



November 25, 2025

File No.: PLSD20250377

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Subdivision

Applicant: REIMERT, Tyson
Landowner: REIMERT, Willy Johannes
Legal: SW 9-32-5-5

Proposed Parcel Size: 80.00 acres (32.38 hectares)
Number of Lots for Subdivision: 1

You are receiving this notification letter because there is a proposal for 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 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 **December 29, 2025**. Comments may be sent to the Planner by:

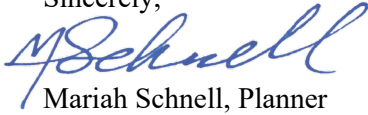
Email: mschnell@mvcounty.com; or
In Person: 10-1408 Township Road 320 (Bergen Road); or
Mail: Postal Bag 100, Didsbury AB T0M 0W0

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 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
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

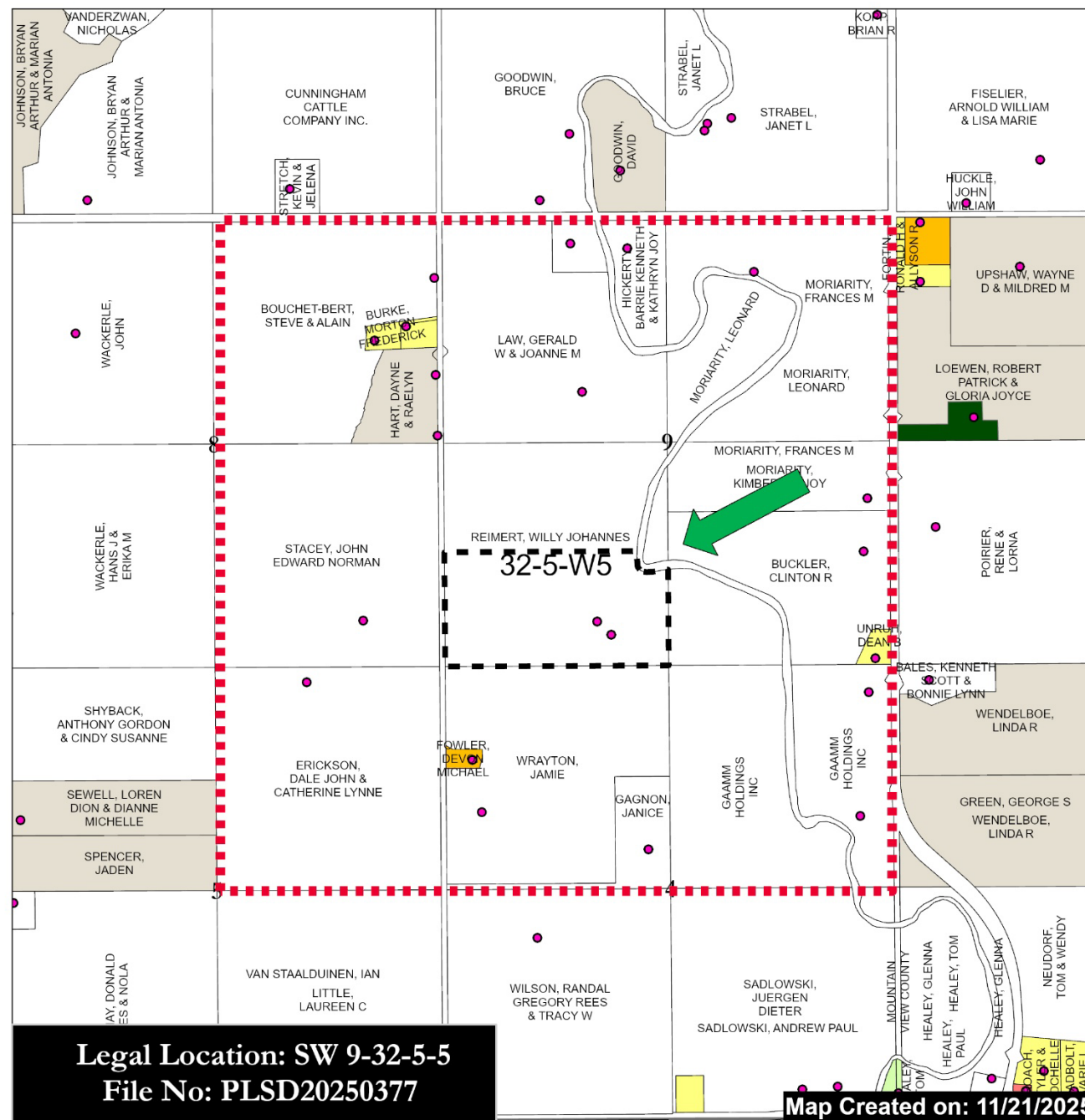
Landowners Circulated



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 - Subdivision

Legend

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

Proposed area to be subdivided
to become one (1) lot of
eighty point zero zero (+/- 80.00) acres

+/- 693.41m

32-5-W5

+/- 11.4m

+/- 345.11m

+/- 804.17m

+/- 412.33m

Rge Rd 54

Legal Location: SW 9-32-5-5
File No: PLSD20250377

Map Created on: 11/21/2025



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 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> |

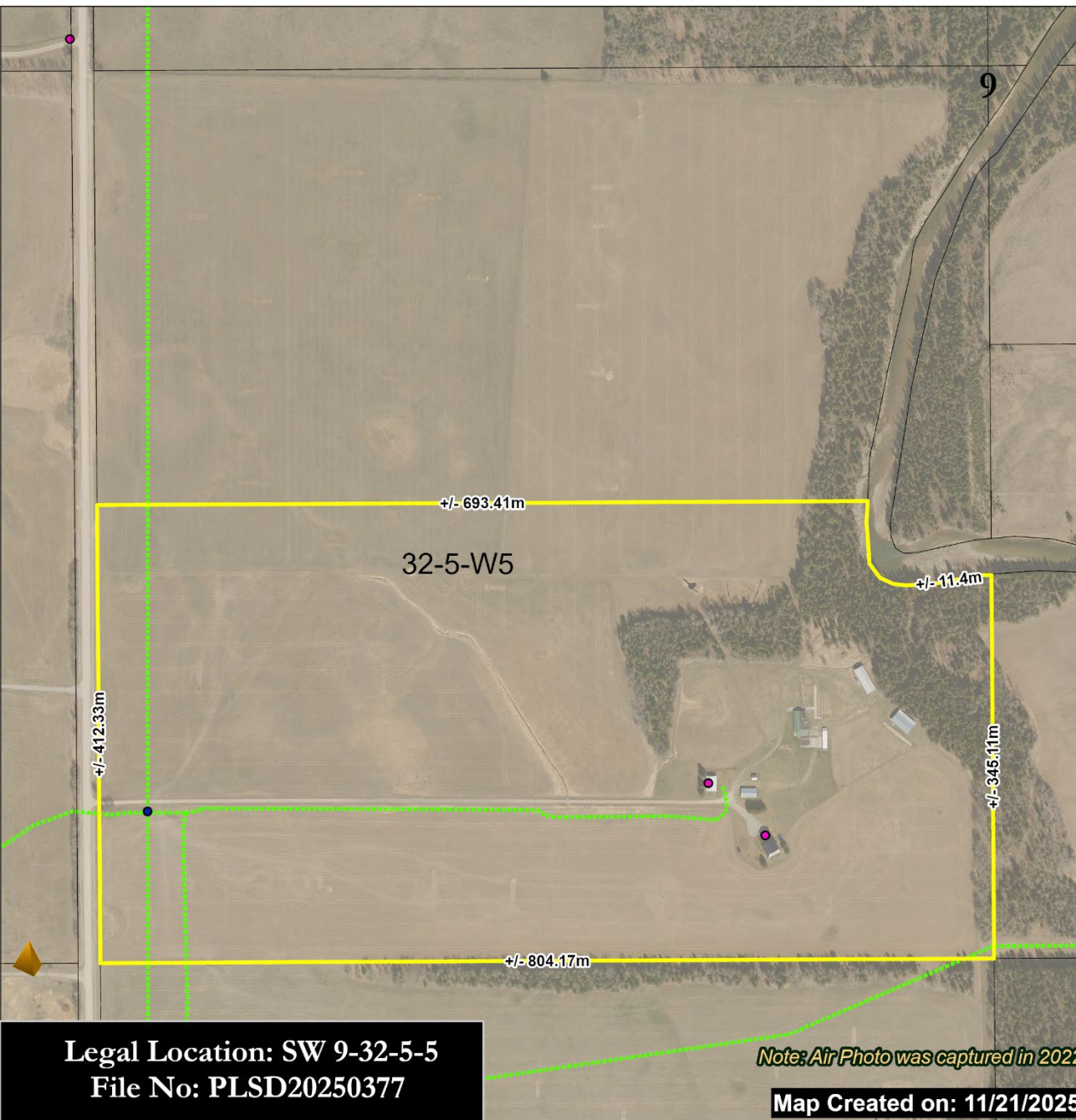


012.35 50 75 100 125 150 175 Meters

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 9-32-5-5
File No: PLSD20250377

Note: Air Photo was captured in 2022

Map Created on: 11/21/2025



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: PLSD20250377

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) Tyson Reimert

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

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

Fax #: [REDACTED] Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): willy Reimert

Address: [REDACTED], Sundre AB Postal Code: T0M 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 ¼ Sec. 9 Twp. 32 Range 5 West of 5 Meridian

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

Rural Address (if applicable): 32107 Range Road 54

a. Area to be Redesignated/Subdivided: 69.2 acres (±) / 28 hectares (±)

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: 1

Size of new parcel(s) proposed: 69.2 acres / 28 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: Hwy 760

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: Fallentimber Creek

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):

Please see attached

The purpose of this subdivision is to create the first parcel out of the quarter section in a way that aligns with the Municipal Development Plan. The proposed parcel boundaries will follow the existing topography and natural features, ensuring that the river remains entirely within one parcel. This will minimize environmental impacts and preserve the lands natural character. The property will remain for agricultural use, supporting ongoing farming and responsible land management in the area.

4. PHYSICAL CHARACTERISTICS of the land to be subdivided:

Describe the nature of the topography of the land (flat, rolling, steep, mixed): Flat, steep to river

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): Hay land with some tree stands and the Fallentimber creek

runs through. The souther portion of the quarter was historically farmed separate from the north half. The souther portion of the quarter also contains the farmstead while the norther portion is bare land.

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

1 - active dwelling. 1 - dwelling to be redesignated as storage. Garage, barn, machine shed, hay shed, pump house/shed

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☒ Yes ☐ No Type: Open discharge

Water Supply ☒ Yes ☐ No Type: well

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

All/part of the SW $\frac{1}{4}$ Section 9 Township 32 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Tyson Reimert 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

[Redacted Signature] Nov. 5/2025
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, Tyson Reimert 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.

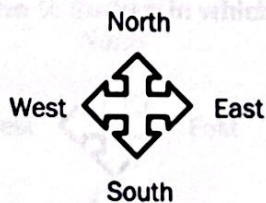
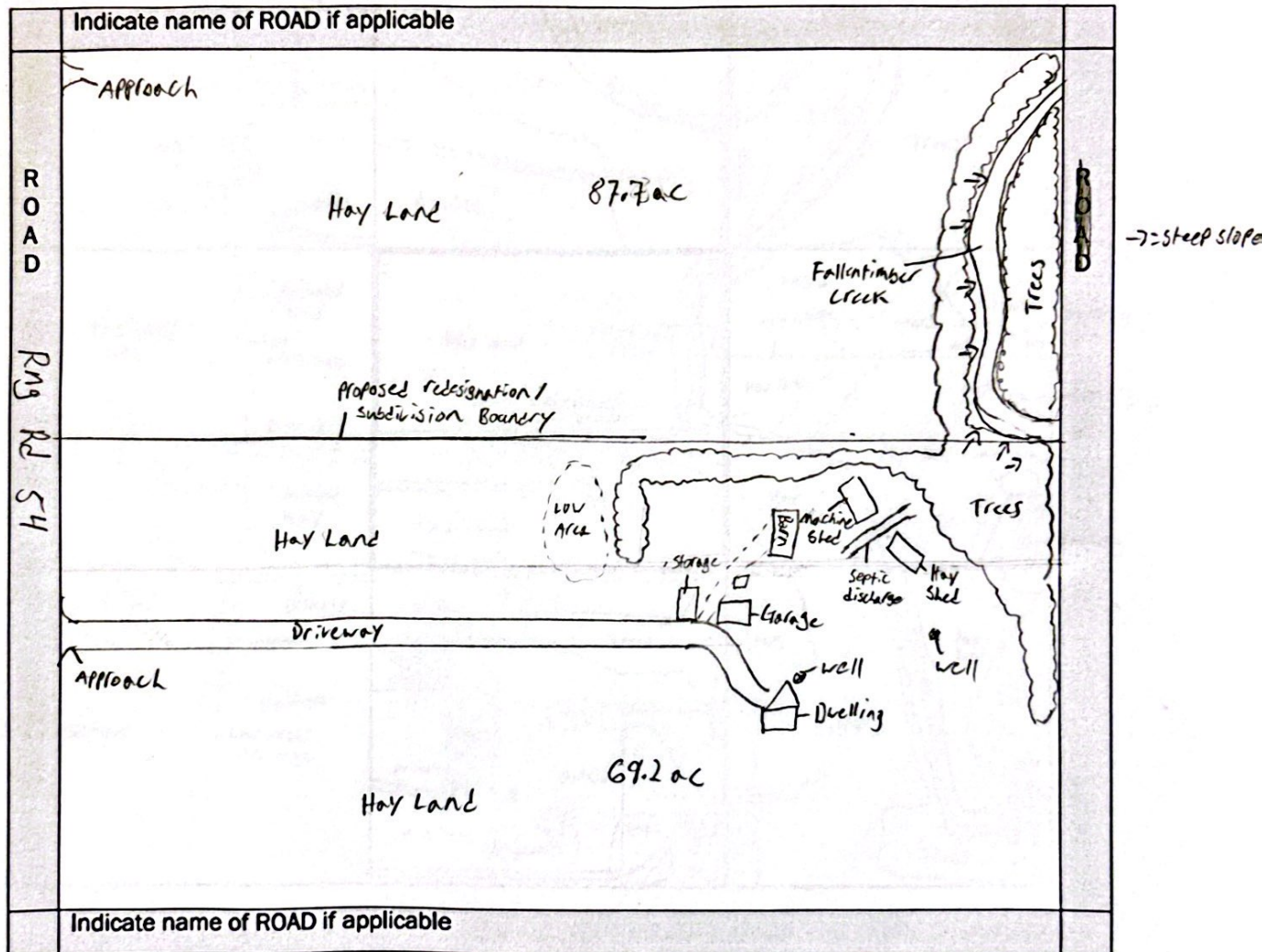
The personal information on this application is being collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) for the purpose of reviewing and evaluating an application for Redesignation or Subdivision. By providing the personal information, the applicant consents 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:

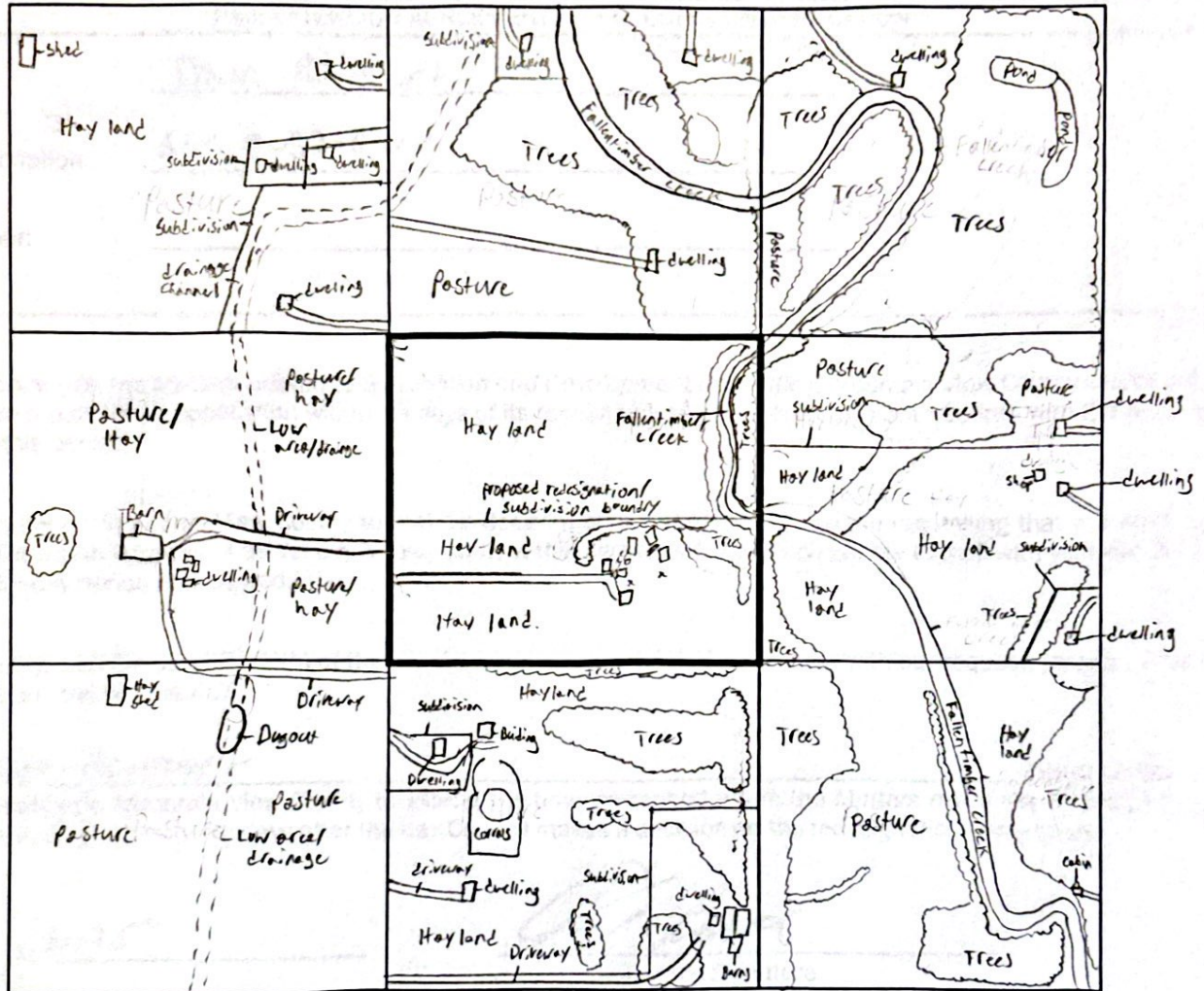
- ☐ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams,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

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



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

West



East

South



**Mountain View
COUNTY**

PLANNING SERVICES

TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION

Applicant: Tyson Reimert

Legal Description: SW-9-32-5WS

File Number: PLSD20250377

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.

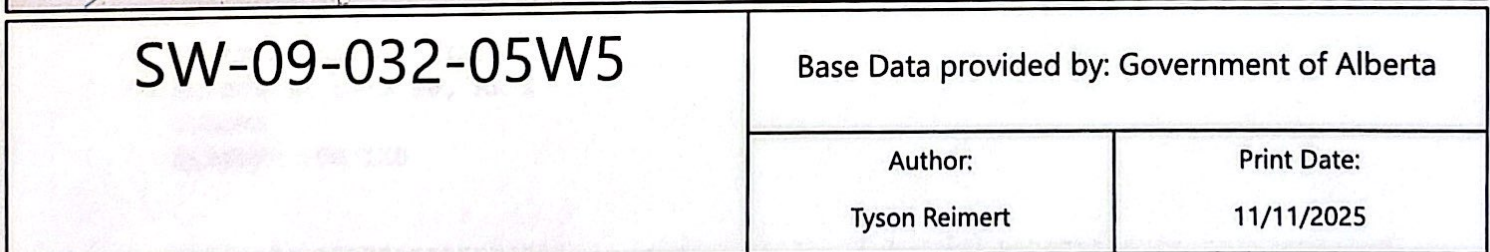
In accordance with Section 681(1)(b) of the *Municipal Government Act*, if you concur with our request, please complete the agreement set out below.

I/We, Tyson Reimert 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.

Nov 11, 2025

Date


Applicant's Signature



Application Amended November 20, 2025
80/80 split (subdivision only, no redesignation required)

From: [REDACTED]
To: [Mariah Schnell](#)
Cc: [REDACTED]
Subject: Re: PLRDSD20250377 - Draft Map
Date: Thursday, November 20, 2025 12:12:00 PM

External Sender - From: (Tyson Reimert
<[REDACTED]>)

[Learn More](#)

This message came from outside your organization.

Hi Mariah,

I talked to my dad and my brother in regards to our conversation this morning and we have decided to amend our application as we would like to split the quarter into two 80 acre parcels. Our justification in doing this is that the former natural feature (Former fence line) is no longer there and the land is being farmed the same on both parcels. We will still be keeping the Fallentimber creek on one parcel.

Please let me know what needs to be done on my end to proceed with this amendment.

Thanks,

Tyson

On Thu, Nov 20, 2025 at 9:39 AM Tyson Reimert <[REDACTED]> wrote:

Hi Mariah,

The configuration on the map looks good and we are happy with it. I don't see anything that would need to be adjusted.

Thanks,

Tyson

On Nov 20, 2025, at 8:56 AM, Mariah Schnell <mschnell@mvcounty.com> wrote:

Good morning Tyson,

Our mapping coordinator has created a draft map of your proposal (please see