



November 06, 2025

File No.: PLSD20250358

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Subdivision (Boundary Adjustment)

Applicant: WALL, DARCY

Landowner: ECONO SHELTERS LTD & KOOP, LARRY & JULIE

Legal: NE 33-31-4-5 & NW 33-31-4-5

Proposed Boundary Adjustment Area: (+/-) 14.91 acres (6.03 hectares)

Number of Lots for Subdivision: 0 (No New Titles)

You are receiving this notification letter because there is a proposal for a boundary adjustment (change configuration of property lines between two parcels) 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 (boundary adjustment) 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 December 06, 2025. Comments may be sent to the Planner by:

Email: rpohl@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 Subdivision (boundary adjustment) 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. 219 or by email at rpohl@mvcountry.com.

Sincerely,



Réanne Pohl, Planner
Planning and Development Services

/rp

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
C O U N T Y

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

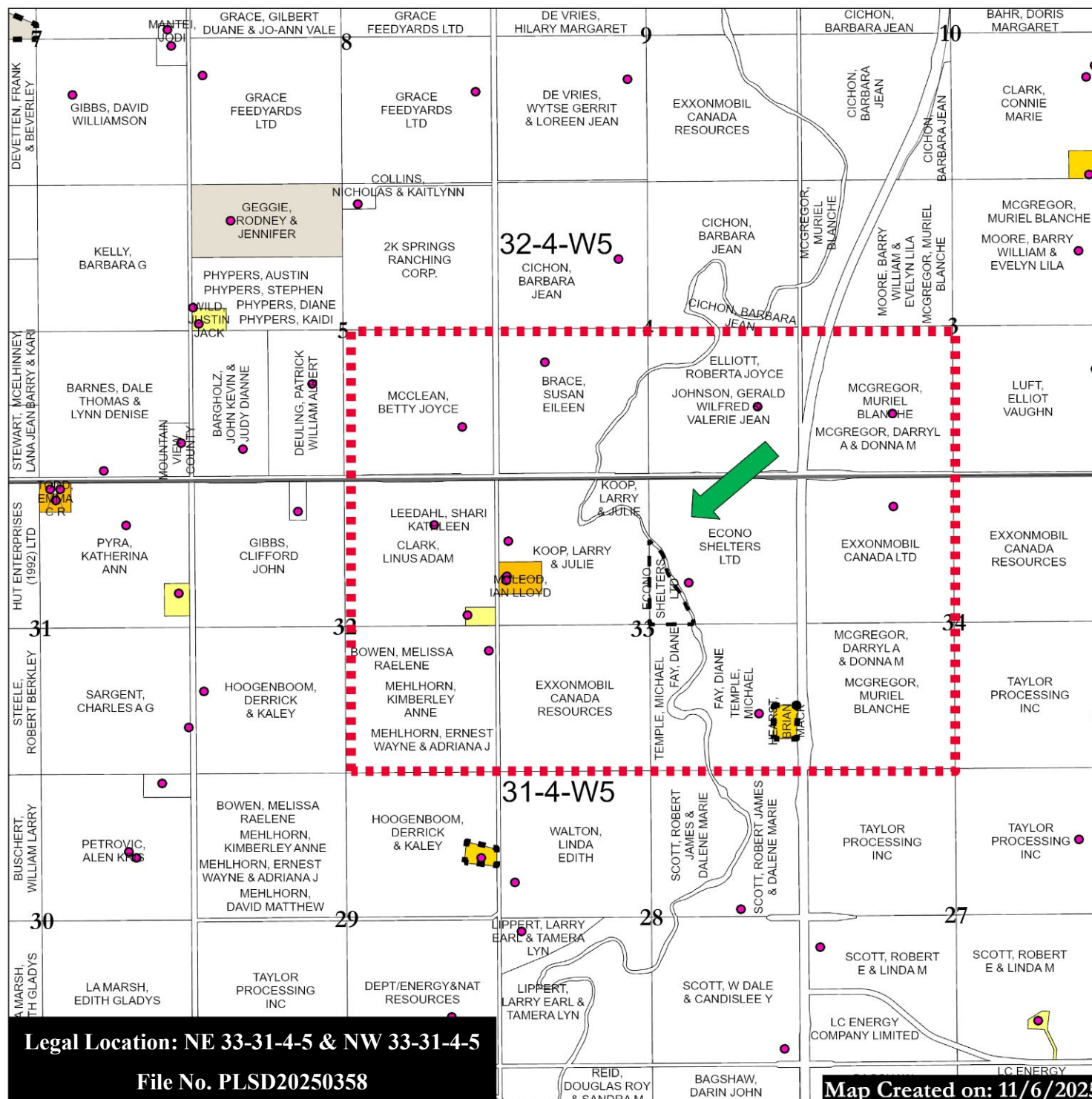


0 250 500 1,000 1,500 Meters

Scale: 1:30,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse Mercator



Legal Location: NE 33-31-4-5 & NW 33-31-4-5

File No. PLSD20250358

Map Created on: 11/6/2025



**Mountain View
COUNTY**

Site Sketch – Subdivision (Boundary Adjustment)

Legend

- Application Location
- Rural Address
- Altalink Power Line
- Altalink Powerline Buffer (30m)
- Proposed Subdivision Boundary
- Pipelines
- Wells**
 - ✱ ABANDONED GAS
 - ✱ ABANDONED GAS ZONE
 - ⬮ ABANDONED OIL
 - ⬮ ABANDONED, WHIPSTOCKED OIL
 - Well Buffer (100m)

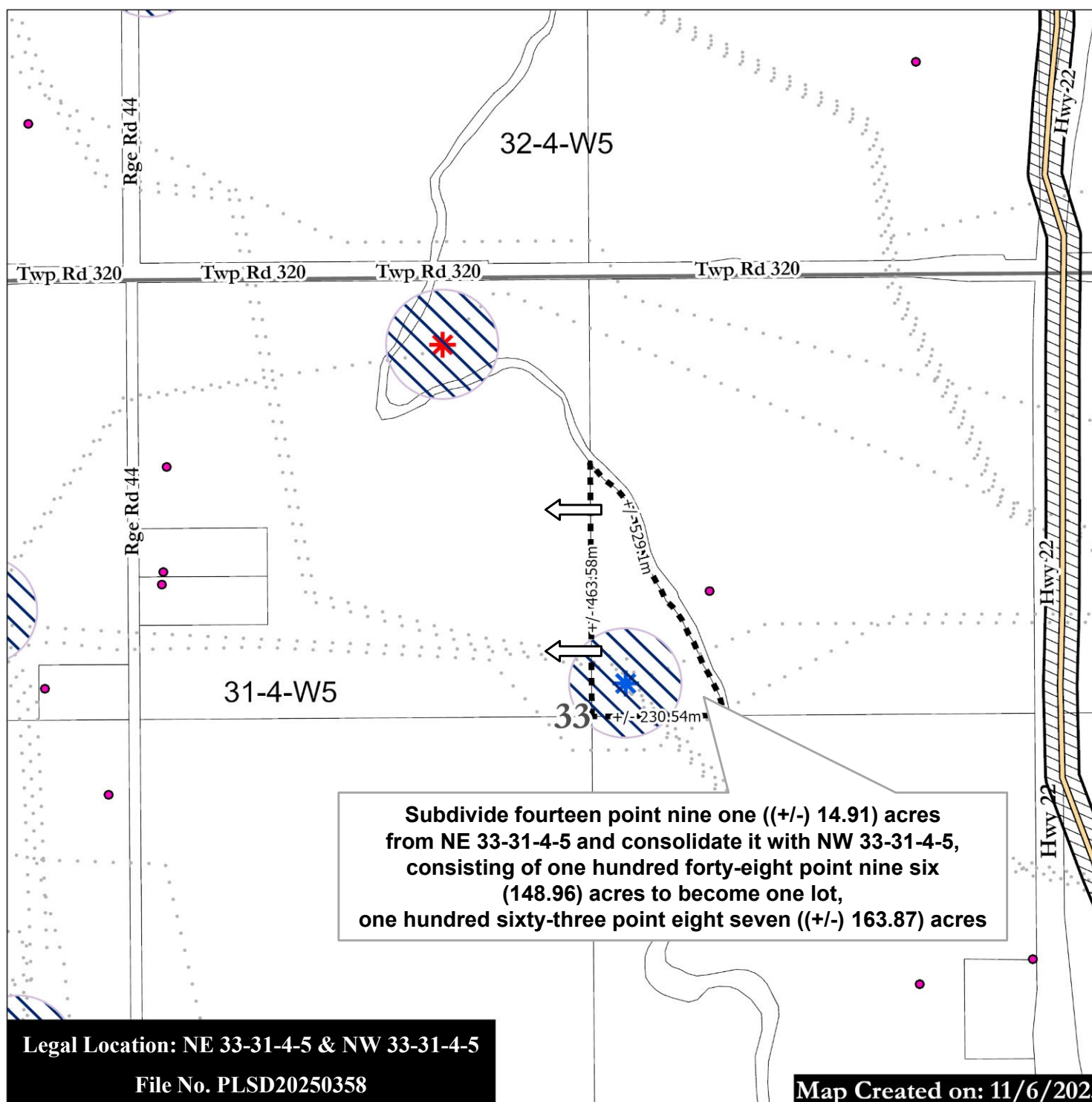


0 50 100 200 300 Meters

Scale: 1:10,000

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 33-31-4-5 & NW 33-31-4-5

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**Mountain View
COUNTY**

Proposed Final Parcel Configuration

-  Proposed Expansion of
NW 33-31-4-5
 - From: 148.96 acres
 - To: (+/-) 163.87 acres
-  Proposed Reduction of
NE 33-31-4-5
 - From: 155.73 acres
 - To: (+/-) 140.82 acres
-  Boundary Adjustment Area
 - (+/-) 14.91 acres

Subdivide fourteen point nine one ((+/-) 14.91) acres
from NE 33-31-4-5 and consolidate it with NW 33-31-4-5,
consisting of one hundred forty-eight point nine six
(148.96) acres to become one lot,
one hundred sixty-three point eight seven ((+/-) 163.87) acres

Legal Location: NE 33-31-4-5 & NW 33-31-4-5

File No. PLSD20250358

Note: Air Photo was captured in 2022

Map Created on: 11/6/2025



0 125 250 Meters

Scale: 1:10,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



Mountain View COUNTY

Site Dimensions

Legend

- | | |
|---------------------------------|-----------------------|
| Proposed Redesignation | CRUDE OIL |
| Subdivision Boundary | FRESH WATER |
| Application Location | FUEL GAS |
| Rural Address | HVP PRODUCTS |
| Altalink Powerline Buffer (30m) | LVP PRODUCTS |
| Gas Processing Plant | MISCELLANEOUS LIQUIDS |
| <all other values> | NATURAL GAS |
| Wells | OIL WELL EFFLUENT |
| Power Poles - Fortis | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |
| | <all other values> |



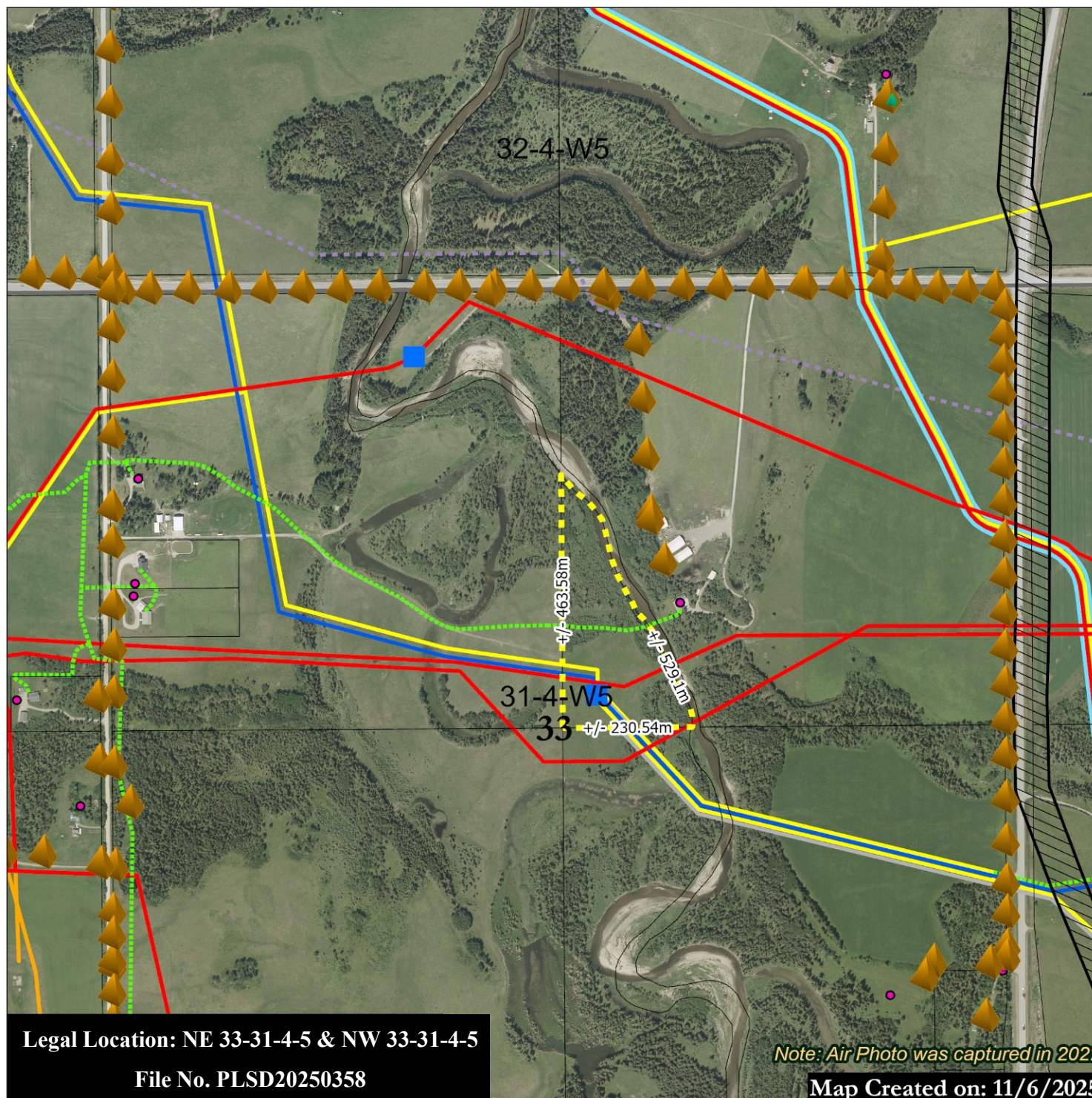
0 50 100 200 300 Meters

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Mountain View County

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Legal Location: NE 33-31-4-5 & NW 33-31-4-5

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Note: Air Photo was captured in 2022

Map Created on: 11/6/2025



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: PLSD20250358

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) Darcy Wall

Address: [REDACTED], Sundre AB Postal Code: T0M 1X0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Larry + Julie Koop

Address: [REDACTED], Sundre AB Postal Code: T0M 1X0

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

Fax #: [REDACTED] Email: [REDACTED]

Landowner: Econo Shelters Ltd.
Address: Comp 72, Site 2, RR2, Sundre AB T0M 1X0
Phone: 403-813-2181 email: econoshelters@yahoo.ca

PROPERTY DETAILS

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

All/part of the NE + NW 1/4 Sec. 33 Twp. 31 Range 4 West of 5 Meridian

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

Rural Address (if applicable): 4325 Twp 320 and 31565 Rge Rd 44

a. Area to be ~~Redesignated~~/Subdivided: 15 acres (±) / _____ hectares (±)

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

☐ Residential Farmstead

☐ Other N/A

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

☐ Recreational

☐ Industrial

☐ Direct Control

☐ Other _____

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

Size of new parcel(s) proposed: 138.3 + 159.75 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: 22

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: Little Red Deer River

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

If yes, state the facility: Loyal Energy or Tourmaline

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):

15 acres of NE 1/4 is inaccessible due to intersection of the Little Red Deer river. This land will be accessible for farm use when attached to NW 1/4.

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.): treed + pasture

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

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.

Not required

Does the proposed remainder contain the following:

Sewage System ☒ Yes ☐ No Type: open discharge

Distance to Proposed Subdivision: App 100 m.

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 + Julie Koop + Econo Shelters Ltd.
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the NE+NW 1/4 Section 33 Township 31 Range 4 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Darcy Wall 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 Oct 24, 2025

Landowner(s) Signature(s) _____ Date Oct. 24, 2025

Please complete the following if landowner is a registered company:

I, Darcy Wall, have authority to bind Econo Shelters Ltd.
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

[Signature] Pres. President
Signature of Authorized Officer, Partner or Individual Title of Authorized Officer, Partner or Individual

[Signature] Larry Koop
Signature Name of Witness (please print)

AUTHORIZATION

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

I, Darcy Wall 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*

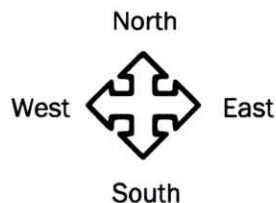
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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.).

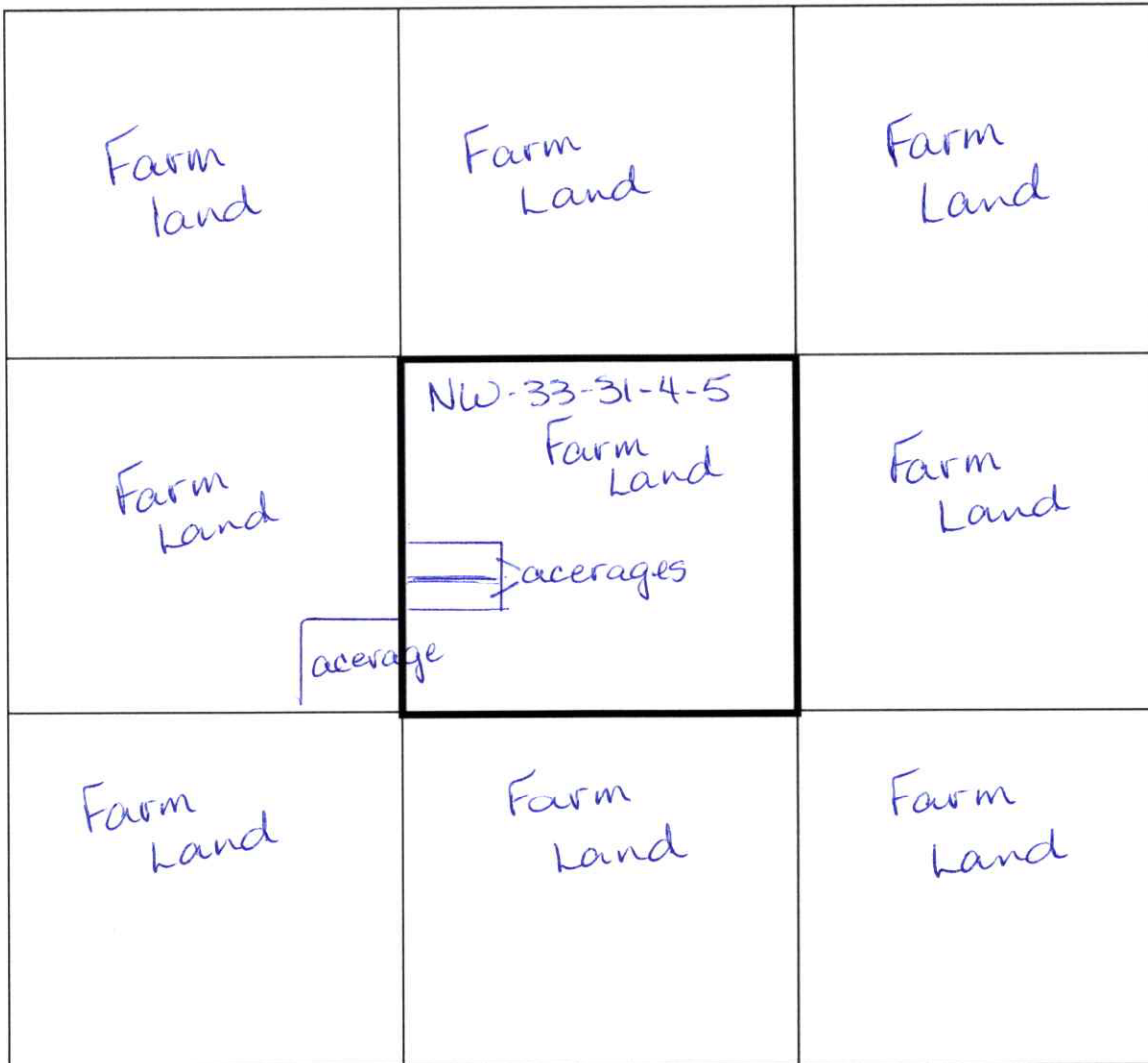
The below square may be used to represent a ¼ Section or an acreage

Indicate name of ROAD if applicable		Bergen Rd.	
R ge R O A D 44	NW 33-31-4-5	NE 33-31-4-5	R O A D Highway 22
	This area to be added to NW 33-31-4-5		
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.

North

