



## NOTICE OF DECISION

June 07, 2018

File No.: PLDP20170114

Sent via email and mail: [tedbach@hotmail.com](mailto:tedbach@hotmail.com)

FOREST HEIGHTS GOLF & COUNTRY CLUB LTD.  
RR 1  
Sundre, AB T0M 1X0

To Whom it May Concern:

**RE: Proposed Development Permit**  
**Legal: NW 32-33-4-5 Plan 0010019 Block 3**  
**Development Proposal: Recreational Resort - 20 Seasonal RV Sites**

The above noted Development Permit Application on the NW 32-33-4-5 Plan 0010019 Block 3 for a Recreational Resort - 20 Seasonal RV Sites was considered by the Municipal Planning Commission on June 07, 2018.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan Bylaw No. 09/12	Section 5.4 Recreational Development Land Use Policies
Eagle Valley Area Structure Plan Bylaw No. 47/97	3.5.3 General Land Use
Land Use Bylaw No. 15/15	Section 10.14 Sour Gas Facility Section 10.15 Tourist Campground Section 15.2 P-PR Parks and Recreation District

The Municipal Planning Commission concluded that a Recreational Resort - 20 Seasonal RV Sites is suitable development for NW 32-33-4-5 Plan 0010019 Block 3 and conforms to the above noted policies.

As such, the Municipal Planning Commission has approved the application subject to the following conditions:

### STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 15/15.

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**Building Rural Better**

2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

**STANDARD CONDITIONS IF APPLICABLE:**

4. N/A
5. All access approaches must be to County standards. A no charge approach permit is required and can be obtained at the Mountain View County office.
6. N/A
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

**PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:**

11. N/A
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

**ADDITIONAL CONDITION(S):**

13. If the utility/infrastructure development authorized by a development permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
14. This permit is for the development of 20 RV (recreational vehicle) seasonal sites as indicated within the submitted application. Any future expansion, work area, or site development will require a new permit.
15. That Development Permit DP92-024 - Golf Course, approved on June 1, 1992, remains valid and continued compliance must be maintained.
16. The applicant and/or landowner shall ensure all Provincial and Federal approvals are obtained for the proposed campground prior to proceeding with the development.
17. As per Alberta Energy Regulator (AER), a minimum setback of 500 metres shall be maintained between the campground sites and the Level 3 Sour Gas pipeline located along the westerly boundary of the subject property.

18. That the applicant and/or landowner shall comply with the Stormwater Management Plan, prepared by Al-Terra Engineering (Red Deer) Ltd., dated November 24, 2015.
19. The applicant and/or landowner shall ensure any additional technical studies submitted with this application are adhered to throughout the development of the campground.
20. The applicant and/or landowner shall obtain a private sewage disposal approval through Alberta Environment. Should Alberta Environment require Municipal approval, permits shall be obtained from Mountain View County. The applicant and/or landowner shall provide the County with copies of the Alberta Environment's approval. If the applicant and/or landowner does not provide each campground unit site with a separate septic pump out tank and opts to provide a communal system, then a Private Sewage System Suitability Analysis, prepared by a qualified professional will be required prior to construction of the RV sites.
21. The applicant and/or landowner is responsible to submit water samples to Alberta Health on a semi-annual basis to ensure drinking water is sufficient for human consumption.
22. The applicant and/or landowner shall obtain any provincial and federal approvals that may be required with regards to any stormwater outfall. Should any of the storm ponds be utilized as a potential fire supply, the applicant shall obtain any approvals required from Alberta Environment.
23. The applicant and/or landowner shall ensure that all occupants of the campground sites enter into a rental, lease and/or agreement with the landowners to ensure campground regulations and rules are followed.
24. There shall be an identification sign at the entrance of the campground along Township Road 340. This sign must be legible and shall include the contact information, emergency contact information, the legal and rural address, and hours of operation as well as a diagram of the lot layout of the campground.
25. There shall be no ATV, off-road vehicles, and/or dirt bike use within the campground facility by any occupants of the sites nor shall the campground facility be the staging area for ATV, off-road vehicles, and/or dirt bike uses. Golf carts shall be permitted.
26. There shall be no camping or public occupancy at the RV sites from November 1st to March 31st.
27. That the applicant and/or landowner shall consult with Mountain View County Operations department to remediate the configuration of the access point from Township Road 340, to the Golf Course and campground to ensure that the Y-leg is removed so that there is only one intersection off of Township Road 340. This expense will be the responsibility of the applicant and/or landowner. All remediation work is to be complete prior to any occupancy of the campground sites. Additional and appropriate signing shall be provided by the applicant and/or landowner as required.
28. A minimum setback of 91.44 metres (100 yards) from the Eagle Valley cemetery property lines (Plan 9911791 Blk 2) to the campground sites shall be maintained.
29. The applicant and/or landowner shall provide additional screening in the form of a buffer of trees along the northerly property line adjacent to the Eagle Valley Cemetery to provide visual screening and noise abatement. Screening may include a mixture of deciduous and coniferous trees and, if any of the trees or shrubs either die and/or are removed from the property, replacement trees or shrubs shall be planted.

**PRIOR TO ISSUANCE CONDITIONS:**

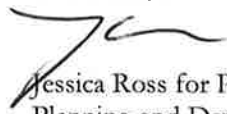
30. PRIOR TO ISSUANCE, the applicant and/or landowner shall provide proof that Water Licensing has been obtained from Alberta Environment as this is a requirement within Alberta Environment's Water Act. Construction of the development shall not proceed until this license is obtained or an alternative water supply is established. A copy of the license or details regarding the alternative water supply shall be submitted to the County once obtained.

A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at [www.mountainviewcounty.com/DiscretionaryUse](http://www.mountainviewcounty.com/DiscretionaryUse). This decision will also be advertised on **June 12, 2018** and **June 19, 2018** in the Mountain View Gazette. Should you wish to appeal this decision, or any of its conditions, you must file your appeal to the Subdivision & Development Appeal Board, at the County Office, prior to 4:00 pm on **June 28, 2018**. Enclosed is a copy of the appeal provisions which outlines your right to appeal this decision pursuant to Section 685(1) of the Municipal Government Act. Please note that if development commences prior to the end of the appeal period, a fine as specified in Section 7 of Land Use Bylaw No. 15/15 will be applied.

Following the appeal period, should no appeals be submitted, the Development Permit will be issued. If a Building Permit is required, please ensure the contractor receives a copy of the approved sketch so that the setbacks as approved are adhered to.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 182 or by email at [pgrochmal@mvcounty.com](mailto:pgrochmal@mvcounty.com).

Yours truly,



Jessica Ross for Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/s/

Enclosures

cc: BACH, WAYNE EDWARD RR 1 SUNDRE, AB T0M 1X0  
BACH, DAVID WALTER RR 1 SUNDRE, AB T0M 1X0  
BACH, WAYNE & SHELLY RR 1 SUNDRE, AB T0M 1X0

**CONDITIONALLY  
APPROVED**  
**MOUNTAIN VIEW COUNTY**

*PLPP 2017014 / June 7, 2018*

**PLANNING AND DEVELOPMENT  
SERVICES**

**SEE LETTER FOR CONDITIONS**

