



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

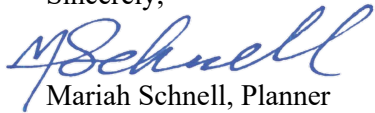
**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

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@mvcountry.com](mailto:mschnell@mvcountry.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

### Legend

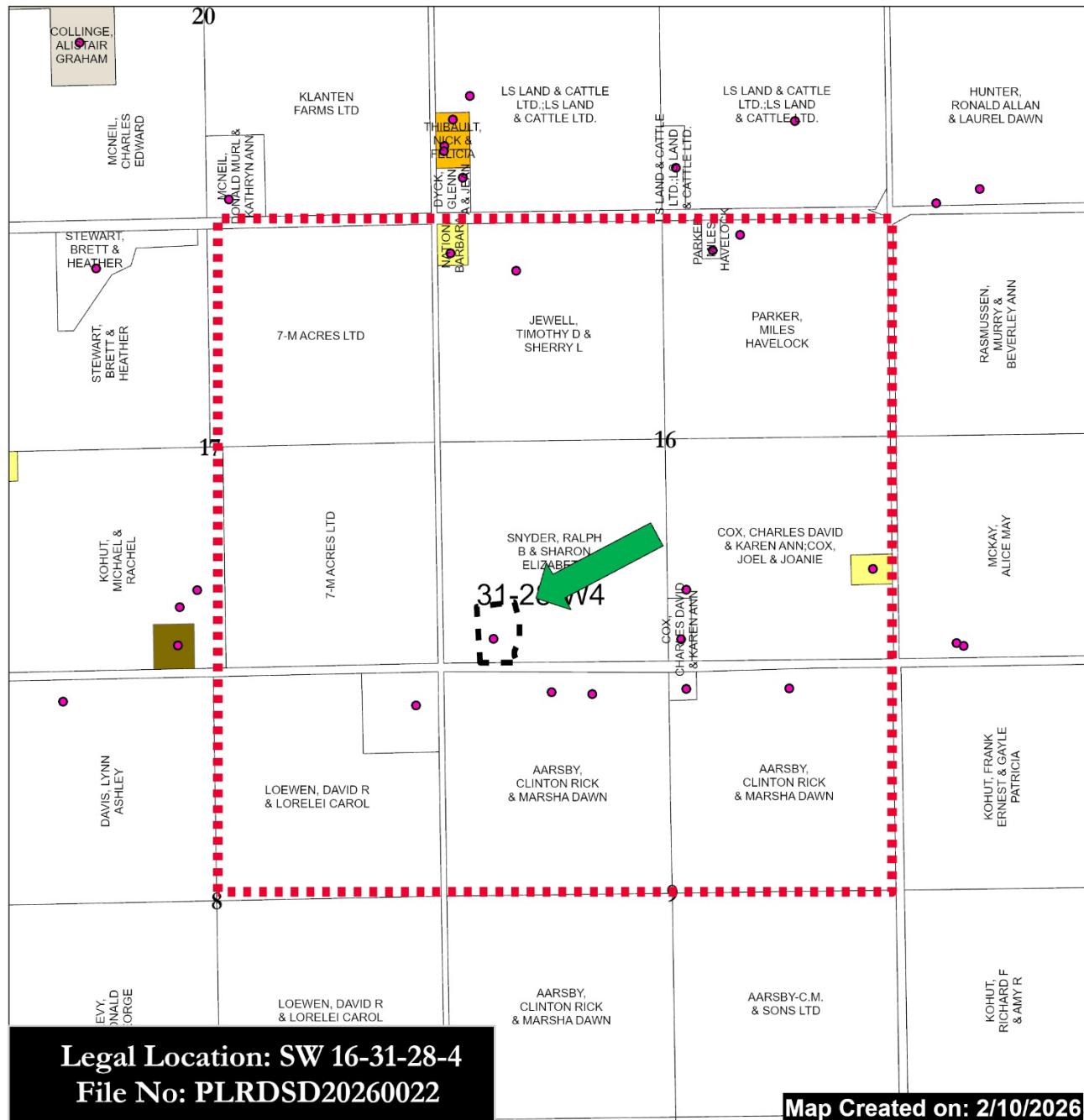
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (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
- Subdivision Boundary
- Road Width Less than 7 m
- 6.5 m



0 50 100 Meters

Scale: 1:5,000

Mountain View County

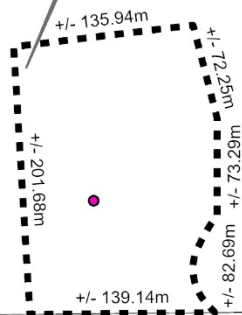
NAD\_1983\_CSRS\_10TM\_AEP\_Forest

Projection: Transverse\_Mercator

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

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



Twp Rd 312

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

Map Created on: 2/10/2026



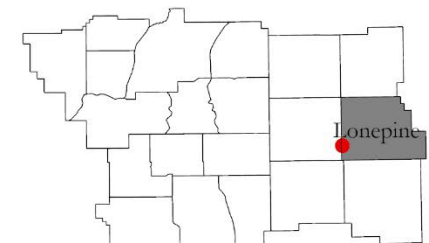


# Mountain View COUNTY

## 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>    |



0 5 10 20 30 40 50 60 70 Meters

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



## 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: PLRDSD20260022

### 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) Red Snyder

Address: [REDACTED] Didsbury AS Postal Code: T0m 0w0

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

Fax #: [REDACTED] Email: [REDACTED]

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 ¼ Sec. 16 Twp. 31 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 (±) / \_\_\_\_\_ 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: 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, forming 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 tree

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 1 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.

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 ¼ 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) \_\_\_\_\_ Date Jan 29 2026

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, Rod Snyder 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 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@mvcounty.com 403-335-3311*

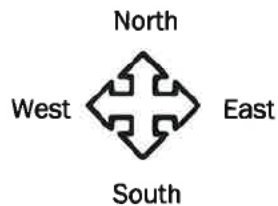
# PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

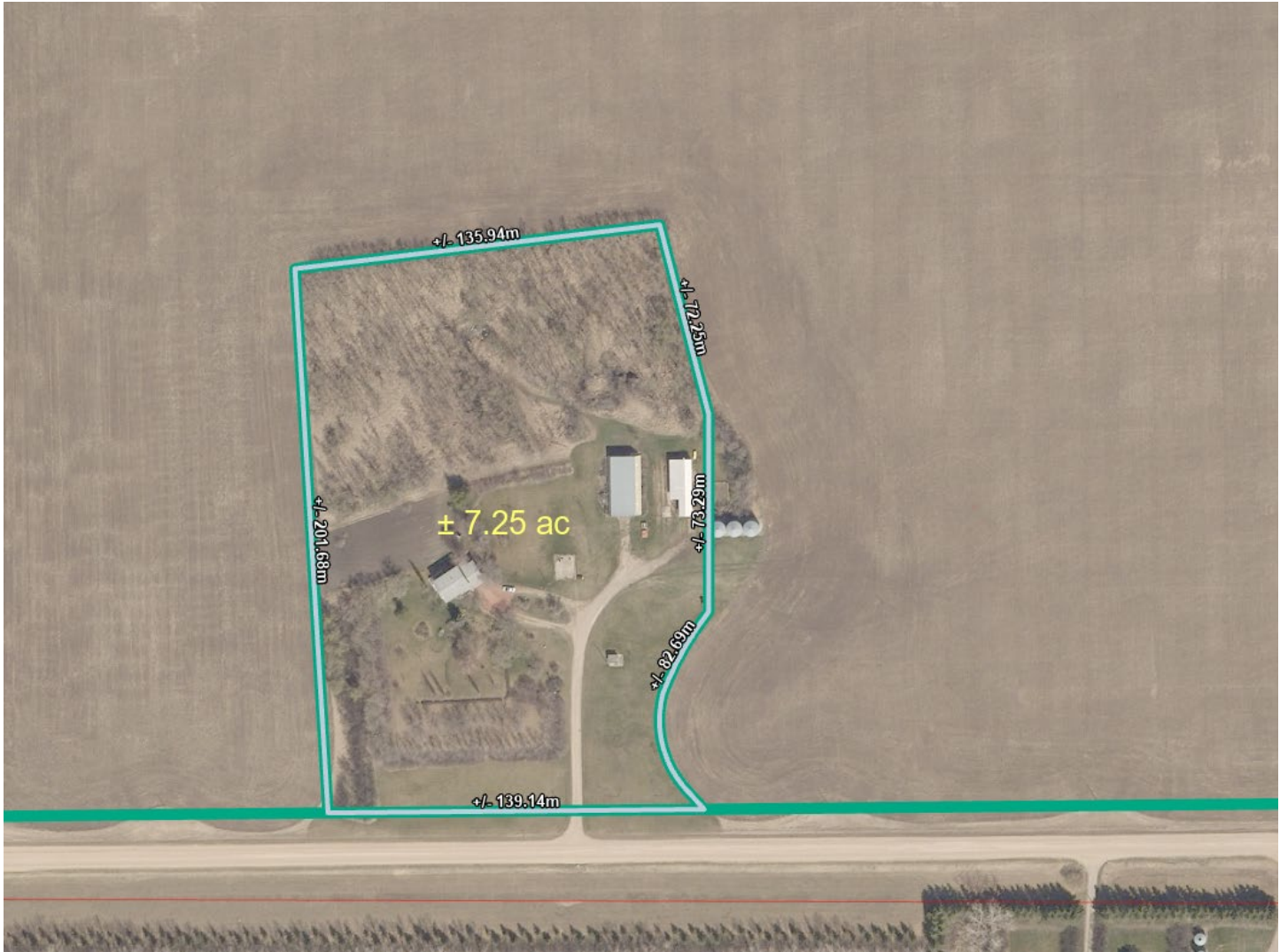
- ☐ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams,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

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

|                  |   |                  |
|------------------|---|------------------|
|                  | Indicate name of ROAD if applicable   |                  |
| R<br>O<br>A<br>D |  | R<br>O<br>A<br>D |
|                  | Indicate name of ROAD if applicable <span style="float: right;">TWP 312</span>      |                  |

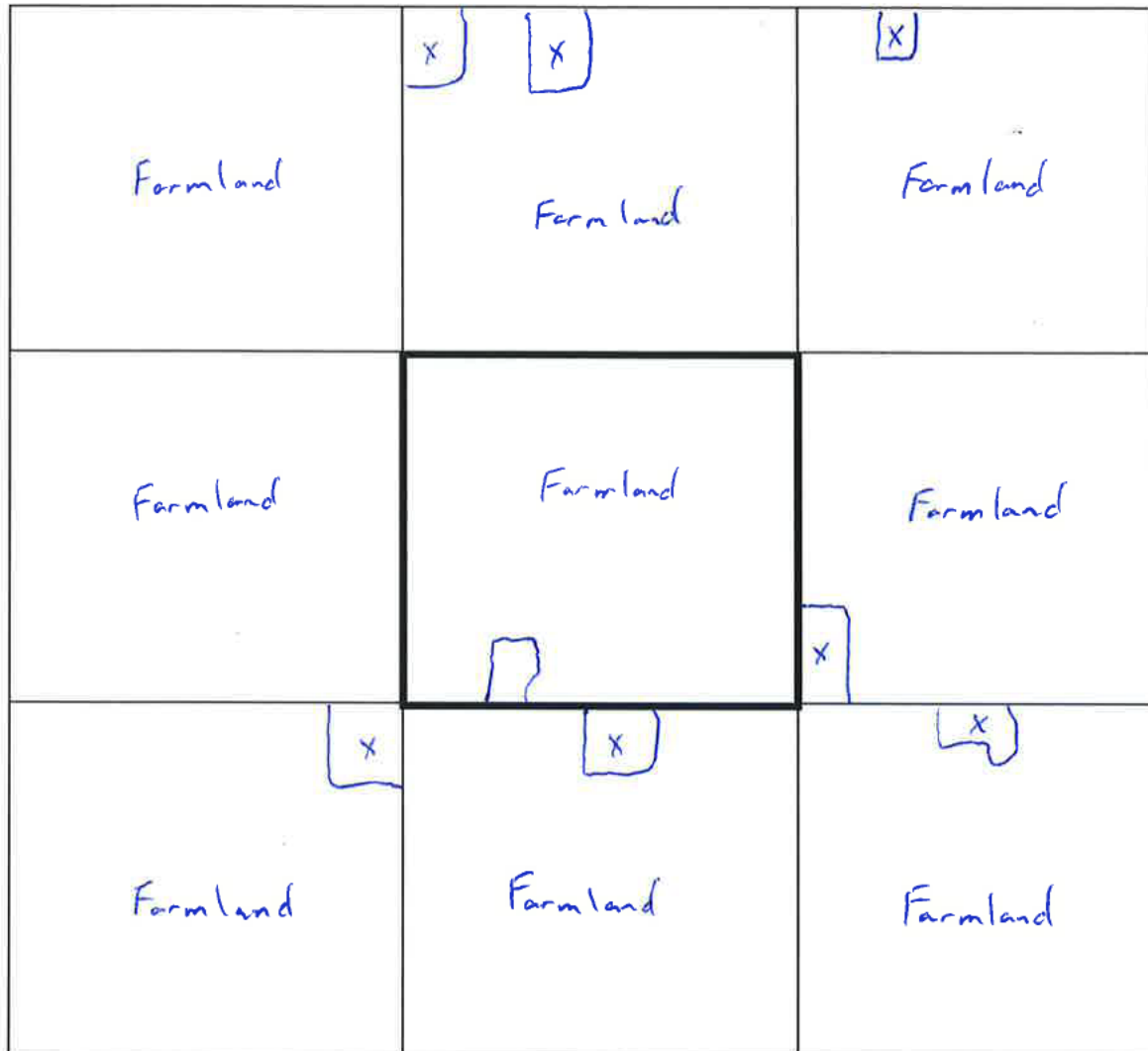


Updated boundaries February 09, 2026



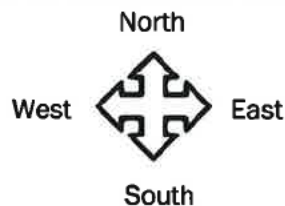
# **SURROUNDING LAND USE MAP**

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 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.**



X - Dwellings





**Mountain View**  
COUNTY

PLANNING SERVICES

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TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

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Applicant: Bud 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.

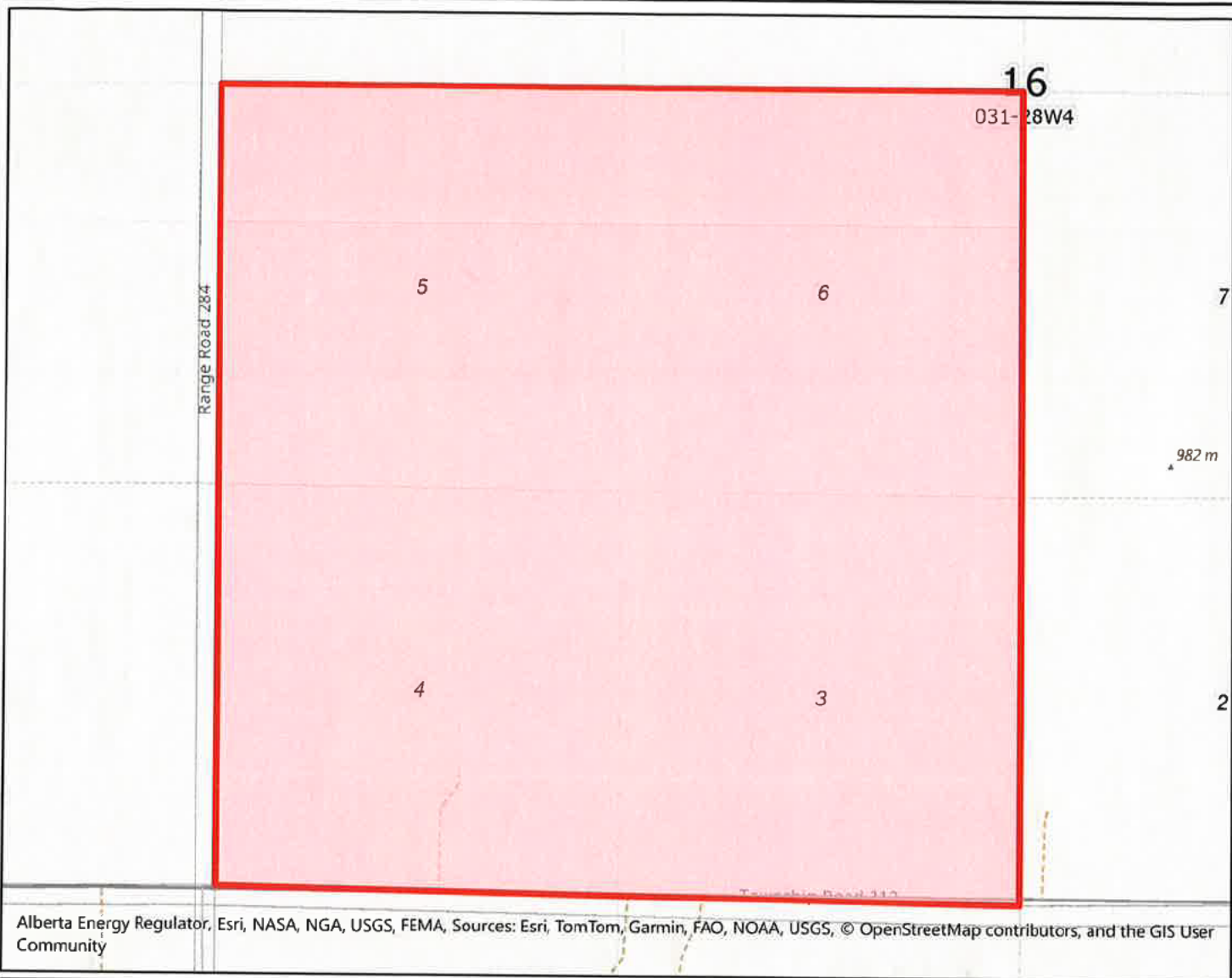
In order to permit Mountain View County to make a decision on your application, we are requesting that you enter into the Time Extension Agreement as set out below. Without this agreement, we will be unable to deal with your application after the 60-day period has expired.

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, Bud 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



Alberta Energy Regulator, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Abandoned Well Map

Base Data provided by: Government of Alberta

Author:  
YYY

Print Date:  
1/19/2026

## Legend

- Abandoned Wells
  - Revised Location
  - Revised Location Pointer
- Paved Road (20K)
  - Primary Divided
  - Primary Undivided 4L
  - Primary Undivided 2L
  - Primary Undivided 1L
  - Interchange Ramp
  - Interchange Ramp
  - Secondary Divided
  - Secondary Undivided 4L
  - Secondary Undivided 2L
  - Secondary Undivided 2L
  - Secondary Undivided 1L
  - Secondary Undivided 1L
- Roads - Other
  - Unimproved
  - Unclassified
  - Truck Trail
  - Winter
  - Ford Winter Crossing
  - Ferry Route
- Gravel Road (20K)
  - Primary Undivided 2L
  - Primary Undivided 1L
  - Secondary Undivided 2L
  - Secondary Undivided 1L
- Railway (20K Large Scale)
  - Single Line
  - Double Line
  - Multiple Line
  - Spur Line
  - Abandoned
  - ATS LSD label
- ATS LSD with Road
- ATS Quarter Section label
- ATS Quarter Section with
- ATS Section label (large)
- ATS Section with Road
- ATS Township (large scale)
- Provincial boundary
- Lake Label (20K)
- River Label (20K)
- Lake/River (20K)
  - Lake or River
  - Lake or River
  - Reservoir
  - Scorfield
  - Major Canal
  - Oxbow
  - Quarry
  - Dugout
- Intermittent Lake
  - Intermittent Lake
  - Intermittent Oxbow
- Sandbar / Wetland /
  - Sandbar

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Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:9,890

