



February 19, 2026

File No.: PLRDSD20260033

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: KEIM-BALDERSON, Danielle

Landowner: KEIM, Della Katherine

Legal: NE 2-29-27-4

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

Proposed Redesignation Area: 4.48 acres (1.81 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 21, 2026**. Comments may be sent to the Planner by:

Email: mschnell@mvcountry.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

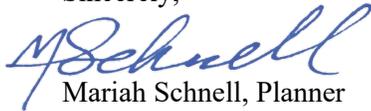
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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.

Sincerely,

A handwritten signature in blue ink that reads "MSchnell". The signature is written in a cursive style with a large initial "M".

Mariah Schnell, Planner
Planning and Development Services

/mks

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



Legal Location: NE 2-29-27-4
File No: PLRDSD20260033

Map Created on: 2/19/2026



0 250 500 1,000 Meters

Scale: 1:20,000
 Mountain View County
 NAD_1983_CSRS_10TM_AEP_Forest
 Projection: Transverse_Mercator



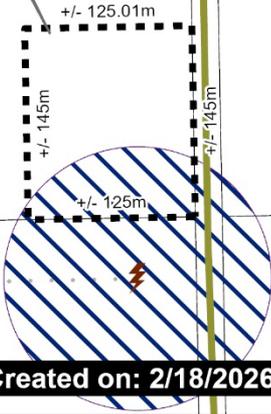
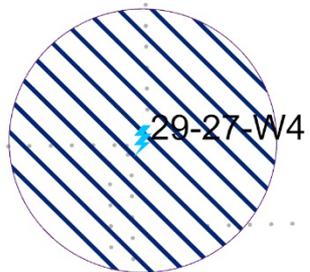
Mountain View COUNTY

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 m
- 6.5 m
- Wells**
- ABANDONED (1)
- ABANDONED ZONE (1)
- FLOWING COALBED METHANE (1)
- FLOWING COALBED METHANE - COALS ONLY (4)
- Wells Buffer**
- 100 m

Proposed area to be Redesignated from Agricultural District (A) to Country Residential District (R-CR) four point four eight ((+/-) 4.48) acres



Rge Rd 271

2

**Legal Location: NE 2-29-27-4
File No: PLRDSD20260033**

Map Created on: 2/18/2026



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

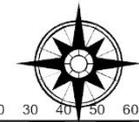
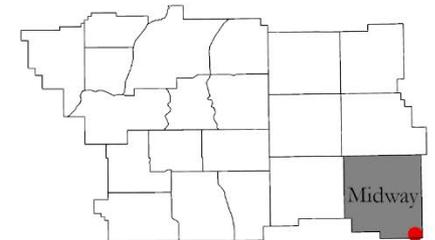


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|-----------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Processing Plant | 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> |

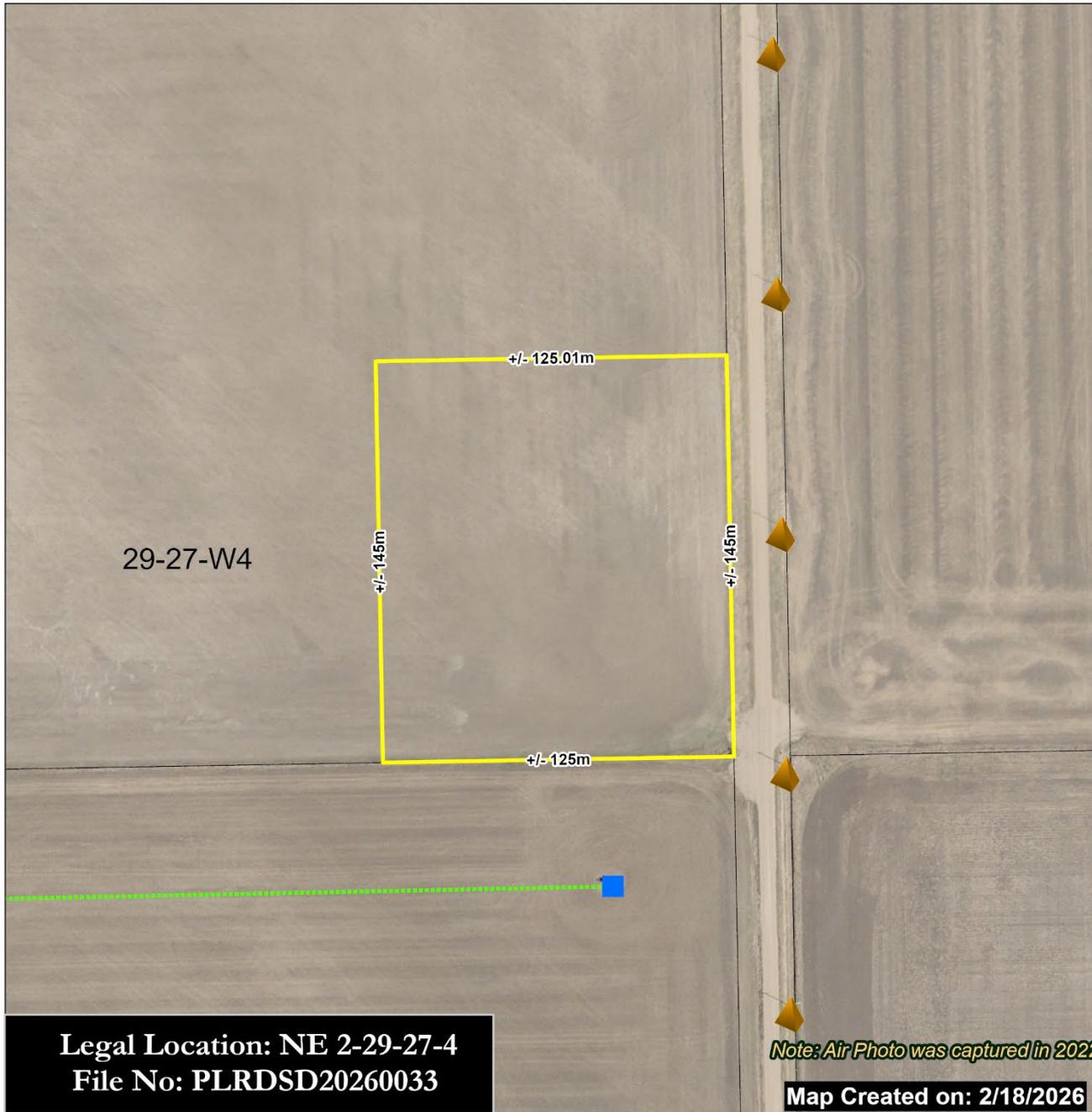


0 5 10 20 30 40 50 60 70 Meters

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: NE 2-29-27-4
File No: PLRDSD20260033

Map Created on: 2/18/2026



Mountain View
C O U N T Y

REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLR05D20260633

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) Danielle Keim-Balderson for Della Keim

Address: [REDACTED], Acme, AB Postal Code: TOM 0A0

Phone #: [REDACTED] Alternate Phone #: _____

Fax #: _____ Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Della Keim

Address: [REDACTED] Acme, AB Postal Code: TOM 0A0

Phone #: [REDACTED] Alternate Phone #: _____

Fax #: _____ Email: [REDACTED]

PROPERTY DETAILS

1. LEGAL DESCRIPTION of the land to be redesignated (rezoned) and/or subdivided:

All/part of the NE 1/4 Sec. 02 Twp. 029 Range 27 West of 4 Meridian
Being all/parts of Lot _____ Block: _____ Plan _____

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 4.5 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: ~~2~~ 1

Size of new parcel(s) proposed: 4.5 / ~~145~~ 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: ~~575~~ _____

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):

Granddaughter and husband would like to live rural keeping with both sides of the family being generational farmers.

Dear Council,

We respectfully submit our subdivision application for your consideration.

Our proposal is for an approximate 4-acre Country Residential parcel. This represents a significant reduction in parcel size from the original 10-acre agricultural concept and substantially minimizes the amount of land being removed from agricultural cultivation. We believe this demonstrates a clear effort to balance residential development with the preservation of agricultural land.

While the proposed parcel is slightly larger than the 3-acre threshold, the additional size is necessary to ensure the parcel is genuinely developable. Due to existing well setback requirements, a significant portion of the approximately 4-acre area falls within setback constraints, which limits the future building envelope. As illustrated in the attached photograph, only a portion of the parcel remains available for development once these setbacks are applied.

We also reviewed previous hearings involving acreage developments, which informed our decision to locate the parcel on the south end, where setback considerations have already been evaluated. There is an existing road approach in this location that we intend to use, which avoids the creation of a panhandle parcel and supports continued agricultural efficiency on the remaining lands.

By applying for a Country Residential parcel and carefully adjusting the parcel size to respond to site-specific limitations, we believe this proposal aligns with Mountain View County's land use policies and Council's feedback.

This subdivision is important to us, as it would allow us to begin building our home, grow our family, and continue contributing to the Mountain View County community where our roots are. We sincerely appreciate Council's consideration and guidance.

Sincerely,

Michaela Balderson

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): General small slope - level

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): N/A

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

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)?

N/A

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 not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Water well to be drilled, septic to be installed

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

All/part of the NE ¼ Section 02 Township 029 Range 27 West of 4 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Danielle Keim-Balderson 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) Feb 10 / 26.
Date

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, Danielle Keim-Balderson 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 Redesignation and/or /Subdivision. 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

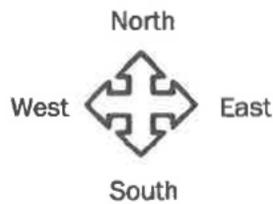
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

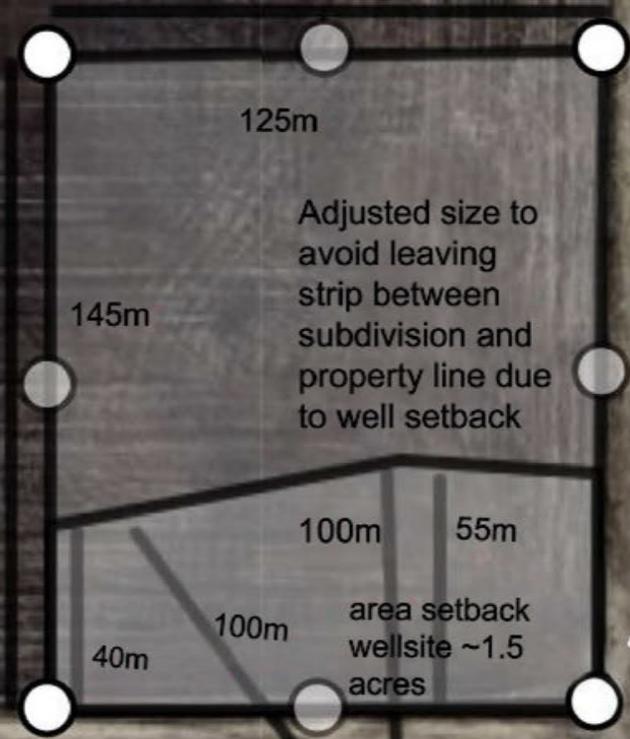
The Site Plan shall include the following:

- 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 O A D	See Air Photo	R O A D
	Indicate name of ROAD if applicable	





125m

145m

Adjusted size to avoid leaving strip between subdivision and property line due to well setback

100m

55m

100m

40m

area setback wellsite ~1.5 acres

Range Rd 271

Approach

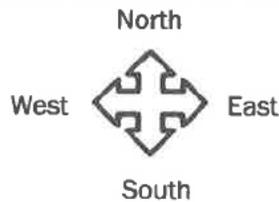
SURROUNDING LAND USE MAP

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.

Cultivated	Cultivated	Cultivated
Homestead Cultivated + Pasture	Cultivated	Cultivated
Cultivated	Cultivated + Hay	Cultivated

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: Danielle Keim-Balderson
Legal Description: NE-02-029-27W4
File Number: PLR05D20260033

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.

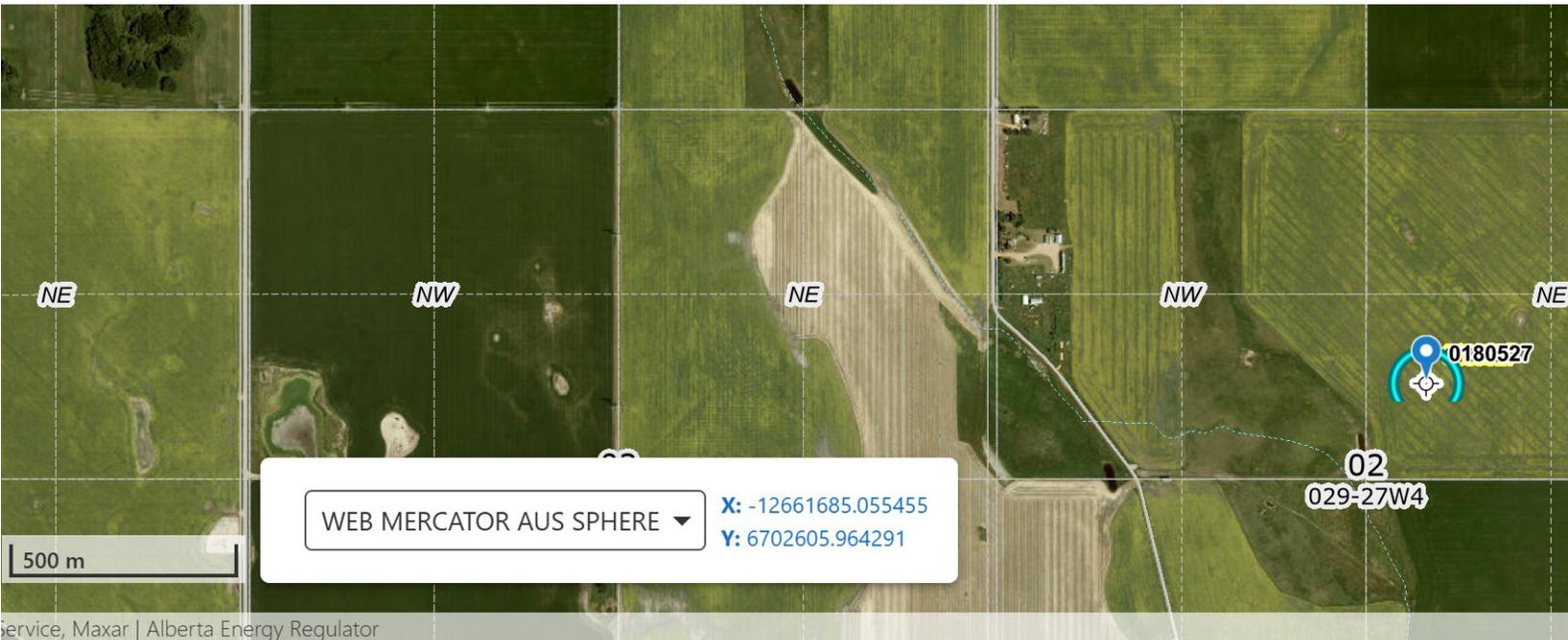
I/We, Danielle Keim-Balderson hereby enter into an agreement with Mountain View County to extend the time prescribed within the *Matters related to Subdivision and Development Regulation* to 60 days after the day Council makes a decision on the redesignation application.

Feb 10 / 26
Date


Applicant's Signature

Well Map Viewer

- Next Extent
- Polygon
- Rectangle
- Export To Excel



Service, Maxar | Alberta Energy Regulator

Abandoned Wells (1) :

Licence Number	Licensee Name	Status	Latitude	Longitude	Fluid
0180527	Parallax Energy Operating Inc.	RecCertified	51.454358	-113.695023	Not Applicable