



April 16, 2024

File No.: PLRDSD20240098

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant:** KROKIS, Kory & Jani-Lee

**Landowner:** WIERENGA POULTRY FARM LTD & KROKIS, Kory & Jani-Lee

**Legal:** NW 28-31-1-5 and NW 28-31-1-5 Plan 1112722 Block 1 Lot 1

**From:** Agricultural (2) District (A (2)) **To:** Country Residential District (R-CR)

**Proposed Redesignation Area:** 3.82 acres (1.54 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 **May 16, 2024**. Comments may be sent to the Planner by:

**Email:** [cconde@mvcounty.com](mailto:cconde@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 [cconde@mvcounty.com](mailto:cconde@mvcounty.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Camilo Conde', written over a light blue horizontal line.

Camilo Conde, Planner  
Planning and Development Services

/CC

***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

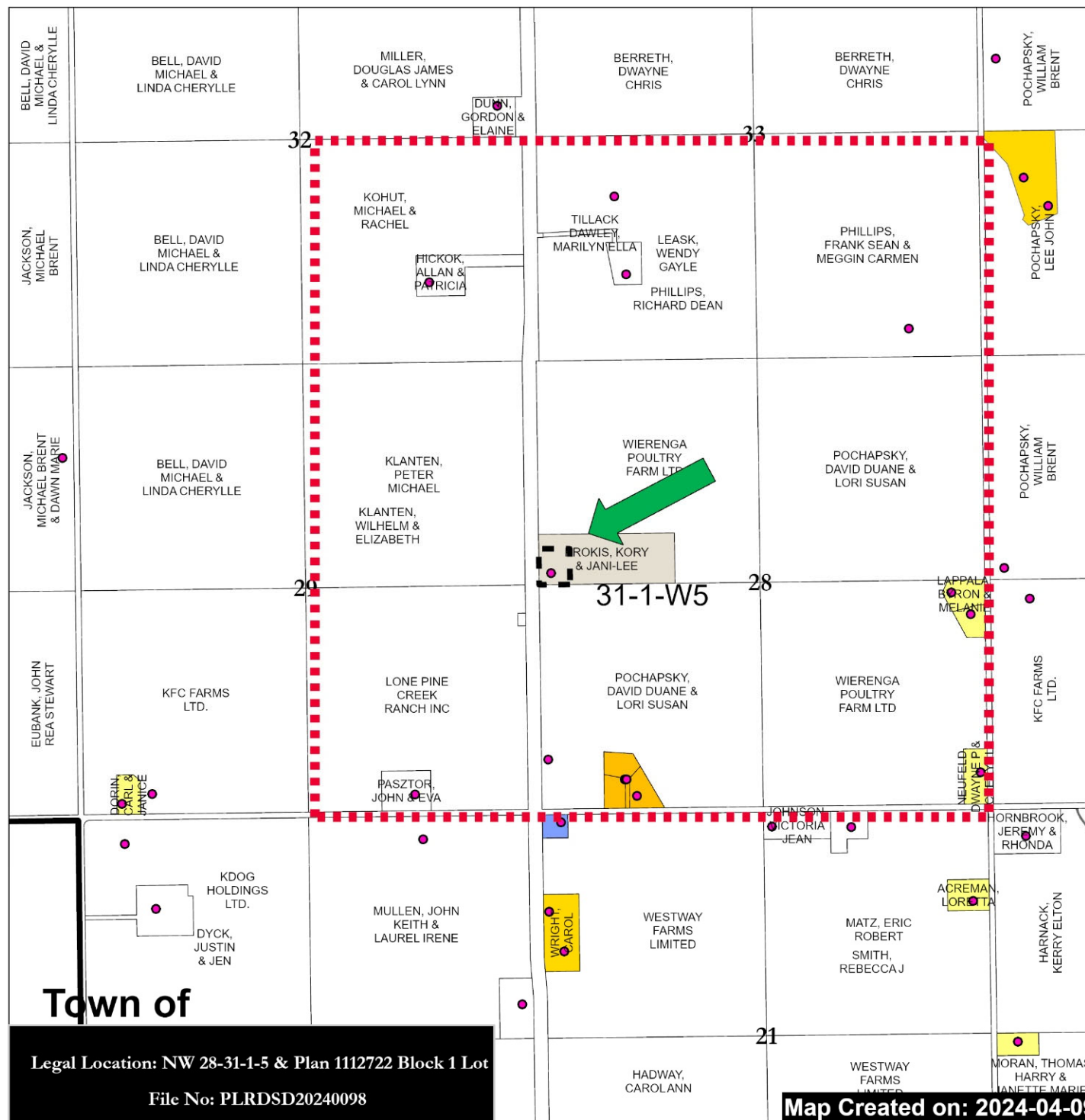
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District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

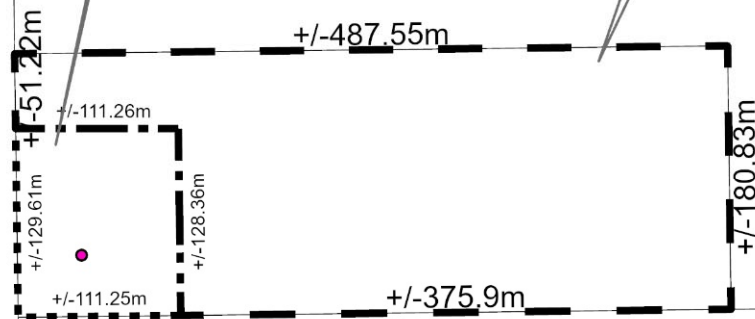
NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER

Proposed Area to be Redesignated from  
Agricultural District (A(2)) to  
Country Residential District (R-CR)  
three point five five (+/- 3.55) acres

31-1-W5

Proposed Area to be Redesignated from  
Agricultural District (A (2)) to  
Agricultural District (A)  
eighteen point two seven (+/- 18.27) acres

Hwy 2A Hwy 2A



Legal Location: NW 28-31-1-5 & Plan 1112722 Block 1 Lot

File No: PLRDSD20240098

Map Created on: 2024-04-09



## 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 PLRDSD20240098

### 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) Kory David Krokis / Jan-Lee Krokis (Applicants and Land owners)

Address [REDACTED] Olds AB Postal Code: T4H-1T8

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Wierenga Poultry Farm Ltd

Address: RR4 Site 5 Box 14 Postal Code: T4H-1T8

Phone #: 403-507-5006 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 Nw ¼ Sec. 28 Twp. 31 Range 1 West of 5 Meridian

Being all/parts of Lot 1 Block: 1 Plan 1112722

Rural Address (if applicable): Hwy 2A

a. Area to be Redesignated/Subdivided: 3.82 acres (±) / \_\_\_\_\_ hectares (±)

b. Rezoned from Land Use District: ☐ Agricultural ☐ Country Residential

☐ Residential Farmstead

☒ Other Agricultural District 2

c. To Land Use District: ☐ Agricultural 2 ☒ Country Residential ☐ Residential Farmstead

☐ Recreational ☐ Industrial ☐ Direct Control

☒ Other Agricultural District A (18 acres)

Number of new parcel(s) proposed: 0 (Boundary Adjustment)

Size of new parcel(s) proposed: 3.82 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: 2A

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: Small wetland just east of the 21.82 acre boundary

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

If yes, state the facility: Whitecap Resources Sour Gas Pipeline

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 attachment #1



4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): 3.82 acres is where the homestead is. It has an excellent windbreak/shelterbelt on the north side. The remaining 18 acres is farmland.

Describe the kind of soil on the land (sandy, loam, clay, etc.): Grass and garden on the 3.82 acres and cultivated black dirt on the remaining acres

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)? Newly renovated 2001 mobile home with CanExel hail resistant siding and class 4 shingles on the roof. 2 older garages/storage buildings. Small pump house shed. 10' x 20' greenhouse.

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☒ Yes ☐ No Type: Septic field

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. I don't think anything needs to be changed or updated.

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, Kory David Krokis/Jani-Lee Krokis/ Wierenga Poultry Farm Ltd  
Owner(s) Name(s) (please print) being the registered owner(s) of:

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

do hereby authorize: Kory David Krokis to act as Applicant/Agent on my/our behalf  
regarding the redesignation/subdivision application of the above-mentioned lands.

I hereby grant approval for M \_\_\_\_\_ access the property for a Site Inspection: ☒ Yes ☐ No

March 22/2024  
Date

March 22/2024  
Date

Landowner(s) Signature(s)

~~Please complete the following if landowner is a registered company:~~

I, Jan Wierenga, have authority to bind Wierenga Poultry Farm LTD.  
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

[Signature]  
Signature of Authorized Officer, Partner or Individual

Director  
Title of Authorized Officer, Partner or Individual

A. Krokis  
Signature of Witness

Jani-Lee Krokis  
Name of Witness (please print)

**AUTHORIZATION**

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

I, Kory David Krokis 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*



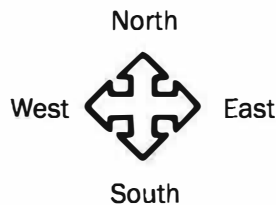
### PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

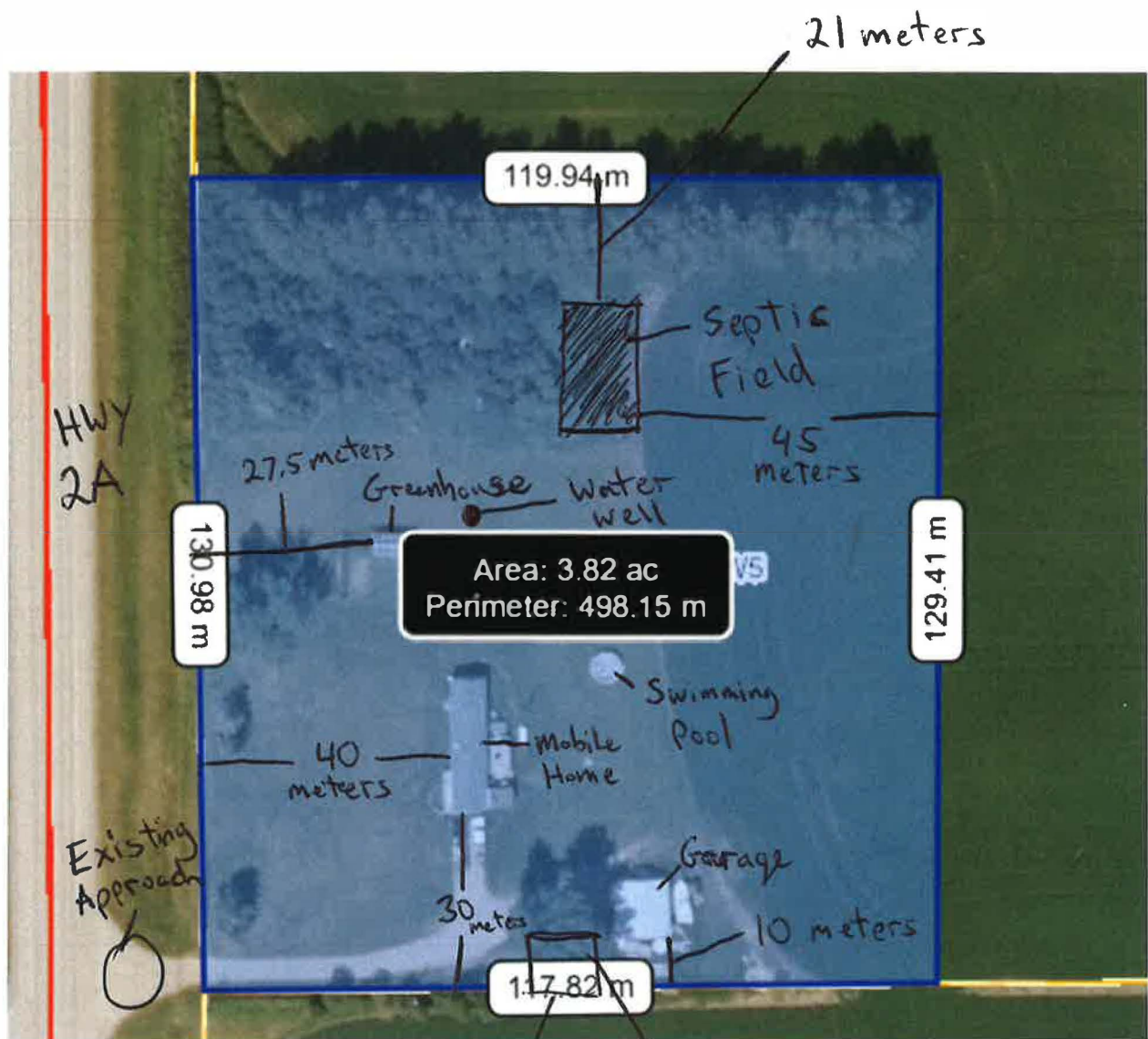
- ☐ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams,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

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

	Indicate name of ROAD if applicable	
R O A D	Please see attachment #2 + #3	R O A D
	Indicate name of ROAD if applicable	

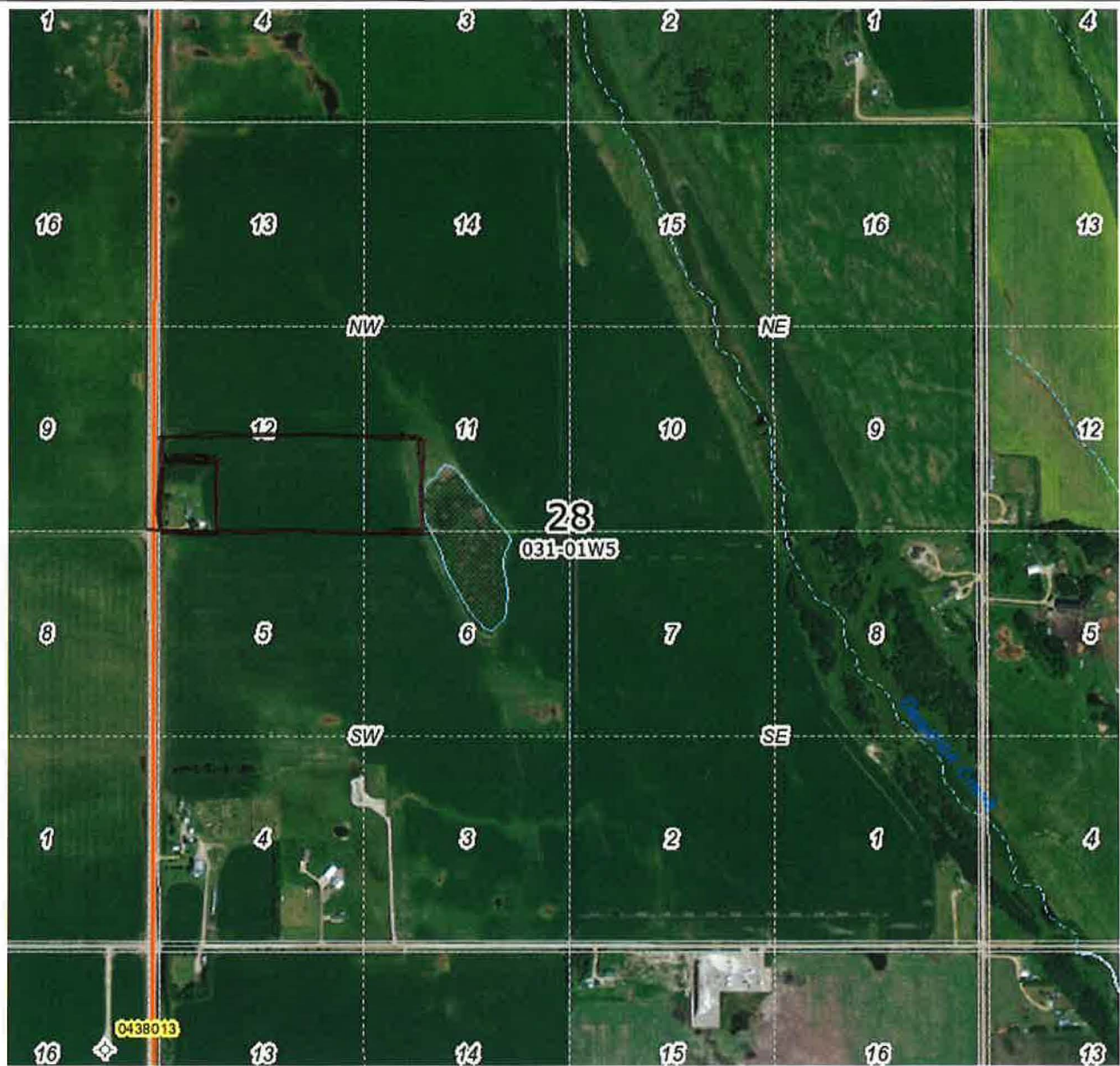


# Attachment #2



2 meters to Old building used for lawn mower storage.





## Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 3/14/2024

Date Date (if applicable)

### 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

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: 16,055.95

0.25 Kilometers

Projection and Datum:

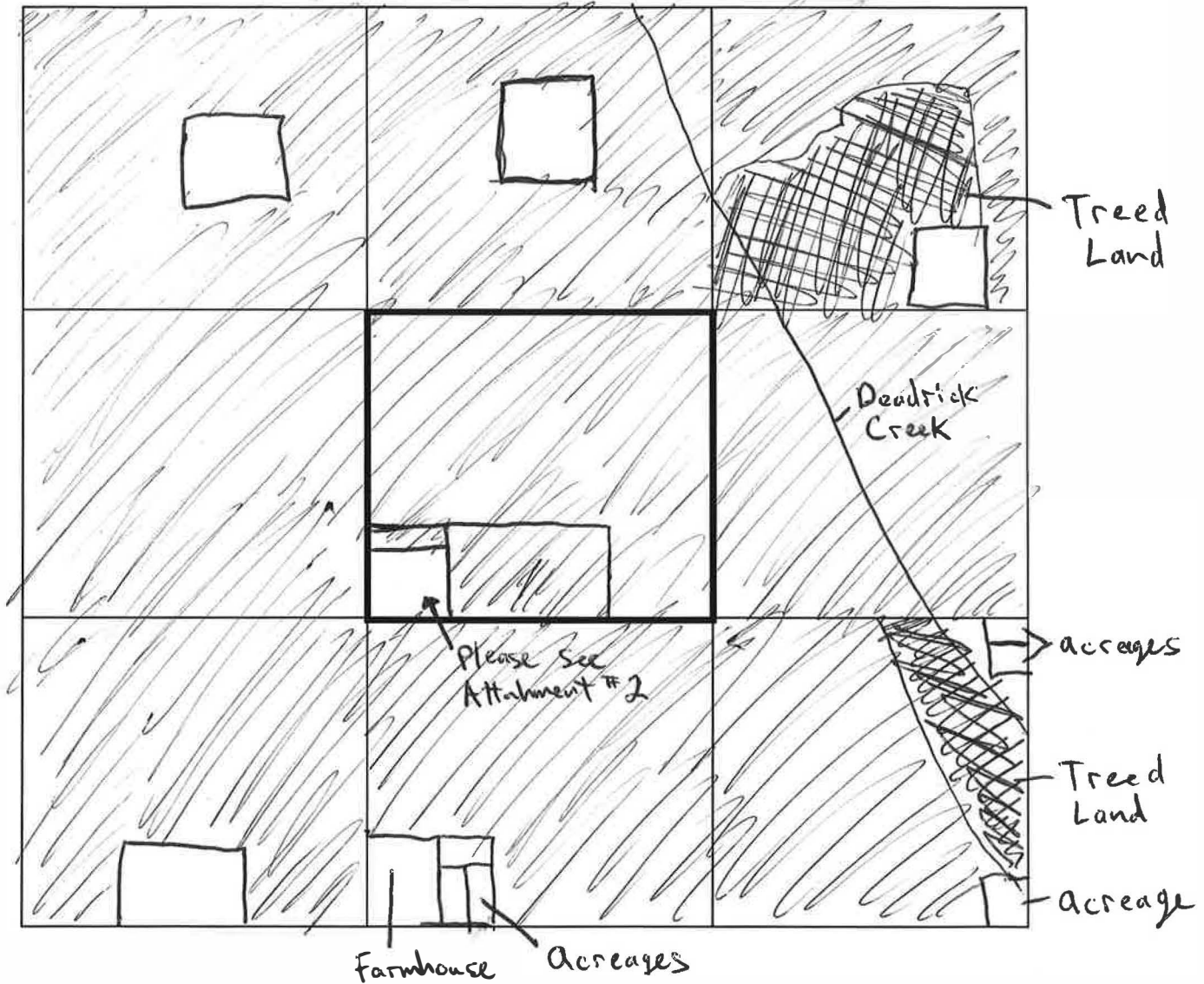
WGS84 Web Mercator Auxiliary Sphere






# **SURROUNDING LAND USE MAP**

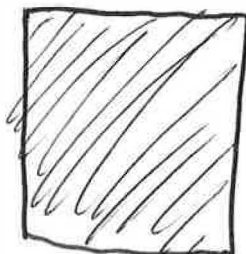
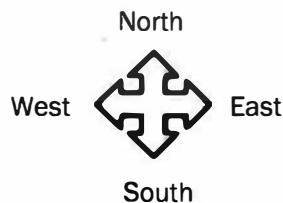
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, 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.**

 = Residences



= Cultivated Farmland

Also see attachment #4

# Attachment # 1

All applicants feel that this proposal totally supports the Municipal Development Plan. We would like to create a residential parcel around an existing residential site, returning approximately 18 acres of prime cultivated land back into the agriculturally zoned quarter section. The size we are proposing seems to make sense with the existing beautiful shelterbelt to the North of the home and with the location of the existing septic field. We are proposing the boundary line to the east of the home to give us a reasonable "buffer" from the farming/spraying operations, and again to give some room from the existing septic field to the boundary. John Wierenga also commented that by redesignating these cultivated acres back into the 1/4 section, the land can be farmed more efficiently.

Google Maps



Attachment # 4

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 200 m



X = our place



**Mountain View  
COUNTY**

**PLANNING SERVICES**

---

**TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION**

---

Applicant:

Kory Krokis

Legal Description:

NW 28 31 1 S Lot 1 Block 1 Plan 1112722

File Number:

PLRDSD20240098

---

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, Kory Krokis, Jani-Lee Krokis, Wierenga Poultry Farm Ltd 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.

March 22/2024  
Date