



October 09, 2025

File No.: PLRDSD20250327

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: KEIM-BALDERSON, Danielle

Landowner: KEIM, Della Katherine

Legal: NE 2-29-27-4

From: Agricultural District (A)	To: Agricultural (2) District (A(2))
Proposed Redesignation Area:	9.95 acres (4.03 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 **November 08, 2025**. Comments may be sent to the Planner by:

Email: mschnell@mvcounty.com; or

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

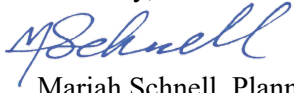
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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

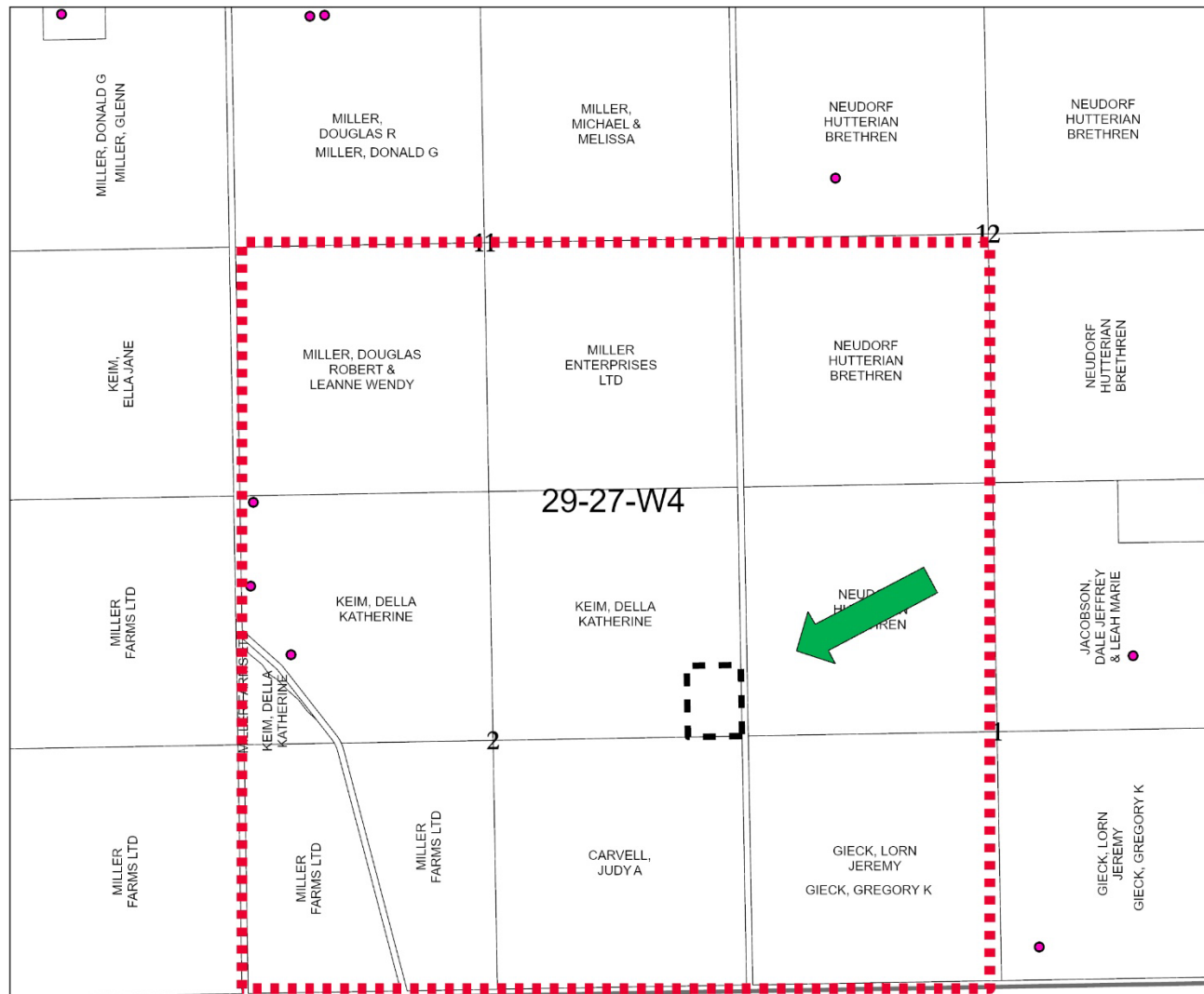
- Rural Address
- Proposed Redesignation Subdivision Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - 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: NE 2-29-27-4
File No: PLRDSD20250327

Map Created on: 10/8/2025



Mountain View COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation Subdivision Boundary
- Road Width Less than 7 m**
 - 6 m
 - 6.5 m
- Wells**
 - ABANDONED (1)
 - ABANDONED ZONE (1)
 - FLOWING COALBED METHANE (1)
 - FLOWING COALBED METHANE - COALS ONLY (4)
- 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))
nine point nine five (+/- 9.95) acres**

2

**Legal Location: NE 2-29-27-4
File No: PLRDSD20250327**

Map Created on: 10/8/2025



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: PLRSD20250327

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) Danielle Keim-Balderson

Address: [REDACTED] Postal Code: T0M 0A0

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Della Keim

Address: [REDACTED] Acme, Alberta Postal Code: T0M 0A0

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 NE $\frac{1}{4}$ Sec. 02 Twp. 29 Range 27 West of 4 Meridian

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

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 9.5 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

Size of new parcel(s) proposed: 9.5 & ~150 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 letter

Michaela Balderson



Date: September 20, 2025

To:

Planning and Development Department
Mountain View County
P.O. Box 100
Didsbury, Alberta T0M 0W0

Subject: Subdivision Request – Agricultural Parcel (8–10 Acres) from NE ¼ Sec 2, Twp 29, Rge 27 W4M

Dear Planning and Development Staff,

I am writing to respectfully request approval for the subdivision of a parcel of approximately 8 to 10 acres from my grandmother's land located at the Northeast Quarter of Section 2, Township 29, Range 27, West of the 4th Meridian, in Mountain View County.

I fully understand that the County's current Land Use Bylaw typically allows for a maximum subdivision of 3 acres unless a minimum of 40 acres is being maintained for agricultural use. However, I am requesting special consideration for a parcel size between 8 and 10 acres, due to my genuine intent to pursue small-scale agriculture and continue a family legacy in farming.

Both sides of my family come from strong agricultural backgrounds. Farming and land stewardship have been part of our way of life for generations, and it is my sincere hope to carry forward this lifestyle and pass it on to future generations. Subdividing off this portion of my grandmother's land is not just a logistical request—it is a continuation of our family's deep connection to agriculture and to the land itself.

Our primary agricultural goal for the parcel is to raise sheep. Based on best practices for small-scale sheep farming, a stocking rate of 4 to 6 sheep per acre is generally considered sustainable, depending on pasture quality. This would allow for a flock of approximately 20

to 30 sheep on 5 well-managed acres of pasture. The remaining land would be used for a residence, fencing, a small barn or shelter, and other essential infrastructure to ensure proper animal care and land management.

Beyond its agricultural potential, this property would also give my children the opportunity to participate in 4-H—a program that had a profound impact on my own upbringing. Being involved in 4-H taught me responsibility, leadership, and the value of community, and I credit it as a key influence in shaping the person I am today. I believe strongly in passing on these same experiences and values to my children. With adequate space for livestock and hands-on projects, this parcel would allow them to fully engage in 4-H, continuing a proud tradition of learning through doing, and growing into capable, well-rounded individuals.

This scale of operation would not be viable on a 3-acre parcel, but is still modest enough that it remains consistent with the rural and agricultural character of the County. We are committed to managing the land responsibly, following rotational grazing practices, and ensuring all activities comply with County bylaws and environmental standards.

I hope the County will view this proposal as aligned with its values of supporting sustainable agriculture, rural living, and multi-generational land use. We are open to any conditions you may wish to include as part of the approval process and would be happy to provide further details if needed.

Thank you very much for your time and thoughtful consideration of this request.

Sincerely,
Michaela Balderson

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

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

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): N/A Low land / slough to west 800m

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

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.

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 Not on proposed, on west side of quarter, see attached AER
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.

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Della Katherine Keim

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

All/part of the NE ¼ Section 2 Township 29 Range 27 West of 4 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Danielle Keim-Balderson 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

October 03, 2025

Landowner(s) Signature(s)

Date

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, Danielle Keim-Balderson hereby certify that:
(Print full name/s)

☐ 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

METHOD OF PAYMENT

Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number _____ ☐ Visa ☐ M/C

For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ _____ Long Range Planning Fee: \$ _____ TOTAL FEE: \$ _____

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

* Note: Be advised that there is a \$5000.00 Maximum for Credit Card Payments *

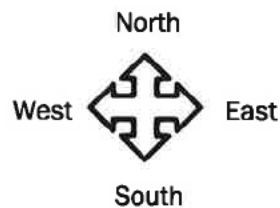
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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 Attached Map with dimensions shown	R O A D
	Indicate name of ROAD if applicable	





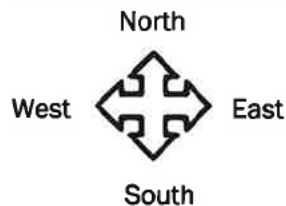
SURROUNDING LAND USE MAP

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).

Cultivated Farm Land Farm Land	Cultivated Farm Land	Cultivated Farm Land
X Farm Residence Cultivated/Pasture Farm Land	Cultivated Farm Land	Cultivated Farm Land
Cultivated/Pasture Farm Land	Cultivated/Low Hay Farm Land	Cultivated Farm Land

Each square represents a ¼ Section.

The central square represents the ¼ Section in which this application is proposed.



Well Map Viewer

Next Extent

Polygon

Rectangle

Export To Excel

500 m

WEB MERCATOR AUS SPHERE X: -12661685.055455 Y: 6702605.964291

02 029-27W4

0180527

NE NW NE NW NE

service, Maxar | Alberta Energy Regulator

Abandoned Wells (1)

Licence Number		Licensee Name		Status		Latitude		Longitude		Fluid	
0180527		Parallax Energy Operating Inc.		RecCertified		51.454358		-113.695023		Not Applicable	



PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Danielle Keim-Balderson

Legal Description: NE-02-029-27W4

File Number: PLRDSD20250327

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, Danielle Keim-Balderson 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.

October 3, 2025

Date


Applicant's Signature