



April 11, 2025

File No.: PLRDSD20250102

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant:** KAY, Christopher & Jessa

**Landowner:** HILL, Calvin D & Judy L

**Legal:** SE 13-31-6-5

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

**Proposed Redesignation Area:** 25.25 acres (10.22 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 May 11, 2025. Comments may be sent to the Planner by:

**Email:** [rpohl@mvcounty.com](mailto:rpohl@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.

Please note that your 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. 219 or by email at [rpohl@mvcountry.com](mailto:rpohl@mvcountry.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Réanne Pohl', written over a circular blue stamp.

Réanne Pohl, Planner  
Planning and Development Services

/rp

***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

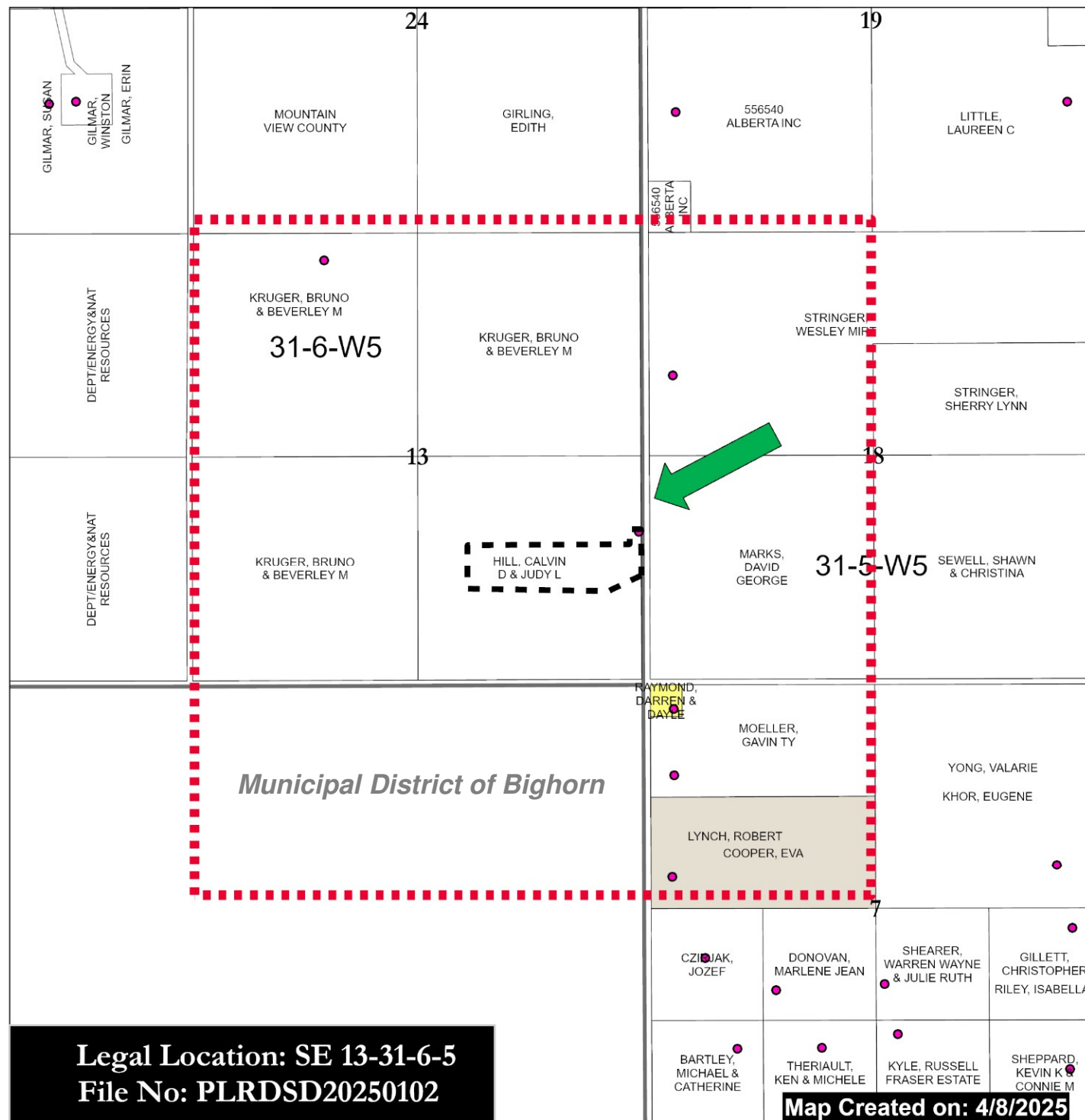
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District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

13

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Agricultural (2) District (A(2)),  
twenty-five point two five (+/- 25.25 acres)

31-6-W5

31-5-W5

Rge Rd 60

Twp Rd 312

**Legal Location: SE 13-31-6-5**  
**File No: PLRDSD20250102**

**Map Created on: 4/8/2025**





# Mountain View COUNTY

## Site Dimension

### Legend

- |   |                       |
|---|-----------------------|
| Application Location                        | <b>Pipelines</b>      |
| Rural Address                               | <b>SUBST_A</b>        |
| Gas Plants, Battery Sites, etc.             | CRUDE OIL             |
| <all other values>                          | 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               |
|   | <all other values>    |

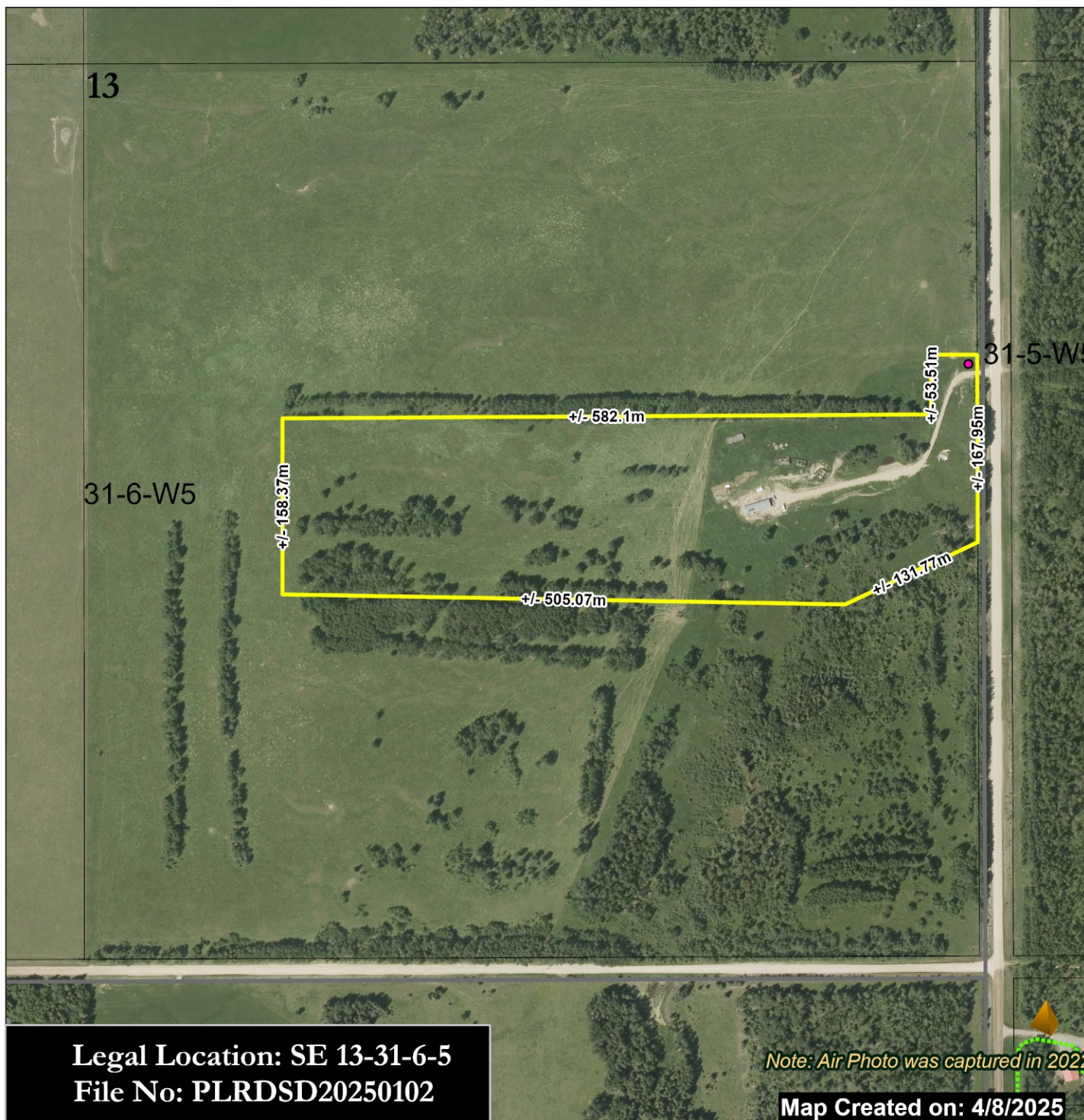


012.5 25 50 75 100 125 150 175 Meters

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







# 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](http://www.mountainviewcounty.com)

File Number PLRDSD20250102

## 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) Jessa & Christopher Kay

Address: [REDACTED] Sundre Postal Code: T0M 1X0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Calvin & Judy Hill

Address: [REDACTED] Rocky View County Postal Code: T4C 2Z8

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  $\frac{1}{4}$  Sec. 13 Twp. 31 Range 6 West of 5 Meridian

Being all/parts of Lot \_\_\_\_\_ Block: \_\_\_\_\_ Plan \_\_\_\_\_

Rural Address (if applicable): Range Road 60

a. Area to be Redesignated/Subdivided: 23.5 acres ( $\pm$ ) / \_\_\_\_\_ hectares ( $\pm$ )

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: 1

Size of new parcel(s) proposed: 23.5 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: MD of Bighorn No. 8

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: \_\_\_\_\_

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: Bergen Creek

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 see attached page

### 3. Reason for Redesignation/Subdivision

We are applying to redesignate and subdivide a 23.5-acre parcel from the existing Agricultural (AG) zoning to Agricultural 2 (AG2) to support the continued development of our active small-scale agricultural operation and homestead. The proposed subdivision aligns with the agricultural intent of both AG and AG2 zoning while maintaining viable agricultural use for both the proposed parcel and the remainder of the land.

The proposed parcel has been selected based on existing land features and current use of the land. The parcel includes all current infrastructure and areas planned for small livestock grazing in the area west of the home. The boundaries of the parcel follow treelines, which will provide protection and shelter for grazing operations on both parcels. The proposed north property line is south of the trees to leave protection to the north grazing areas on the remaining parcel. The proposed south boundary follows an existing clearing through the trees for ease of fencing and access along the fence line. The southeastern portion of the parcel follows Bergen Creek, leaving the creek within the remaining parcel. The northeast portion of the parcel captures the existing driveway and approach for inclusion within the proposed parcel to provide continued access to the existing residence.

Although the LUB states that the minimum parcel size for AG2 is 40 acres, we are proposing a parcel size of 23.5 acres with the justification that this parcel size is appropriate for intended agricultural use of land. We acknowledge that the MVC Land Use Bylaw (LUB) indicates that subdivisions should balance preserving agricultural land with facilitating viable agricultural operations. Our proposed 23.5-acre parcel is tailored to the scale and nature of our homestead activities, which include livestock grazing (sheep), poultry (chickens), an orchard, gardens, and other diversified agricultural uses. Justification for the parcel size is further based on the following reasons:

- **Efficient Land Use:** The proposed parcel utilizes existing natural and agricultural features and encompasses the developed and planned agricultural areas essential to our operations. This ensures that the remaining land continues to support broader agricultural use.
- **Sustainability & Agricultural Viability:** Our livestock grazing will follow regenerative agricultural practices, which do not require large-scale acreage to remain productive. A smaller parcel size ensures land remains actively managed for increased productivity overall.
- **Maintaining Agricultural Integrity:** The remainder of the parent parcel will continue to support currently ongoing grazing operations, meeting the intent of AG zoning by retaining a larger tract of land for agricultural purposes.
- **Long-Term Stewardship & Ownership:** The subdivision allows our family to maintain direct ownership and long-term stewardship of the agricultural land we are actively improving and developing, ensuring its continued productivity.

Overall, we believe our proposed subdivision location aligns with the county's planning principles by ensuring the subdivision supports active agricultural use on both end parcels, and upholds responsible land management in a manner consistent with the intent of the AG and AG2 land uses.



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

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Mixed vegetation. Forested areas within pasture. Deciduous tree stands border the north and south boundaries of the proposed parcel.

Describe the kind of soil on the land (sandy, loam, clay, etc.): \_\_\_\_\_  
Topsoil is clayey loam. Subsoil is clay, silty clay and clay till.

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)?

Existing buildings include modular home (20' x 76'), two sheds (7' x 12' and 12' x 30'), and chicken coop (8' x 16') within proposed parcel. No buildings within remaining parcel. No changes proposed.

6. **WATER AND SEWER SERVICES**

Does the proposed subdivision contain the following:

Sewage System    ☒ Yes    ☐ No    Type: Septic tank

Water Supply    ☒ Yes    ☐ No    Type: Water well

If sewage systems or water supply have been established, describe the manner of providing water and sewage disposal to the proposed subdivision. Sewage and water are within the parcel to be subdivided; no changes are proposed. A water well is existing on the remaining parcel for agricultural purposes

Does the proposed remainder contain the following:

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

Distance to Proposed Subdivision: \_\_\_\_\_

Water Supply    ☒ Yes    ☐ No    Type: shallow water 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 CALVIN AND JUDY HILL

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

All/part of the SE  $\frac{1}{4}$  Section 13 Township 31 Range 6 West of S Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: JESSA & CHRIS KAY 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]

Mar 24/25  
Date

Mar 24/25  
Date

Please complete the following if landowner is a registered company: (NOT APPLICABLE)

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, CALVIN HILL + JUDY HILL 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.

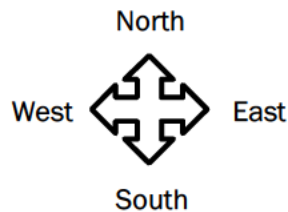
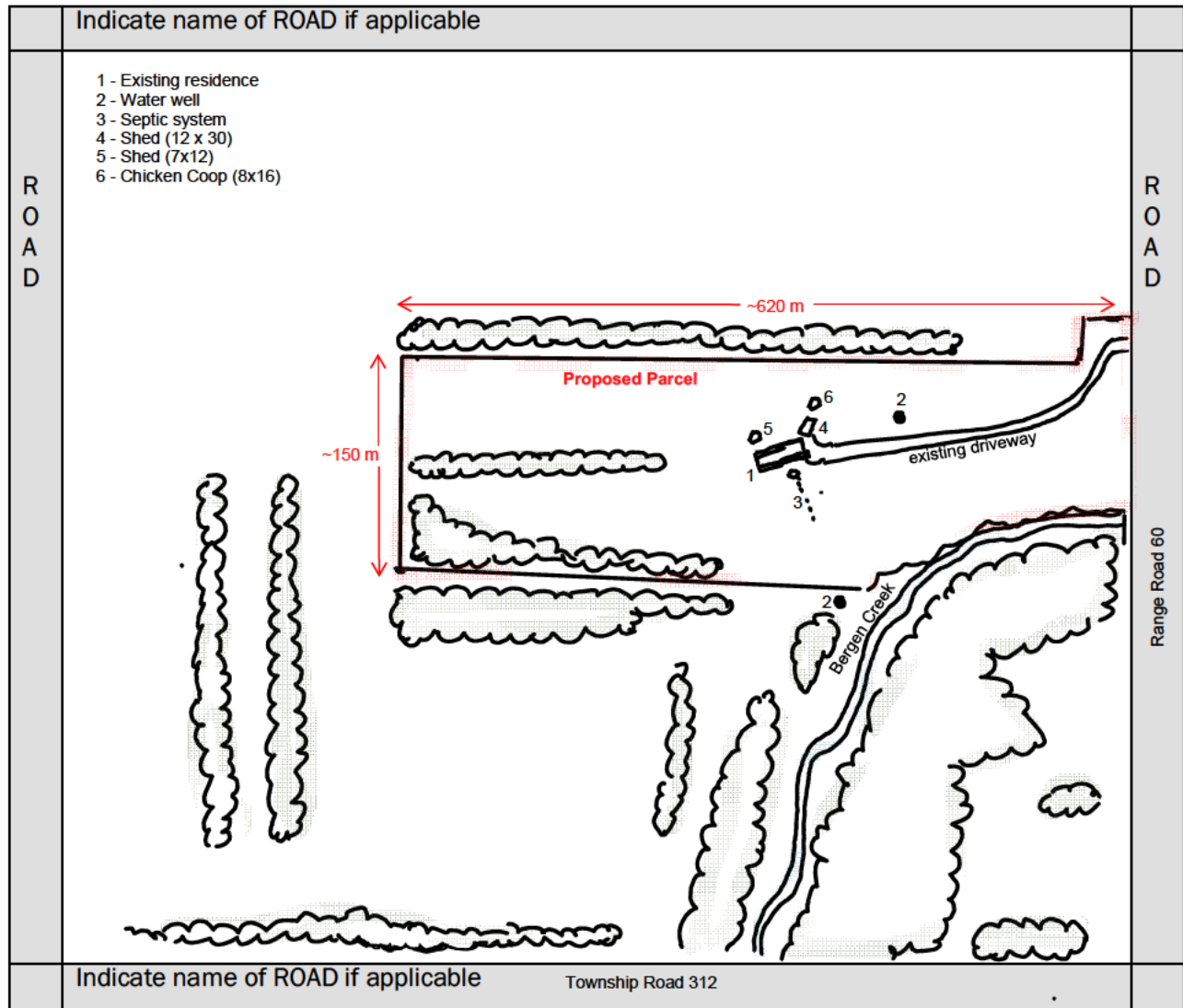
*The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for redesignation and/or subdivision. By providing the above personal information, 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*

## PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

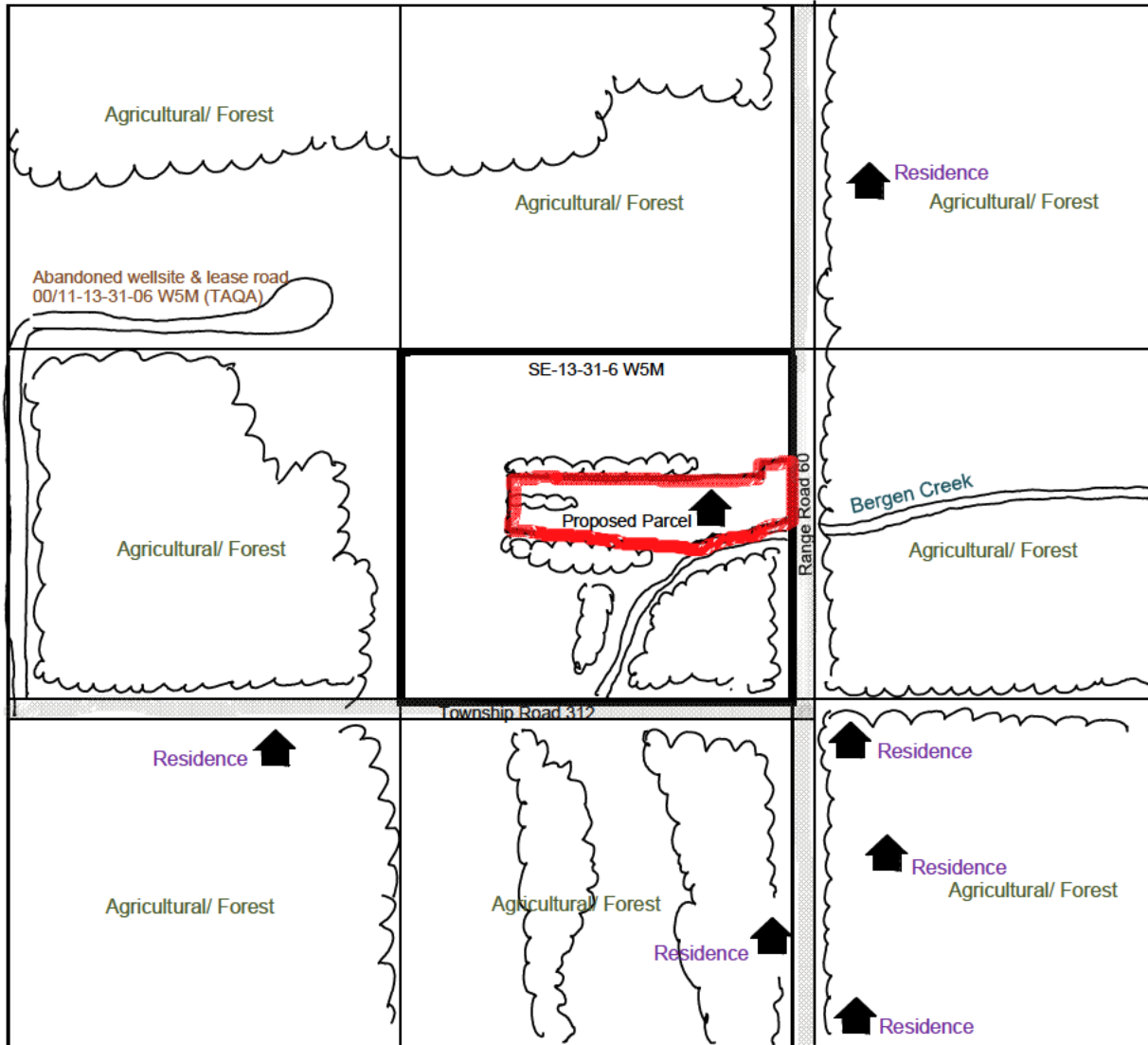
- ☐ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams,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

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



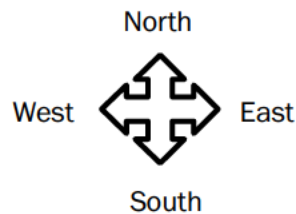
## SURROUNDING LAND USE MAP

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.







PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: JESSA KAY  
Legal Description: SE 1/4 - 13 - 31 - 6 WSM  
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, JESSA KAY 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.

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

Date

03/24/2025

Applicant's Signature



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

