



March 23, 2026

File No.: PLRDSD20260072

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: CARSWELL PLANNING INC. c/o Bart Carswell
Landowner: CAMPBELL, Bruce, BAERG, Kimberly, DEWITT, Samantha
Legal: NW 3-34-4-5

From: Agricultural District (A) **To:** Country Residential District (R-CR)
Proposed Redesignation Area: 4.50 acres (1.82 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 **April 22, 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.

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,



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 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.**





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

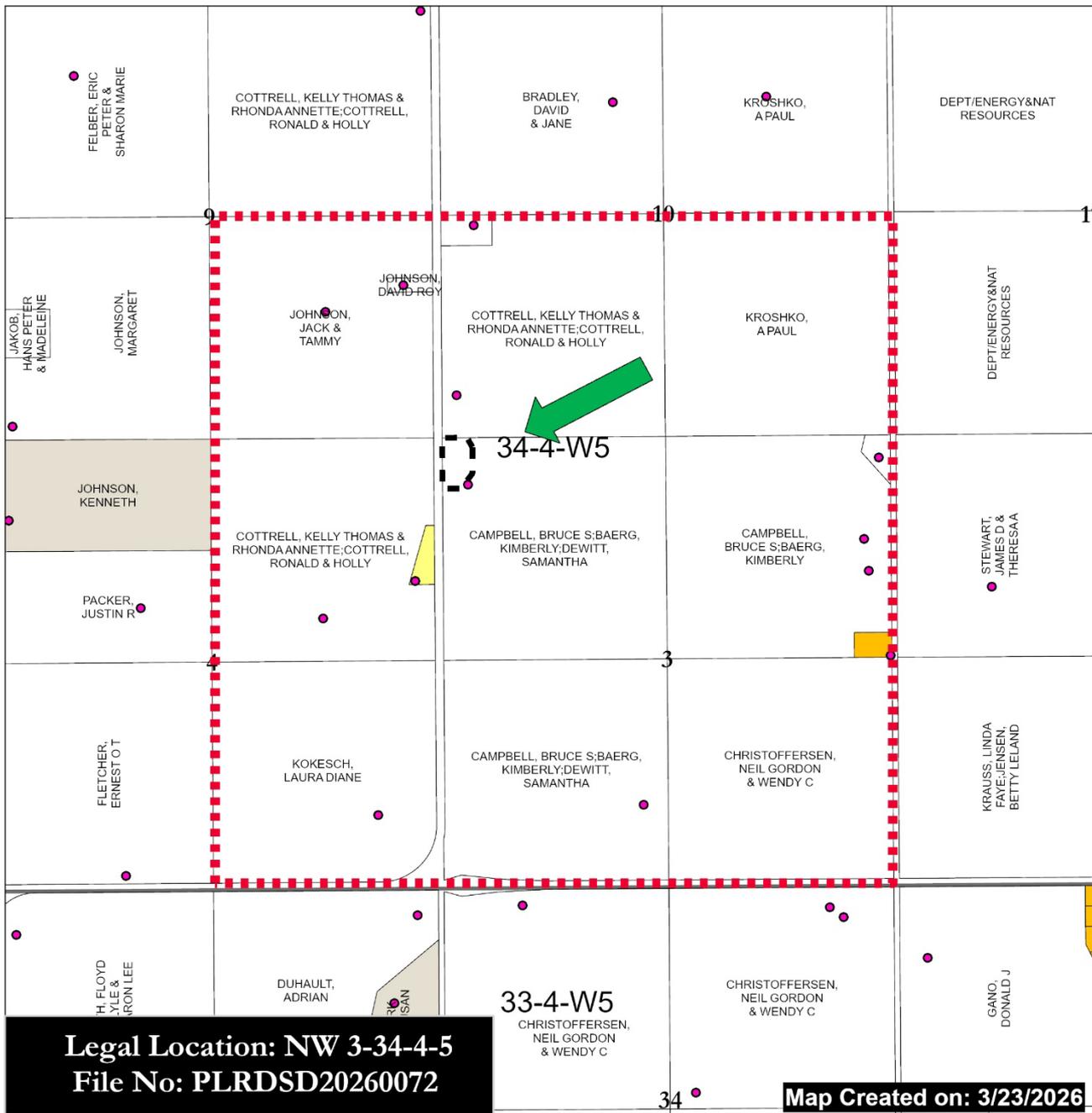
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)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



Legal Location: NW 3-34-4-5
File No: PLRDS20260072

Map Created on: 3/23/2026



Mountain View COUNTY

Site Sketch - Redesignation

Proposed Area to be Redesignated from
Agricultural District A to
Country Residential District (R-CR)
four point five zero (+/- 4.50) acres

Legend

- Application Location
- Rural Address
- ⋯ Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation
- Subdivision Boundary
- Wells Buffer**
- 100 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

Rge Rd 43

34-4-W5

3

Legal Location: NW 3-34-4-5
File No: PLRDSD20260072

Map Created on: 3/23/2026

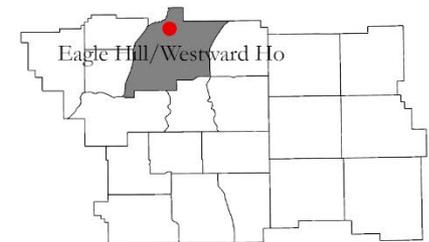


Mountain View COUNTY

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> |

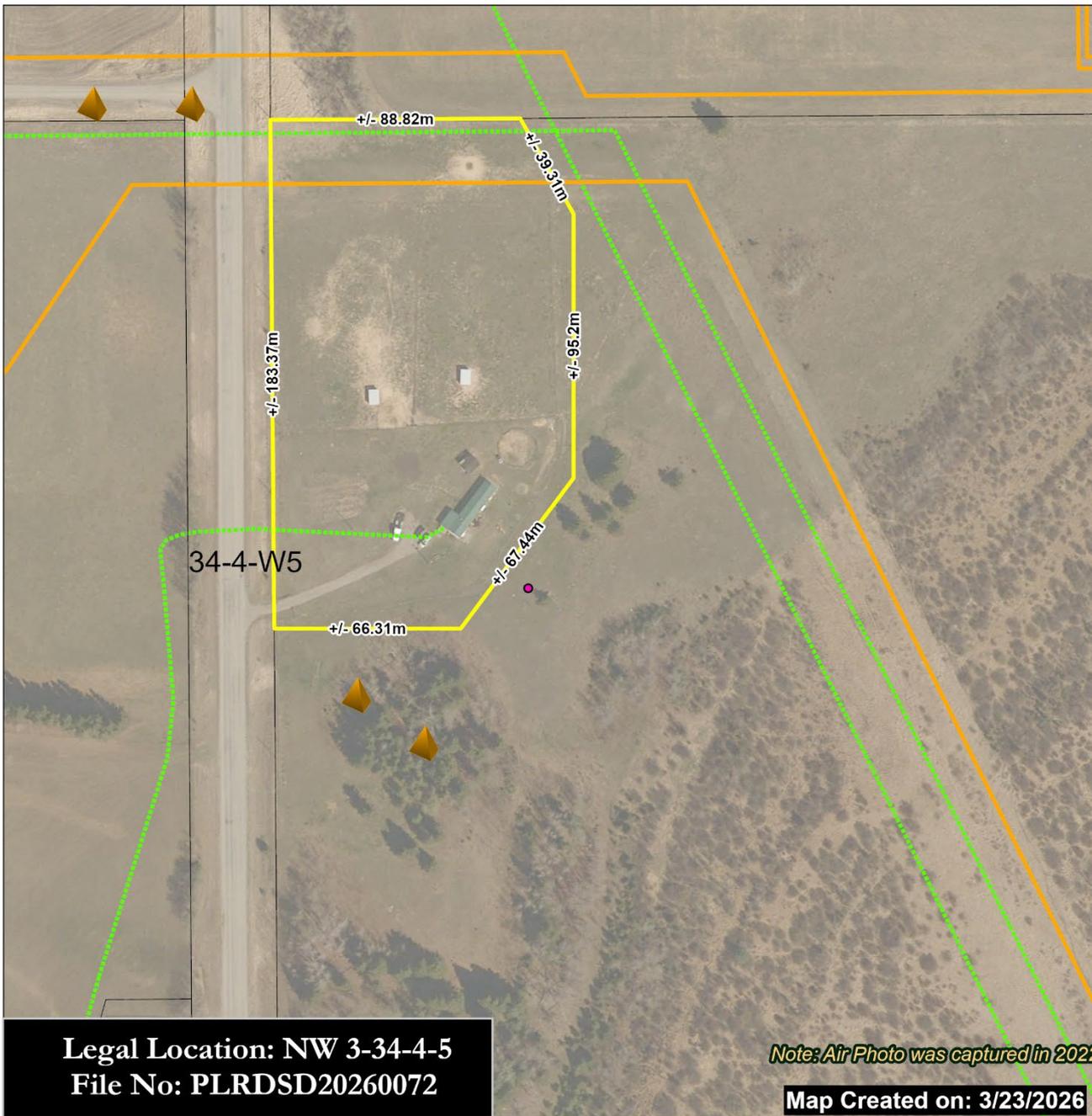


0 5 10 20 30 40 50 60 70 Meters

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: NW 3-34-4-5
File No: PLRDSD20260072

Note: Air Photo was captured in 2022

Map Created on: 3/23/2026



FIRST PARCEL OUT

Redesignation & Subdivision Application



View of Subject Lands Looking SE

Photo by Owner

Application Contents

Application Form & Authorization
Planning Brief
Proposed Plans
Abandoned Well Information
Title & Instruments



Application Form & Authorization





Mountain View
C O U N T Y

REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PLRDSD20260072

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) Carswell Planning Inc. c/o Bart Carswell *BSC*

Address Box 223, 104-1240 Kensington Rd. NW Calgary, AB Postal Code: T2N 3P7

Phone #: 587 437 6750 Alternate Phone #: _____

Fax #: _____ Email: bart.carswell@carswellplanning.ca

LANDOWNER(S) (if applicant is not the landowner): Kimberly Baerg, Bruce S. Campbell, & Samantha Dewitt *BSC*

Address: ██████████, Mountain View County, AB Postal Code: TOM 0K0

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

Fax #: _____ Email: ██████████

PROPERTY DETAILS

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

All/part of the NW ¼ Sec. 03 Twp. 34 Range 04 West of 5 Meridian

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

Rural Address (if applicable): Range Road 43

a. Area to be Redesignated/Subdivided: 4.5 acres (±) / 1.8 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: 4.5 acres / 1.8 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: Eagle Creek

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):

[Planning Brief Attached]

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Steep

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

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

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

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)? A dwelling exists with septic field and shed. No changes proposed.

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System Yes No Type: Septic System

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.

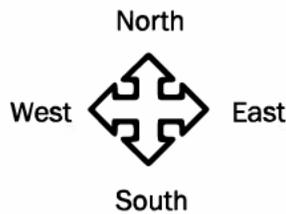
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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.).

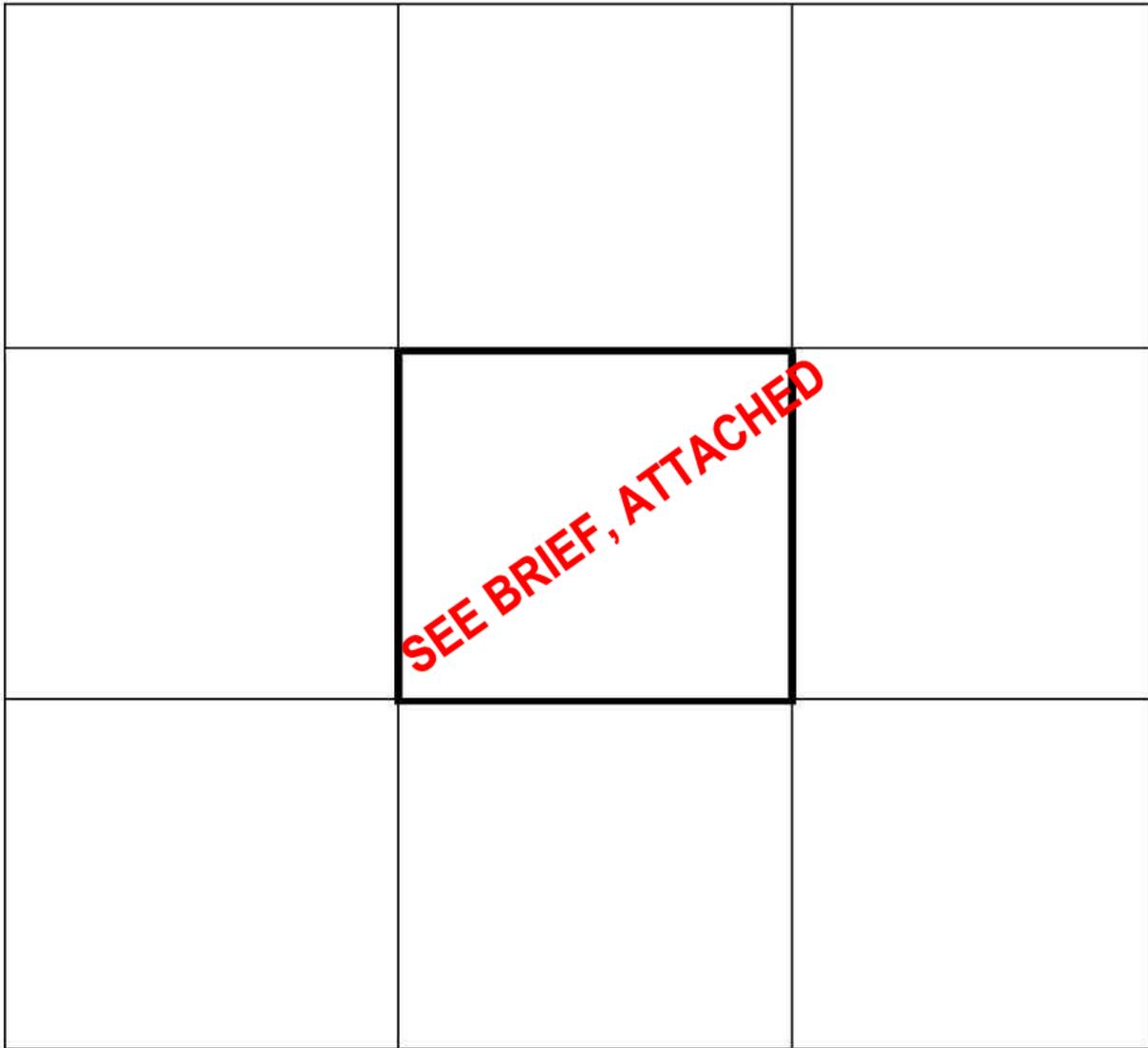
The below square may be used to represent a ¼ Section or an acreage

	Indicate name of ROAD if applicable	
R O A D	SEE BRIEF , ATTACHED	R O A D
	Indicate name of ROAD if applicable	

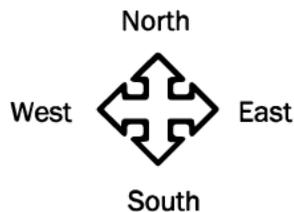


SURROUNDING LAND USE MAP

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.





PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Bart Carswell

Legal Description: NW-03-34-04-W5M

File Number: PLRDSD20260072

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, Bart Carswell 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 5, 2026

Date

Applicant's Signature

Planning Brief





PLANNING BRIEF

Client Baerg, Kimberly
Proposal Redesignate A to R-CR and subdivide 1.8 ha from the NW corner of the quarter section.
Location NW-03-34-04-W5M

March 2026

Introduction

This proposal is to amend the Mountain View County Land Use Bylaw (LUB) to redesignate and subdivide the lands surrounding a residence from the quarter section NW-03-34-04-W5M. The redesignation will be from Agricultural District (A) to Country Residential District (R-CR). The subdivision will create a new 1.8 ha (4.5 ac.) parcel in the NW corner of the quarter section. As this will be the first subdivision within the quarter section, this is a first parcel out proposal.

Agent

Carswell Planning Inc. has been retained to act as an agent on behalf of the owners.

Location and Ownership

The subject lands are located at NW-03-34-04-W5M in Mountain View County, AB. Title number is 151 174 703. The subject lands encompass the entire quarter section, with the proposed subdivision being 1.8 ha (4.5 ac.) in the northwest corner.

The owners are Kimberly Baerg, Bruce Campbell, and Samantha Dewitt who received transfer of the lands in 2015.

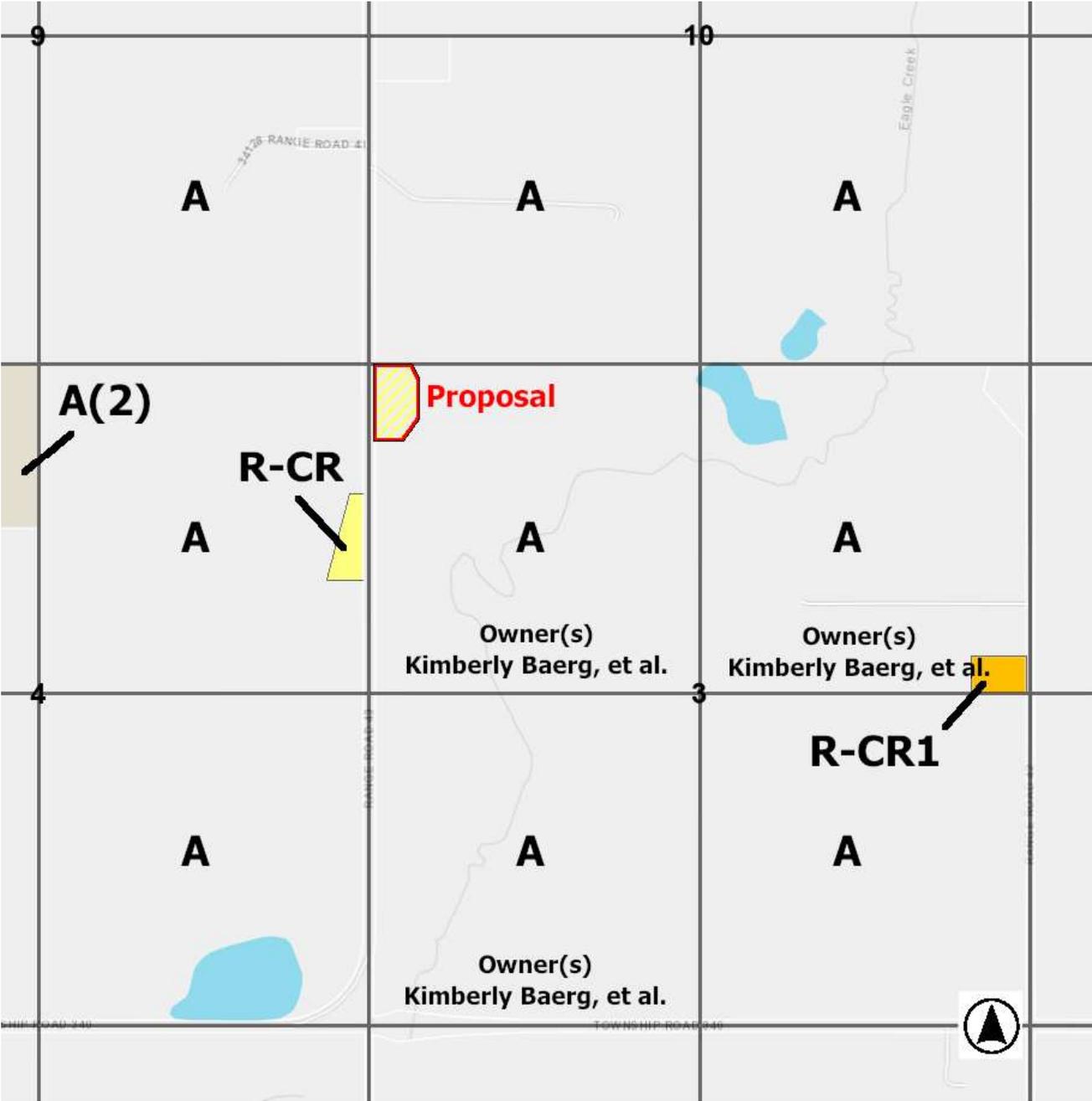
There are a number of easements registered on title, all for pipeline right-of-way (ROW). These can be seen in Figure 3: Site Plan.

Existing Conditions

Lands & Use

The quarter section is hilly, forested land with Eagle Creek running through the centre in a valley. The subject lands are agricultural and are surrounded by more agricultural. There are a handful of residential lots scattered throughout the area. Figure 1: Land Use shows how the lands are currently used. Figure 2: Topography shows the slope of the land.

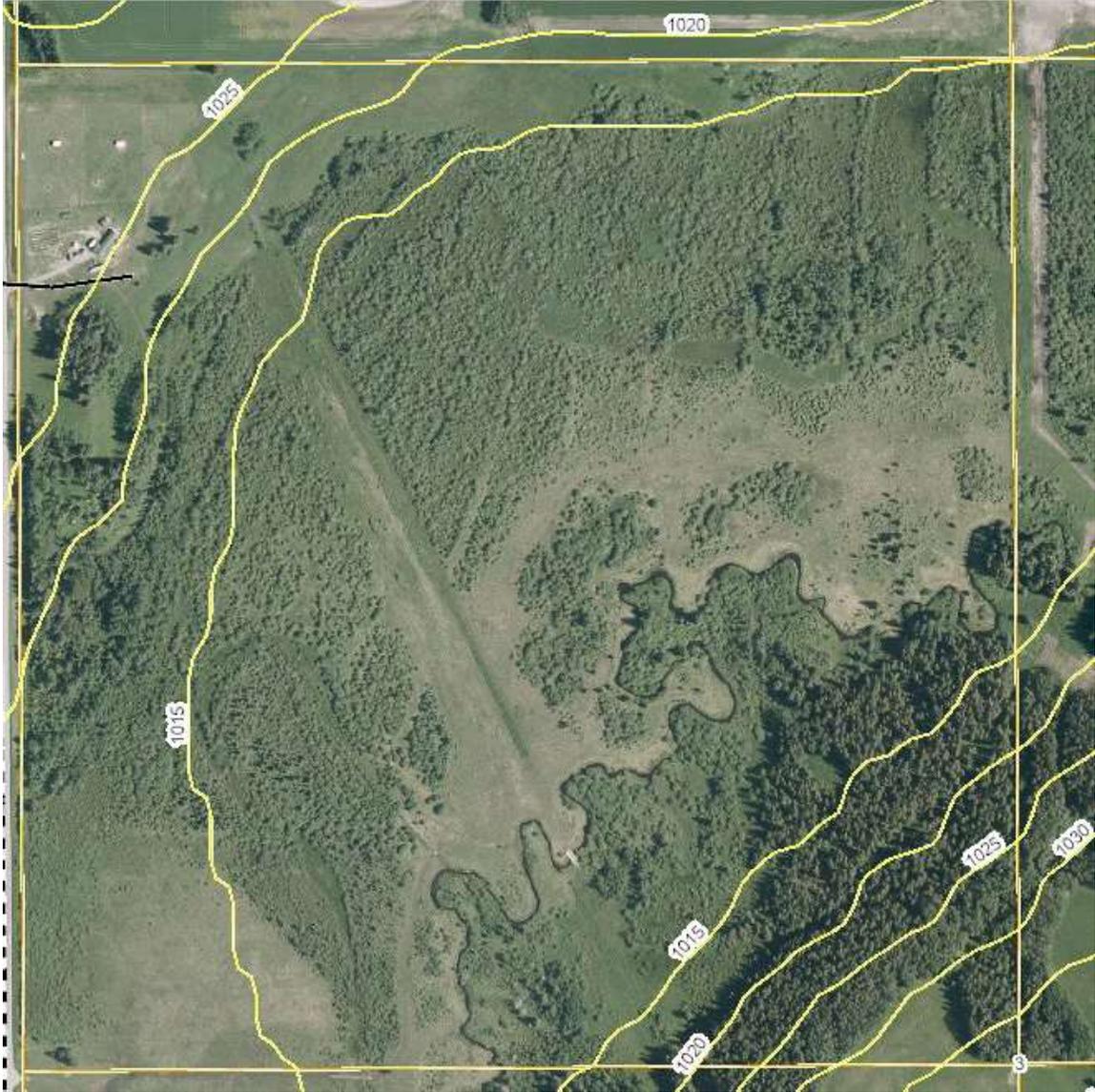
Figure 1: Land Use



The land uses shown are:

- A – Agricultural District
- A (2) – Agricultural (2) District
- R-CR – Country Residential District
- R-CR1 – Country Residential (1) District.

Figure 2: Topography



Access

An existing approach from Range Road 43 connects to the proposed parcel. It was upgraded in 2021 during the installation of the dwelling. As this proposal does not include any further development to the new parcel, there will be no increase in usage of the road network. Range Road 43 is paved and does not require further upgrades to support this proposed parcel.

Dwelling & Servicing

A mobile home was placed on the property in 2021. A well services the dwelling with fresh water. Waste is managed by a Private Sewage Treatment System (PSTS). The well was installed in 2018 and provides a pump rate of 8.00 igpm. The PSTS was last inspected in 2021 when the residence was built.

The shape of the proposed parcel has been informed by the physical features of the land. The dwelling is located on a flat pad overlooking the slope toward Eagle Creek. The proposed parcel takes this topography into account along with the existing treeline to create a 1.8 ha (4.5 ac.) area. According to the owner:

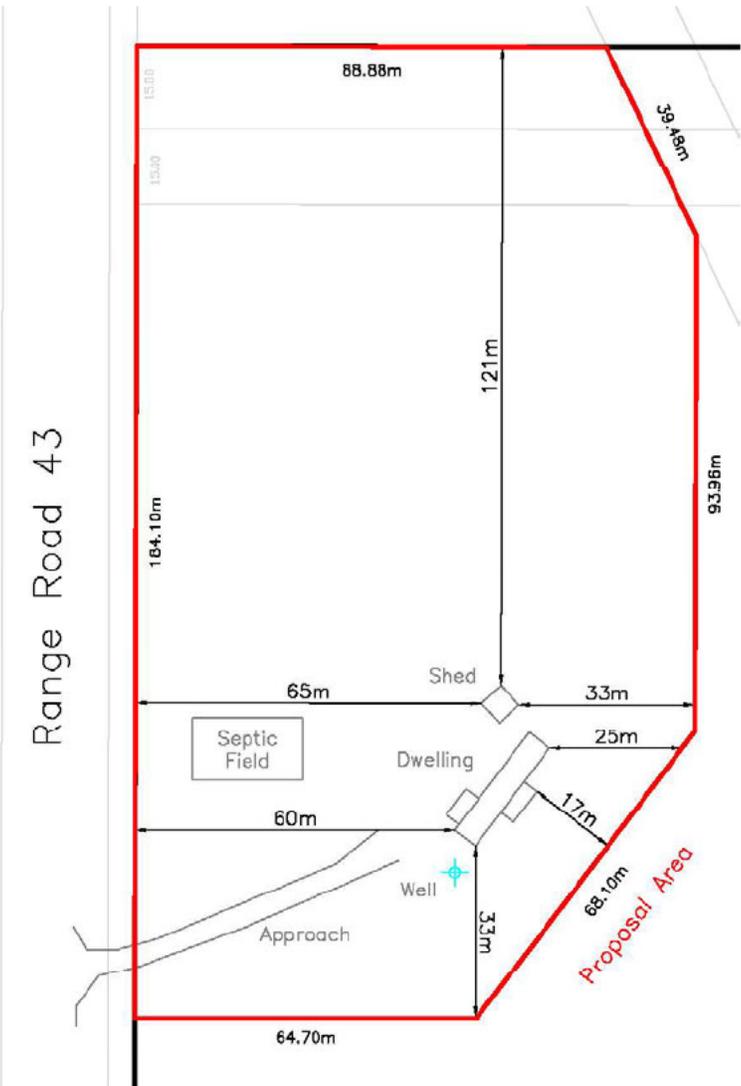
"We located the mobile home where it is because of the beautiful view of the valley, and 17 meters to the south of the home the land slopes down. This placement left the remaining corner of the quarter (approx. 5 acres) which was flat and nice small pasture area for livestock. The land slopes away quite a bit all around the proposed new parcel to the east and south and it has no access from the remaining quarter due to the degree of the rise. The remaining part of the quarter is a valley bottom, creek and ridge on the east side which is excellent grass and grazing for our own cattle operation."

The proposed area shown in Figure 4: Detail Plan is a rational shape for this proposed parcel. It follows the slope, easement line, and has an area of 1.8 ha (4.5 ac.).

The owners will continue to care for horses and/or livestock on the proposed parcel. No new development is intended at this time. There will be no building in the vicinity of the pipelines on the property.

As the new parcel would be adjacent to agricultural land, a 17 m setback will take effect as indicated by the LUB. Figure 4: Detail Plan, shows that the setbacks are met by all structures.

Figure 4: Detail Plan





Policy Rationale

Municipal Development Plan (MDP)

Because the dwelling was constructed in 2021, this proposal is utilizing the residential track for a first parcel out instead of the agricultural track. There is general support for residential development, especially for a first parcel out. The policies which directly relate to this redesignation can be found in section 4.0 Residential Land Use Policies.

Consideration is requested for MDP 4.3.3.e., which allows new residential parcels on a quarter section a maximum of 5 ac. where "setbacks, topography, and easements prevent the creation of reasonable building envelopes." While the building envelope can be accommodated with a smaller parcel, the shape achieved by the proposed lot is rational by respecting the physical features of the land. It also avoids creating a panhandle of the agricultural area north of the proposed parcel.

Land Use Bylaw (LUB)

The proposed land use district of Country Residential (R-CR) is meant to accommodate low density, unserviced, residential parcels. This suits this proposal's intent.

Regulations of note are the maximum parcel area and setbacks which would take effect upon redesignation and subdivision. The maximum parcel area is 2.0 ha (5.0 ac.) which this proposal meets. As can be seen in Figure 4: Detail Plan, the front, side, rear, and agricultural setbacks are all met by the proposed parcel bounds.

Conclusion

First parcel out is a policy that provides for the needs and security of owners. Carswell Planning Inc. supports this proposal on the basis that it meets the intent behind first parcel out.

Respectfully submitted,

Bart Carswell

Carswell Planning Inc.

bart.carswell@carswellplanning.ca

Mobile 587.437.6750

Office Address: #209, 1324 – 11 Ave. SW, Calgary, AB, T3C 0M6

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW, Calgary, AB, T2N 3P7

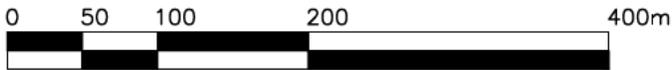
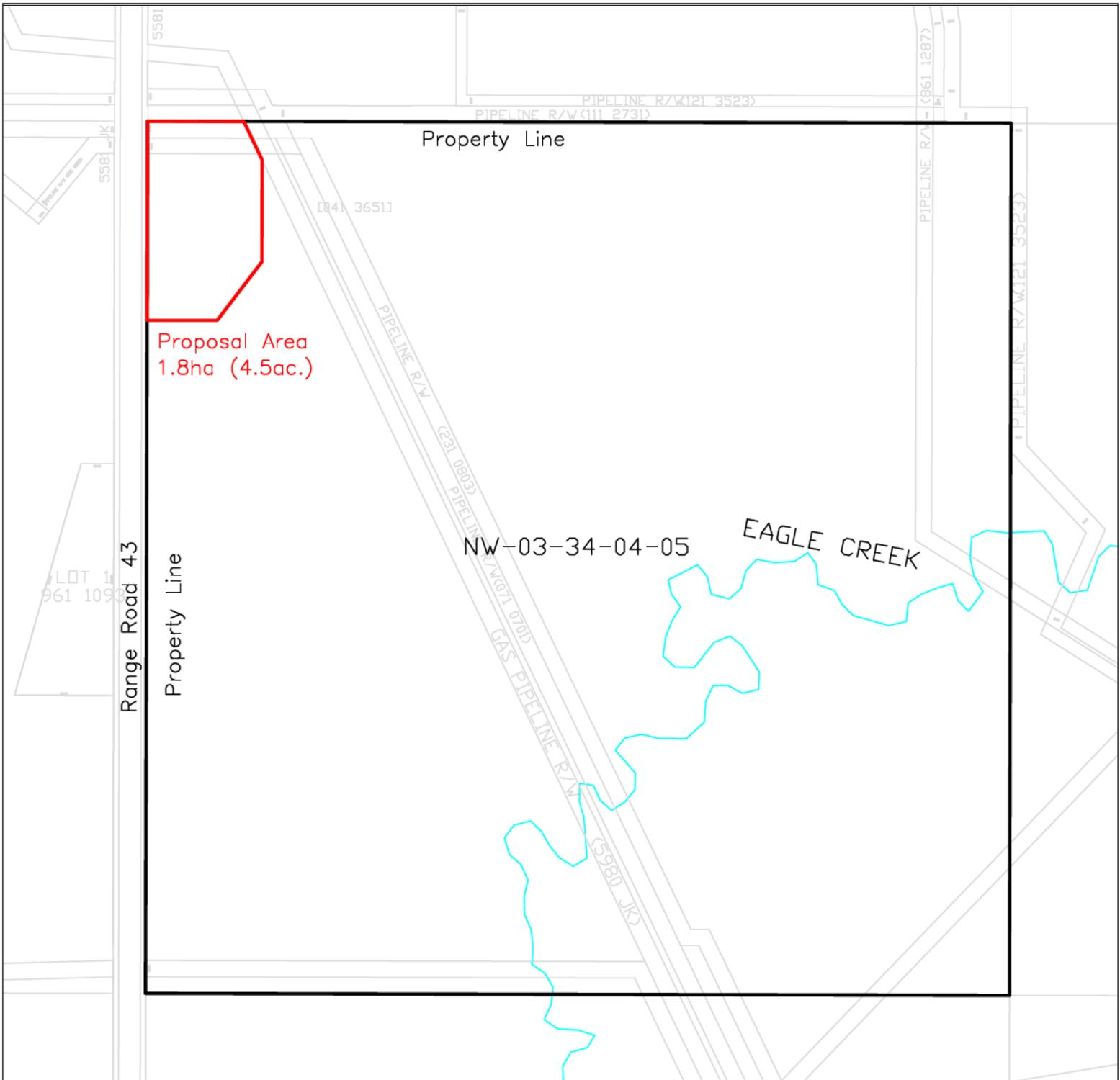
Proposed Plans

Contents

Site Plan

Detail Plan





This map is conceptual, no measurements should be taken from this map.

SITE PLAN

Redesignation & Subdivision
A to R-CR

Proposal Area
1.8 ha (4.5 ac.)

Property Area
64.7 ha (160 ac.)

Title No. 151 174 703
NW-03-34-04-W5M

Prepared by
Carswell Planning Inc.
bart.carswell@carswellplanning.ca
587-437-6750

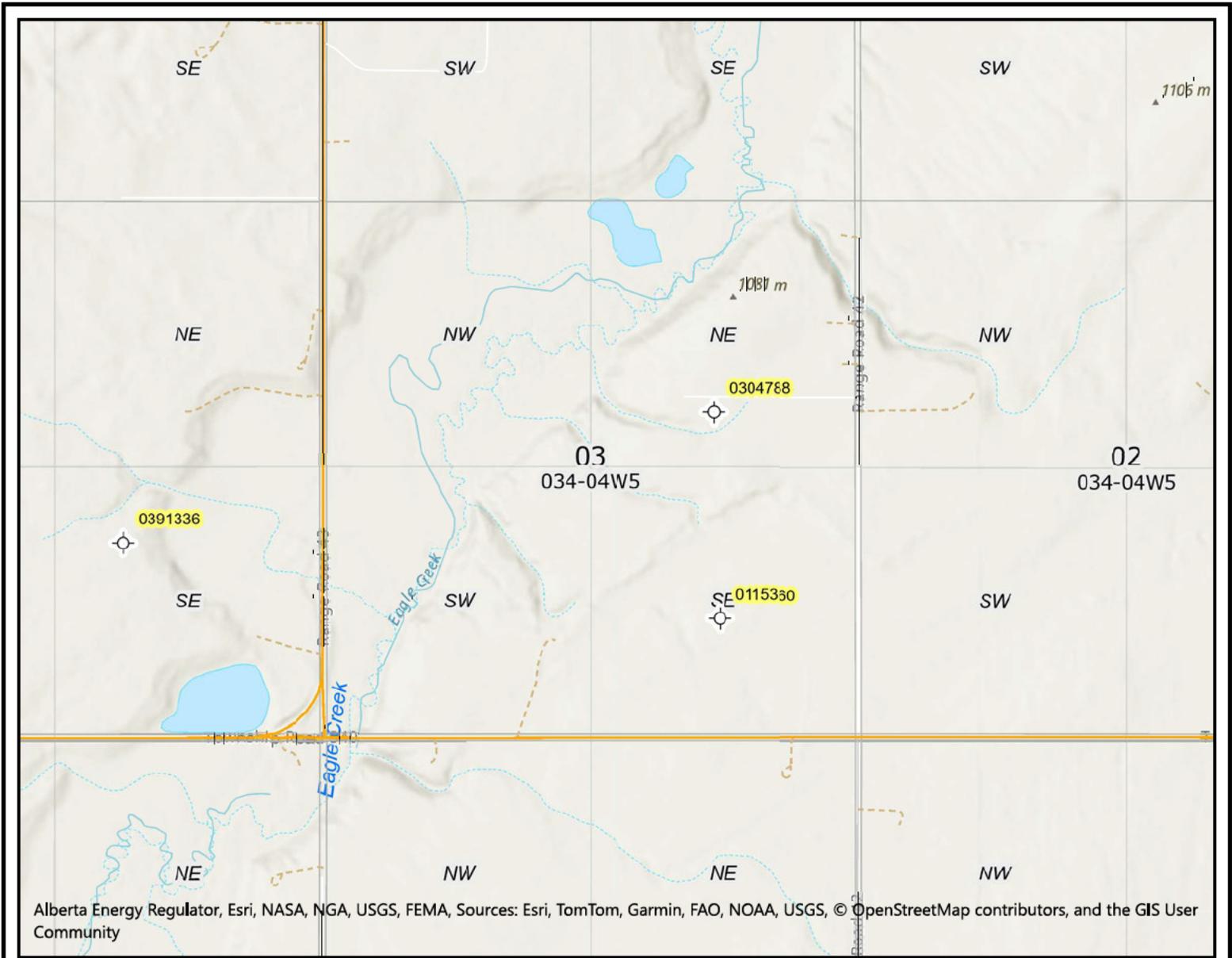
March 2026

Version 1.0

For Kimberly Baerg

Abandoned Well Information





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

NW-03-34-04-W5M

Base Data provided by: Government of Alberta

Author:
Alberta Energy Regulator

Print Date:
3/10/2026

Legend

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> ◇ Abandoned Wells ○ Revised Location ● Revised Location Pointer Paved Road (20K) <ul style="list-style-type: none"> Primary Divided Primary Divided Primary Undivided 4L Primary Undivided 4L Primary Undivided 2L Primary Undivided 1L Interchange Ramp Interchange Ramp Secondary Divided Secondary Divided Secondary Undivided 4L Secondary Undivided 4L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L Gravel Road (20K) <ul style="list-style-type: none"> Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L Railway (20K Large Scale) <ul style="list-style-type: none"> Single Line Double Line Multiple Line Spur Line Abandoned ATS Quarter Section label | <ul style="list-style-type: none"> Roads - Other <ul style="list-style-type: none"> Unimproved Unclassified Truck Trail Winter Ford Winter Crossing Ferry Route Lake/River (20K) <ul style="list-style-type: none"> Lake or River Lake or River Reservoir Icelfield Major Canal Oxbow Quarry Dugout Intermittent Lake <ul style="list-style-type: none"> Intermittent Lake Intermittent Oxbow Sandbar / Wetland / <ul style="list-style-type: none"> Sandbar Sandbar Sandbar | <ul style="list-style-type: none"> ATS Quarter Section with ATS Section label (medium) ATS Section with Road ATS Township (large scale) Provincial Boundary Lake Label (20K) River Label (20K) |
|--|---|---|

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:29,244

