nikole Krossner, have authority to bind Kitstone Farms Ltd.
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

Nikole Krossner _____
Signature of Authorized Officer, Partner or Individual Title of Authorized Officer, Partner or Individual
Community Planner

Signature of Witness Name of Witness (please print)

AUTHORIZATION

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

I, Nikole Krossner 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"

Kitstone Farms Ltd.
Mark Owerko
Managing Partner
6713 Fairmount Dr SE
Calgary, AB T2H 0X6
(403) 921-8246
Mark@glandp.com

Mountain View County
Planning & Development Services
10-1408 Twp Rd 320
Didsbury, AB, T0M 0W0

To Whom It May Concern,

With regards to NE-10-30-1-5, please be advised that I, **Mark Owerko**, of **Kitstone Farms Ltd.** am:

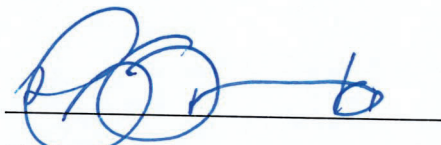
- ☐ The owner of the above-mentioned property, and that I authorize
- ☒ An officer or director of the owner(s) of the above-mentioned property, and that I am authorized by that owner to authorize

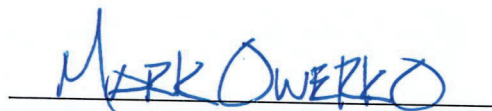
B&A Studios/CIMA+ to apply for all **Land Use Redesignation and Subdivision Application** for the above-mentioned property.

I further agree to immediately notify Mountain View County, in writing, of any changes regarding the above information.

17/07/2026

Date


Signature


Name (printed)

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	Please refer to Figures 3 - 9 in the Concept Plan	R O A D
	Indicate name of ROAD if applicable	

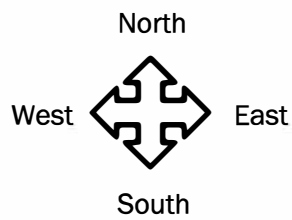


FIGURE 09: PROPOSED LAND USE AND SUBDIVISION

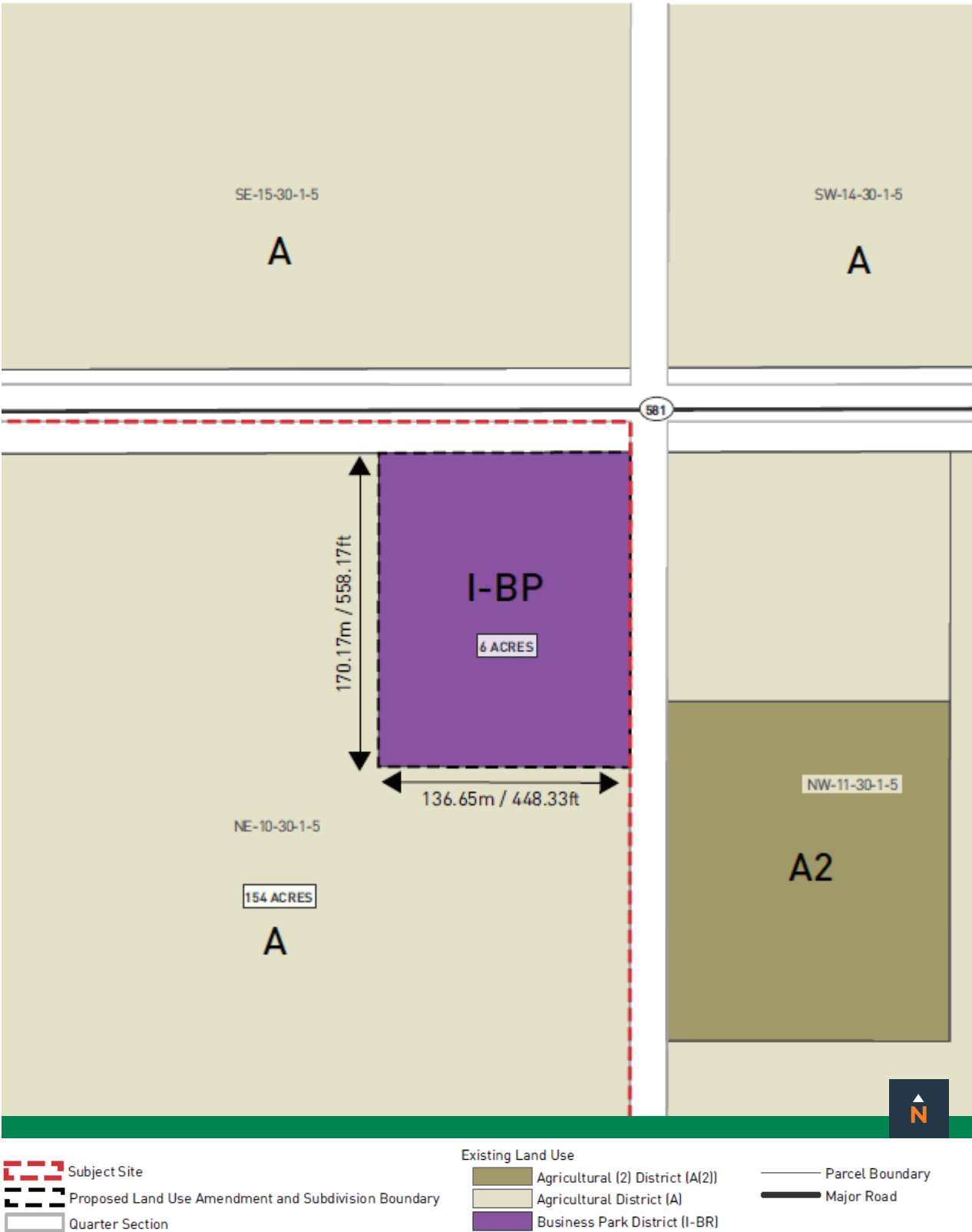
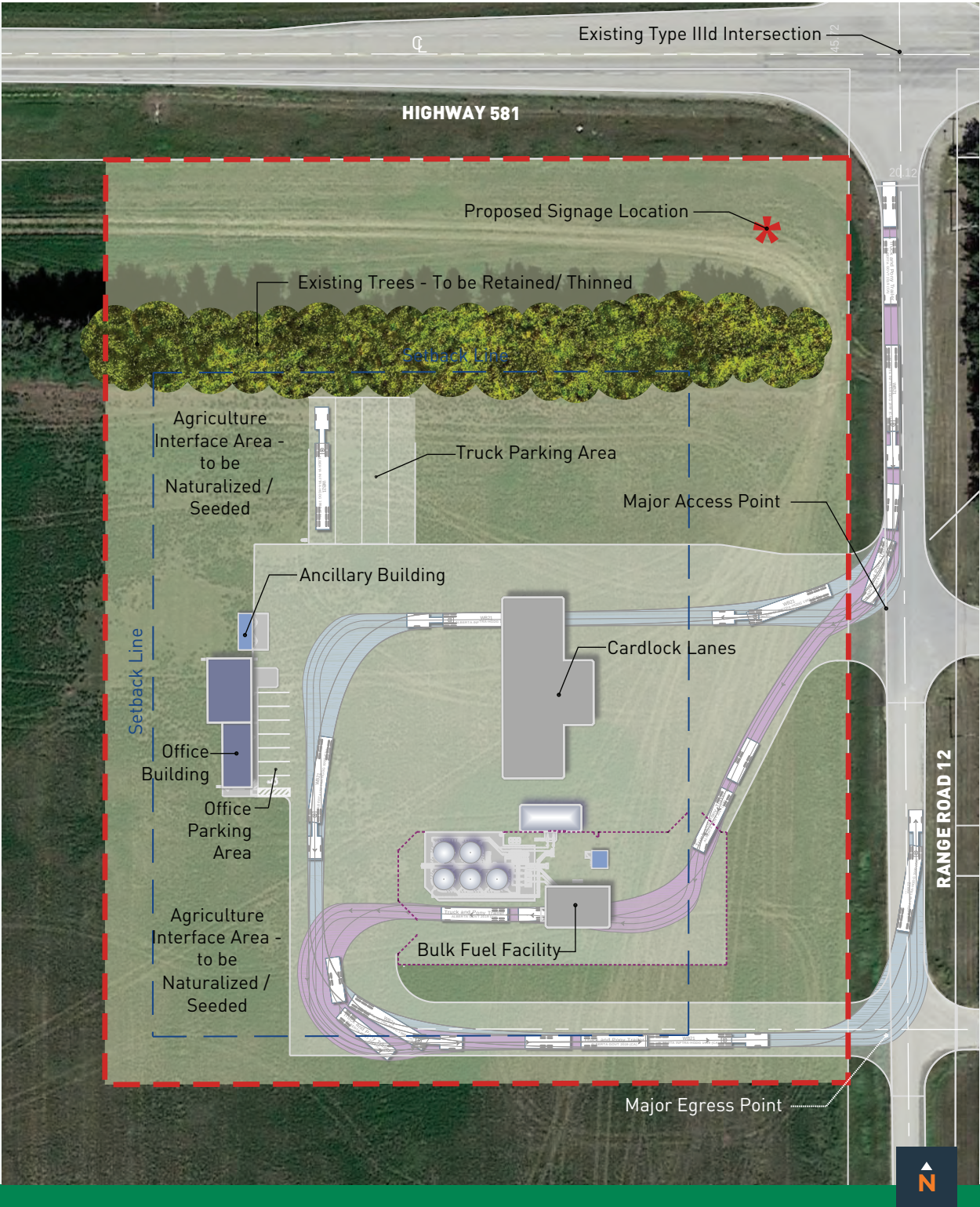


FIGURE 06: PRELIMINARY DEVELOPMENT CONCEPT



— Site Boundary — Building Setback Line - - - Fence

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 $\frac{1}{2}$ 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).

Please	refer to figures 6 and 9 in the	Concept Plan

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

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

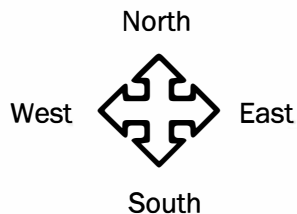
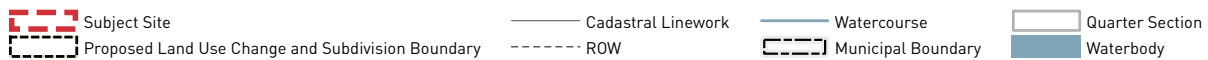
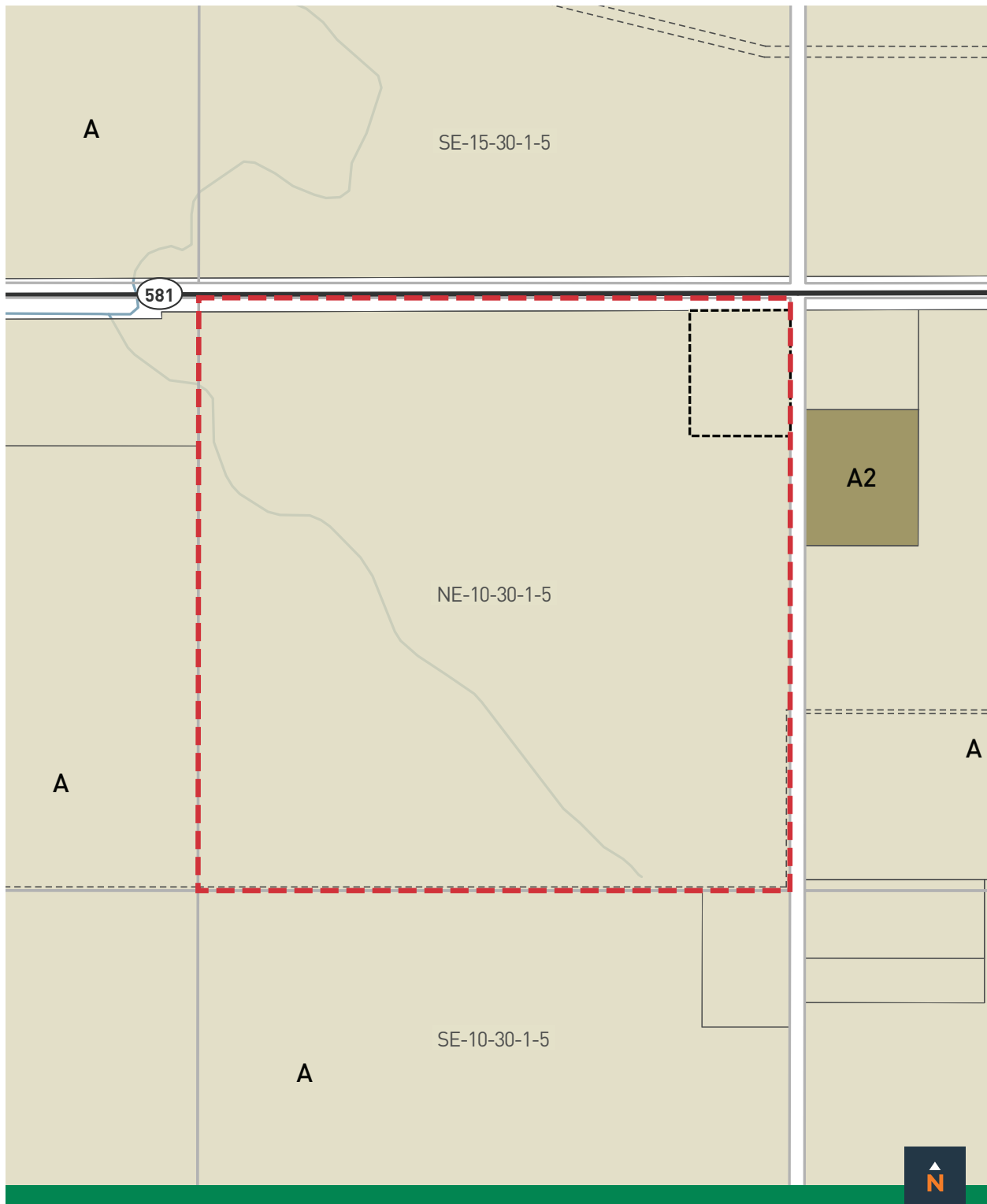


FIGURE 03: EXISTING LAND USE





PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Nikole Krossner on behalf of B&A Studios Inc.

Legal Description: NE 10-30-1-5

File Number: PLRDSD20260242

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.

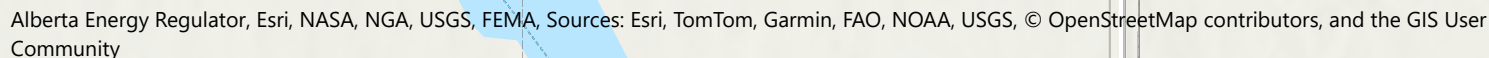
I/We, Nathan Petherick on behalf of B&A Studios Inc. representing UFA hereby enter into an agreement with Mountain View County to extend the time prescribed within the *Matters related to Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

July 20, 2026

Date

Nathan Petherick

Applicant's Signature



Base Data provided by: Government of Alberta

Print Date:

7/16/2026

**Alberta
Energy
Regulator**