



September 09, 2025

File No.: PLRDSD20250277

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: MORRILL, Craig & Jessica

Landowner: MORRILL, Craig

Legal: SW 15-29-5-5

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

Proposed Redesignation Area: 148.97 acres (60.29 hectares)

Number of Lots for Subdivision: 2 lots (40.0 acres each)

Application Description:

This application proposes to create two new agricultural parcels of 40.0 acres each. These smaller agricultural parcels will first need to be rezoned to the Agricultural (2) District, which accommodates agricultural parcels under 80.0 acres in size. Since the balance of the quarter section will also be under 80.0 acres in size (approximately 68.97 acres), it also requires rezoning to the Agricultural (2) District. The total area to be redesignated is 148.97 acres (consisting of the two proposed 40.0 acre parcels plus the 68.97 acre balance).

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 **October 09, 2025**. Comments may be sent to the Planner by:

Email: mschnell@mvcounty.com; or

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

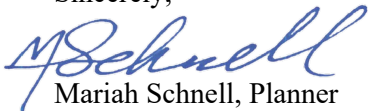
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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@mvcounty.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

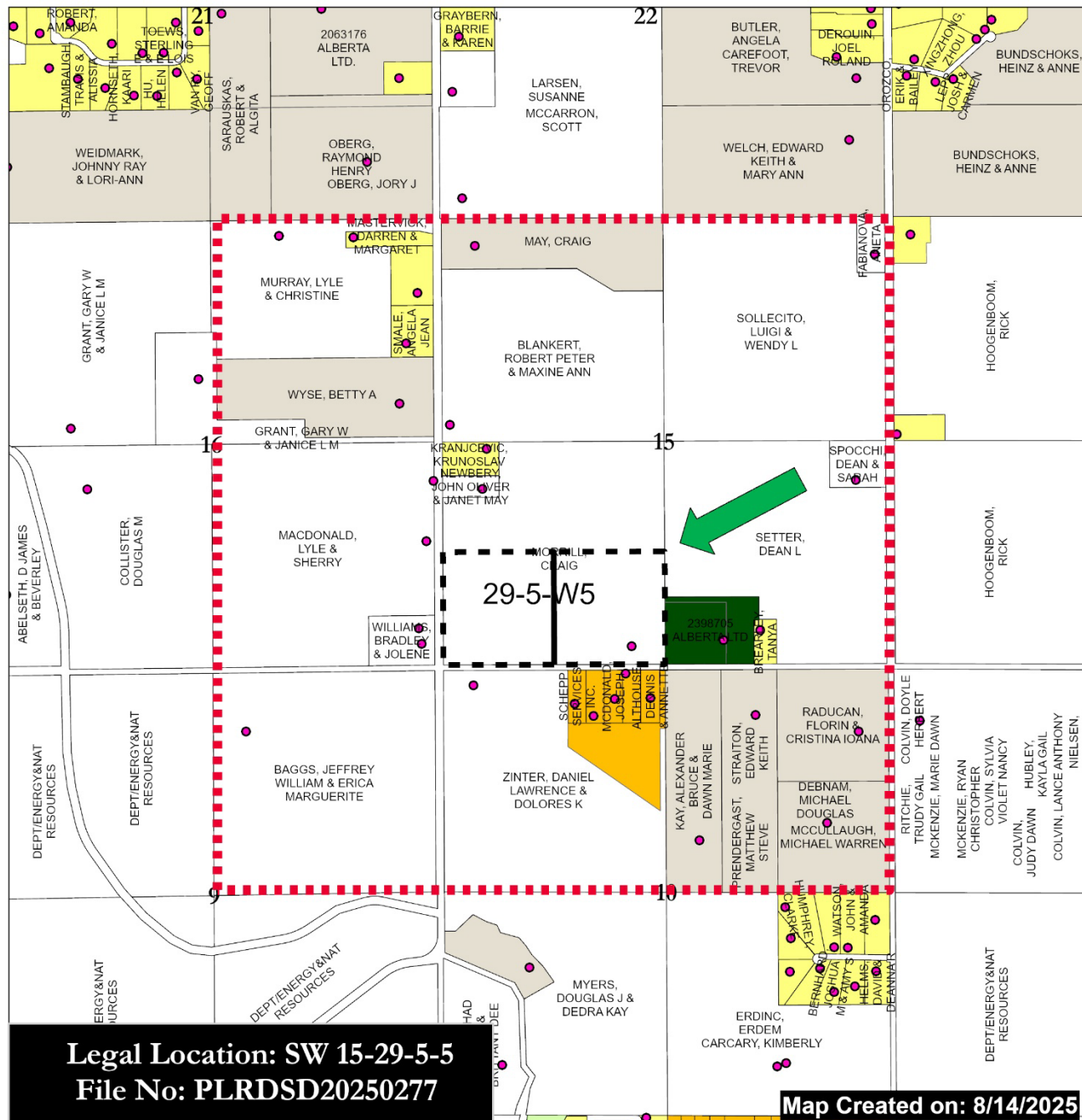
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (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: SW 15-29-5-5
File No: PLRDS20250277

Map Created on: 8/14/2025



Mountain View COUNTY

Site Sketch - Redesignation

Legend

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



0 50 100 Meters

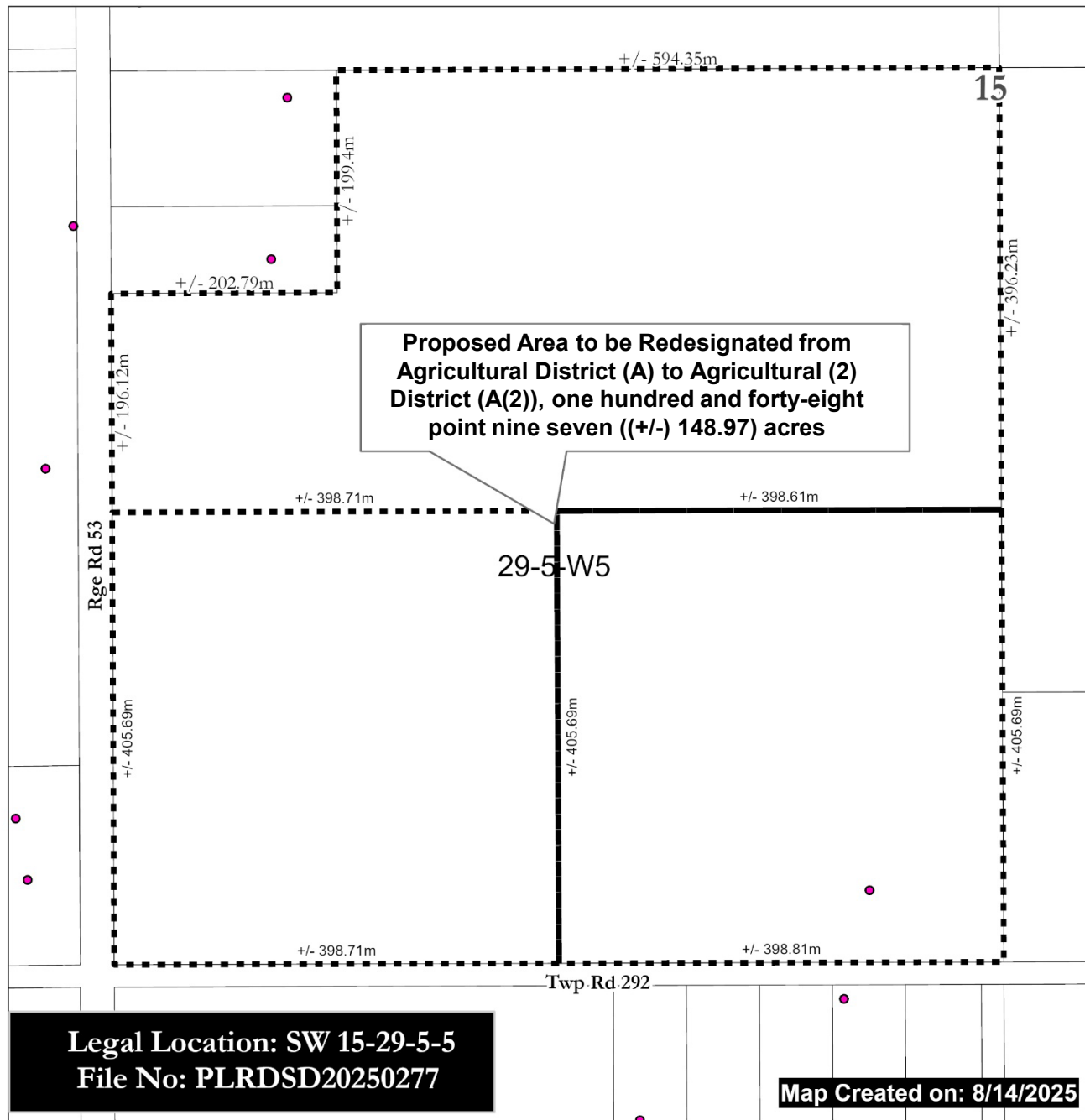
Scale: 1:5,000

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 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> |



012.5 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: SW 15-29-5-5
File No: PLRDSD20250277

Note: Air Photo was captured in 2022

Map Created on: 8/14/2025



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 PLRD20250277

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) Craig and Jessica Morrill

Address [REDACTED] Water Valley Postal Code: T0M-2E0

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

Fax #: _____ Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Craig Morrill CM

Address: Same as above 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 SW $\frac{1}{4}$ Sec. 15 Twp. 29 Range 5 West of 5 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 148.97 acres (\pm) / _____ hectares (\pm)

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 the balance of 68.97 will be rezoned

Size of new parcel(s) proposed: 40,40 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: _____

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):

See attached

As a local Water Valley family we know the culture of the community from being active at the WVCA as well as the local library. We have homeschooled our kids which gives us a quantity of time at home to tend to livestock and ranch life. Our kids have participated in 4H and seen the different animal projects and are keen to have a set up that allows them to grow their own herds of sheep and/or cattle. Subdividing this land will give us the opportunity to have a small cattle operation on 70 acres as well as rotational grazing multi species on our home parcel of 40 acres and a remaining 40 acres we have options for.

Our desire to separate the cattle operation and the home site is for legal purposes to keep our personal property at arms length from our business. The remaining +/- 70 acres is well suited as grazing due to the existing pasture land. We will have a shop built to bring services into for a water bowl. The location was determined due to the existing approach off of Range Road 53 to minimize traffic disruptions.

We have chosen the location of the home site to be on the SE parcel of the quarter because of the existing approach off Township Road 292 as well as a clearing in the trees to minimize taking out any more vegetation than necessary. With the previous selective logging that has been done we have an approach and the start of a driveway to the proposed home site. The purpose of rotational grazing is to maximize the nutrients in the soil because each species eats down the growth differently and excretes different minerals and some even clean up the previous animal's waste. We will bring in goats first to clear as much of the woody brush as they can while we create a pinwheel of pens using a leader/follower technique to move cows then sheep then seasonal meat birds with year round laying hens and finally (seasonal) pigs to clean up the rest. Leaving one pen always sitting at a rest stage after the pigs to keep vegetation strong and dense. The pinwheel layout allows for one water source to service all pens. There is naturally a surrounding buffer of trees from the adjacent property to minimize our interactions with neighbors.

At this time we are asking to split the 40 acre parcel in the SW corner off for the options we may want later. Keeping the parcels up at 40 acres each allows for them to be ag 2 designation to keep with the rural feel of Water Valley while making it attainable for smaller operations to still have the ranch lifestyle. This South half of the quarter is not suitable to be used as a productive crop land and is still too heavily treed to be full grazing. Some ideas we have now are using it for a bigger sheep operation then what the rotational grazing on our home site could allow for, expanding to more or different cattle or setting up the rotational grazing on the SE parcel and selling that as a guaranteed agricultural set up and making another one in this parcel. In doing so we would be making dedicated agricultural land that is suitable for the terrain and growth currently there. We would be helping to bring in more development while at the same time preserving agriculture for those in the area who want to expand to more acres, or to attract like minded families to come out and set up their own small scale ranch.

We recognize the community vibe in Water Valley as a rural mindset with small and large farm and ranch families who keep agriculture alive in the west. Our involvement in the 4H community has sparked our kids to have interest in many aspects of livestock and this will give us an opportunity to run cattle as well as have a taste into a variety of livestock using the rotational grazing method on our home site. We will also be able to preserve agricultural land that has unique characteristics to the area. With the previous selective logging clearing out the old growth to provide to the forest industry we will use the existing approaches, roadways and clearings for home and barn sites. The buffer of trees left standing around the quarter will help minimize interactions with adjacent land owners.

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

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

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

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

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)?

None

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 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.

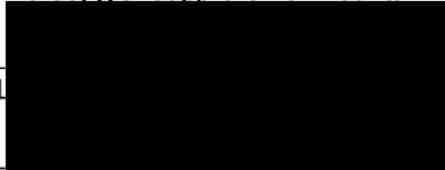
APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Craig and Jessica Morrill,
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW ¼ Section 15 Township 29 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: _____ 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

	<u>July 10, 2025</u> Date
<u>see attached pages with pen to paper signatures</u>	
Landowner(s) Signature(s)	<u>july 10, 2025</u> 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)
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AUTHORIZATION

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

I, Craig and Jessica Morrill 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 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

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Craig and Jessica Morrill,
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW $\frac{1}{4}$ Section 15 Township 29 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: _____ 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 10, 2025
Date

July 10, 2025
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, Craig and Jessica Morrill 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.

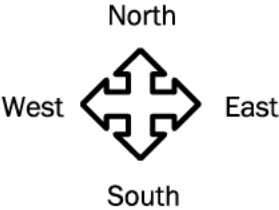
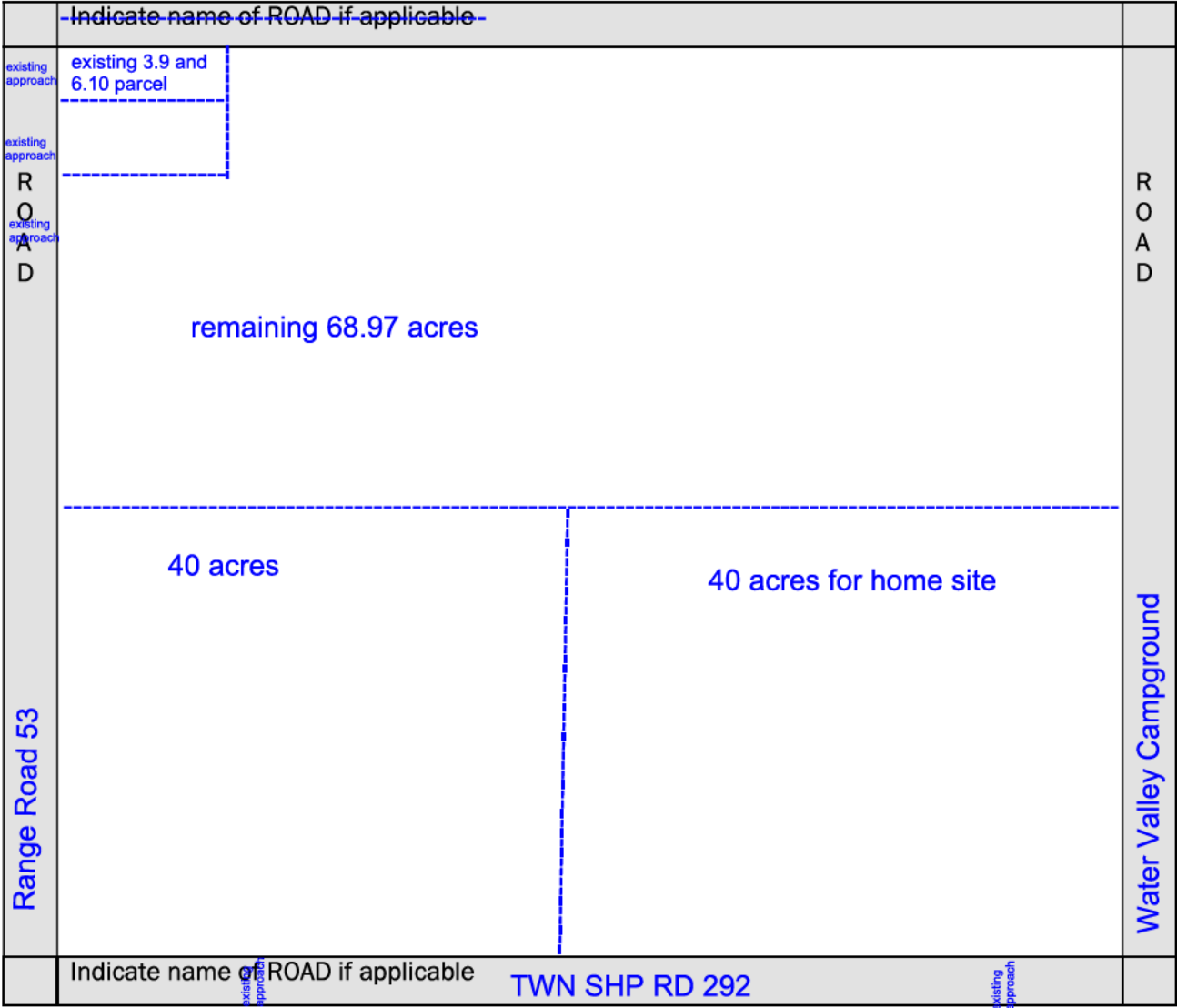
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Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311*

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

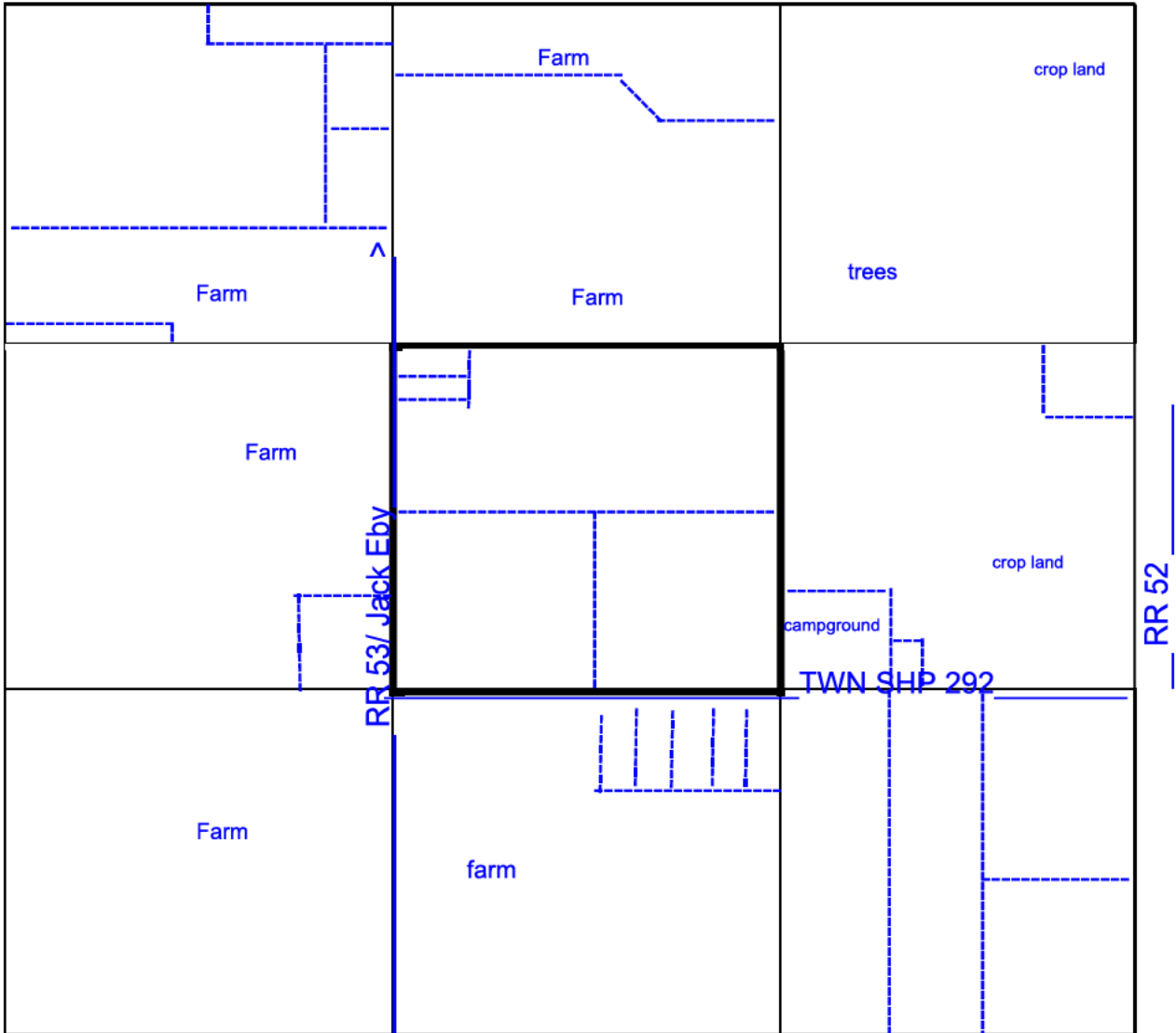
- ☒ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☒ Buildings and structures on the property,
- ☒ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☒ Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

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

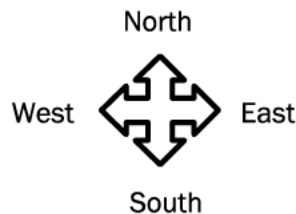


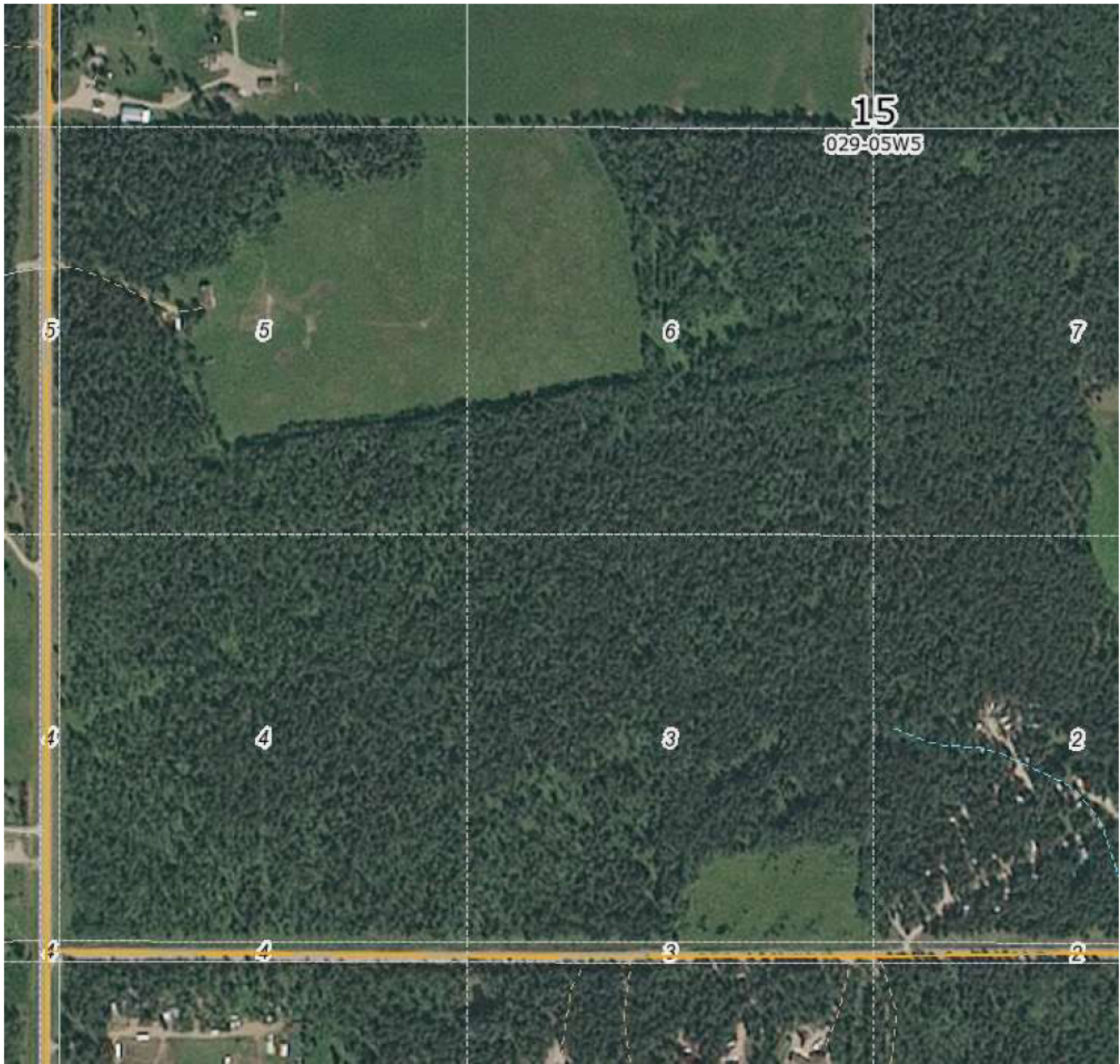
SURROUNDING LAND USE MAP

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.





Abandoned Well Map

Base Data provided by: Government of Alberta

Author

XXX

Printing Date:

3/4/2024

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale:

9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



Legend

- Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L



PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Craig and Jessica Morrill

Legal Description: SW 1/4 of section 15, twp 29, range 5 W of the 5th Meridian

File Number: PLRDSD20250277

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, Craig and Jessica Morrill 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

see attached pages with pen to paper signatures



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Craig and Jessica Morrill

Legal Description: SW 1/4 of section 15, twp29, range 5 W of the 5th Meridian

File Number: PLRDSD20250277

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July 10, 2025

Date

