



July 21, 2026

File No.: PLSD20260227

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Subdivision

Applicant: SCRIBNER, LARRY FRANK & SONJA MAY

Landowner: SCRIBNER, LARRY FRANK & SONJA MAY

Legal: SW 23-30-5-5

Proposed Subdivision Area: 80.00 acres (32.37 hectares)

Number of Lots for Subdivision: 1

You are receiving this notification letter because there is a proposal for 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 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 August 21, 2026. Comments may be sent to the Planner by:

Email: dgonzalez@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 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. 186 or by email at dgonzalez@mvcounty.com.

Sincerely,



Dolu Mary Gonzalez, Planner
Planning and Development Services

/dmg

Enclosure

Please note:

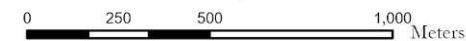
Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





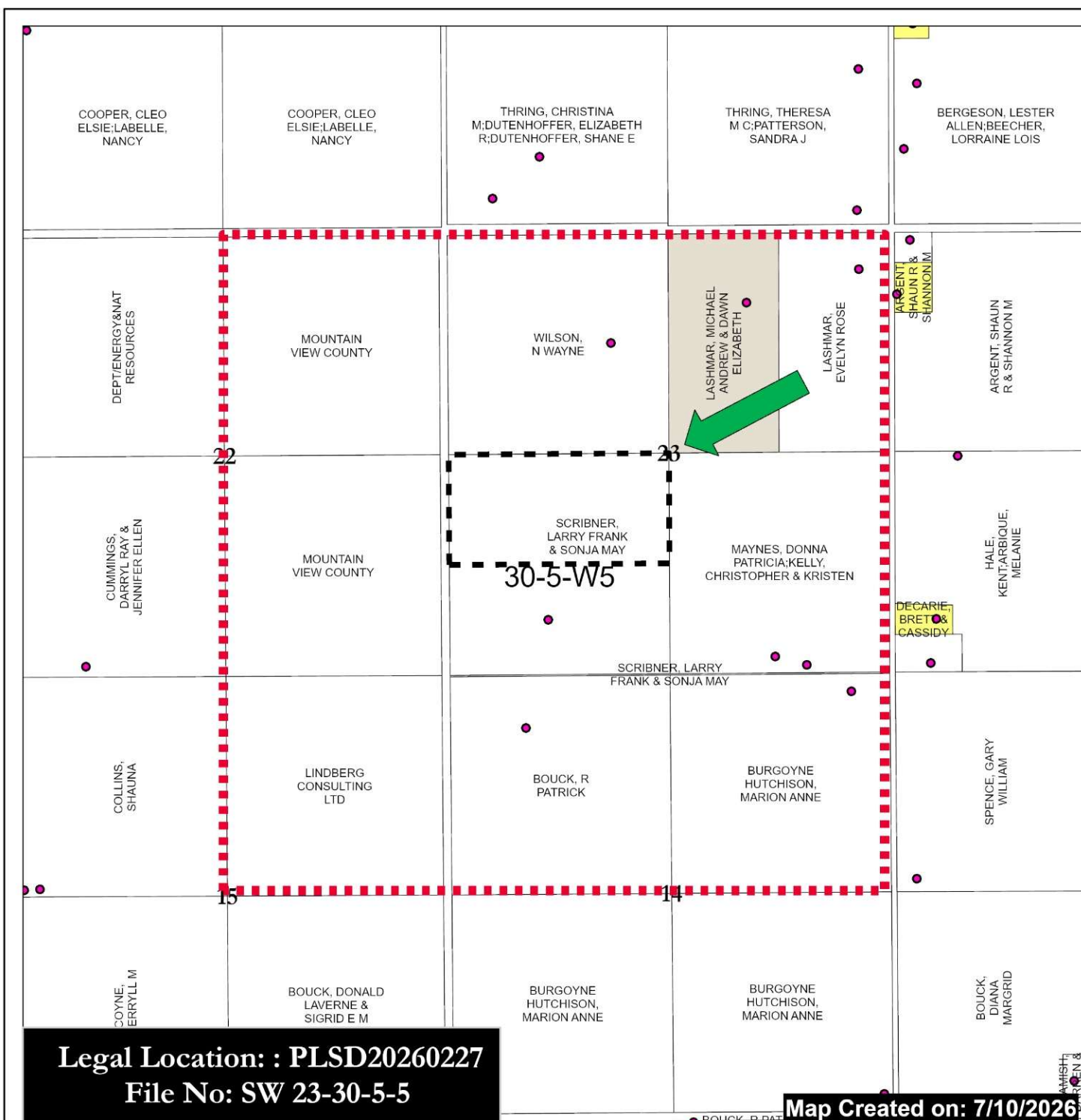
Location, Land Use, Ownership & Circulation

-  Rural Address
-  Proposed
-  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 - Subdivision

Legend

- Application Location
- Rural Address
- * * Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed
- Subdivision 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

Rge Rd 52

+/- 402.02m

+/- 804.16m

23

+/- 402.02m

+/- 802.96m

30-5-W5

Proposed area to be subdivided
to become one (1) lot of
eighty point zero zero (+/- 80.00) acres

Legal Location: : PLSD20260227
File No: SW 23-30-5-5

Map Created on: 7/10/2026



Mountain View COUNTY

Site Dimension

Legend

- | | |
|---------------------------------|-----------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Plants, Battery Sites, etc. | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| <all other values> | FUEL GAS |
| Wells | HVP PRODUCTS |
| Proposed Subdivision Boundary | LVP PRODUCTS |
| Altalink Powerline Buffer (30m) | MISCELLANEOUS LIQUIDS |
| Streetlights - Fortis | NATURAL GAS |
| Power Poles - Fortis | 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: : PLSD20260227
File No: SW 23-30-5-5

Note: Air Photo was captured in 2025

Map Created on: 7/10/2026



Mountain View
COUNTY

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

File Number

PLSD20260227

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) Larry & Sonja Scribner

Address: [REDACTED] Water Valley AB Postal Code: T0M 2E0

Phone #: [REDACTED] Alternate Phone #: N/A

Fax #: N/A Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Same

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. 23 Twp. 30 Range 5 West of 5 Meridian

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

Rural Address (if applicable): 30301 Range Road 52

a. Area to be Redesignated/Subdivided: 160 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: 80 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: _____

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):

Estate planning, separating residential area from pasture area

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): No water, Mature spruce, pine, poplar woodlot

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

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 on proposed subdivision
Dwellings, Arena, Hayshed, shop, hip barn, sheds, horse shelters, tiny workshop
cabins

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 been established, describe the manner of providing water and sewage disposal to the proposed subdivision. _____

N/A

Does the proposed remainder contain the following:

Sewage System ☒ Yes ☐ No Type: grey water pump out x 2

Distance to Proposed Subdivision: 1/8 mile

Water Supply ☒ Yes ☐ No Type: 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, Larry & Sonja Scribner
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW $\frac{1}{4}$ Section 23 Township 30 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: N/A 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

9 July 2026
Date

9 July 2026
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

N/A
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, Larry & Sonja Scribner 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

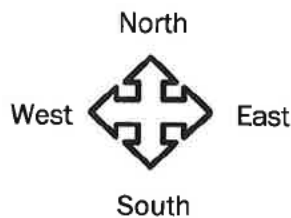
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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.).

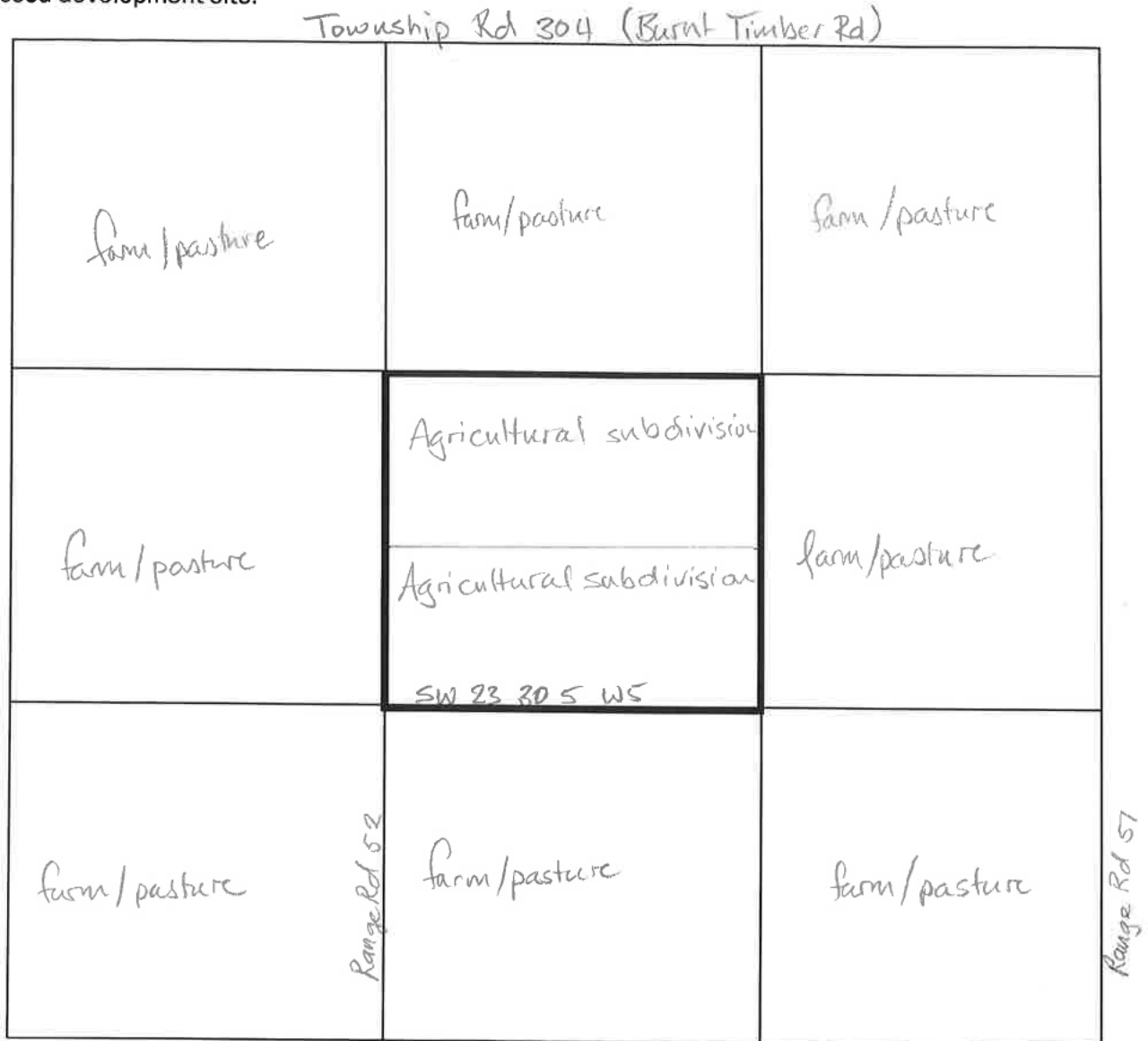
The below square may be used to represent a ¼ Section or an acreage

	Indicate name of ROAD if applicable		
ROAD	approach woodlot + forest grazing 80 acres	ROAD	
RR 52	main yard site woodlot + forest grazing septic Xwell Xwell septic approach 80 acres		
	Indicate name of ROAD if applicable		

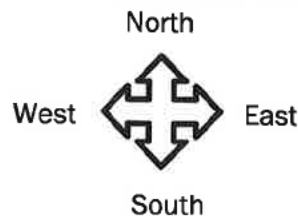


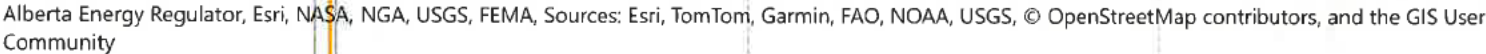
SURROUNDING LAND USE MAP

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.





Base Data provided by: Government of Alberta

Print Date:

7/9/2026

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 1L
- Primary Undivided 1L
- Interchange Ramp
- Interchange Ramp
- Interchange Ramp
- Secondary Divided
- Secondary Divided
- Secondary Undivided 4L
- Secondary Undivided 4L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 1L
- Secondary Undivided 1L

Roads - Other

- Unimproved
- Unclassified
- Truck Trail
- Winter
- Fort Winter Crossing
- Ferry Route

Gravel Road (20K)

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

Railway (20K Large Scale)

- Single Line
- Double Line
- Multiple Line
- Spir 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
- Icefield
- Major Canal
- Oxbow
- Quarry
- Dugout

Intermittent Lake

- Intermittent Lake
- Intermittent Oxbow

Sandbar / Wetland /

- Sandbar



**Alberta
Energy
Regulator**