



May 09, 2025

File No.: PLSD20250153

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Subdivision (Boundary Adjustment)**

**Applicant:** MOUNTAIN VIEW COUNTY c/o ATCHISON, Christofer

**Landowner:** MOUNTAIN VIEW COUNTY

**Legal:** SE 5-32-1-5 Plan 2311025 Block 1 Lot 67

**Proposed Boundary Adjustment Area:** 0.02 acres (0.008 hectares)

**Proposal Description:** Expand existing lot within the Olds-Didsbury Airport from 0.52 acres to (+/-) 0.54 acres (No New Titles)

**You are receiving this notification letter because there is a proposal for a Boundary Adjustment (change configuration of property lines) 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 (Boundary Adjustment) 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 comments.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to June 08, 2025. Comments may be sent to the Planner by:

**Email:** [rpohl@mvcounty.com](mailto:rpohl@mvcounty.com); or

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

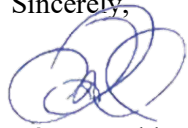
**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

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 Subdivision (Boundary Adjustment) 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](mailto: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 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) 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** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





# 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

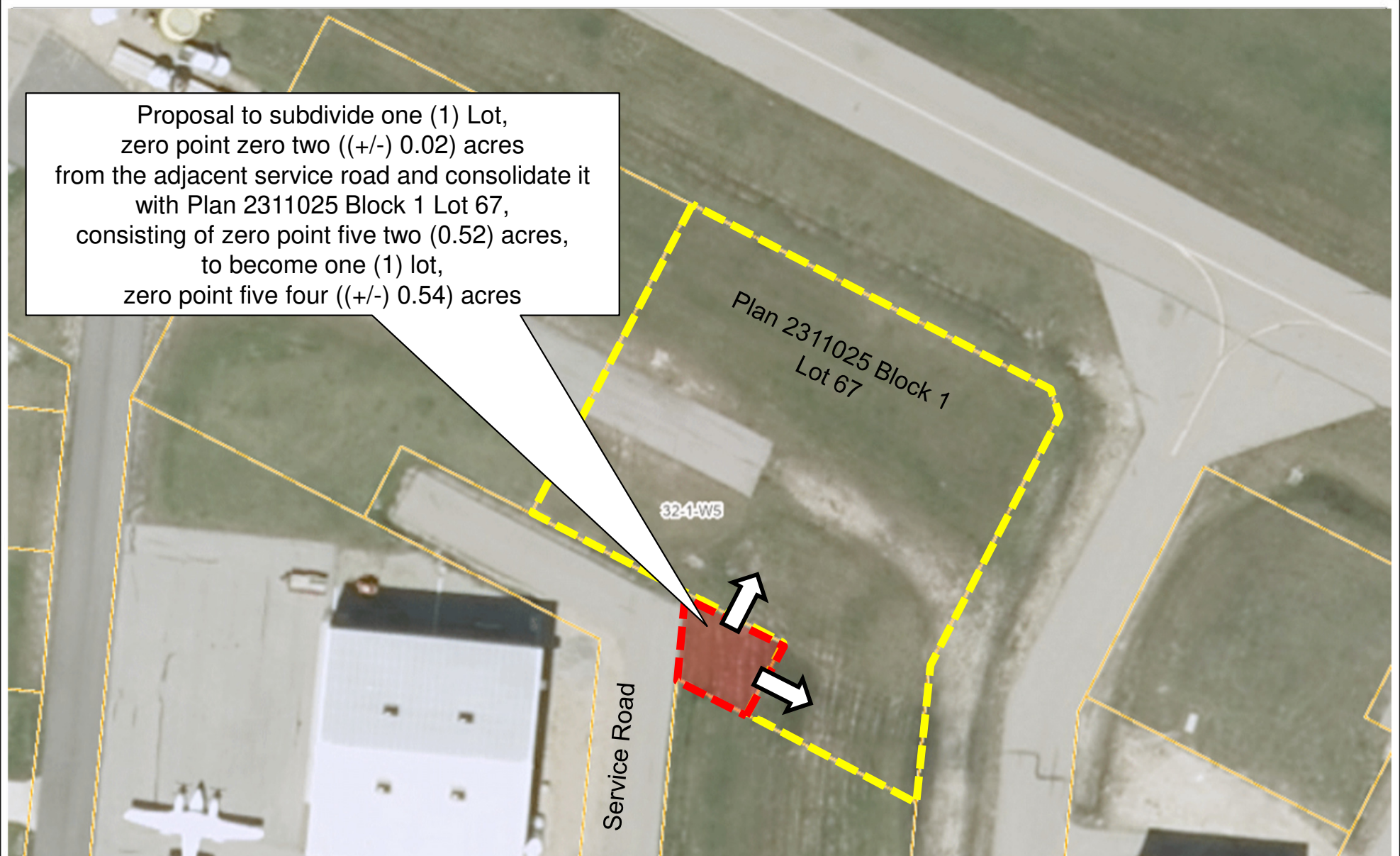
Scale: 1:20,000

Mountain View County  
NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator





Proposal to subdivide one (1) Lot,  
zero point zero two ((+/-) 0.02) acres  
from the adjacent service road and consolidate it  
with Plan 2311025 Block 1 Lot 67,  
consisting of zero point five two (0.52) acres,  
to become one (1) lot,  
zero point five four ((+/-) 0.54) acres



**Sketch of Proposed Boundary Adjustment**  
**SE 5-32-1-5**  
**Plan 2311025 Block 1 Lot 67**



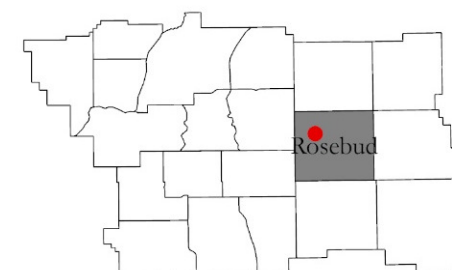


# Mountain View COUNTY

## Site Dimension

### Legend

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



01.25 5 7.5 10 12.5 15 17.5 Meters

Scale: 1:500  
Mountain View County

NAD\_1983\_CSRS\_10TM\_AEP\_Forest  
Projection: Transverse\_Mercator

NOTE: For Exact Wells Classification review  
its Attribute Table or Contact AER

32-1-W5

+/- 9.87m  
+/- 12.59m  
+/- 9.14m  
+/- 8.89m

Legal Location: SE 5-32-1-5 Plan 2311025 Block 1 Lot 67

File No: PLSD20250153

Note: Air Photo was captured in 2022

Map Created on: 5/7/2025





# REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)

File Number PLSD20250153

## 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) Mountain View County c/o Christofer Atchison

Address: 1408 Township Road 320, Postal Bag 100, Didsbury, AB Postal Code: TOM OW0

Phone #: 403-335-3311 Alternate Phone #: \_\_\_\_\_

Fax #: 403-335-9207 Email: catchison@mvcountry.com

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 SE ¼ Sec. 5 Twp. 32 Range 1 West of 5 Meridian

Being all/parts of Lot 67 Block: 1 Plan 2311025

Rural Address (if applicable): 239-1436 - Twp Rd 320

a. Area to be Redesignated/Subdivided: 0.02 acres (±) / 0.008 hectares (±)

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

☐ Residential Farmstead

☐ Other N/A

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

☐ Recreational ☒ Industrial ☐ Direct Control

☐ Other N/A

Number of new parcel(s) proposed: None. Proposal is to expand lot through consolidation of portion of adjacent service road

Size of new parcel(s) proposed: (+/-) 0.54 acres / (+/-) 0.218 hectares *Expand parcel from (+/-) 0.52 acre to (+/-) 0.54 acres. Boundary adjustment area is (+/-) 0.02 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: Highway 2A

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: Drainage ditch north of lot. Deadrick Creek just over 380 metres to the northeast.

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☒ Yes ☐ No ☐ Unknown

If yes, state the facility: Operating Sour Natural Gas Pipeline - Whitecap Resources Inc.

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):

Application is seeking to expand Plan 2311025 Block 1 Lot 67 from 0.52 acres to (+/-) 0.54 acres by requesting to close a portion of adjacent service road ((+/-) 0.02 acres) and consolidating it into the existing lot. This will provide for a slightly larger building envelope, while using a portion of the service road that is unused and unpaved. The remaining service road area should be minimally impacted.

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

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

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

Describe the kind of soil on the land (sandy, loam, clay, etc.): CLI Class 1 Soils: AGRASID LSRS Rating 3H

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. Proposed subdivision and consolidation is intended to expand the existing lot that is intended for future hangar development. On site servicing for water (well) or wastewater (septic) may be provided at the development permit stage and must meet provincial codes.

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, Mountain View County,  
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SE ¼ Section 5 Township 32 Range 1 West of 5 Meridian  
Lot: 67 Block: 1 Plan: 2311025

do hereby authorize: Christofer Atchison 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

\_\_\_\_\_  
Landowner(s) Signature(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landowner(s) Signature(s)

\_\_\_\_\_  
Date

**Please complete the following if landowner is a registered company:**

I, Jeff Holmes, have authority to bind Mountain View County  
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

\_\_\_\_\_  
Signature of Authorized Officer, Partner or Individual

Chief Administrative Officer  
\_\_\_\_\_  
Title of Authorized Officer, Partner or Individual

Christofer Atchison  
\_\_\_\_\_  
Signature of Witness

Christofer Atchison  
\_\_\_\_\_  
Name of Witness (please print)

**AUTHORIZATION**

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

I, Christofer Atchison 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*

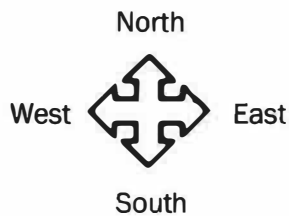
### PROPOSED REDESIGNATION/SUBDIVISION SKETCH

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  $\frac{1}{4}$  Section or an acreage

|                  |  |                  |
|------------------|--|------------------|
|                  | Indicate name of ROAD if applicable                                  |                  |
| R<br>O<br>A<br>D | <p style="text-align: center;"><i>Please See Attached Sketch</i></p> | R<br>O<br>A<br>D |
|                  | Indicate name of ROAD if applicable                                  |                  |



Proposal to subdivide one (1) Lot,  
zero point zero two ((+/-) 0.02) acres  
from the adjacent service road and consolidate it  
with Plan 2311025 Block 1 Lot 67,  
consisting of zero point five two (0.52) acres,  
to become one (1) lot,  
zero point five four ((+/-) 0.54) acres



**Sketch of Proposed Boundary Adjustment**  
**SE 5-32-1-5**  
**Plan 2311025 Block 1 Lot 67**





## SURROUNDING LAND USE MAP

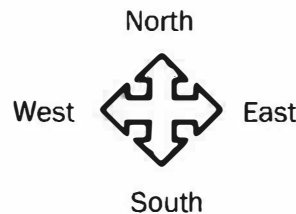
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, roads, watercourses, or any other form of land use surrounding the proposed development site.



|  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| <i><b>Agricultural<br/>Land</b></i>  | <i><b>Agricultural<br/>Land</b></i> | <i><b>Agricultural<br/>Land</b></i> |
| <i><b>Land<br/>Zoned Airport District<br/>(S-AP) - mostly used for<br/>Agriculture but also<br/>contains portion of<br/>runway</b></i> |                                     | <i><b>Agricultural<br/>Land</b></i> |
| <i><b>Agricultural<br/>Land</b></i>  | <i><b>Agricultural<br/>Land</b></i> | <i><b>Agricultural<br/>Land</b></i> |

Each square represents a ¼ Section.

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





**Mountain View**  
C O U N T Y

**PLANNING SERVICES**

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**TIME EXTENSION AGREEMENT FOR SUBDIVISION APPLICATION**

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Applicant: Christofer Atchison

Legal Description: SE 5-32-1-5 Plan 2311025 Block 1 Lot 67

File Number: PLSD20250153

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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, Christofer Atchison 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.

May 5/25  
Date

  
Applicant's Signature



## <Layout\_Title>

Base Data provided by: Government of Alberta

**Author:**

YY

Print Date:

5/5/2025

### Legend

- 
- 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  
 — 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 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  
 — Outflow  
 — Quarry  
 — Dugout
- Intermittent Lake**  
 — Intermittent Lake  
 — Intermittent Outflow
- Sandbar / Wetland /**  
 — Sandbar

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>



Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:14,834



**Alberta  
Energy  
Regulator**