



February 11, 2026

File No.: PLRDSD20260022

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant:** SNYDER, Rodney John

**Landowner:** SNYDER, Rodney John (executor for Ralph B Snyder)

**Legal:** SW 16-31-28-4

**From: Agricultural District (A) To: Residential Farmstead District (R-F)**

**Proposed Redesignation Area:** 7.25 acres (2.93 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 **March 13, 2026**. 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.

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

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

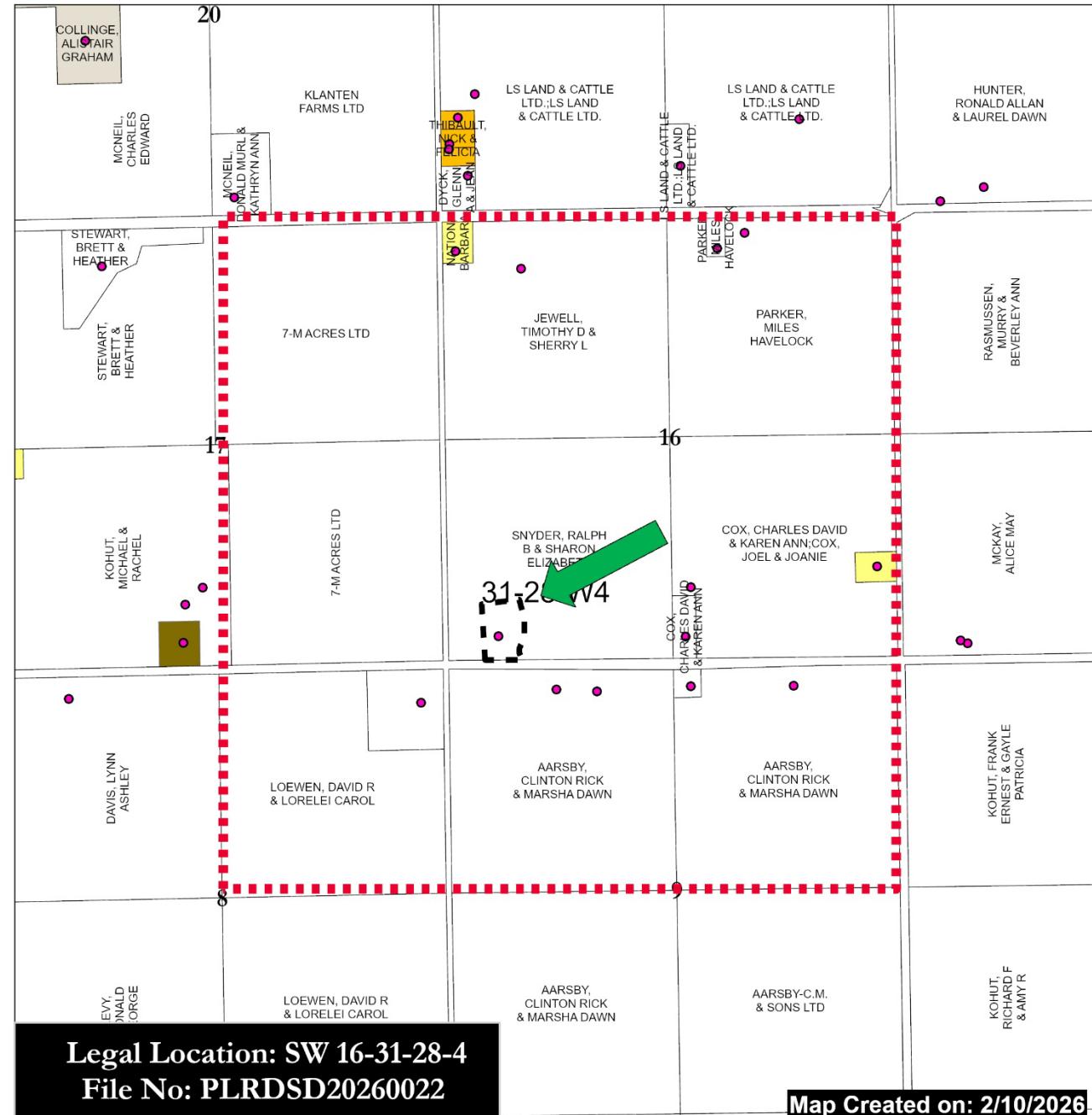


0 250 500 1,000 Meters

Scale: 1:20,000

Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator



Legal Location: SW 16-31-28-4  
File No: PLRDSD20260022

Map Created on: 2/10/2026



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

## Site Sketch - Redesignation

**Proposed Area to be Redesignated from  
Agricultural District A to  
Residential Farmstead District (R-F)  
seven point two five (+/- 7.25) acres**

31-28-W4

+/- 135.94m  
+/- 201.68m  
+/- 139.14m  
+/- 82.69m  
+/- 72.25m  
+/- 73.29m

Twp Rd 312

**Legal Location: SW 16-31-28-4  
File No: PLRDSD20260022**

**Map Created on: 2/10/2026**

### Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (50m)
- Proposed Redesignation
- Subdivision Boundary
- Road Width Less than 7 m
- 6.5 m



0 50 100 Meters

Scale: 1:5,000

Mountain View County  
NAD\_1983\_CRSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

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

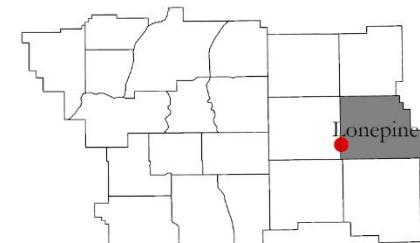


## Mountain View C O U N T Y

### Site Dimension

#### Legend

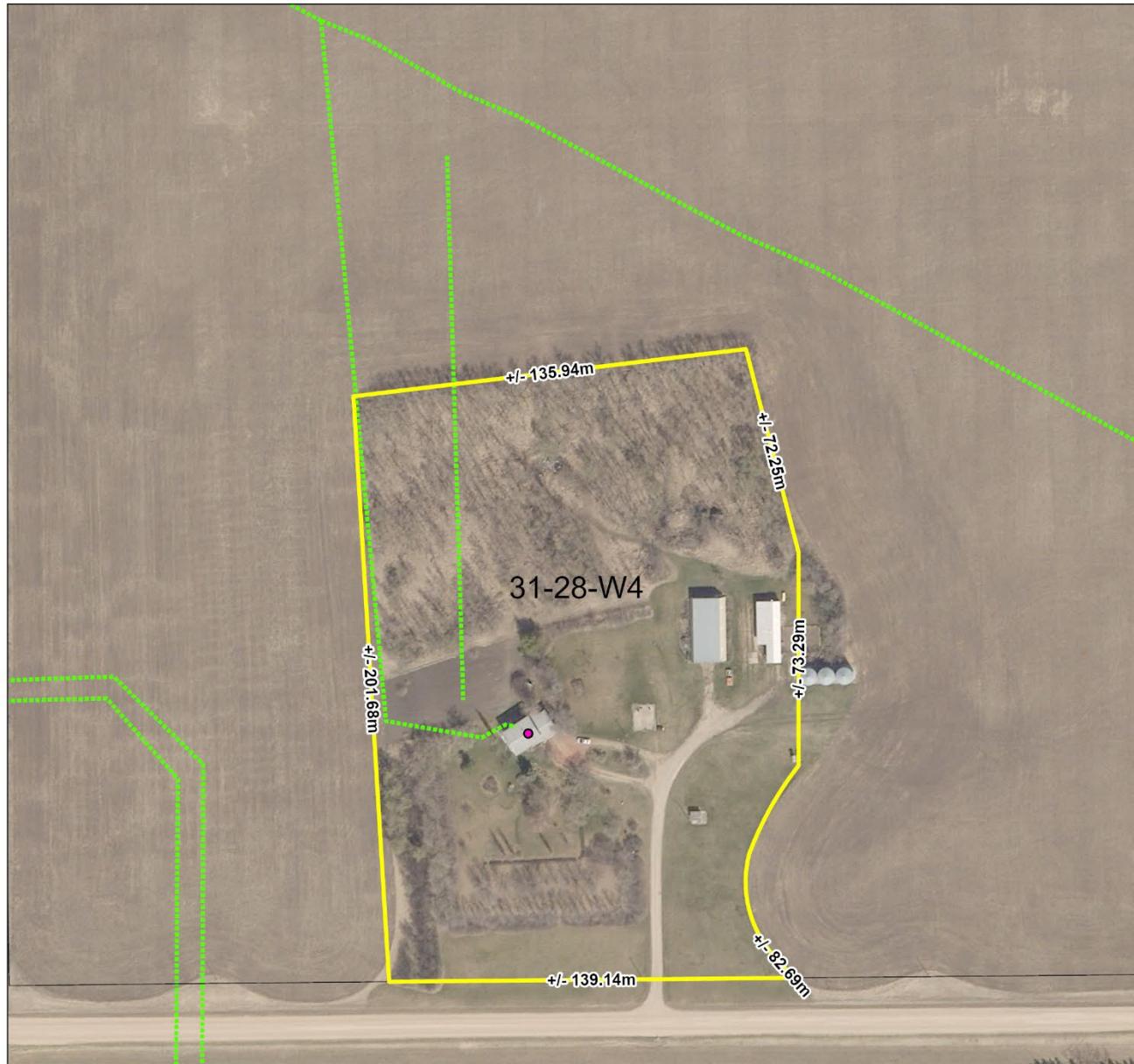
Application Location	Pipelines
● Rural Address	SUBST_A
● <all other values>	CRUDE OIL
● Wells	FRESH WATER
● Proposed Redesignation	FUEL GAS
● Subdivision Boundary	HVP PRODUCTS
● Altalink Pipeline Buffer (30m)	LVP PRODUCTS
● Streetlights - Fortis	MISCELLANEOUS LIQUIDS
● Power Poles - Fortis	NATURAL GAS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



Scale: 1:2,000  
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 16-31-28-4  
File No: PLRDSD20260022

Note: Air Photo was captured in 2022

Map Created on: 2/10/2026



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

File Number: PLR DSD 20260022

### 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](http://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) Rod Snyder

Address: ██████████ Didsbury AB Postal Code: T0M 0W0

Phone #: ██████████ Alternate Phone #: ██████████

Fax #: ██████████ Email: ██████████

LANDOWNER(S) (if applicant is not the landowner): Same as 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 SW  $\frac{1}{4}$  Sec. 16 Twp. 51 Range 28 West of 4 Meridian

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

Rural Address (if applicable): 28370 - 312

a. Area to be Redesignated/Subdivided: 7.9 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: 7.9 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: 582

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):

First parcel out of the quarter. Taking a residential parcel out, farming the remainder of the quarter.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Proposal is treed

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

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)?

House, trailer, shop, bins, well house

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System  Yes  No Type: open discharge

Water Supply  Yes  No Type: well

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

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

All/part of the 3W  $\frac{1}{4}$  Section 16 Township 31 Range 28 West of 4 Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: \_\_\_\_\_ 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 29 2026

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**Landowner(s) Signature(s)**

Date

Please complete the following if landowner is a registered company:

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Signature of Authorized Officer, Partner or Individual

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**Title of Authorized Officer, Partner or Individual**

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**Signature of Witness**

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Name of Witness (please print)

**AUTHORIZATION**

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

I, Rod Snyder  
(Print full name)

I hereby certify that:  I am the registered owner  
 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 reviewing and evaluating an application for Redesignation or Subdivision. By providing the personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety. Any inquiries relative to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA legislative@mvccounty.com 403-335-3311

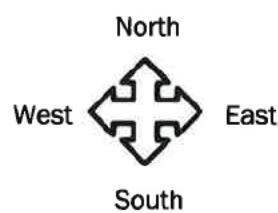
**PROPOSED REDESIGNATION/SUBDIVISION SKETCH**

The Site Plan shall include the following:

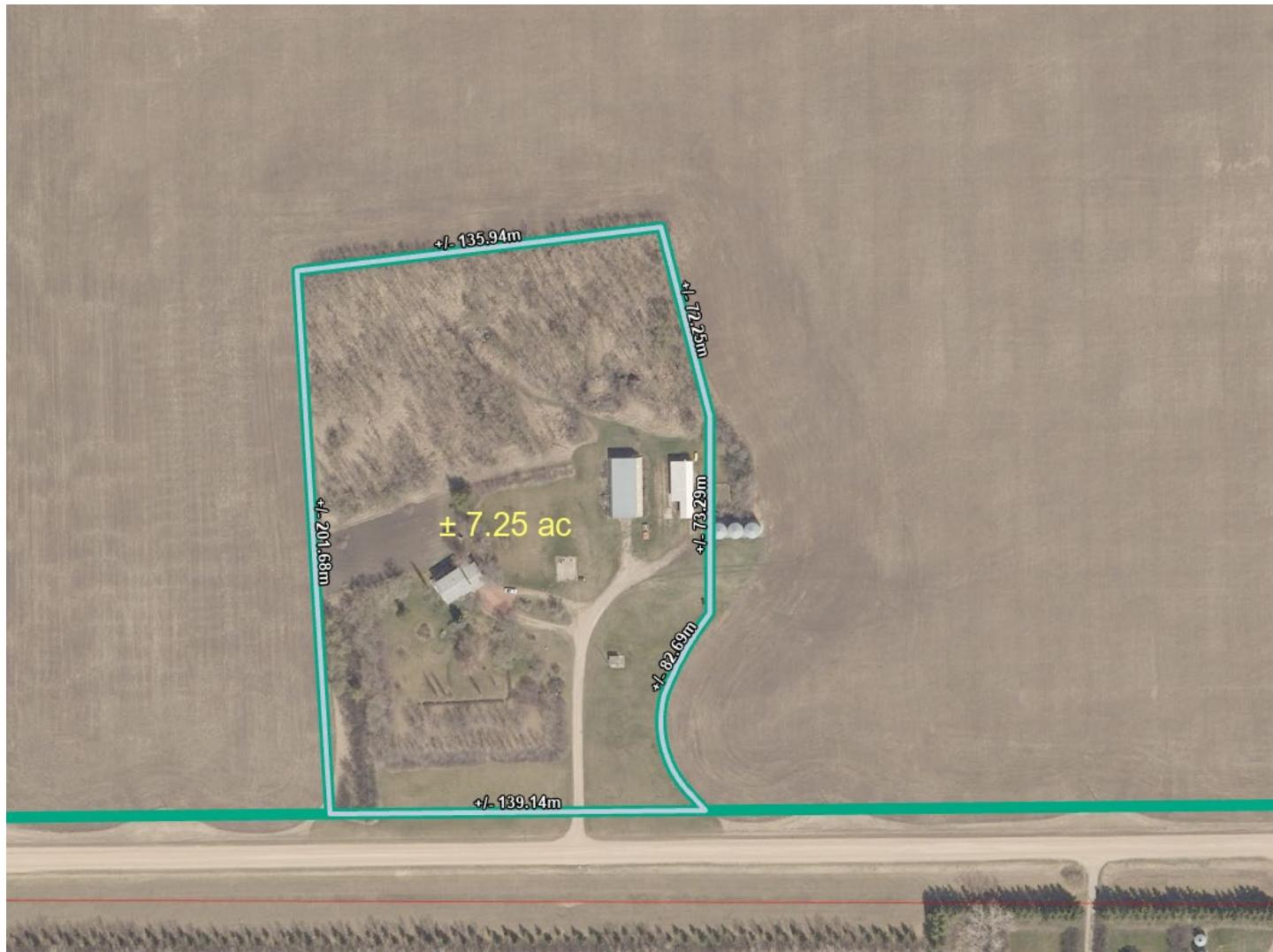
- Approximate dimensions and location of proposed redesignation/subdivision area.
- Buildings and structures on the property,
- Proposed and existing roadways, driveways, and approaches.
- Proposed and existing water wells and septic systems.
- Natural site features (steep slopes, water bodies/streams,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

The below square may be used to represent a  $\frac{1}{4}$  Section or an acreage

	Indicate name of ROAD if applicable	
R O A D		R O A D
	Indicate name of ROAD if applicable	
	TWP 312	

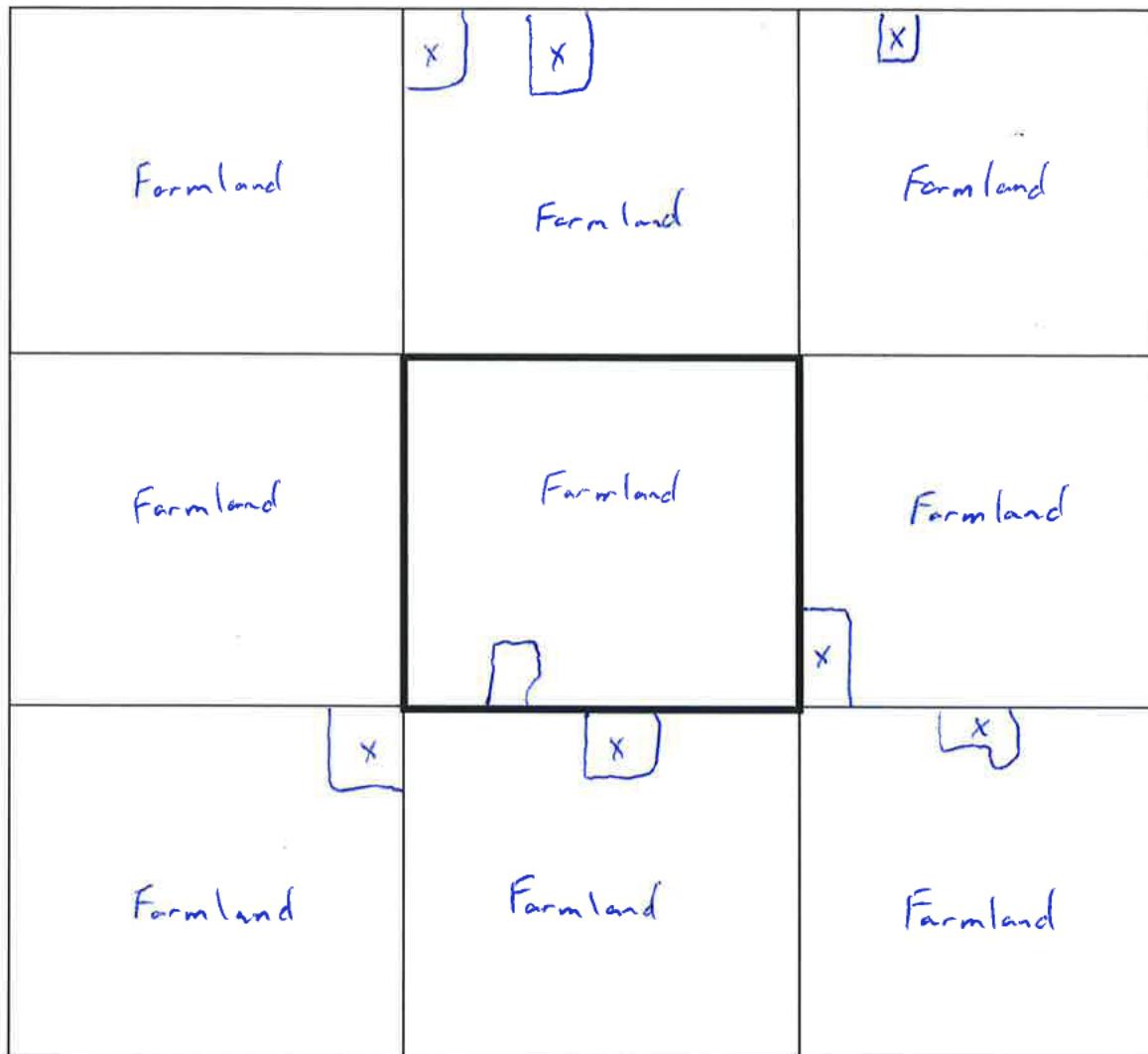


*Updated boundaries February 09, 2026*



**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).



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

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

North



South

X - Dwellings



PLANNING SERVICES

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TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

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Applicant: Rod Snyder

Legal Description: 3w - 16 -31 - 28 -w4

File Number: PLR05D20260022

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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.

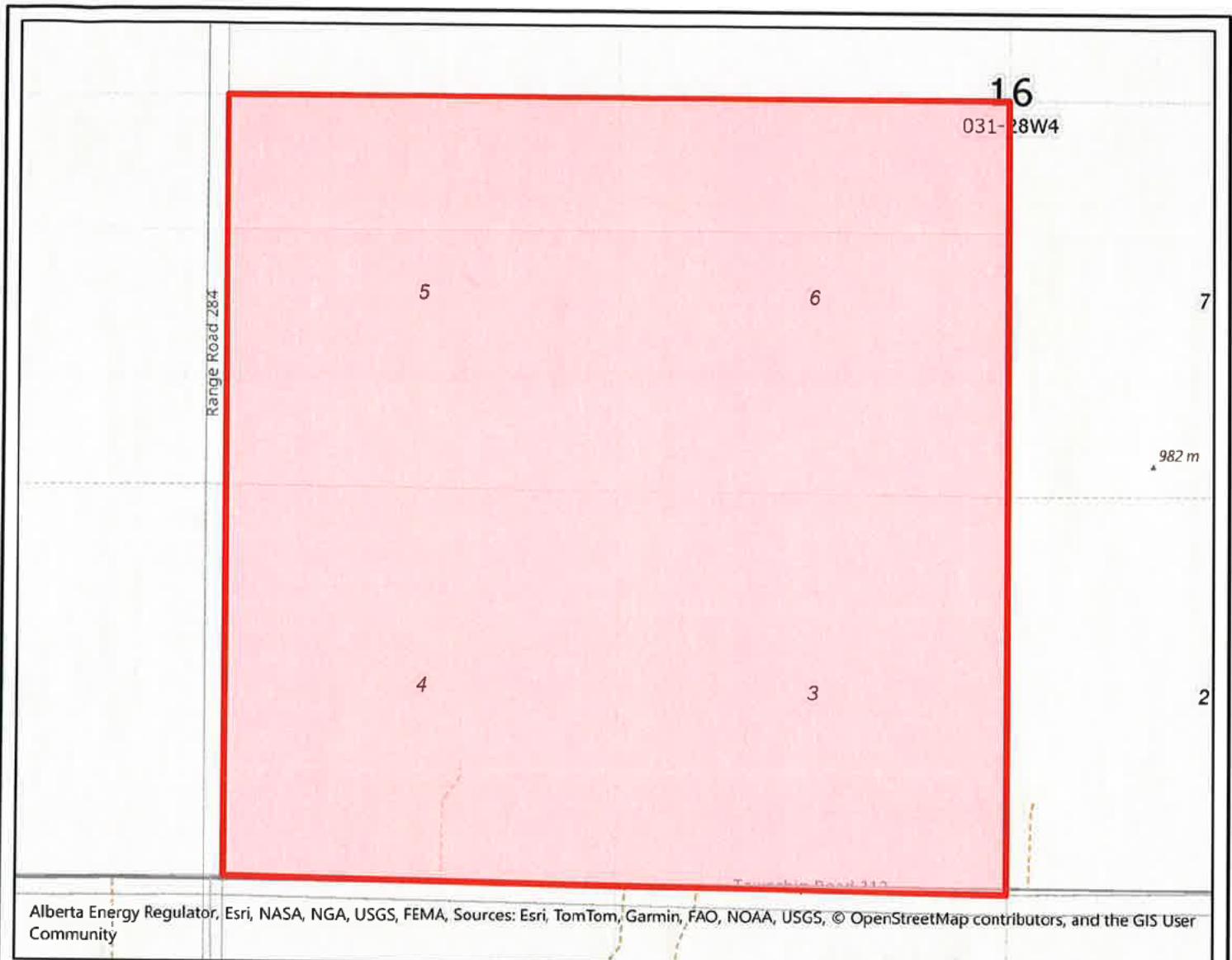
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60-day period has expired.

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, Rod Snyder 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.

Jan 19 2026  
Date

  
\_\_\_\_\_  
Applicant's Signature



## Abandoned Well Map

Base Data provided by: Government of Alberta

**Author:**

Print Date: \_\_\_\_\_

www

1/19/2026

### Legend

**Roads - Other**

- Abandoned Wells
- Revised Location
- Revised Location Pointer

**Paved Road (20K)**

- Primary Divided
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided JL
- Primary Undivided 1L
- Interchange Ramp
- Interchange Ramp
- Interchange Ramp
- Secondary Divided
- Secondary Divided
- Secondary Undivided 4L
- Secondary Undivided 4Ls
- Secondary Undivided 2L
- Secondary Undivided 2Ls
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided JL
- ATS LSD Label

**Gravel Road (20K)**

- Primary Undivided 2L
- Primary Undivided 2L
- Primary Undivided JL
- Primary Undivided 1L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided JL
- Secondary Undivided JL

**Railway (20K Large Scale)**

- Single Line
- Double Line
- Multiple Line
- Spur Line
- Abandoned

**Lake/River (20K)**

- Lake or River
- Lake or River
- Reservoir
- Wetland
- Major Canal
- Ditch
- Quarry
- Dugout

**Intermittent Lake**

- Intermittent Lake
- Intermittent Ditch
- Intermittent Ditch

**Sandbar / Wetland /**

- Sandbar
- Wetland

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## Projection and Datum WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:9,890

