



August 11, 2025

File No.: PLRDSD20250232

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: CHARLTON, Donald Eugene & Lana Marlene

Landowner: CHARLTON, Donald Eugene & Lana Marlene

Legal: NE 24-31-27-4

From: Agricultural District (A) **To:** Agricultural (2) District (A(2))

Proposed Redesignation Area: 13.29 acres (5.38 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 September 10, 2025. Comments may be sent to the Planner by:

Email: rpohl@mvcounty.com; or

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

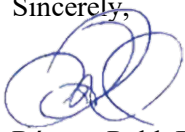
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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 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. 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

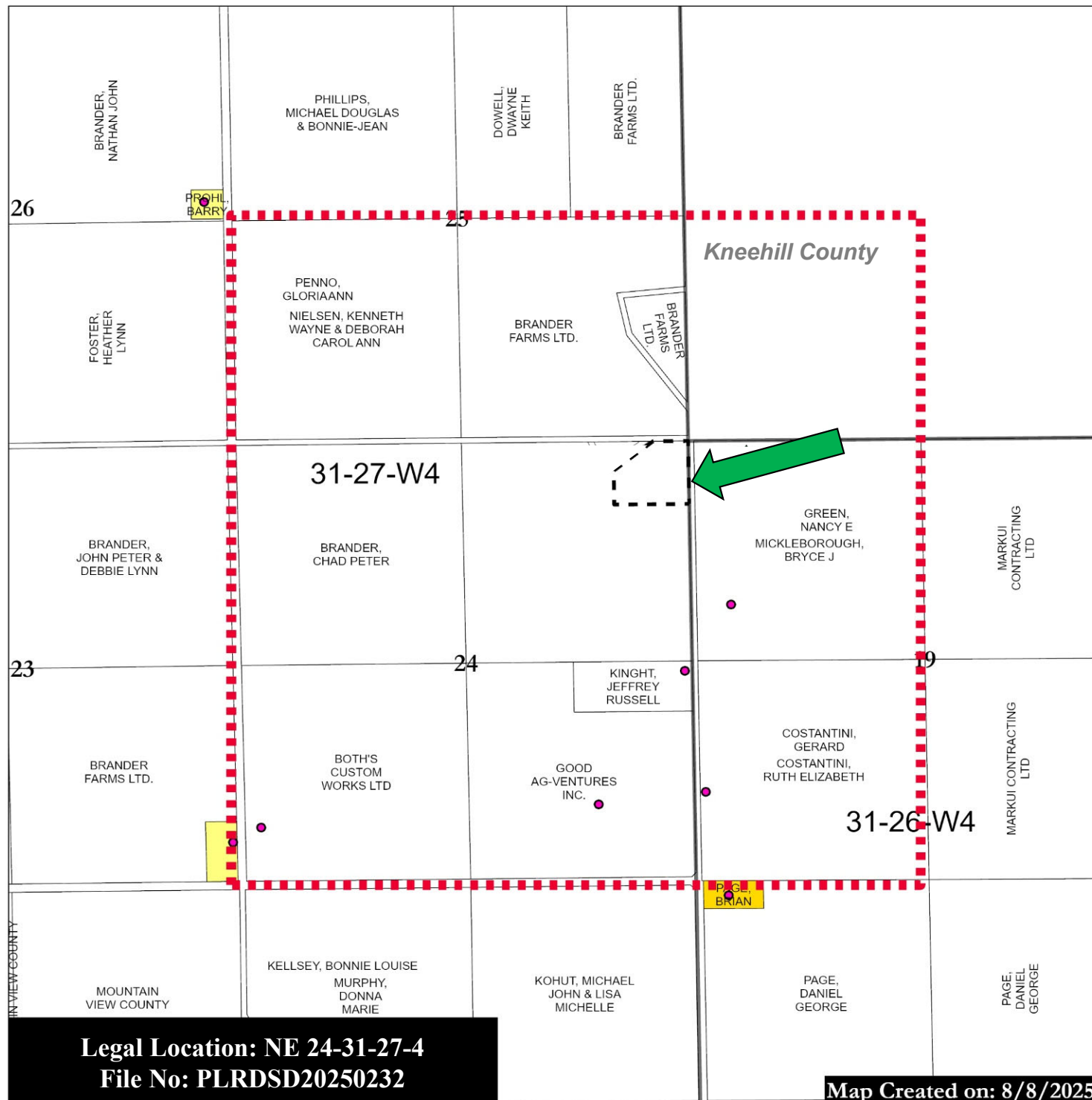


0 250 500 1,000 Meters

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

Wells

● ABANDONED AND WHIPSTOCKED

■ Other Values

Wells Buffer Distance

▨ 100 m

Road Width Less than 7m

— 4.5 m

— Power Lines

▤ Proposed Redesignation Boundary

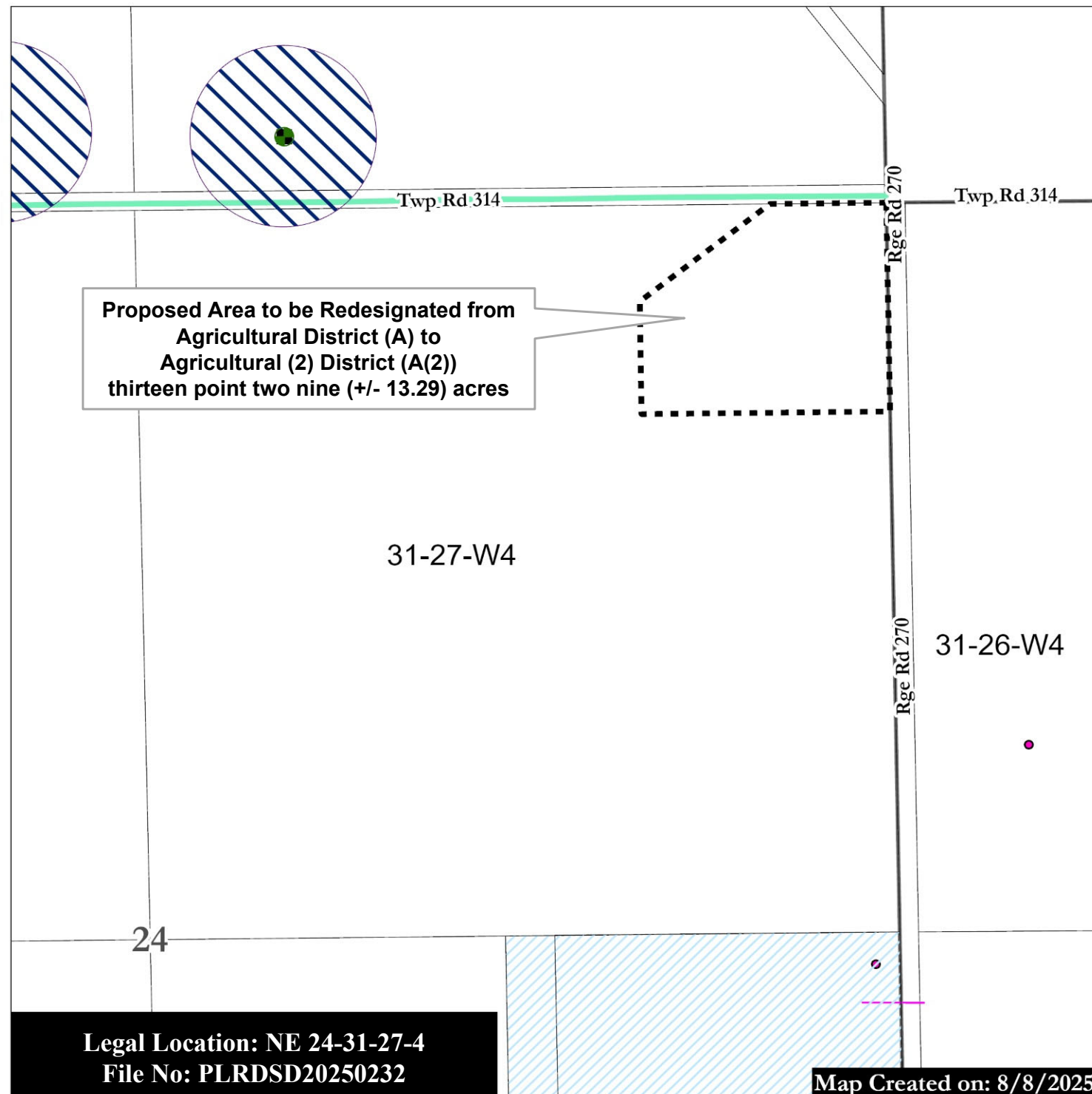


0 50 100 200 Meters

Scale: 1:6,000

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 24-31-27-4
File No: PLRDS20250232**

Map Created on: 8/8/2025

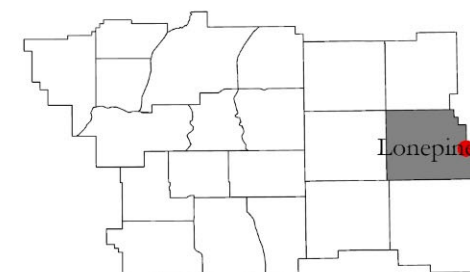


Mountain View COUNTY

Site Dimensions

Legend

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



0 50 100 Meters

Scale: 1:3,000

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 24-31-27-4
File No: PLRDSD20250232

Note: Air Photo was captured in 2022

Map Created on: 8/8/2025



Mountain View
COUNTY

REDESIGNATION & 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 # PLRDS020250232

CONTACT DETAILS

NAME OF APPLICANT: Don & Lana Charlton
Address: Three Hills, AB Postal Code: T0M 2A0
Phone #: cell Altern [REDACTED]
Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner):
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 NE ¼ Sec. 24 Twp. 31 Range 27 West of 4 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 15.26 acres (±) / _____ hectares (±)
13.29 LRC

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

c. To Land Use District: ☒ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead
☐ Recreational ☐ Industrial ☐ Direct Control
☐ Other _____

Number of new parcels proposed: 1
Size of new parcels proposed: 15.26 13.29 LRC 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: Kneehill County

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: 582

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: seasonal dugout when runoff fills it

d. Is the proposed parcel within 1.5 km of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: _____

e. Is the proposed parcel within one (1) mile of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ No ☐ Unknown

3. **REASON FOR REDESIGNATION/SUBDIVISION** (please give us the reasons for your application and how they support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):

An opportunity for an agriculture based family - because
sufficient space for outbuilding necessary for farming.
See attached letter

4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:**

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

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

Describe the kind of soil on the land (sandy, loam, clay, etc.): #2 soil

5. **EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED:**

Describe any buildings, any structures & any businesses on the land. Are they to remain or be demolished or removed? No

N/A No buildings, structures, businesses

6. **WATER AND SEWER SERVICES**

Is the proposed subdivision to be served by a water distribution system and a wastewater collection system?

☐ Yes ☒ No

Has proof of water been established? ☐ Yes ☒ No

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

Once subdivision is complete we will drill a well

July 31, 2025

RE: SUBDIVISION APPLICATION

To Whom It May Concern:

Agriculture has been an important, amazing part of our lives... from raising our family to contributing to the global food supply. We wish to give another family a chance to create a base for their own farm/ranch opportunities.

The acreage we are planning to subdivide out is approximately 13.29 acres. It is a foot print that will allow an owner to plan for a home and outbuildings to support farming. It fits in the neighborhood as there is a comparable parcel on the south side of our fence line. Across the road, while not an acreage, the yard space is a similar size property.

The location for this subdivision, from our perspective, is naturally formed. It is within a treed alcove. There is also a tree line running the parcel with the North/South Road, which impedes crop seeding and harvesting.

This change and new format won't hinder our current cow / calf operation but will allow someone else the opportunity to start building their dreams.

We feel that a 40-acre lot is more than we would want to sell. They buyers simply don't require that much based on their endeavors.

Thank you,

Don and Lana Charlton

7. ABANDONED OIL/GAS WELLS:

Is there an abandoned well on the property? ☐ Yes ☒ No

If yes, please attach information from the 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.

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Donald & Lana Charlton

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

All/part of the NE ¼ Section 24 Township 31 Range 27 West of 4 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: _____ to act as Applicant 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

July 8 2025
Date

July 8 2025
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

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:

Donald E. Charlton

I, Lana Charlton

(Print full name/s)

hereby certify that:

☒ I am the registered owner

☐ 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 **must** include all of the following information (if applicable) in order for it to be considered complete:

- ☐ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- ☐ Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- ☐ Location and names of proposed and existing roadways, driveways and road approaches;
- ☐ Location of existing wells and septic systems;
- ☐ Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- ☐ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☐ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).

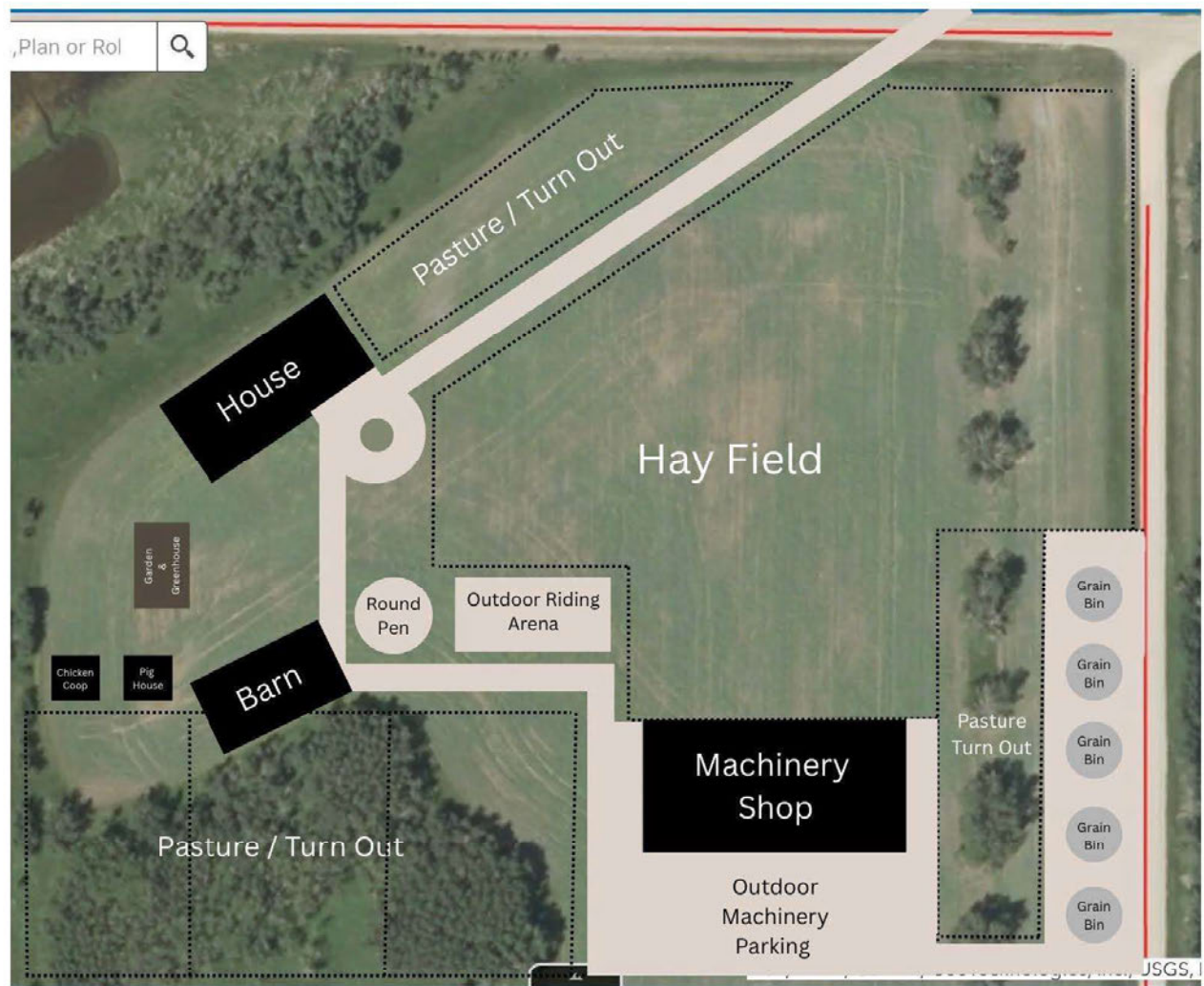


The below square may be used to represent a ¼ Section



	Indicate name of ROAD if applicable																				
R O A D																					
	Indicate name of ROAD if applicable																				





Usage for Acreage

- A Home
- A large shop
 - For working on equipment repairs
 - Equipment storage
- A space for storing large equipment
 - Combine, swathers, seeder, (seeding and harvest equipment)
- Grain bins
 - For holding seed for next years crops
 - To collect enough grain for a B-train to haul sales
 - For feed storage
- Space for B-train / grain trucks to enter and exit
- Pens / shelters for pigs
 - To be raised for meat for owners
 - To be raised for meat to sell to extended family
- Pens / shelters and grazing for horses
 - Note: treed area to provide summer shelter
 - Grazing keeps grasses from being a fire hazard in the treed area.
 - Currently have 3 horses but hoping to add 2 more as others hit retirement status
- A Barn
 - Shelter animals as needed in inclement weather
 - Store animal husbandry supplies
- Acres for growing hay
- Bale yard
 - Storage for hay cropped and baled from this space as well as from other fields

We are applying to subdivide 13.29 acres. The placement of this parcel is to not impede access, because of marsh areas on the N.W. corner to our land use. It does not press against an acreage to the south of our land.

The acreage size is guided by the natural feature of an alcove that is created by trees. A smaller parcel in this location would leave stranded pockets of land because of the tree clusters. The choice we are proposing would leave us with a squared off boundary which is optimum for equipment handling.

The young couple wishing to purchase this acreage find this has the beauty for a home, and is an appropriate size to supplement with nearby farming needs. They rent approximately 450 acres of crop and 60-75 acres of hay land from relatives. They also have the option of renting, from family, another 3 quarters when they have a base of operations set up.

They currently plant and harvest canola, oats, barley, wheat, and hay. The area for the bins is needed for the separate storage of grains. A space large enough for a B-train to haul the grain is important. The yard needs to have enough space to park their agriculture equipment and a shop to work on repairs and have some equipment storage. Some of the land will be hayed.

Their need is not for 40 acres, as per the counties preferred policy. We also do not wish to sell that much land. While the alcove suits their requirements, it is not user-friendly space for our field work.

This subdivision is meant to be a typical farm yard space even though it is not attached to the land that they farm.

SURROUNDING LAND USE MAP

The middle square represents the quarter section your property is located on.

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 $\frac{1}{2}$ 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 $\frac{1}{4}$ Section.

The central square represents the $\frac{1}{4}$ Section in which this application is proposed.

See attached map.



Mountain View County MVC Surrounding Land Use Map



Legend

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
- Parcels (PGIS)
- Section Number Grid
- Township Grid
- Image
 - Red: Band_1
 - Green: Band_2



762.0 0 381.00 762.0 Meters

NAD_1983_CRS5_10TM_AEP_Forest
© Mountain View County

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Not responsible for errors or omissions



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Don & Lana Charlton
Legal Description: NE 24 31 27 W of 4th
File Number: PLRDS020250232

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, Don & Lana Charlton 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.

July 10 2025
Date

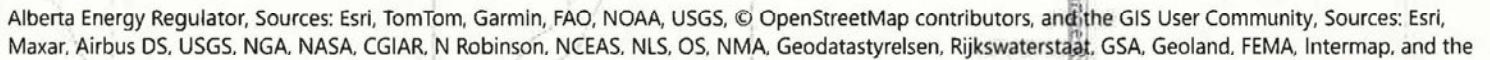

Applicant's Signature

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 – including all signatures and contact details Application Fees Certificate of Title – current within 30 days.
- ☐ Abandoned Well Information From Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

* 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). **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 Bylaw No. 16/11.**



Base Data provided by: Government of Alberta

Print Date:

7/10/2025

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 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 1L
 Secondary Undivided 1L

Roads - Other
 Unimproved
 Unclassified
 Truck Trail
 Winter
 Ford Winter Crossing
 Ferry Route

Gravel Road (20K)
 Primary Undivided 2L
 Primary Undivided 2L
 Primary Undivided 1L
 Primary Undivided 1L
 Primary Undivided 1L
 Secondary Undivided 2L
 Secondary Undivided 2L
 Secondary Undivided 1L
 Secondary Undivided 1L

Railway (20K Large Scale)
 Single Line
 Double Line
 Multiple Line
 Spur 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
 Orbow
 Quarry
 Dugout

Intermittent Lake
 Intermittent Lake
 Intermittent Orbow

Sandbar / Wetland /
 Sandbar

Scale 1:15,411



**Alberta
Energy
Regulator**