



August 01, 2025

File No.: PLRDSD20250224

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation, Subdivision, and Consolidation

Applicant: WALTON, Kim

Landowner: ERICKSON, Dale John & Catherine Lynne

Legals: SE 32-33-4-5 and SW 32-33-4-5

Application Description:

This application is proposing to turn an existing 4 parcels into 3 parcels. Within these quarter sections are two existing 5.0 acre parcels which are landlocked. This application proposes that these landlocked parcels be consolidated into the adjacent agricultural quarters. Additionally, a new agricultural parcel is proposed within SW 32-33-4-5.

Proposed Redesignation:

Redesignate (+/-) 43.19 acres ((+/-) 17.48 hectares) from Agricultural District (A) to Agricultural (2) District (A(2)).

Proposed Subdivision:

Subdivide one lot of (+/-) 43.19 acres (consisting of (+/-) 38.19 acres from SW 32-33-4-5 and the consolidation of southerly 5.0 acre landlocked parcel).

Proposed Consolidation of Landlocked Parcel into Adjacent Agricultural Lands:

Consolidate the northerly 5.0 acre parcel with SE 32-33-4-5. This will expand SE 32-33-4-5 from 146.45 acres to (+/-) 151.45 acres.

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 **August 31, 2025**. Comments may be sent to the Planner by:

Email: mschnell@mvcountry.com; or

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

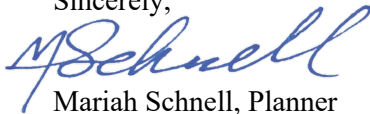
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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.

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

34-4-W5

33-4-W5

Legal Location: SE & SW 32-33-4-5
File No: PLRDS20250224

Map Created on: 7/30/2025



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- * * Pipelines
- AltaLink Power Line
- ▨ Altalink Powerline Buffer (30m)
- ▭ Proposed Redesignation
- ▭ Subdivision Boundary
- Wells
 - 🚩 FLOWING GAS (1)
 - 🔵 PUMPING GAS (1)
- 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

Proposed Area to be Redesignated from
Agricultural District (A) to
Agricultural (2) District (A(2))
forty three point one nine (+/- 43.19) acres

33-4-W5

Rge Rd 45

32






Legal Location: SE & SW 32-33-4-5
File No: PLRDSD20250224

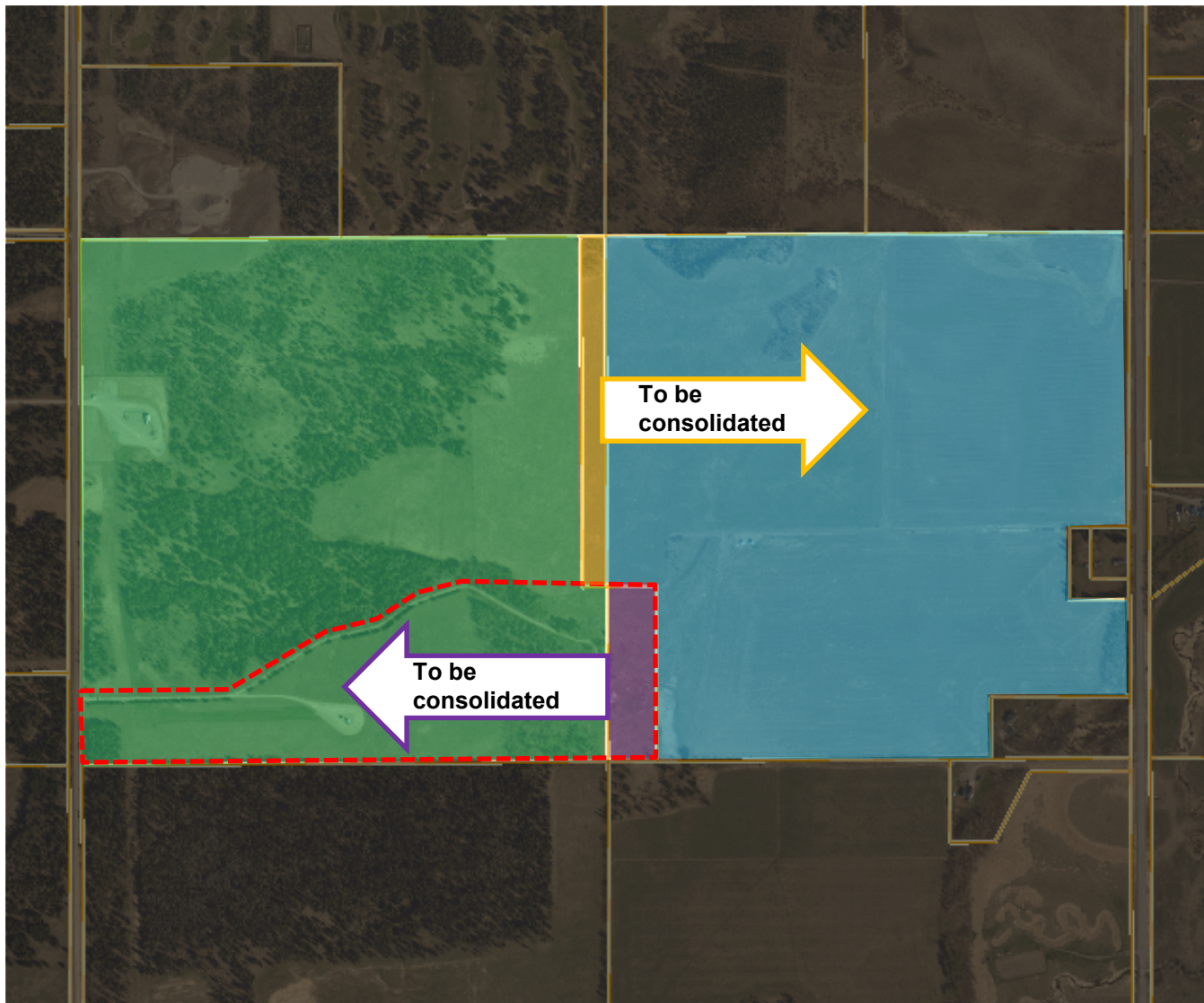
Map Created on: 7/30/2025



Mountain View
COUNTY

**Proposed Redesignation,
Subdivision, and
Consolidation**

-  SW 32-33-4-5
-  SE 32-33-4-5
-  Proposed subdivision,
to be redesignated to
Agricultural (2) District
-  Northerly 5 acre parcel,
to be consolidated with
SE 32-33-4-5
-  Southerly 5 acre
parcel, to be
consolidated with the
new Agricultural parcel






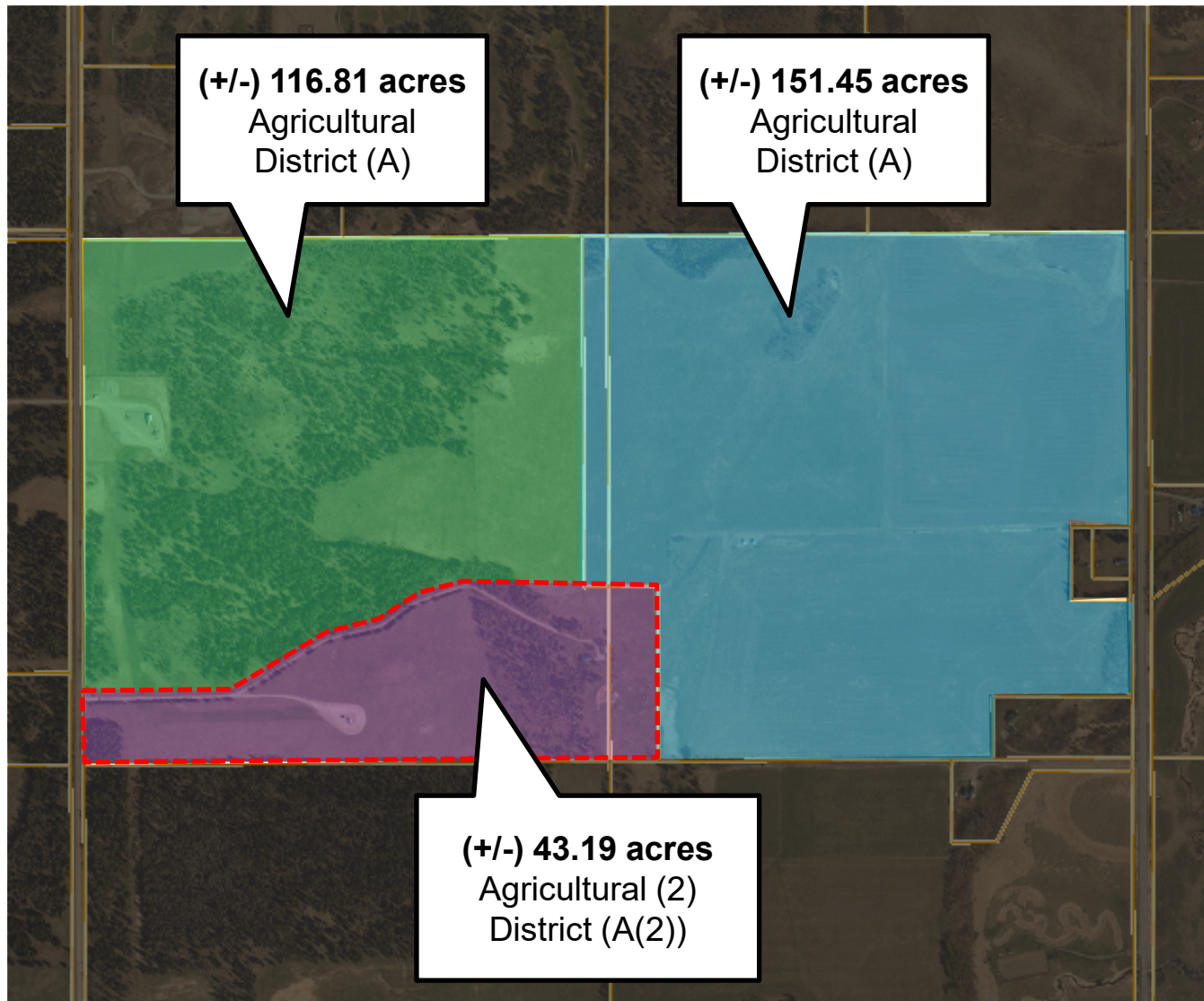
Legal Location: SE & SW 32-33-4-5
File No: PLRDSD20250224



Mountain View
COUNTY

Proposed Final Parcel Configurations

-  SW 32-33-4-5
-  SE 32-33-4-5
-  New Agricultural Parcel



Legal Location: SE & SW 32-33-4-5
File No: PLRDSD20250224

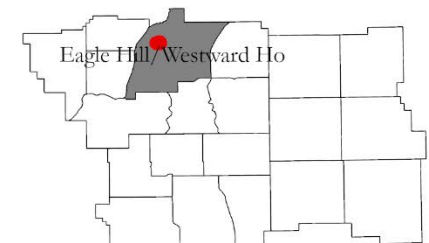


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---|-----------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Plants, Battery Sites, etc. | 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> |

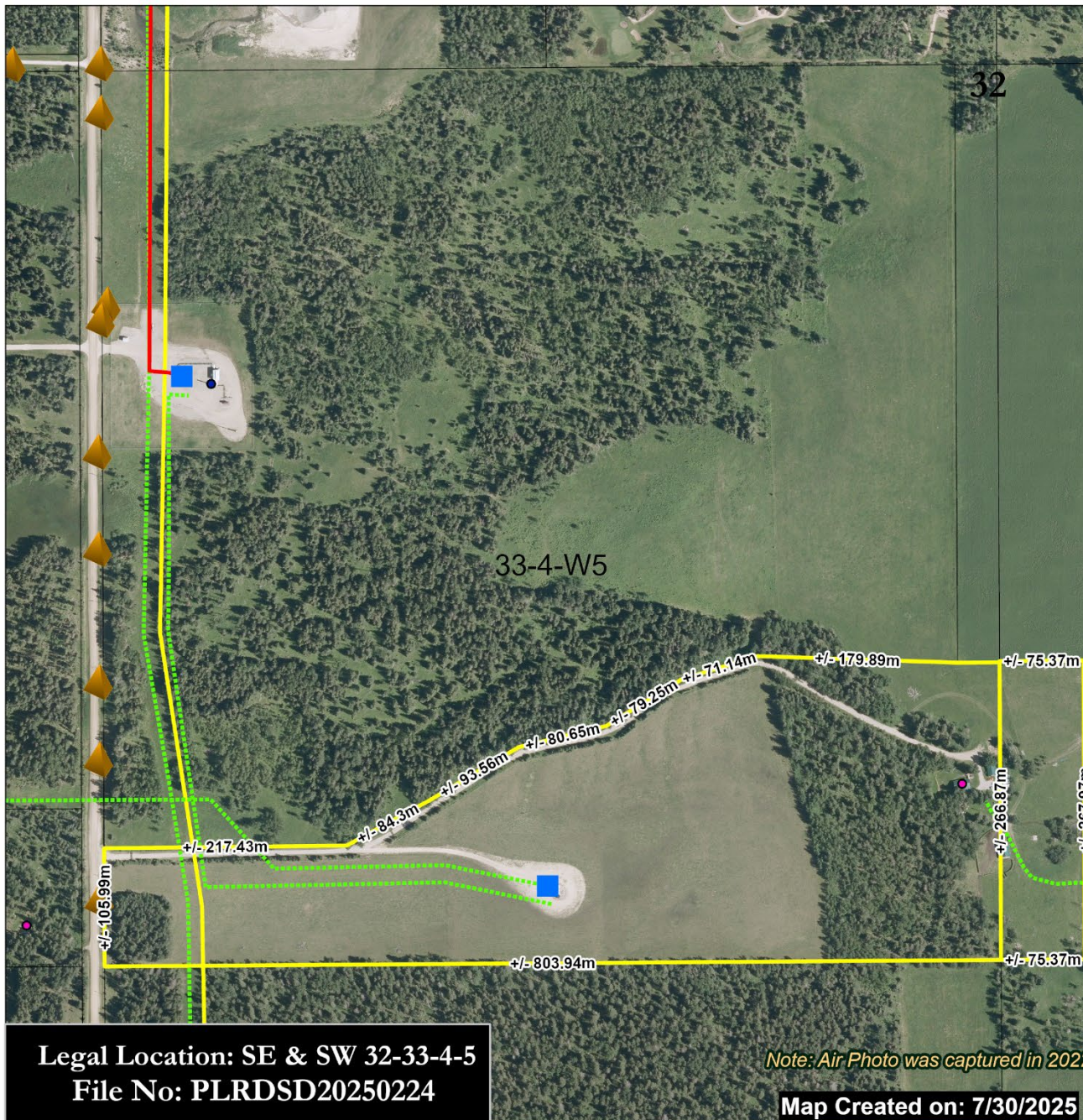


0 12.5 50 75 100 125 150 175 Meters

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: SE & SW 32-33-4-5
File No: PLRDSD20250224

Note: Air Photo was captured in 2022

Map Created on: 7/30/2025



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 PLRDSD20250224

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) Kim Walton

Address [REDACTED] Postal Code: TOM 1X0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Dale and Cathy Erickson

Address [REDACTED] undre AB Postal Code: TOM 1X0

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

Fax #: [REDACTED] Email: [REDACTED]

PROPERTY DETAILS

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

All/part of the SW & SE ¼ Sec. 32 Twp. 33 Range 4 West of 5 Meridian

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

Rural Address (if applicable): [REDACTED] RR 45

a. Area to be Redesignated/Subdivided: 43.7 acres (±) / _____ hectares (±) **as indicated in drawings**

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

☐ Residential Farmstead

☐ Other _____

SW 32 33 4 W5 will be changed from
Ag 1 to Ag1 + Ag 2 parcel. SE 32 33 4
W5 will remain Ag 1

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

☐ Recreational

☐ Industrial

☐ Direct Control

☐ Other _____

Number of new parcel(s) proposed: 3

Size of new parcel(s) proposed: 43.7 acres / _____ hectares

43.7 Ag 2 parcel. Consolidations alter the original sizes of the remaining property to 151.45 and 116.4 acres

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

There is an active natural spring on the property

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):

_____ To consolidate two existing 5 acre subdivisions with adjacent quarter sections so that they are not independent subdivisions. To create a SE Agricultural subdivision of 151.48 acres with the addition of 5 acres to an existing agricultural remainder quarter section (SE 32 33 4 W5), and to create 2 Agricultural acres from SW 32 33 4 W5 sized 116.4 acres and a first (Agricultural) parcel out of the SW quarter section of 43.7 acres which encompasses the farmstead and barn. The boundary for the subdivision follows the treeline and a small hill on the property.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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.): Mostly flat, some brush and trees on a small slope. Pasture land.

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

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)?

Existing house and barn. The house will be removed / replaced

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☒ Yes ☐ No Type: Unknown to be abandoned

Water Supply ☒ Yes ☐ No Type: Unknown to be tested if used

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.

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Dale and Cathy Erickson

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

All/part of the SW/SE $\frac{1}{4}$ Section 32 Township 33 Range 4 West of 5 Meridian

Lot: _____ Block: _____ Plan: _____

do hereby authorize: Kim Walton 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

July 11

Landowner(s) \$ _____

Date

July 11

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, Kim Walton 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"

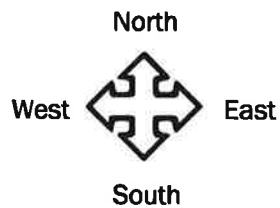
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

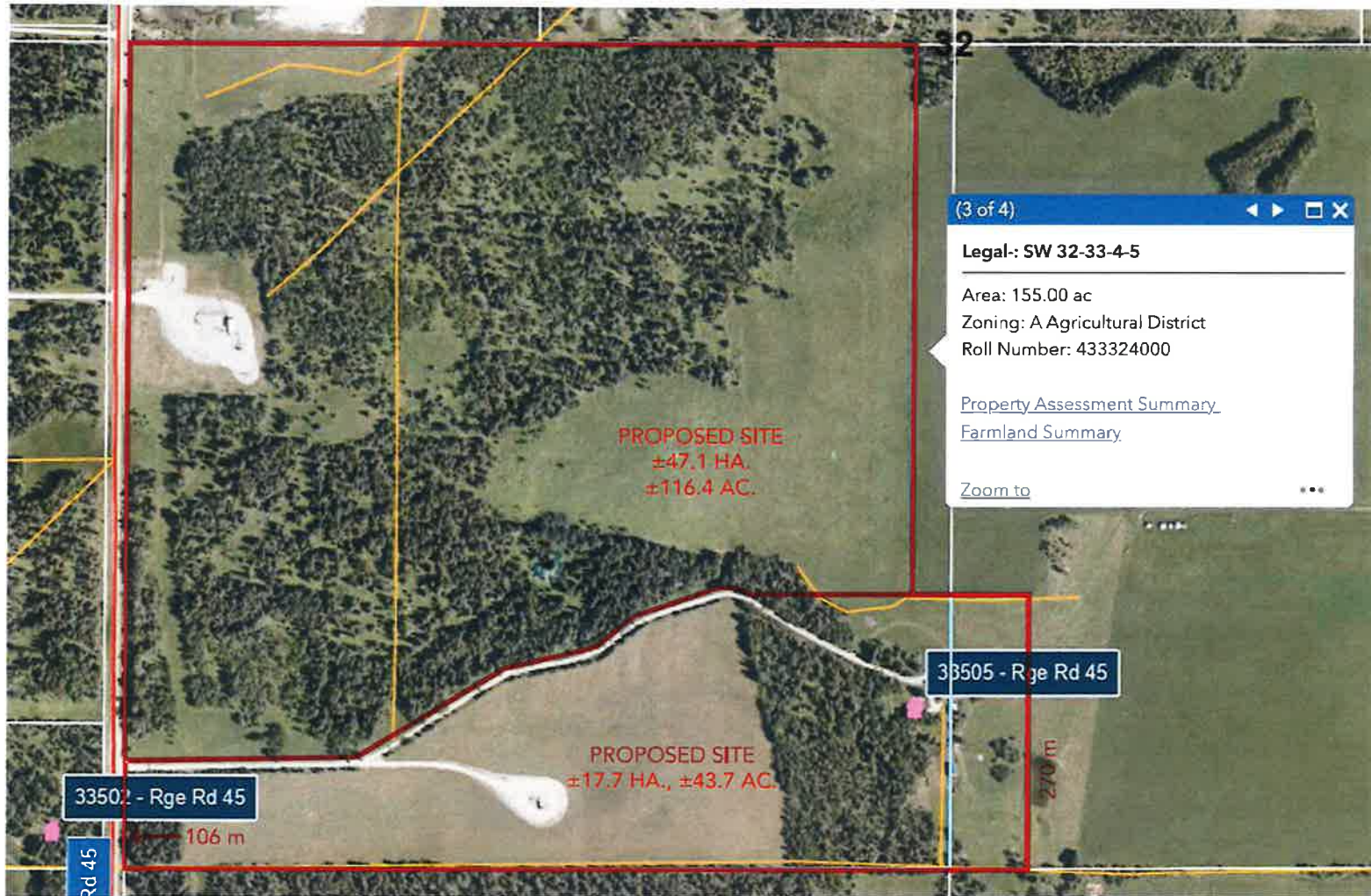
The Site Plan shall include the following:

- ☐ 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

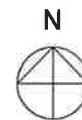
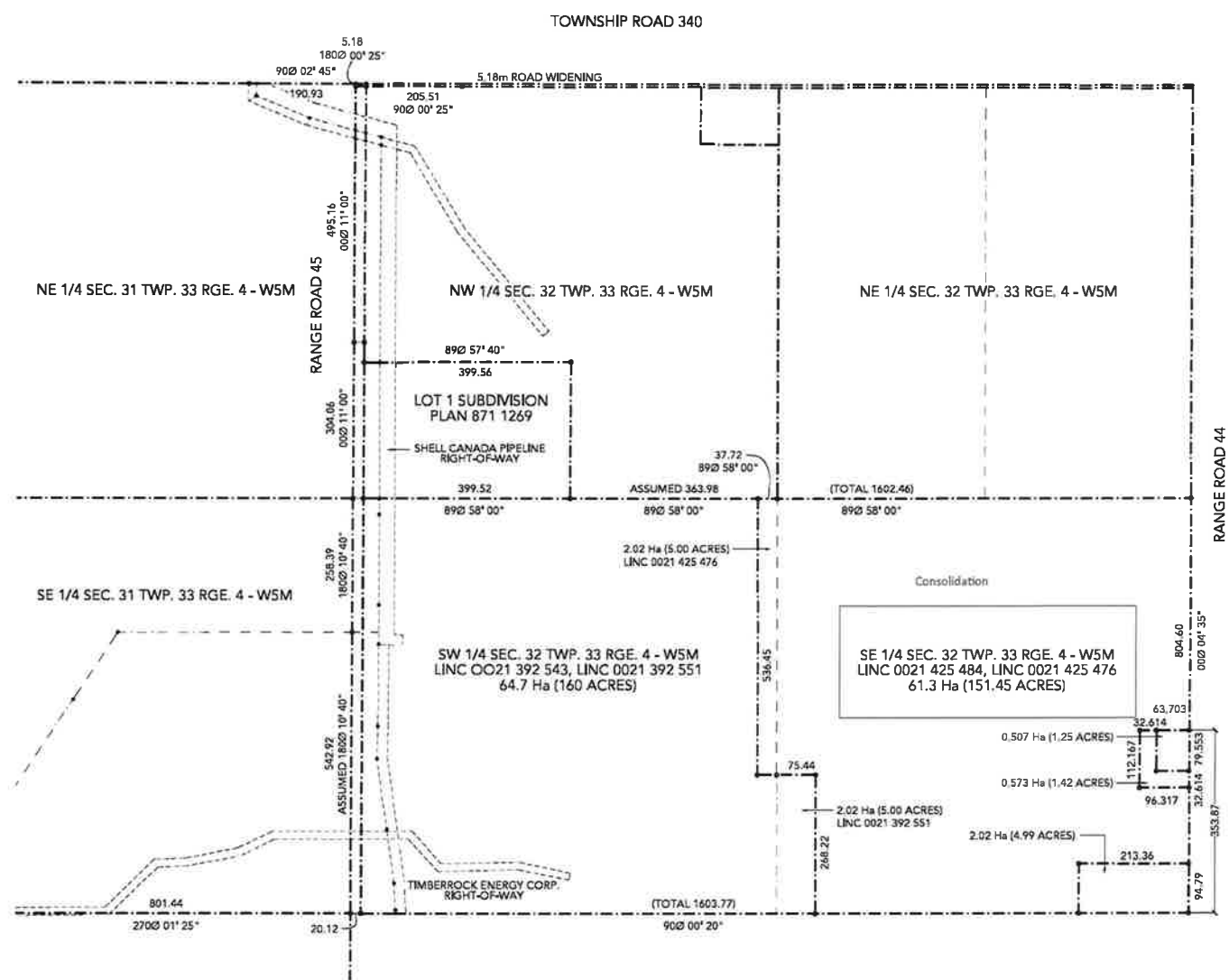
	Indicate name of ROAD if applicable	
R O A D	<p>please see attached</p>	R O A D
	Indicate name of ROAD if applicable	





2 PROPOSED SITE PLAN
A001 SCALE: 1:4000





NOT FOR USE IN
CONSTRUCTION



KIM WALTON

Designer / Project Manager / Energy Analyst

1000-0000 1000-0000 1000-0000 1000-0000 1000-0000 1000-0000

REVISIONS:

NO.	DATE	DESCRIPTION

EXISTING SITE PLAN

ERICKSON SUBDIVISION

ANY REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.

1
A001 EXISTING SITE PLAN
SCALE: 1:4000

DRAWN BY:
CW

A001

SCALE:
1:4000

ISSUED:
10/07/2024

N

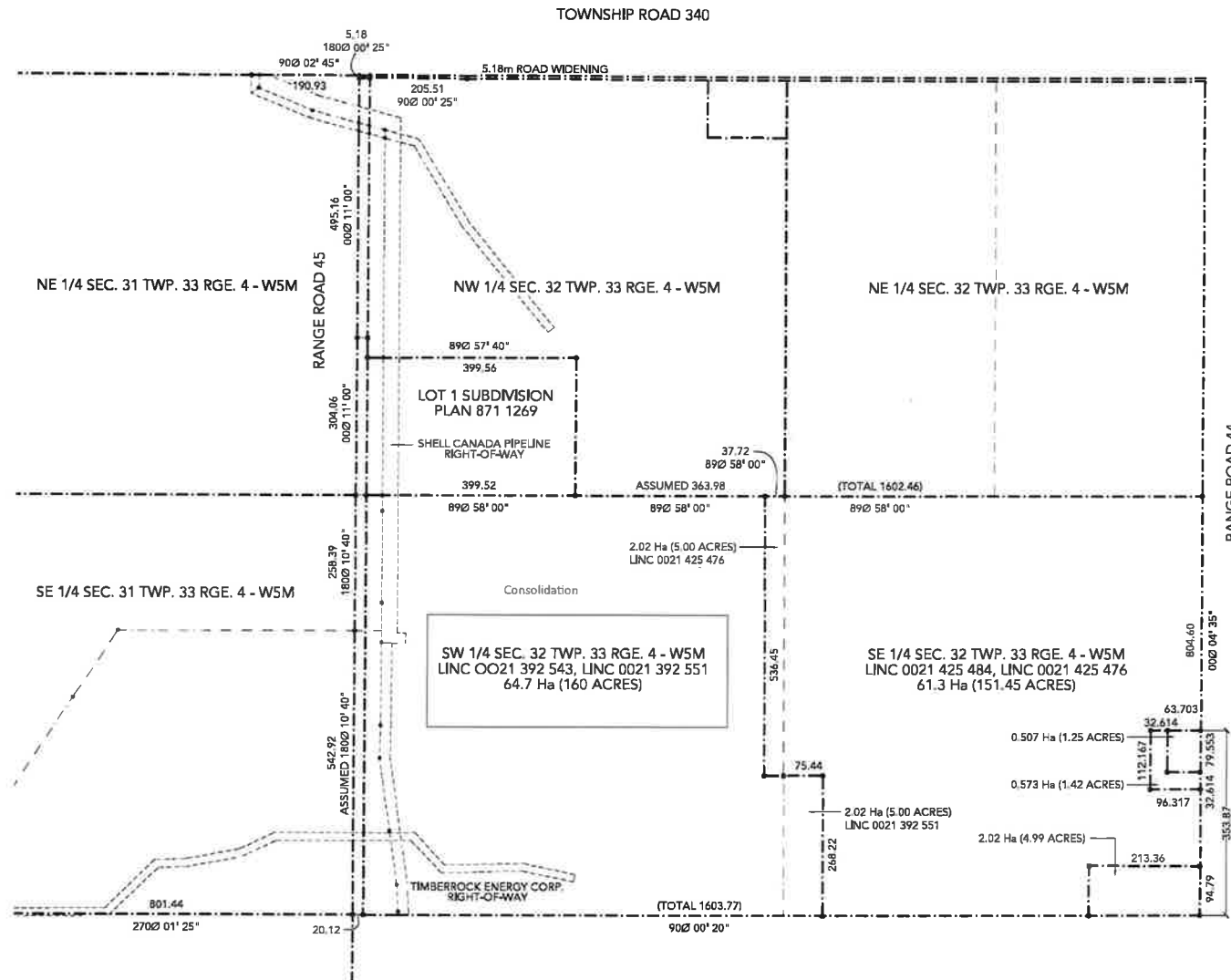


BOW CROW DESIGN
KIM WALTON
 Designer / Project Manager / Estuary Analyst   
 10002 Inverness, NE 17041-5422 Tel: 402-636-1343 Fax: 402-634-5737 Email: kim@bowcrow.com

REVISIONS:

ANY REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.

ISSUED:
10/07/2024



1 EXISTING SITE PLAN
A001 SCALE: 1:4000

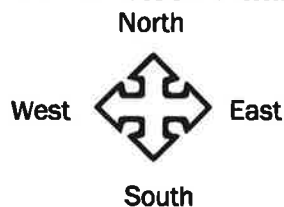
SURROUNDING LAND USE MAP

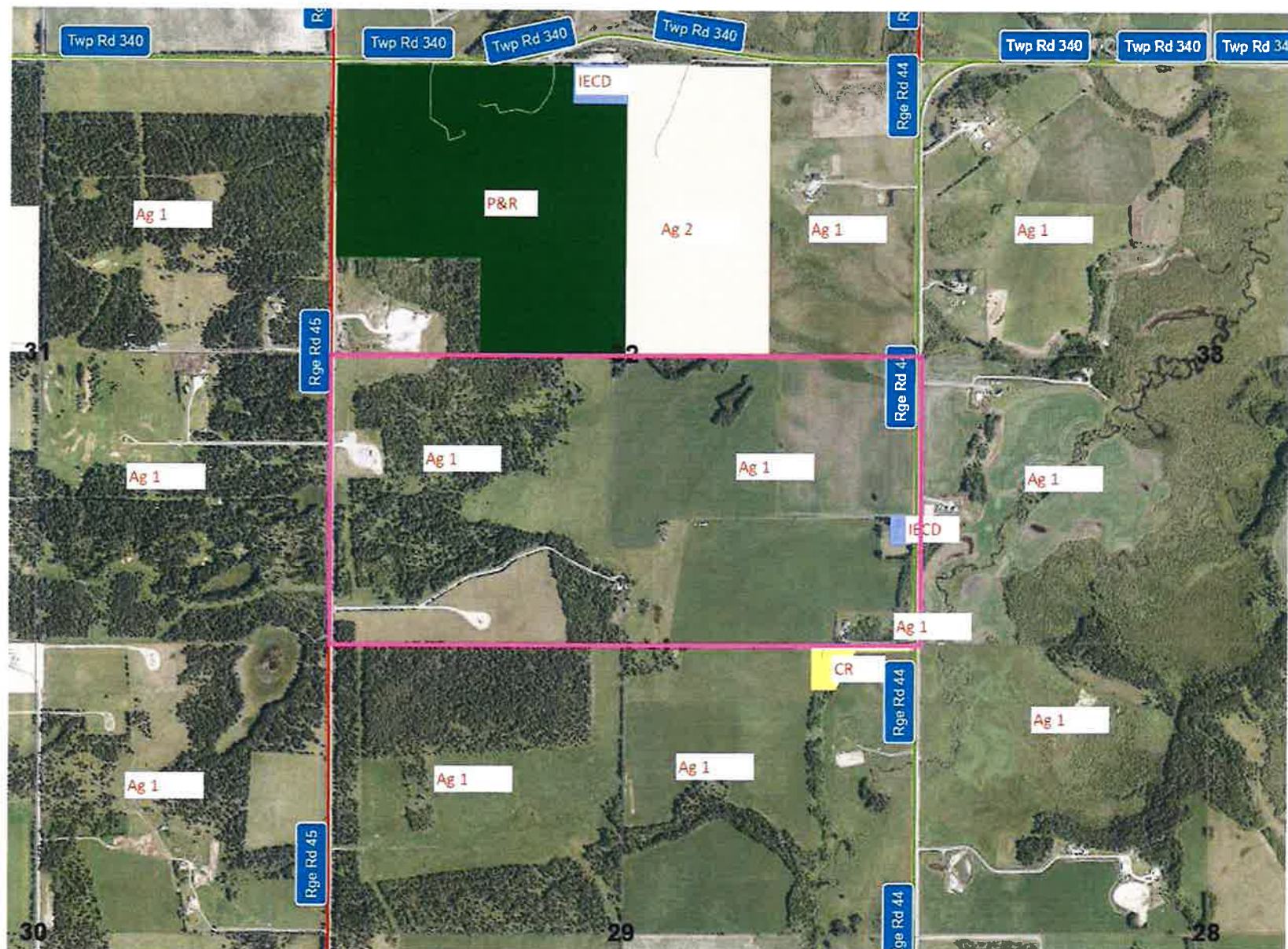
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within $\frac{1}{2}$ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, roads, watercourses, or any other form of land use surrounding the proposed development site).

	please see attached	

Each square represents a $\frac{1}{4}$ Section.

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







**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Kim Walton

Legal Description: SE 32-33-4-5 & SW 32-33-4-5

File Number: PIRDSD20250224

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.

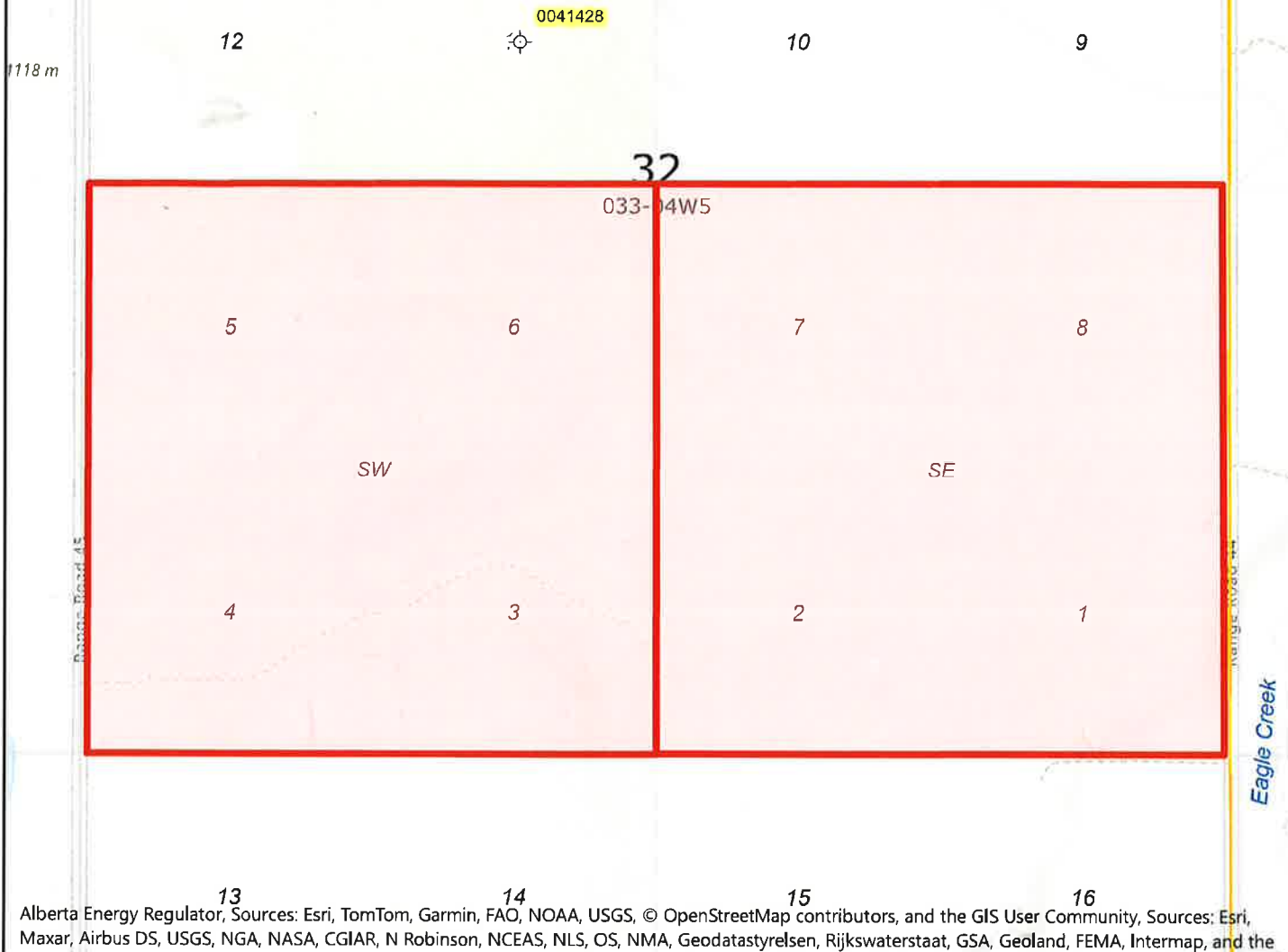
In accordance with Section 681(1)(b) of the *Municipal Government Act*, if you concur with our request, please complete the agreement set out below.

I/We, Dale & Cathy Erickson 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 13, 2025

Date

Applicant's Signature



Abandoned Well Map

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

7/15/2025

Legend

<ul style="list-style-type: none">Abandoned WellsRevised LocationRevised Location Pointer	Roads - Other <ul style="list-style-type: none">UnimprovedUnclassifiedTruck TrailWinterFord Winter CrossingFerry Route	<ul style="list-style-type: none">ATS LSO with RoadATS Quarter Section LabelATS Quarter Section withATS Section Label (large)ATS Section with RoadATS Township (large scale)Provincial BoundaryLake Label (20K)River Label (20K)
Paved Road (20K) <ul style="list-style-type: none">Primary DividedPrimary DividedPrimary Undivided 4LPrimary Undivided 4LPrimary Undivided 2LPrimary Undivided 1LInterchange RampInterchange RampSecondary DividedSecondary DividedSecondary Undivided 4LSecondary Undivided 4LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1LSecondary Undivided 1L	Gravel Road (20K) <ul style="list-style-type: none">Primary Undivided 2LPrimary Undivided 2LPrimary Undivided 1LPrimary Undivided 1LSecondary Undivided 2LSecondary Undivided 2LSecondary Undivided 1LSecondary Undivided 1L	Lake/River (20K) <ul style="list-style-type: none">Lake or RiverLake or RiverReservoirIcefieldMajor CanalOxbowQuarryDugout
Railway (20K Large Scale) <ul style="list-style-type: none">Single LineDouble LineMultiple LineSpur LineAbandonedATS LSO label	Intermittent Lake <ul style="list-style-type: none">Intermittent LakeIntermittent Oxbow	Sandbar / Wetland / <ul style="list-style-type: none">Sandbar

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Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:14,834

