



September 27, 2023

File No.: PLRDSD20230332

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: FYTEN, Shelley

Landowner: FYTEN, Shelley

Legal: SW 8-31-5-5

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

Proposed Redesignation Area: 38.97 acres (15.77 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 **October 27, 2023**. Comments may be sent to the Planner by:

Email: dgonzalez@mvcounty.com; or

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

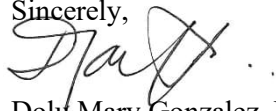
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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 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@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

Legend

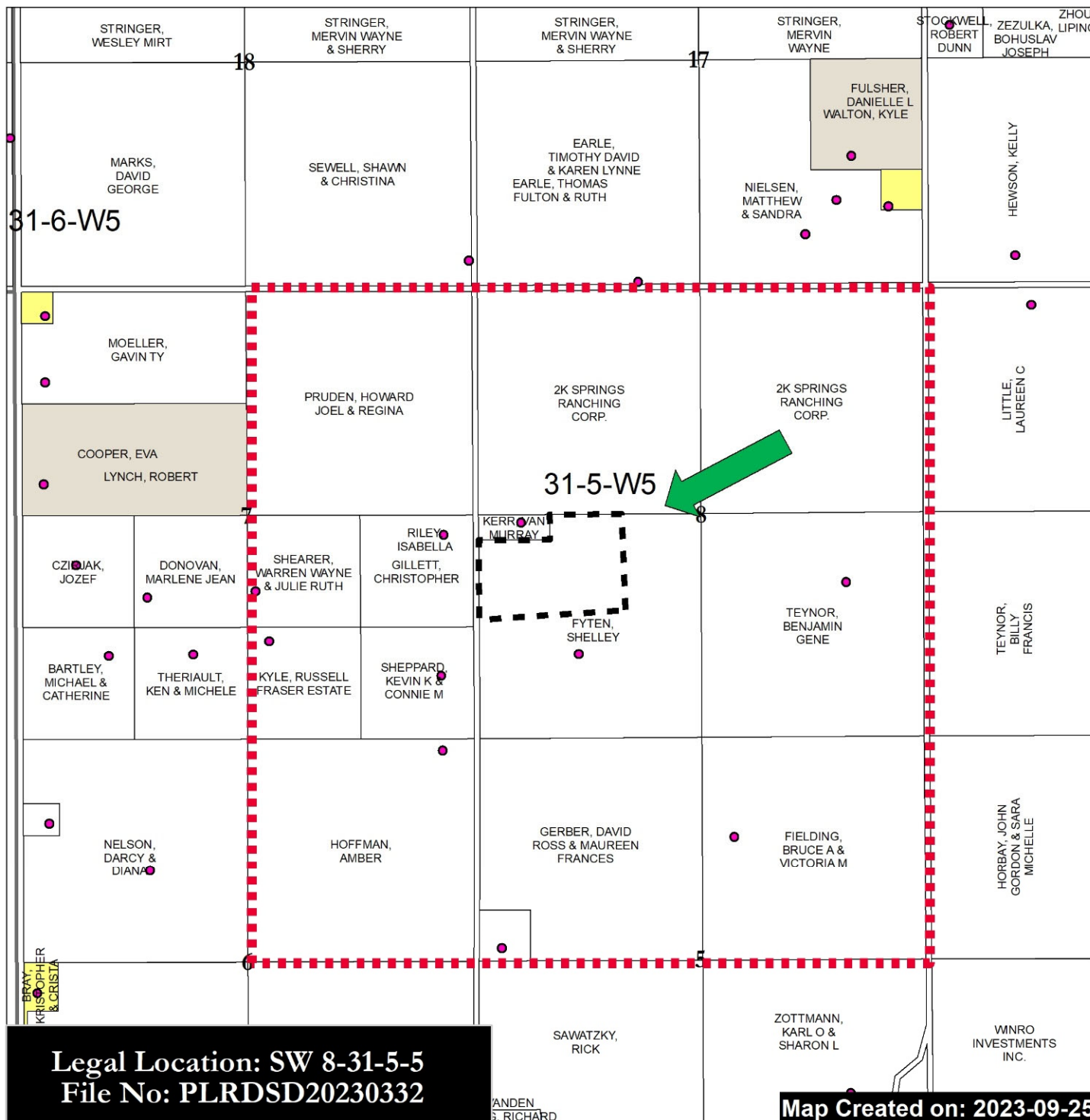
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)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



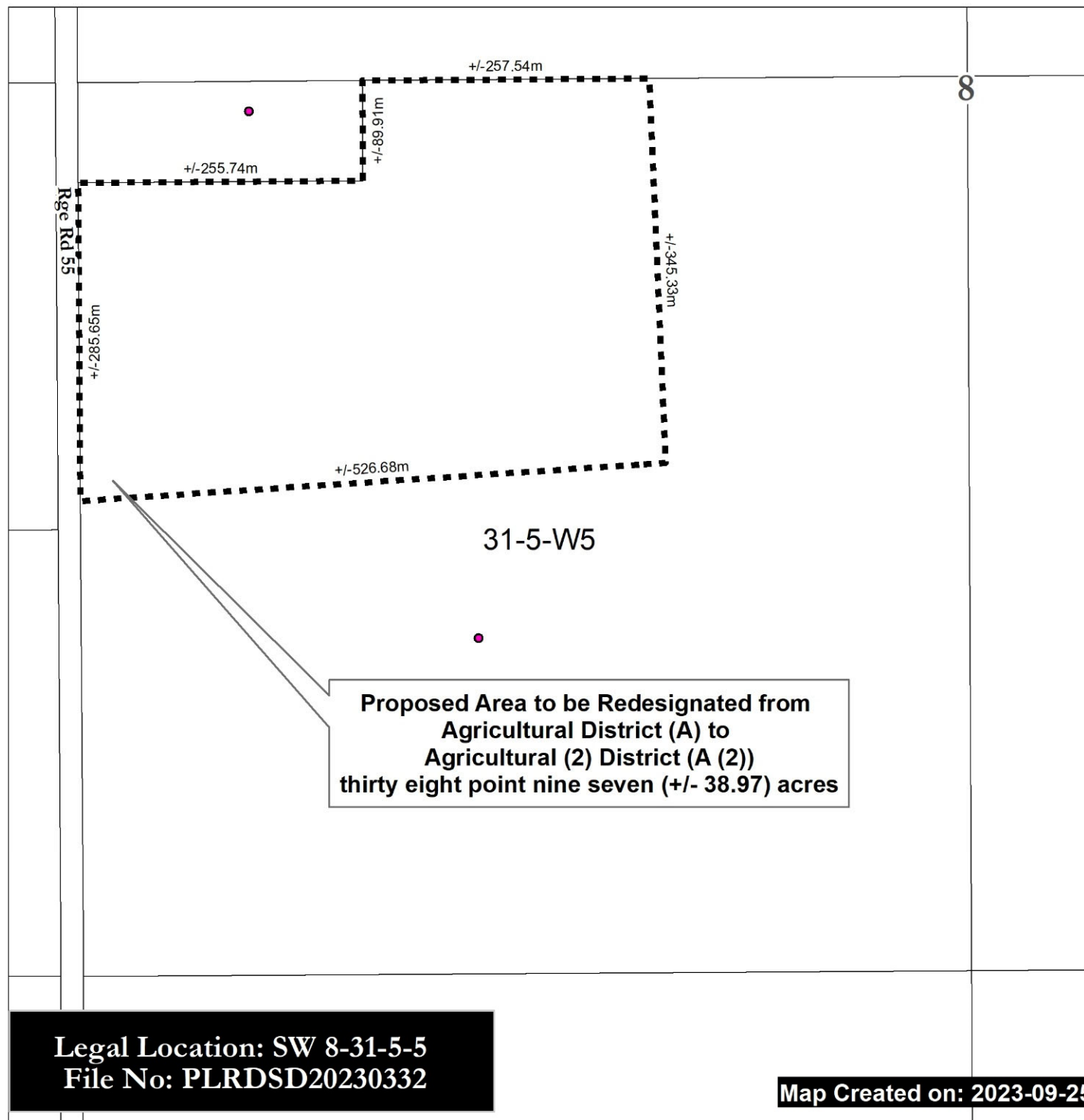
0 50 100 200 Meters

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: SW 8-31-5-5
File No: PLRDSD20230332

Map Created on: 2023-09-25



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 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 |

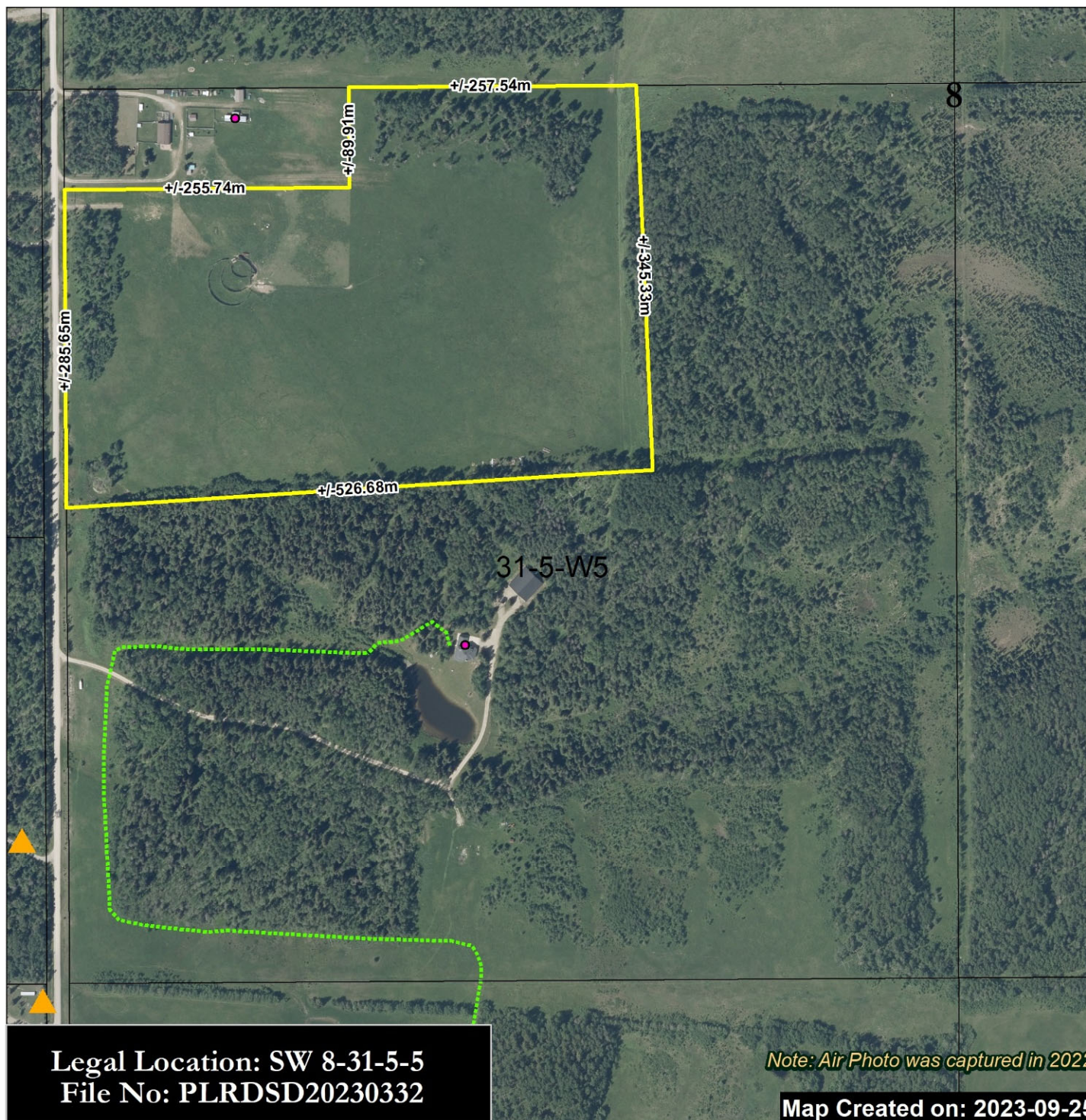


Scale: 1:5,000

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: SW 8-31-5-5
File No: PLRDSD20230332

Note: Air Photo was captured in 2022

Map Created on: 2023-09-25



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: Shelley Eytan
Address: [REDACTED] Didsbury AB Postal Code: T0M 0W0
Phone #: [REDACTED] Alternate Phone #: [REDACTED]
Fax #: [REDACTED] Email: [REDACTED]
LANDOWNER(S) (if applicant is not the landowner): [REDACTED]
Address: [REDACTED] Postal Code: [REDACTED]
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 SW ¼ Sec. 8 Twp. 31 Range 5 West of 5 Meridian

Being all/parts of Lot [REDACTED] Block: [REDACTED] Plan [REDACTED]

Rural Address (if applicable): [REDACTED]

a. Area to be Redesignated/Subdivided: 40 acres (±) / 16.187 hectares (±)

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 [REDACTED]

Number of new parcels proposed: 1

Size of new parcels proposed: 40 acres / 16.187 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: [REDACTED]

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: [REDACTED]

- 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

4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:**

Describe the nature of the topography of the land (flat, rolling, steep, mixed): mix of flat & rolling

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): one small natural water hole, open grass fields with a couple small tree stands (approx 5 acres total)

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

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?

Buildings/structure are a set of corrals. They will remain on the site.

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.

Currently there is a water well that services a stock waterer.

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

All/part of the SW $\frac{1}{4}$ Section 8 Township 31 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: _____ 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)

Aug 21/2023
Date

Landowner(s) Signature(s)

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, Shelley Fyten 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

Redesignation & Subdivision Application

Question 3 – Reason

The subdivision application is compliant with current regulations protecting the use of agricultural land and the need to down-size. With my age and being a widow, I can no longer manage, and the land is not being managed to optimum value. This subdivision will give my children and/or others the opportunity to purchase an agricultural piece of land that is smaller and more affordable than a full quarter. It also allows any neighbor the ability to add to their existing land base. The proposed subdivision separates the airable land naturally from the treed natural habitat encompassing most of the remaining part of the quarter.

Please note all neighbors are being contacted either by; telephone, in person and/or email. Any neighbor willing to share their email will receive a copy of the proposed map outlining the subdivision and "Reason" for application with the invitation for any questions.

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;



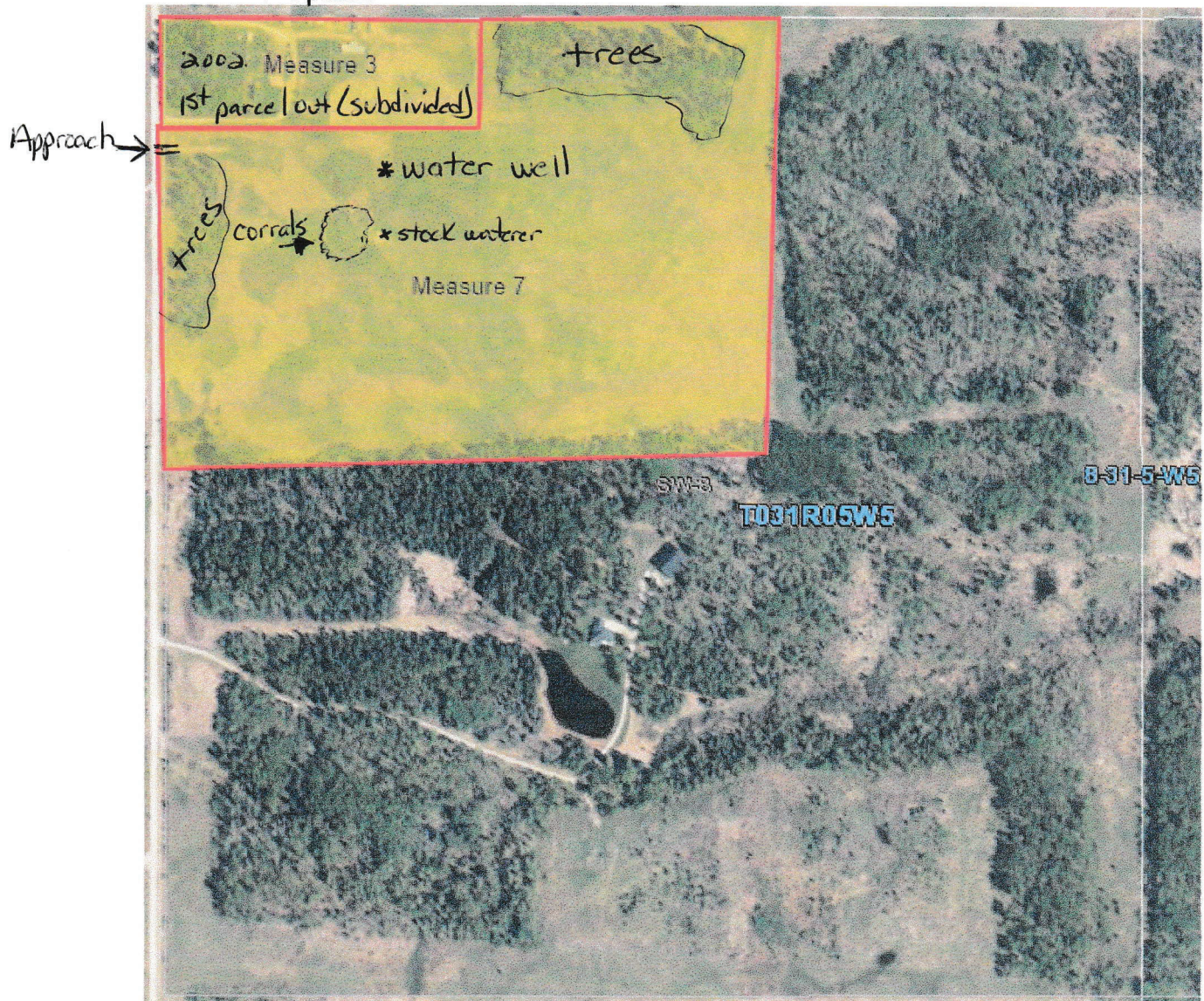
The below square may be used to represent a ¼ Section



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

See attached map.

Proposed 40 acre subdivision



AGRASID Information

1st CO-DOMINANT SOIL (greater than 30% and less than 60%)

SERIES:	HUBALTA	Variant:	
Land Use:	Agricultural (Ap horizon)		
Calcareousness Class:	W	Salinity Class:	N
First Parent Material			
Texture:	MF	Genetic Origin:	TILL
Second Parent Material			
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Medium textured (L to CL) till (Till Name)		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:	Chip Lake Report	Soil Order:	Luvisolic
Soil SubGroup:	Orthic Gray Luvisol		
Comments:	Developed on "Edson till". Finer than BTN. Almost clayey.		
SERIES:	HUBALTA	Variant:	
Land Use:	Native (Ah horizon)		
Calcareousness Class:	W	Salinity Class:	N
First Parent Material			
Texture:	MF	Genetic Origin:	TILL
Second Parent Material			
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Medium textured (L to CL) till (Till Name)		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:	Chip Lake Report	Soil Order:	Luvisolic
Soil SubGroup:	Orthic Gray Luvisol		
Comments:	Developed on "Edson till". Finer than BTN. Almost clayey.		

2nd CO-DOMINANT SOIL (greater than 30% and less than 60%)

SERIES:	BUCK LAKE	Variant:	
Land Use:	Native (Ah horizon)		
Calcareousness Class:	W	Salinity Class:	N
First Parent Material			
Texture:	MF	Genetic Origin:	TILL
Second Parent Material			
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Medium textured (L to CL) till (Till Name)		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:		Soil Order:	Luvisolic
Soil SubGroup:	Brunisolic Gray Luvisol		

AGRASID Information

1st CO-DOMINANT SOIL (greater than 30% and less than 60%)

SERIES:	DEKALTA	Variant:	
Land Use:	Native (Ah horizon)		
Calcareousness Class:	W	Salinity Class:	N
First Parent Material			
Texture:	MF	Genetic Origin:	TILL
Second Parent Material			
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Medium textured (L to CL) till (Till Name)		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:	Chip Lake Report	Soil Order:	Luvisolic
Soil SubGroup:	Dark Gray Luvisol		
Comments:	Use with HUB.		

2nd CO-DOMINANT SOIL (greater than 30% and less than 60%)

SERIES:	HUBALTA	Variant:	
Land Use:	Agricultural (Ap horizon)		
Calcareousness Class:	W	Salinity Class:	N
First Parent Material			
Texture:	MF	Genetic Origin:	TILL
Second Parent Material			
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Medium textured (L to CL) till (Till Name)		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:	Chip Lake Report	Soil Order:	Luvisolic
Soil SubGroup:	Orthic Gray Luvisol		
Comments:	Developed on "Edson till". Finer than BTN. Almost clayey.		

SERIES:	HUBALTA	Variant:	
Land Use:	Native (Ah horizon)		
Calcareousness Class:	W	Salinity Class:	N
First Parent Material			
Texture:	MF	Genetic Origin:	TILL
Second Parent Material			
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Medium textured (L to CL) till (Till Name)		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:	Chip Lake Report	Soil Order:	Luvisolic
Soil SubGroup:	Orthic Gray Luvisol		

Comments: Developed on "Edson till". Finer than BTN. Almost clayey.

Soil Survey of the State of Michigan, 1950-1959, 1960-1969, 1970-1979, 1980-1989, 1990-1999, 2000-2009, 2010-2019, 2020-2029, 2030-2039, 2040-2049, 2050-2059, 2060-2069, 2070-2079, 2080-2089, 2090-2099, 2100-2109, 2110-2119, 2120-2129, 2130-2139, 2140-2149, 2150-2159, 2160-2169, 2170-2179, 2180-2189, 2190-2199, 2200-2209, 2210-2219, 2220-2229, 2230-2239, 2240-2249, 2250-2259, 2260-2269, 2270-2279, 2280-2289, 2290-2299, 2300-2309, 2310-2319, 2320-2329, 2330-2339, 2340-2349, 2350-2359, 2360-2369, 2370-2379, 2380-2389, 2390-2399, 2400-2409, 2410-2419, 2420-2429, 2430-2439, 2440-2449, 2450-2459, 2460-2469, 2470-2479, 2480-2489, 2490-2499, 2500-2509, 2510-2519, 2520-2529, 2530-2539, 2540-2549, 2550-2559, 2560-2569, 2570-2579, 2580-2589, 2590-2599, 2600-2609, 2610-2619, 2620-2629, 2630-2639, 2640-2649, 2650-2659, 2660-2669, 2670-2679, 2680-2689, 2690-2699, 2700-2709, 2710-2719, 2720-2729, 2730-2739, 2740-2749, 2750-2759, 2760-2769, 2770-2779, 2780-2789, 2790-2799, 2800-2809, 2810-2819, 2820-2829, 2830-2839, 2840-2849, 2850-2859, 2860-2869, 2870-2879, 2880-2889, 2890-2899, 2900-2909, 2910-2919, 2920-2929, 2930-2939, 2940-2949, 2950-2959, 2960-2969, 2970-2979, 2980-2989, 2990-2999, 3000-3009, 3010-3019, 3020-3029, 3030-3039, 3040-3049, 3050-3059, 3060-3069, 3070-3079, 3080-3089, 3090-3099, 3100-3109, 3110-3119, 3120-3129, 3130-3139, 3140-3149, 3150-3159, 3160-3169, 3170-3179, 3180-3189, 3190-3199, 3200-3209, 3210-3219, 3220-3229, 3230-3239, 3240-3249, 3250-3259, 3260-3269, 3270-3279, 3280-3289, 3290-3299, 3300-3309, 3310-3319, 3320-3329, 3330-3339, 3340-3349, 3350-3359, 3360-3369, 3370-3379, 3380-3389, 3390-3399, 3400-3409, 3410-3419, 3420-3429, 3430-3439, 3440-3449, 3450-3459, 3460-3469, 3470-3479, 3480-3489, 3490-3499, 3500-3509, 3510-3519, 3520-3529, 3530-3539, 3540-3549, 3550-3559, 3560-3569, 3570-3579, 3580-3589, 3590-3599, 3600-3609, 3610-3619, 3620-3629, 3630-3639, 3640-3649, 3650-3659, 3660-3669, 3670-3679, 3680-3689, 3690-3699, 3700-3709, 3710-3719, 3720-3729, 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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 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).



Recreation	Pasture	Pasture
Country Residential		Pasture
Pasture Country Residential	Pasture	Pasture

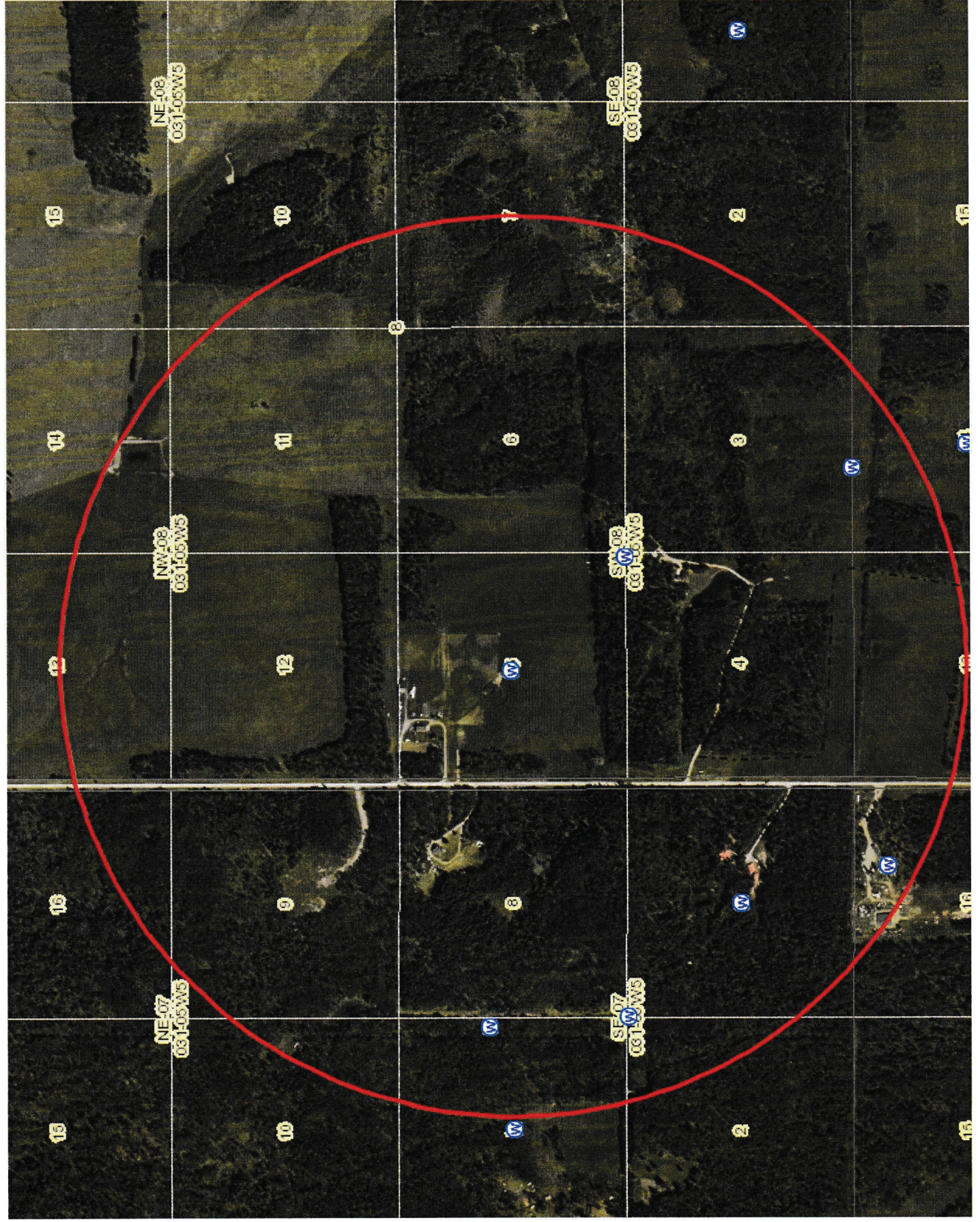


Each square represents a ¼ Section.

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

Water ways / wells.

Monday, August 21, 2023 4:14:51 PM





Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 9/6/2023

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

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: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

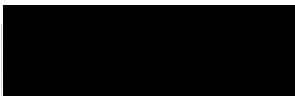
Applicant: Shelley Fyten
Legal Description: SW 8-31-5-W5
File Number: PLRDSD20230332

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, Shelley Fyten 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.

Aug 21/23 
Date Applicant's Signature

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 – including all signatures and contact details Application Fees Certificate of Title – current within 30 days.
- ☐ Abandoned Well Information From Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

* 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). 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 Bylaw No. 16/11.