



August 08, 2025

File No.: PLRDSD20250266

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: TAYLOR, Ken

Landowner: SATCHWELL, Harry & Michelle

Legal: SE 10-29-4-5

From: Agricultural District (A)	To: Agricultural (2) District (A(2))
Proposed Redesignation Area:	38.40 acres (15.54 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 07, 2025**. Comments may be sent to the Planner by:

Email: mschnell@mvcounty.com; or

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

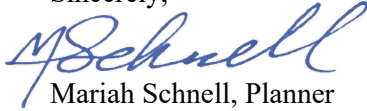
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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@mvcounty.com.

Sincerely,



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 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
C O U N T Y

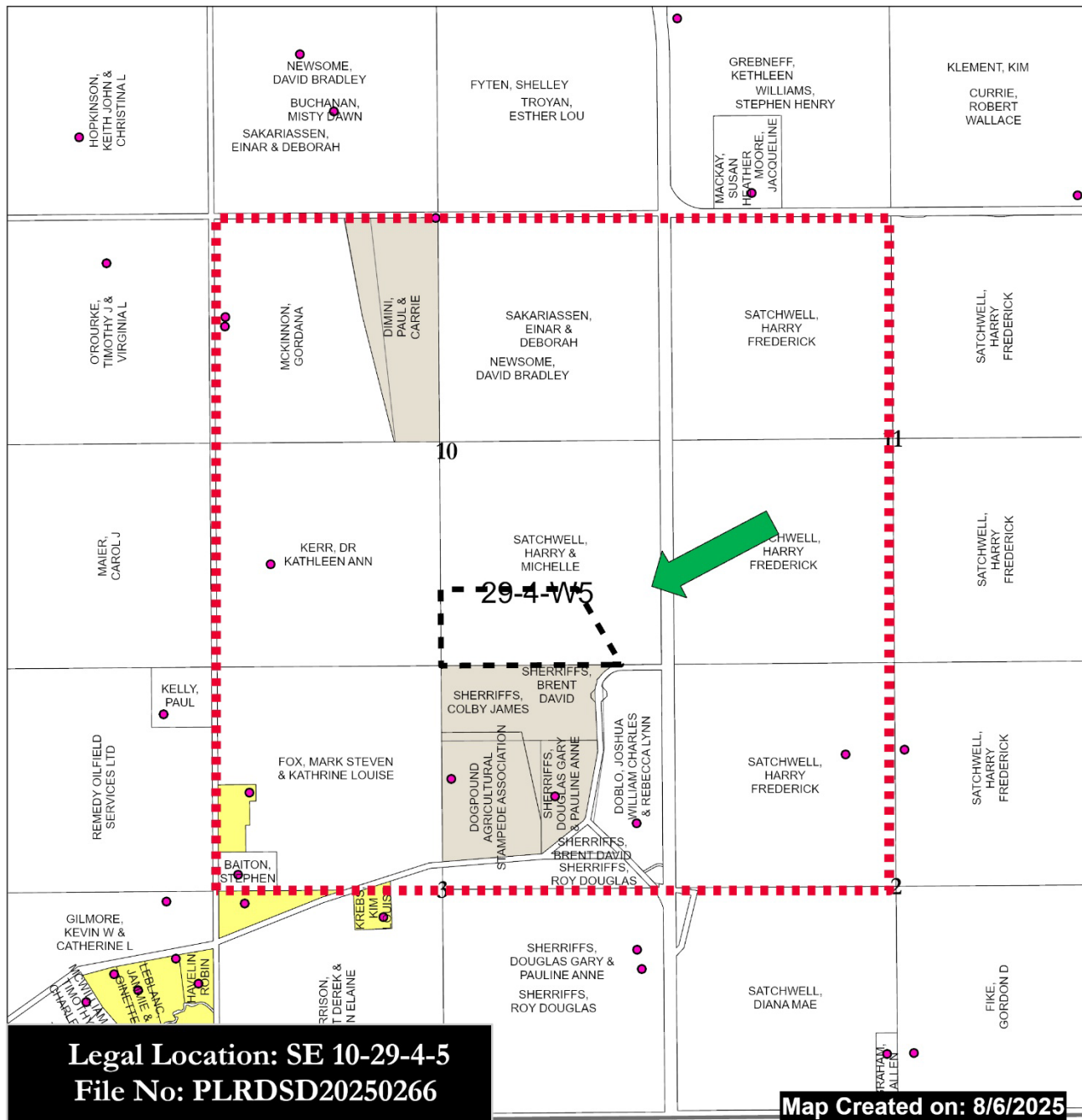
Location, Land Use, Ownership & Circulation

-  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**



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
- Wells
-  PUMPING OIL (1)
- Wells Buffer
-  100 m



0 50 100 Meters

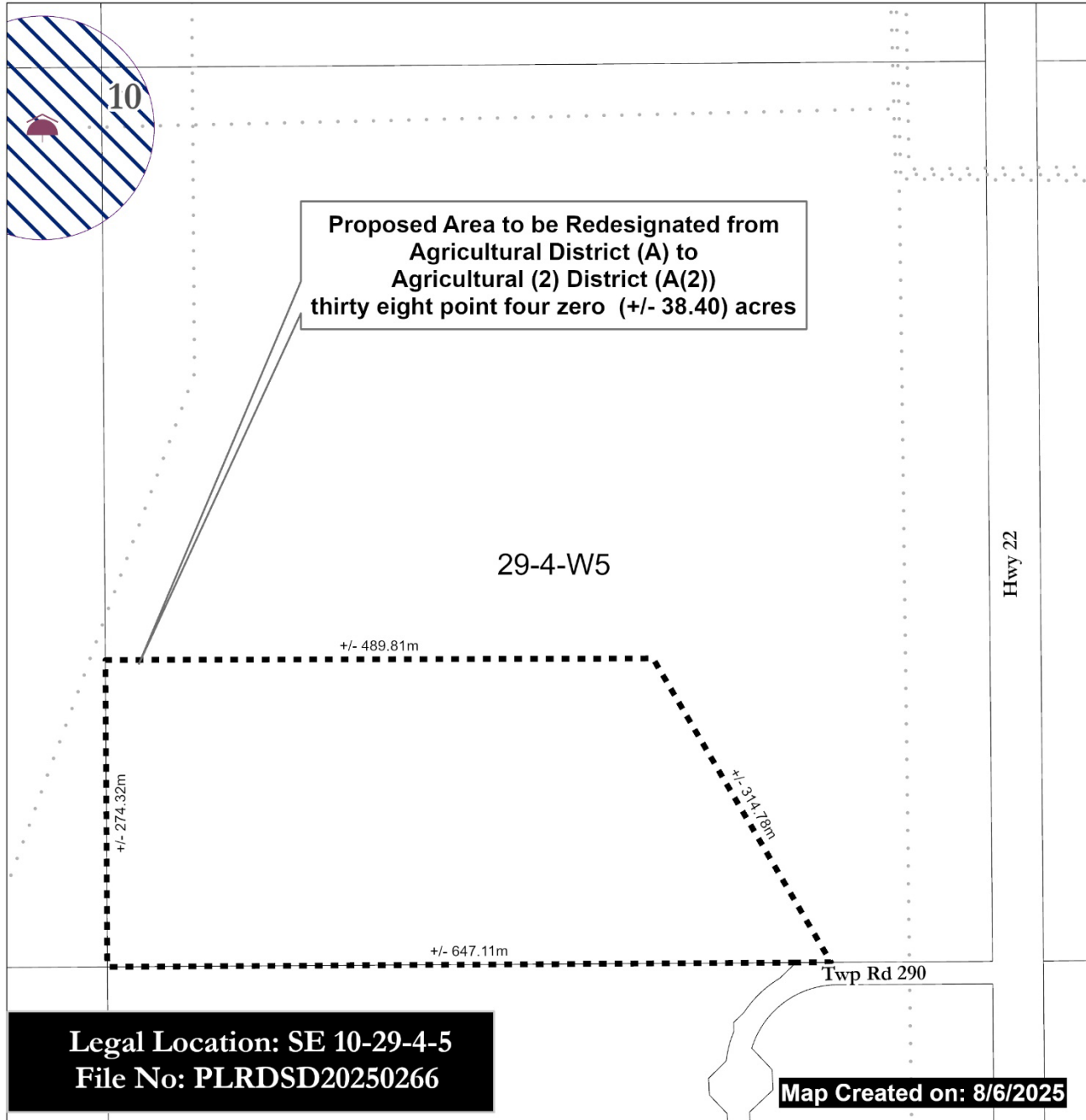
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Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest

Projection: Transverse_Mercator

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





Mountain View COUNTY

Site Dimension

Legend

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

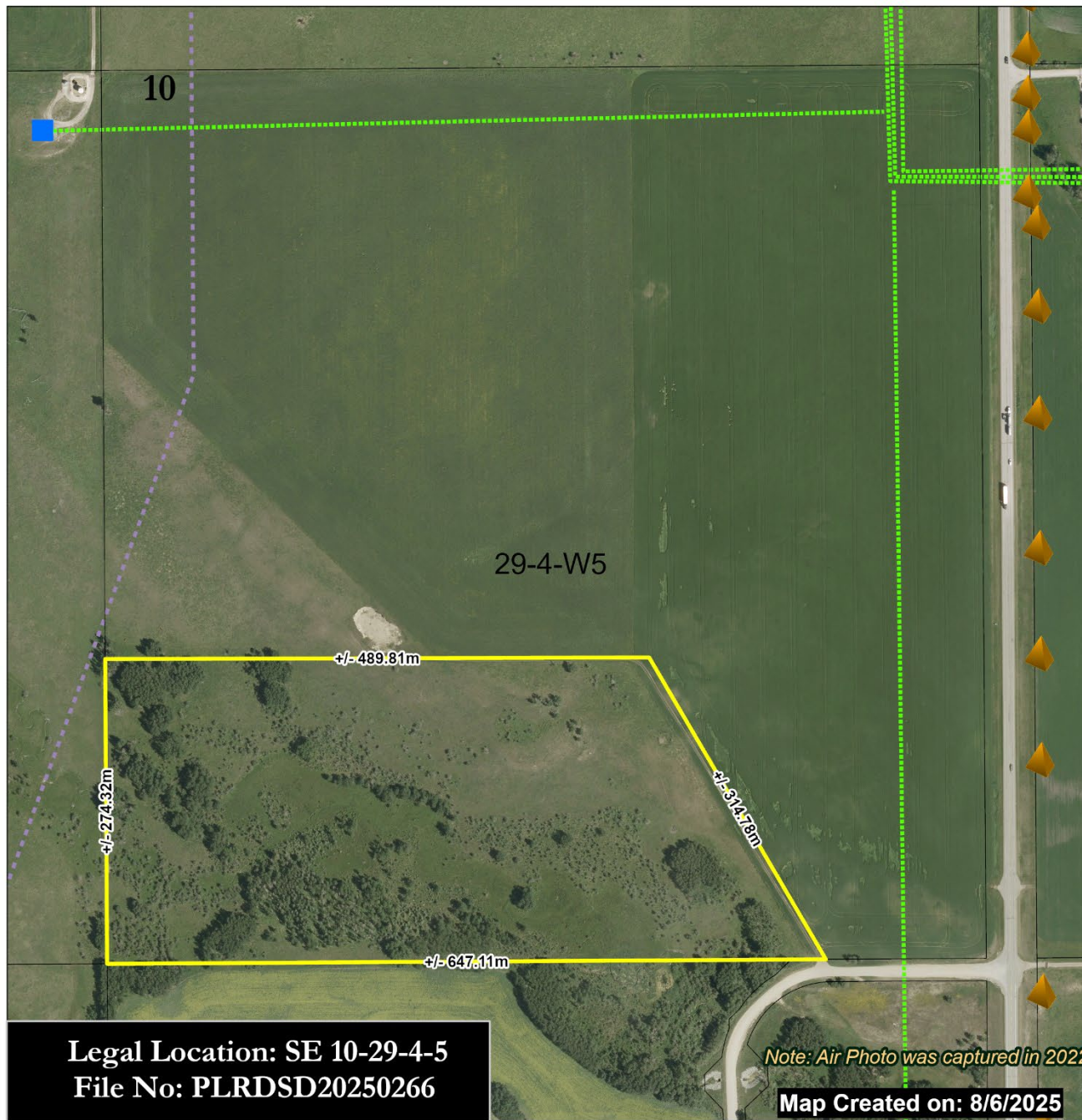


012.5 50 75 100 125 150 175 Meters

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: SE 10-29-4-5
File No: PLRDS20250266

Note: Air Photo was captured in 2022

Map Created on: 8/6/2025



Mountain View
C O U N T Y

REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLRDS20250266

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: TOM0K0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Harry & Michelle Satchwell

Address: [REDACTED] Cremora AB. Postal Code: TOM0R0

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 SE ¼ Sec. 10 Twp. 29 Range 4 West of 5 Meridian

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

Rural Address (if applicable): —

a. Area to be Redesignated/Subdivided: 39.3 (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: 39.3 (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: Hwy 22

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: Dogpound Creek in adjacent quarter

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☐ Yes ☐ No ☒ Unknown

If yes, state the facility: Orlens Upstream

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 39.3 acre A-2 parcel
Take off pasture from cultivated land

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): tree stands, slough + open pasture

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

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 buildings

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.

Both to be developed

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, Harry + Michelle Satchwell
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SE ¼ Section 10 Township 29 Range 4 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

[Redacted Signature]

July 31 / 25

Date

July 31 / 25

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) [Redacted] ☒ 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

ArcGIS Web Map

SE-10-29-4-W5



7/31/2025, 11:00:03 AM

Land Use Zoning

- Agricultural District (A)
- Agricultural (2) District (A(2))

Road - Primary/Secondary Highways

Roads - Private

Private, gravel

Roads - County

Gravel

Highway Label Image

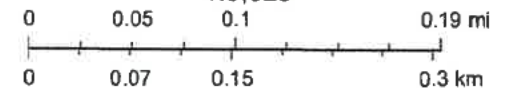
Primary

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028



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



██████████

Abandoned Well Map

Search for ... ✕

Getting Around

Annotate

Analysis



Print



Help



Zoom In



Full Extent



Previous Extent



Next Extent



Polygon



Rectangle



Export To E



Print Map

ArcGIS Pro
Layout

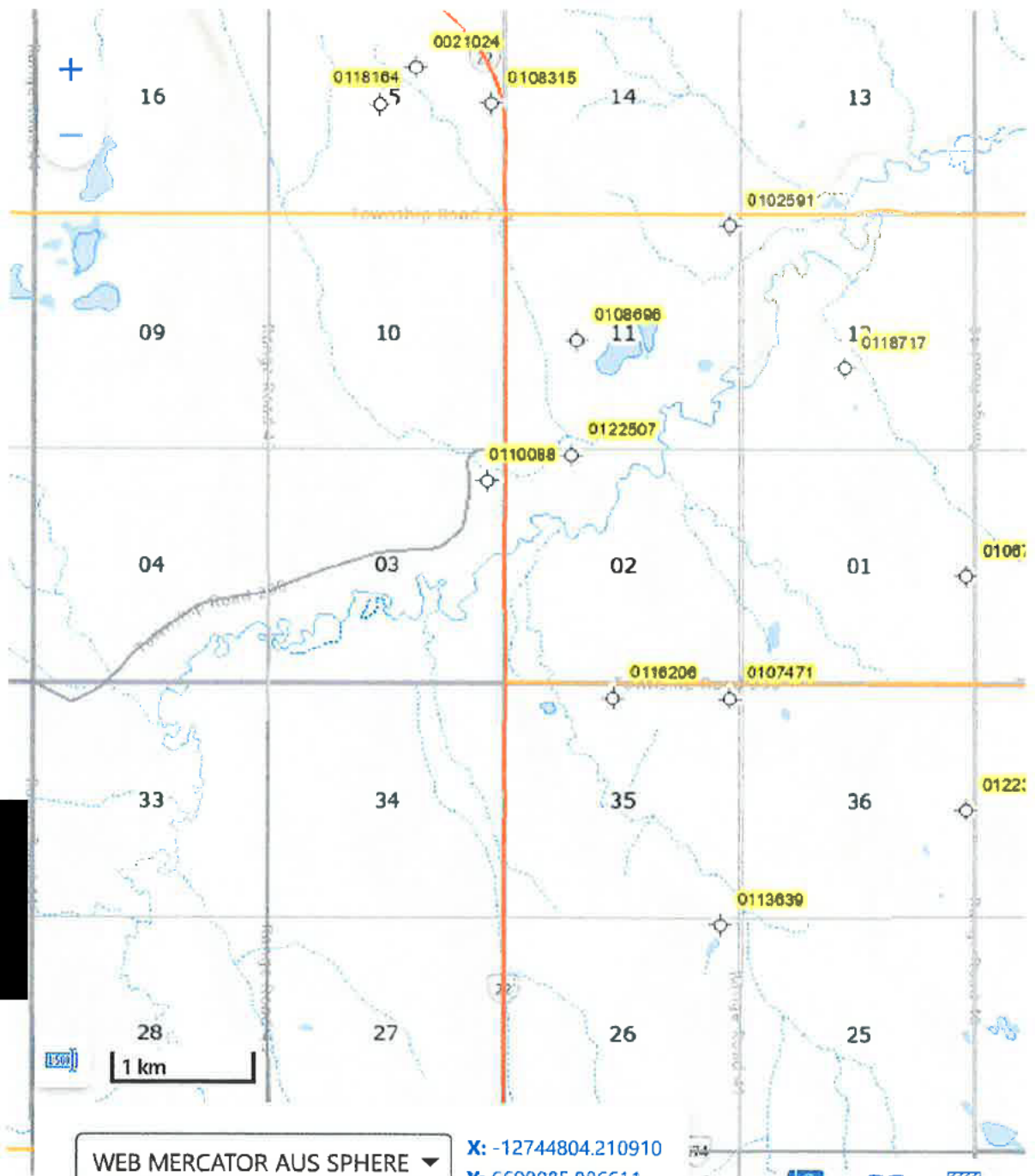
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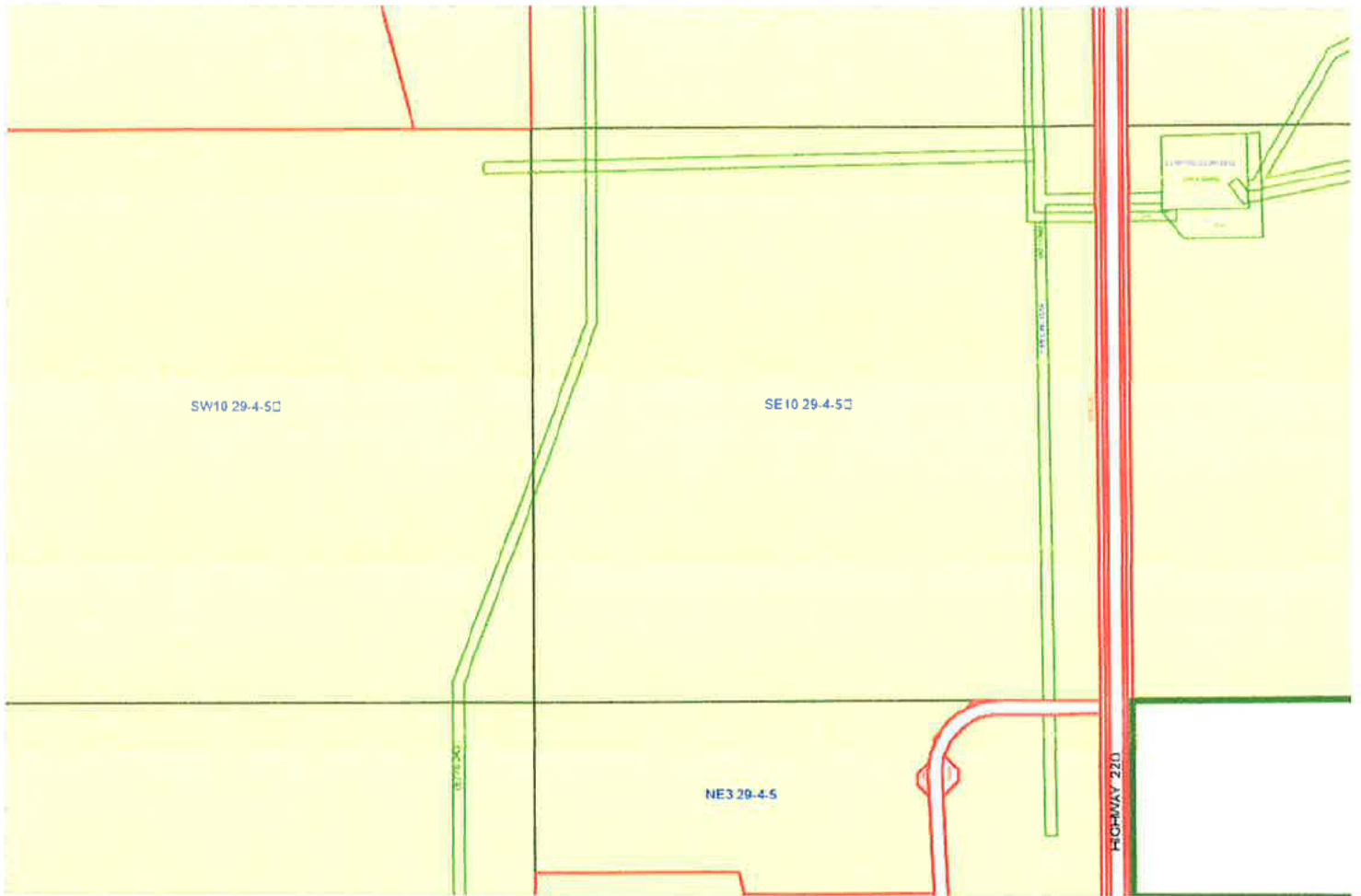


WEB MERCATOR AUS SPHERE ▾

X: -12744804.210910
Y: 6699985.086611

Print

Cancel





**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant:

Ken M. Taylor

Legal Description:

SE-10-29-4-W5

File Number:

PLRDSD20250266

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, Ken M. Taylor 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 31/25

Date


Applicant's Signature

KEN M. TAYLOR



August 1, 2025

Mountain View County

Box 100, Didsbury Alberta TOM OWO

Attention: Planning and Development Department

Dear Staff:

RE: SE-10-29-4-W5 REDESIGNATION AND SUBDIVISION

Enclosed is a Redesignation and subdivision application for a first parcel A2 parcel from a quarter.

Land is owned by Harry and Michelle Satchwell.

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

Yours truly,



Ken M. Taylor