



April 27, 2026

File No.: PLRD20260121

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation and Subdivision**

**Applicant:** RINGLAND, Lexie and JONES, Dylan  
**Landowner:** JONES, Harry Colin  
**Legal:** NE 11-33-5-5

<b>From:</b> Agricultural District (A)	<b>To:</b> Parks & Recreation District (P-PR)
<b>Proposed Redesignation Area:</b>	<b>18.32 acres (7.41 hectares); and</b>
<b>From:</b> Agricultural District (A)	<b>To:</b> Agricultural (2) District (A(2))
<b>Proposed Redesignation Area:</b>	<b>69.43 acres (28.10 hectares)</b>

**You are receiving this notification letter because there is a proposal for redesignation (a change of land use) 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 May 27, 2026. Comments may be sent to the Planner by:

**Email:** dgonzalez@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 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. 186 or by email at [dgonzalez@mvcountry.com](mailto:dgonzalez@mvcountry.com).

Sincerely,



Dolu Mary Gonzalez, Planner  
Planning and Development Services

/dmg

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

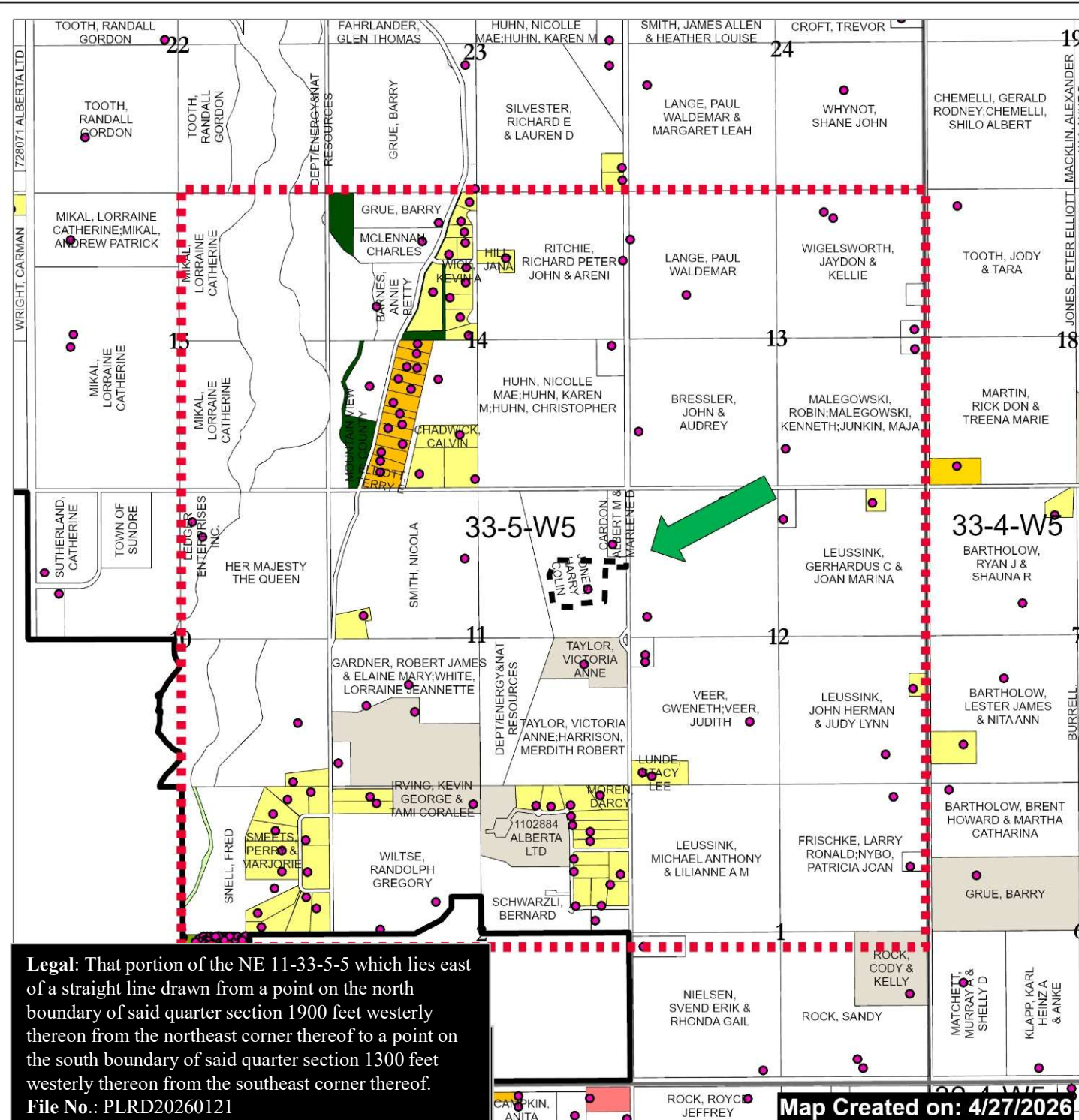
- Rural Address
- Proposed Redesignation
- Subdivision Boundary
- Land Use Zoning**
- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- 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 1,500 Meters

Scale: 1:30,000

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



**Legal:** That portion of the NE 11-33-5-5 which lies east of a straight line drawn from a point on the north boundary of said quarter section 1900 feet westerly thereon from the northeast corner thereof to a point on the south boundary of said quarter section 1300 feet westerly thereon from the southeast corner thereof.  
**File No.:** PLRD20260121

Map Created on: 4/27/2026



# Mountain View COUNTY

## Site Sketch - Redesignation

### Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- Altalink Powerline Buffer (30m)
- Proposed Redesignation
- Boundary
- Wells**
- ⊕ ABANDONED (1)
- ⬮ ABANDONED OIL (1)
- ⬮ PUMPING OIL (1)
- ✕ SUSPENDED OIL (1)
- 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))  
sixty nine point four three (+/- 69.43) acres

Proposed Area to be Redesignated from  
Agricultural District (A) to  
Parks and Recreational District (P-PR)  
eighteen point three two (+/- 18.32) acres

11

**Legal:** That portion of the NE 11-33-5-5 which lies east of a straight line drawn from a point on the north boundary of said quarter section 1900 feet westerly thereon from the northeast corner thereof to a point on the south boundary of said quarter section 1300 feet westerly thereon from the southeast corner thereof.

File No.: PLRD20260121

Map Created on: 4/16/2025



# Mountain View COUNTY

## Site Dimension

### Legend

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

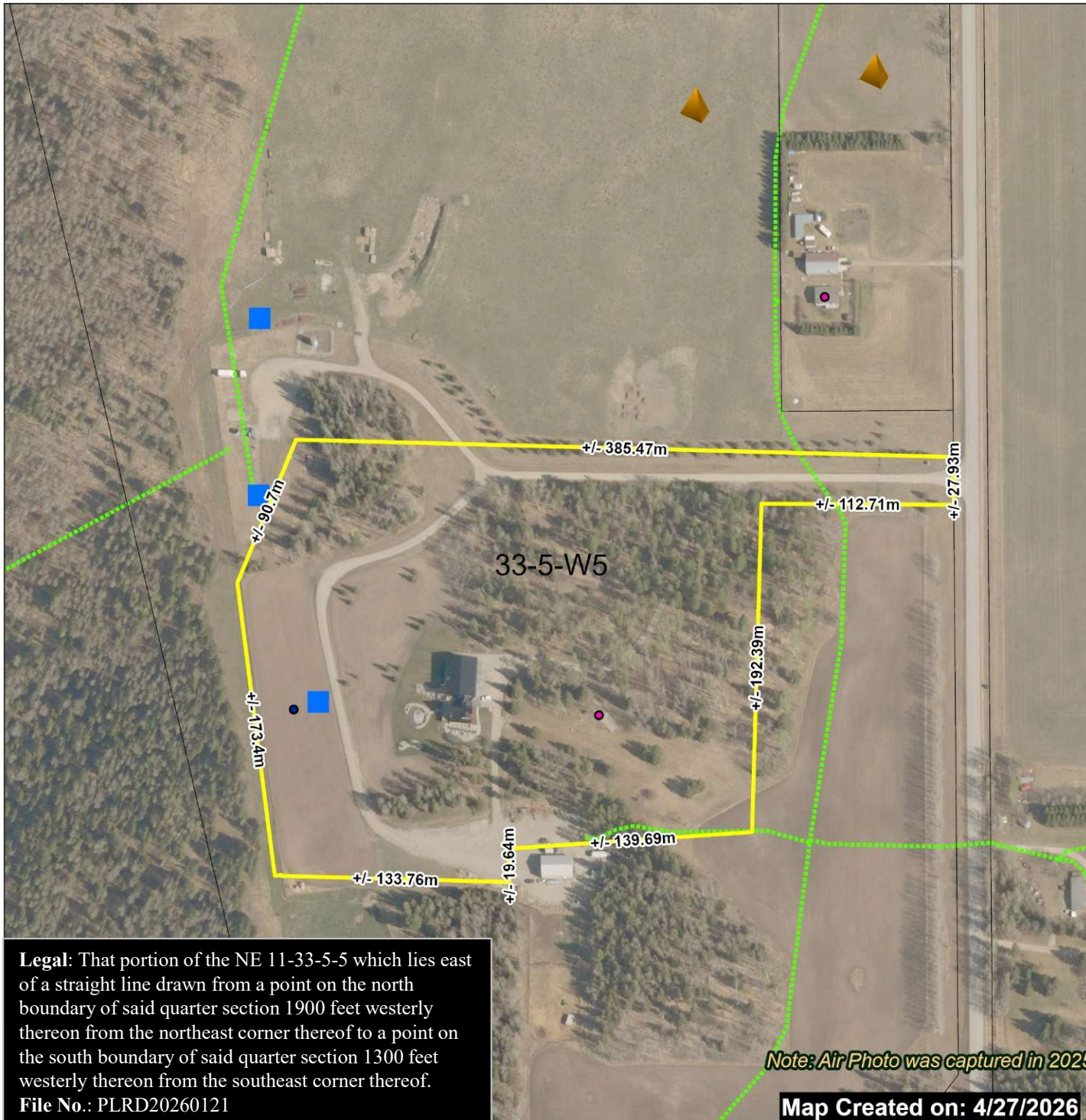


0 10 20 30 40 50 60 70 Meters

Scale: 1:3,277

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:** That portion of the NE 11-33-5-5 which lies east of a straight line drawn from a point on the north boundary of said quarter section 1900 feet westerly thereon from the northeast corner thereof to a point on the south boundary of said quarter section 1300 feet westerly thereon from the southeast corner thereof.  
**File No.:** PLRD20260121

*Note: Air Photo was captured in 2025*

**Map Created on: 4/27/2026**



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

# 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 PLRD20260121

## 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) Lexie Ringland, Dylan Jones

Address: [REDACTED] Postal Code: T0M1X0

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

Fax #: \_\_\_\_\_ Email: [REDACTED]

LANDOWNER(S) (if applicant is not the landowner): Harry Jones

Address: [REDACTED] Postal Code: T0M1X0

Phone #: [REDACTED] Alternate Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ Email: [REDACTED]

PROPERTY DETAILS

1. LEGAL DESCRIPTION of the land to be redesignated (rezoned) and/or subdivided:

All/part of the NE 1/4 Sec. 11 Twp. 33 Range 5 West of 5 Meridian
Being all/parts of Lot Block: Plan

Rural Address (if applicable): Range Road 51 Mountain View County

- a. Area to be Redesignated/Subdivided: 18 acres (±) / hectares (±)
b. Rezoned from Land Use District: [X] Agricultural [ ] Country Residential [ ] Residential Farmstead [ ] Other
c. To Land Use District: [ ] Agricultural 2 [ ] Country Residential [ ] Residential Farmstead [ ] Recreational [ ] Industrial [ ] Direct Control [X] Other Parks and Recreation

Number of new parcel(s) proposed:

Size of new parcel(s) proposed: 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 [X] 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 [X] 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 land 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 [X] No
If yes, state its name:
d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? [ ] Yes [X] 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 [X] 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): To provide the option to rent our facility for the use of weddings or other Events.

Blank lines for providing additional reasons for redesignation/subdivision.

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.): Mixture of forrest and field with no water.

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

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)?

Existing House with attached farm shop. No current changes proposed.

6. **WATER AND SEWER SERVICES**

Does the proposed subdivision contain the following:

Sewage System  Yes  No Type: Pump out

Water Supply  Yes  No Type: Well

If sewage systems or water supply have been established, describe the manner of providing water and sewage disposal to the proposed subdivision. Pump out

Does the proposed remainder contain the following:

Sewage System  Yes  No Type: Pump out

Distance to Proposed Subdivision: 150 metres

Water Supply  Yes  No Type: Well

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

All/part of the NE ¼ Section 11 Township 33 Range 5 West of 5 Meridian  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

do hereby authorize: Lexie Ringland and Dylan Jones 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] April 14, 2026  
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, Lexie Ringland/ Dylan Jones 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 TOM OWO Ph: 403-335-3311*

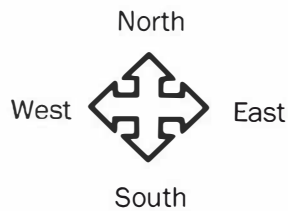
**PROPOSED REDESIGNATION/SUBDIVISION SKETCH**

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

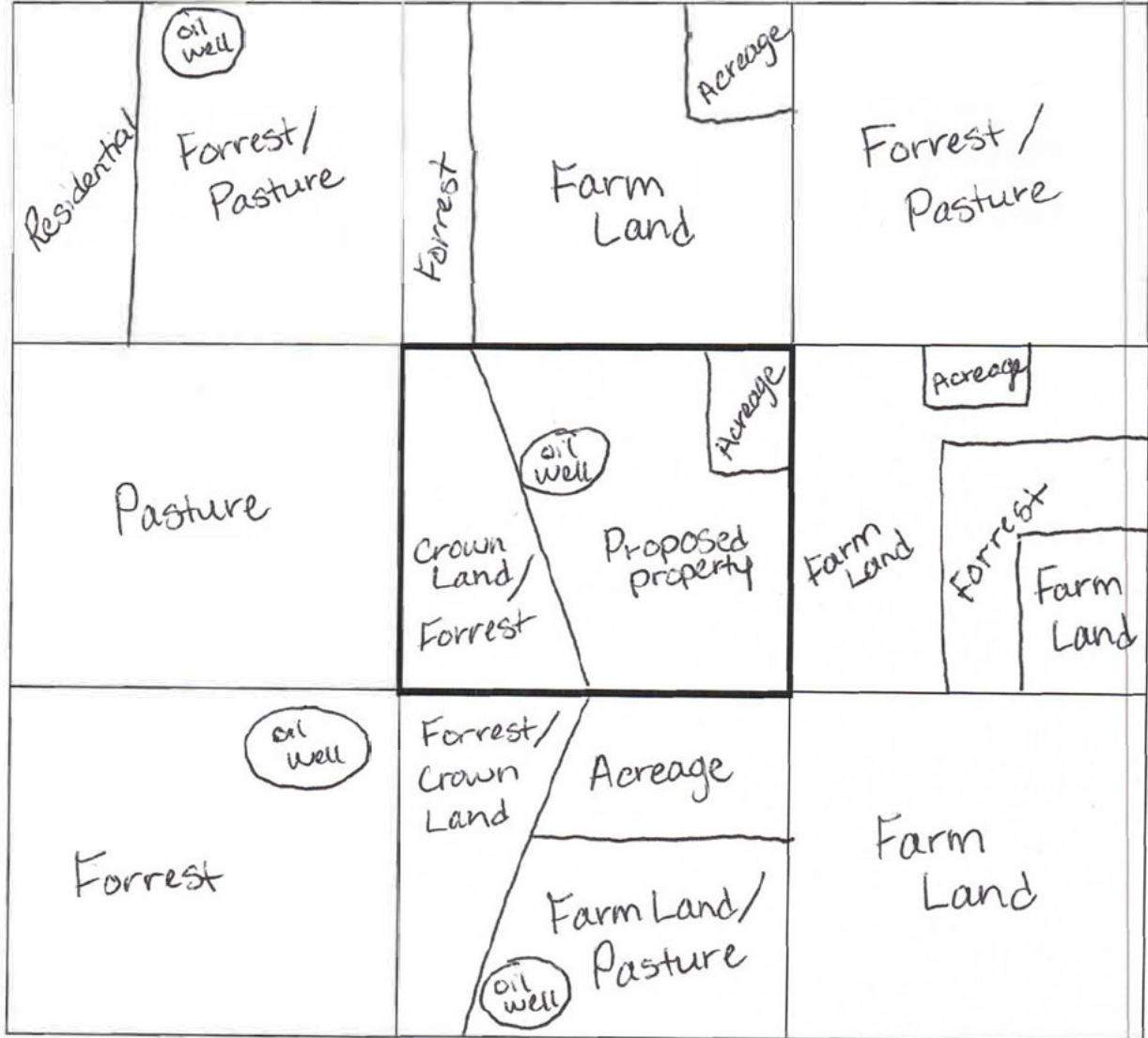
	Indicate name of ROAD if applicable	
R O A D	<i>Please refer to the following page.</i>	R O A D
	Indicate name of ROAD if applicable	





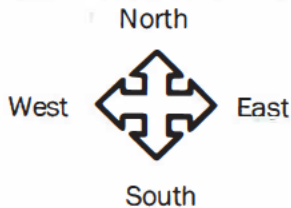
**SURROUNDING LAND USE MAP**

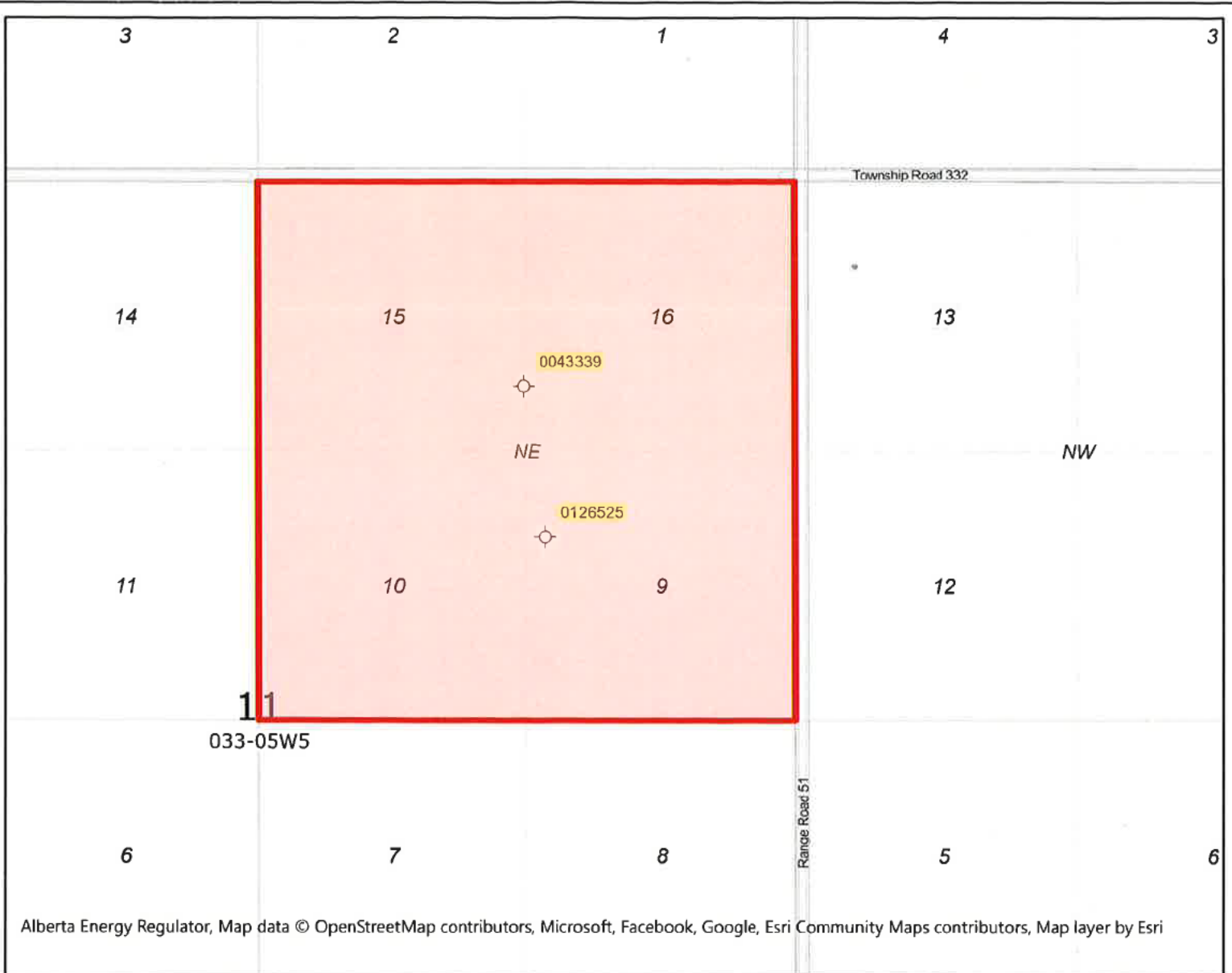
1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities,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



Each square represents a ¼ Section.

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





Alberta Energy Regulator, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

<Layout\_Title>

Base Data provided by: Government of Alberta








Author:

YYY

Print Date:

4/16/2026

Legend

-  Abandoned Wells
-  Revised Location
-  Revised Location Pointer
- ATS LSD label
- ATS LSD with Road Allowance
- ATS Quarter Section label
-  ATS Quarter Section with Road Allowance
- ATS Section label (large scale)
-  ATS Section with Road Allowance
-  ATS Township (large scale)
-  Provincial Boundary

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: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:14,713





33160 Range Road 51

# CONCEPT PLAN

Lexie Ringland

Steel and Stone Event Centre



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    - Un-serviced Self-contained Accommodations
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# Event Centre Concept Plan @ 33160, Range Road 51

## 1. Purpose of this Concept Plan

The purpose of this Concept Plan is to provide Council, County Administration, and neighbouring landowners with a clear, detailed, and transparent overview of our proposed Event Centre, as part of a renewed application to redesignate from Agricultural District (A) to Parks and Recreation District (P-PR) an approximately 18.32 acres of NE 11-33-5-5 land parcel located at 33160, Range Road 51 Mountain View County.

On September 24, 2025, Council confirmed that Bylaw No. LU 36/25 was defeated at Second Reading, and our initial application for redesignation was therefore not approved. Following that decision, Council considered Motion RC25-614 on November 26, 2025, and waived the standard one-year resubmission interval outlined in Section 6.8.1 of the Land Use Bylaw. This decision allowed us to bring forward a new application sooner, with the benefit of additional clarity and community engagement.

This Concept Plan has been intentionally expanded to address feedback received from Council, Planning and Development, and community members who attended our Open house on March 10<sup>th</sup>, 2026. Our goal is to provide as much information as possible regarding how the property would be operated and managed. We hope this level of detail will assist in addressing concerns and clearly demonstrate our intentions.

A key component of this renewed application is increased community engagement. Looking back on our first application, we recognize that hosting an open house would have strengthened communication and allowed for earlier engagement with neighbours and the community. We acknowledge that this step was missing, and we were committed to addressing that fully in this time around.

Ultimately, we hope this Concept Plan represents our effort to move forward thoughtfully; by providing clearer information, addressing concerns directly, and demonstrating our commitment to being responsible, engaged, and respectful neighbours.

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## 2. Existing Situation

### *a) Existing Land Use, Ownership, and Development*

The subject property is currently zoned for agricultural use and is owned by Harry Jones. The land has been used for residential and farming operations.

The proposed area for rezoning currently includes an A-frame house with an attached farm shop, which will be repurposed as the Event Centre. Outside of the proposed rezoned area, an existing farm shop and three storage sheds will remain. No additional developments are proposed.

### *b) Topography, Geotechnical, Hydrological, Hazard, and Environmental Conditions*

The property features a mixed topography, including mild hills and flat fields. There are no known geotechnical hazards. The area's hydrological conditions are generally dry, with no floodplains or significant environmental hazards on-site.

### *c) Existing Servicing Arrangements, Utilities, and Transportation Routes*

- Water supply is provided by an on-site well.
- The septic system is a pump-out system.
- Power is provided by Sponsor Energy.
- Primary access to the property is from Highway 27 via Range Road 51, which will be clearly communicated as the designated route for Event Centre guests. Alternative approaches to Range Road 51 include Township Road 332 and Township Road 334. We predict these routes would primarily be utilized by local traffic travelling from the north or east.
- In the event that the primary access is obstructed, an alternative emergency egress route will be available through the north field, connecting to the dead end of Township Road 332 off Range Road 51.

---

## 3. Local Development Matters

### *a) Proposed Uses of Lands within the Concept Plan Area*

The proposed event centre includes an existing indoor event space (shop) attached to an A-frame house. Additional existing amenities include outdoor ceremony sites, un serviced self-contained accommodations area, parking area, portable washroom area, and a small communal fire pit.

The site is intended to host small to large private events such as weddings, family gatherings, corporate retreats, workshops, community-oriented events, and more.

#### Event Centre

- The 55ft x 72ft event space can accommodate up to 200 guests.
- All rentals (e.g., tables, chairs, decorations) will be sourced from off-site vendors at the renter's discretion and responsibility.
- The centre includes a built-in bar with a sink and refrigerators. In-house bar stocking and tending will be available as an optional service.
- A single-use washroom is available inside the shop for renters and event staff only. Guests will be directed to portable washrooms and handwashing stations.
- The centre features a 98-inch smart television and Bluetooth surround sound system for presentations and microphones/device hook ups.
- The shop has three exterior man doors, four east facing sunshine bay doors, and one interior door connecting the shop to the house.
- There are 5 west facing windows in the shop.

- There is a loft office above the washroom and bar that can be accessed via a staircase inside and outside of the shop. This office will be off limits to guests and will remain our home office space.
- A wood-burning stove is located on the west wall of the event space. It was installed and certified in compliance with Alberta Building Code requirements.

### A-frame House

- The house is attached to the shop (event centre) and may be included as part of a rental package.
- It features four bedrooms, four bathrooms, two living areas, a kitchen, and a gym.
- The kitchen is not intended for catering services but is available for house guest use.
- A wood-burning stove is located on the main floor living room of the house. It was installed and certified in compliance with Alberta Building Code requirements.

### Types of Events we could Accommodate

- Weddings & Receptions
- Birthday Parties
- Family Reunions
- Anniversaries
- Baby Showers & Gender Reveals
- Conferences & Seminars
- Workshops & Training Sessions
- Company Parties & Retreats
- Networking Events

### Outdoor Ceremony Sites

- Multiple ceremony sites will be available across the property.
- All sites will be secluded and positioned away from property lines.
- Seating and décor will be the responsibility of the renter and must be removed from the premises at the conclusion of the rental period.
- We will provide a microphone and speakers for use by renters at the ceremony location of their choice.

### Un-serviced Self-contained Accommodation Area

- A 2-acre open field (west of the event centre) will be designated for un serviced self-contained accommodation units, also known as RV's.
- The area can accommodate 25-40 units, with each parking stall ranging from 1,500-2,500 sq. ft.
- No amenities will be provided or allowed, including fire pits, hookups, waste dumping, or long-term parking.

- In exceptionally dry conditions, accommodation units will be directed to park on the existing gravel parking pad to minimize fire risk from potential sparks generated by generators.

### Portable Washroom Area

- Portable washrooms will be mandatory for events, as this is the only means of washrooms for event guests.
- Per Alberta Health Services' Special Events Organizer Package. For 151-200 people, a minimum of six toilets is required.
- Alberta Health Services recommends two handwashing stations per 10 toilets.
- Portable washrooms and handwashing stations will be located on the north side of the event centre.

### Parking Area

- The parking area will accommodate 100 vehicles with standard 9ft x 18ft stalls, plus driving space, turning space, and buffer zones for guest access and larger vehicles.
- The total parking lot area will be 1.5 acres, located south of the event centre.
- Overflow parking will be directed to the un serviced self-contained accommodation area.

### Communal Fire Pit

- Located directly west of the event centre.
- Features a steel fire pit (4ft in circumference), surrounded by decorative fire-safe patio stones and rock beds.
- Firewood will be provided, and fire safety rules will be included in the rental agreement.
- The seating area can accommodate up to 20 guests comfortably.
- A paver walkway extends from both the east (front) and west (back) side of the Event Centre, connecting to the fire pit area.

### Signage

- Signage will be installed in key locations, including the entrance, parking areas, accommodations, event centre, designated smoking area, and traffic routes.
- Signs will feature custom metal lettering mounted on a stone base.

### Additional Considerations

- Since the existing buildings (shop and dwelling) currently exist for personal use, the project will involve a change of use and subsequent permitting approval. Building code compliance will be addressed upon the successful approval of the redesignation. For the change of use to an Event Centre, the facility may require modifications to meet requirements such as:
  - Fire Alarm & Suppression.
  - Accessibility.

- Plumbing Fixtures.
- Ventilation Systems.
- Interior Finishes.
- Emergency Systems.
- Fire Separations.

- A recommended local vendor list will be provided to renters, including hotels, caterers, event rentals, florists, hairstylists, makeup artists, photographer/videographer, DJ/Band, officiants, bartenders, and transportation services.
- Although renters will have exclusive use of the event space during bookings, we will remain on the property during events. On-site security will be present at every event, either through our direct involvement or through hired security personnel when appropriate. This ensures active oversight of events, including traffic management, noise monitoring, and adherence to all operational rules and conditions.
- All off-site dogs must be always kept on a leash.
- This property remains our home, and it is not our intention to operate the venue at an industrial or high-volume scale. The event centre is envisioned as a small, family-run business with limited bookings, managed with care and attention to detail. We take pride in our property and will continue to steward it responsibly, as we do today.

#### *b) Proposed Parcel Size and Density*

- The proposed area covers approximately 18.32 acres of the property, with approximately 2 acres designated for un serviced self-contained accommodation and 16 acres for the event centre, parking area, other amenities, and driveways.
- No additional parcels are being proposed.

#### *c) Proposed Internal Road Hierarchy and Impacts on Road Networks*

- The proposal is located 1<sup>3</sup>/<sub>4</sub> miles north of Highway 27 on Range Road 51. An internal driveway connects the main entrance to the event centre, parking, and un serviced overnight accommodation area. The inclusion of an overnight un serviced accommodation area will provide guests with a convenient on-site accommodation option, reducing the number of vehicles for late-night summertime travel on rural roadways.
- Subject to approval of this application, it is our intention to pave the primary driveway from the entrance at Range Road 51 to the Event Centre. This improvement would eliminate concerns related to dust generated by event traffic. We would like to note that the existing gravel driveway is well-maintained and generates minimal dust, and we respectfully submit that the concerns expressed may not fully reflect the current conditions.
- An estimated vehicle count based on an average size event (100 guests) would be approximately 35-45 vehicles per event. This estimate was based on typical guest behaviour of 2-3 guests carpooling.
- Encouraging the use of shuttle or ride-sharing services for applicable events will be a key strategy to reduce individual vehicle traffic and mitigate potential risks.

#### *d) Reserve Dedication Strategy and Environmental Protection Measures*

- The adjacent Crown land will be off-limits to event centre visitors. A fence line is currently in place, separating the proposed property from the Crown land. The proposed event centre is approximately 250 m from the southern property line and 515 m from the northern property line.
- The overnight dry-lot accommodation area, which borders the Crown land boundary, will not permit fire pits, open flames, solid-fuel appliances, fireworks, waste dumping, utility hookups, or long-term parking. These restrictions are intentional and designed to mitigate smoke and fire risk, prevent wildlife attraction, and ensure no interference with natural wildlife.

#### *e) Proposed Servicing Arrangements*

- The event centre will utilize the on-site water well and septic system.
- The Well was drilled on September 02, 1994 to a depth of 30.48 meters with a static level of 30.48 meters and a test rate of 127.29 L/min as per the Alberta Reconnaissance Report.
- The well will supply the house portion of the Centre's water needs, accommodating up to 8 people.
- The well will provide drinking water and ice for all the attendees of the centre.
- The event centre will NOT be providing large-scale water access to guests for activities such as outdoor water use, or commercial kitchen operations.
- The water usage will only minimally increase from our family's current consumption.
- The pump out septic system will supply the house portion of the centre. For event attendees, portable restrooms will be sourced.
- The rental contract will include a recommendation for overnight units to use the sewage dumping facilities at a designated dumping location off site, ensuring proper disposal.
- The Power to property is provided by Sponsor Energy.

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## 4. Requirements of Section 10.8 (Event Centre) of the Land Use Bylaw

### *1) All Event Centre facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.*

- When partnering with external caterers, we will ensure they hold valid permits and comply with AHS regulations.
- We will ensure that renters supply an adequate number of well-maintained portable bathrooms and handwashing stations, based on the number of occupancy and duration of their event.
- We will implement effective waste management practices. Including regular garbage collection and maintaining cleanliness.
- The potable well water will be tested for compliance with AHS water quality standards yearly.
- We will adhere to occupancy limits set by the Alberta Building Code to prevent overcrowding and ensure safe evacuation during emergencies.

- A smoking area will be established in an appropriate distance from entrances and the enclosed event centre.
  - All necessary licenses will be obtained for alcohol service to ensure responsible service practices are followed.
- 2) *The Approving Authority shall require the applicant for an Event Centre to undertake community consultation, including the proposed designated travel route, and submit confirmation and results to the County of the properties consulted with the submission of a Development Permit application.*
- 3) *Event Centres shall be located in a manner that minimizes the impact on the natural environmental and residential communities.*

#### Environmental Considerations:

- **Minimal Land Disturbance:** The event centre building is already built, eliminating the need for potential land clearing or alterations to the natural landscape.
- **Water Conservation:** The venue's water use will be minimal, as it will only provide drinking water, dishwashing and restroom function for the house portion only, and an ice machine. No large-scale catering, commercial kitchen operations, or large-scale bathroom use is proposed.
- **Waste Management:** Proper waste disposal measures, including designated trash and recycling stations, will be implemented. Additionally, all overnight guests will be directed to use the recommended sewage dumping facilities rather than disposing of waste improperly.
- **Fire Safety & Prevention:** A designated communal fire pit area with fire-safe materials and clear fire safety guidelines will be in place. Additionally smoking areas will be clearly designated.

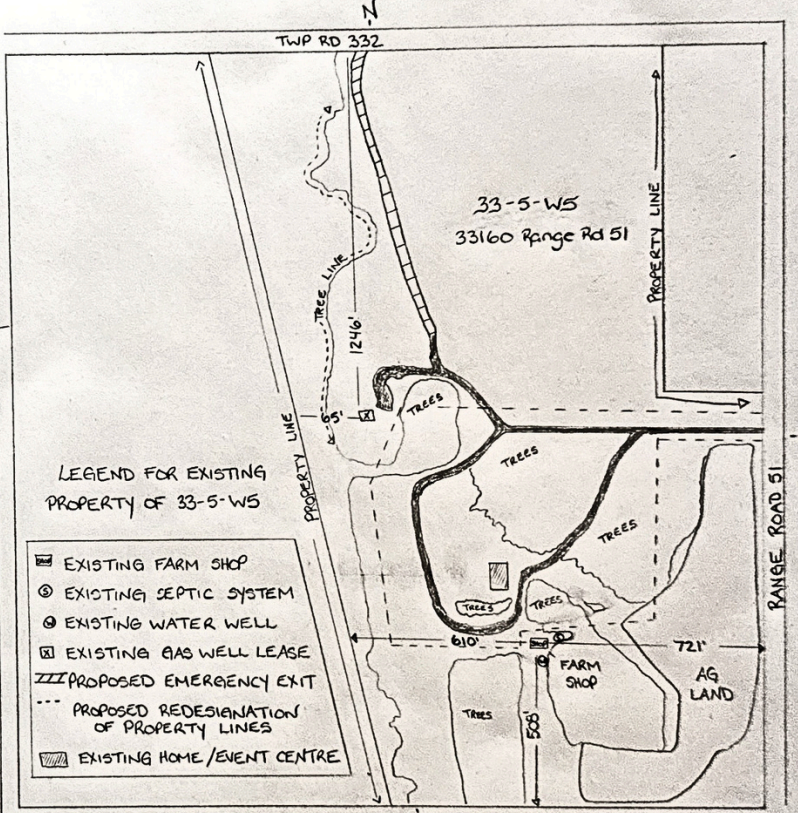
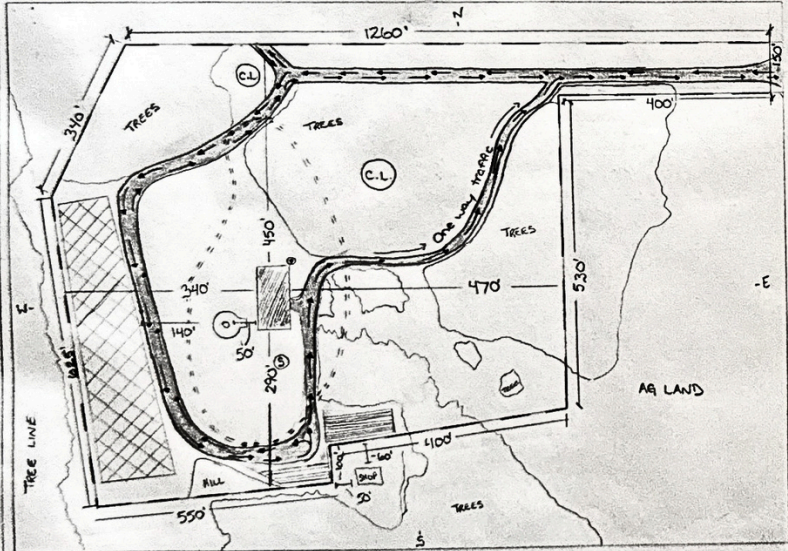
#### Community Considerations:

- **Traffic & Noise Management:** Events will adhere to operational hours, and on-site self-contained accommodations during applicable seasons will minimize late-night traffic on rural roads. We will also encourage guests to utilize ride sharing or shuttle transportation.
  - **Distance from Property Lines:** The event centre is centrally located within the property, with substantial setbacks from all property boundaries to minimize noise and visual impact on neighbors.
  - **Speed Control & Signage:** Driveway speeds will be limited to 15km/hr, with signage installed at key areas on the property.
- 4) *In determining the appropriateness and suitability of a site for a proposed Event Centre, the Approving Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability/serviceability of the site.*

- 5) *All Event Centre applications shall submit a Concept Plan that addresses the following criteria and standards that may be used by the Approving Authority:*
- a. detailed site sketch showing all existing buildings and proposed facilities, including setback distances from the property lines and, when deemed necessary, the Event Centre boundaries,*
- Our site sketch is included on the following page.

LOT PLAN PROPOSAL FOR REDESIGNATION OF PROPERTY LINE WITH EVENT CENTRE / WEDDING VENUE

- PROPOSED REDESIGNATION PROPERTY LINES (APPROX 18 ACRES +/-)
- [Hatched Box] EXISTING HOME / PROPOSED EVENT CENTRE
- [Double Line] EXISTING DRIVEWAY
- [Diagonal Lines] PROPOSED DRY LOT CAMPING AREA - WEST OF EVENT CENTRE
- [Horizontal Lines] PROPOSED PARKING LOT AREA
- (S) EXISTING SEPTIC
- (O) DESIGNATED PORTA POTTY AREA (NORTH SIDE OF EVENT CENTRE)
- (C) PROPOSED OUTDOOR CEREMONY LOCATIONS
- NATURAL HILL WITHIN DOUBLE LINED CIRCLE
- (F) EXISTING DESIGNATED COMMUNAL FIREPIT AREA
- [Arrow] TWO WAY TRAFFIC



LEGEND FOR EXISTING PROPERTY OF 33-5-W5

- [Hatched Box] EXISTING FARM SHOP
- (S) EXISTING SEPTIC SYSTEM
- (O) EXISTING WATER WELL
- [Square with X] EXISTING GAS WELL LEASE
- [Zigzag Line] PROPOSED EMERGENCY EXIT
- PROPOSED REDESIGNATION OF PROPERTY LINES
- [Hatched Box] EXISTING HOME / EVENT CENTRE

ROSEWOOD HOMES & DESIGN INC.  
DESIGNED BY

CLIENT: LEXIE RINGLAND

ADDRESS: 33160 RANGE RD 51

DATE: MAR. 24/25

- b. *site specifications including internal road networking (if required), pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, and, if proposed, recreational areas and campsite areas,*
- Internal road, site access and egress, parking area, and the camping area are addressed on the site sketch.
  - Emergency access will be the main entrance on the property. With an alternative emergency exit route available in case of an emergency that impacts the main entrance/exit.
  - Storage areas will not be applicable as the renters are responsible for decorating the space with offsite resources that will be taken down and returned once the rental period is over.
  - The recreational areas on the property will remain designated to the event centre, communal fire pit area, un serviced self-contained accommodation area, and select ceremony sites for seasonal weddings.
  - Pedestrian circulation will remain within the proposed redesignated event centre area, with signage posted for key areas.
- c. *number of anticipated attendees, including staff members, volunteers, etc.,*
- Each event could accommodate up to 200 guests including event staff, depending on the nature of the gathering. There will be a minimum of one on site security personnel during events.
- d. *access points that are designed to accommodate two-way traffic and shall provide a clear unobstructed view for traffic and turning vehicles,*
- The main entrance to the centre accommodates two-way traffic. The primary route will lead to the parking and overnight stay area.
  - A single exit route will run from the parking area, past the event centre, and connect back to the main road near the front entrance of the property.
- e. *days and hours of operation:*
- We are proposing hours of operation from Monday to Sunday, 9:00 a.m. to 12:00 a.m. While most events are expected to occur on weekends, we do not want to preclude the possibility of weekday gatherings, such as corporate/ professional events, educational/creative events, or specialty/ seasonal events. All events would be guaranteed to conclude no later than 12:00 a.m.
- f. *parking and landscaping requirements as required in “Mountain View County Business, Commercial, and Industrial Design Guidelines”.*
- The parking area will be able to facilitate safe and efficient vehicular and pedestrian movement. Accommodating and complying with provincial standards for individuals with disabilities.
  - The Centre includes green buffers along the property boundaries providing screening from adjacent properties and public roadways to enhance privacy.
  - We will maintain the landscaped areas including irrigation, pruning, and further improvements to continue enhancing the property.

- 6) *A Transportation strategy plan may be required to be submitted as part of Development Permit application to demonstrate traffic accommodation. Roads leading to a proposed Event Centre may be required, as a condition of development approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated.*
  - 7) *Consideration for accommodation needs to be addressed and may be included in the Concept Plan submission for the Approving Authority's consideration and, if applicable, may include:*
    - a) *Un serviced, overnight, self-contained accommodation in relation to the event, or*
    - b) *Recreational Resort/Tourist Campground*
- An area will be designated for un-serviced overnight self-contained accommodation units. This is addressed under the Concept Details of section 2. A). Un serviced self-contained accommodations.
  - The A-frame house is available as an add-on in our rental package and can accommodate up to 8 guests.
- 

## 5. Addressing community feedback

### *Community Engagement: Review of Open House Feedback, Questions and Concerns.*

- On February 19<sup>th</sup>, 118 letters were mailed out to neighbours that live within the 1-mile radius of our property. The letter was an invitation for our Open House that was hosted on March 10<sup>th</sup>, 2026. I have attached the letter below for your review.
- A newspaper advertisement for the Open House was also posted in The Albertan from February 24<sup>th</sup>-March 9<sup>th</sup>. I have attached the Advertisement below for your review.
- 32 guests attended our Open House. We reviewed the key areas of our proposal and shared why we are applying for this redesignation. We then opened the floor for Q&A. We also had a comment box that was not utilized by any guests.
- Both the mail out letter and newspaper advertisement stated my phone number to contact for additional questions or to arrange another day to connect in person if they were unable to make it to the open house. I did not receive any calls or messages.

Dear Neighbour,

We hope this letter finds you well.

We are writing to personally invite you to an upcoming Open House regarding our renewed application to Mountain View County to redesignate approximately 18.32 ± acres of NE 11-33-5-W5M from Agricultural District (A) to Parks and Recreation District (P-PR) in support of a proposed Event Centre on our property.

The proposed Event Centre would utilize the existing indoor event space attached to the A-frame residence. Additional amenities would include outdoor ceremony sites, a designated parking area, a portable washroom area, and a small communal fire pit located on the west side of the Event Centre.

The proposal also includes a designated overflow parking area where event guests may temporarily park self-contained accommodation units for the duration of an event only. This area is not intended to operate as a campground. No amenities will be provided or permitted within the accommodation area, including fire pits, utility hookups, waste dumping, or long-term parking.

A site sketch is included on the reverse side of this page for your reference.

As nearby landowners, your input is important to us. We would sincerely appreciate the opportunity to share our vision, provide details about the concept plan, and answer any questions you may have.

Open House Details:

Location- 33160 Range Road 51, Mountain View County

Date- Tuesday, March 10, 2026

Time- 6:30 p.m. – 8:00 p.m.

A brief presentation will begin at 7:00 p.m., followed by an open question-and-answer period.

We hope you will join us for what we intend to be an informative and welcoming evening.

If you are unable to attend but would still like to connect, please feel free to call or text me directly at 403-556-0937 and we can arrange a time to visit.

Thank you for taking the time to read this. We look forward to the opportunity to connect with you.

Warm regards,  
Lexie Ringland

## COMMUNITY OPEN HOUSE – PROPOSED EVENT CENTRE

You are invited to attend an Open House regarding a renewed application to Mountain View County to redesignate approximately 18.32 ± acres of NE 11-33-5-W5 from Agricultural District (A) to Parks and Recreation District (P-PR) in support of a proposed Event Centre.

**Location:** 33160 Range Road 51, Mountain View County

**Date:** Tuesday, March 10, 2026

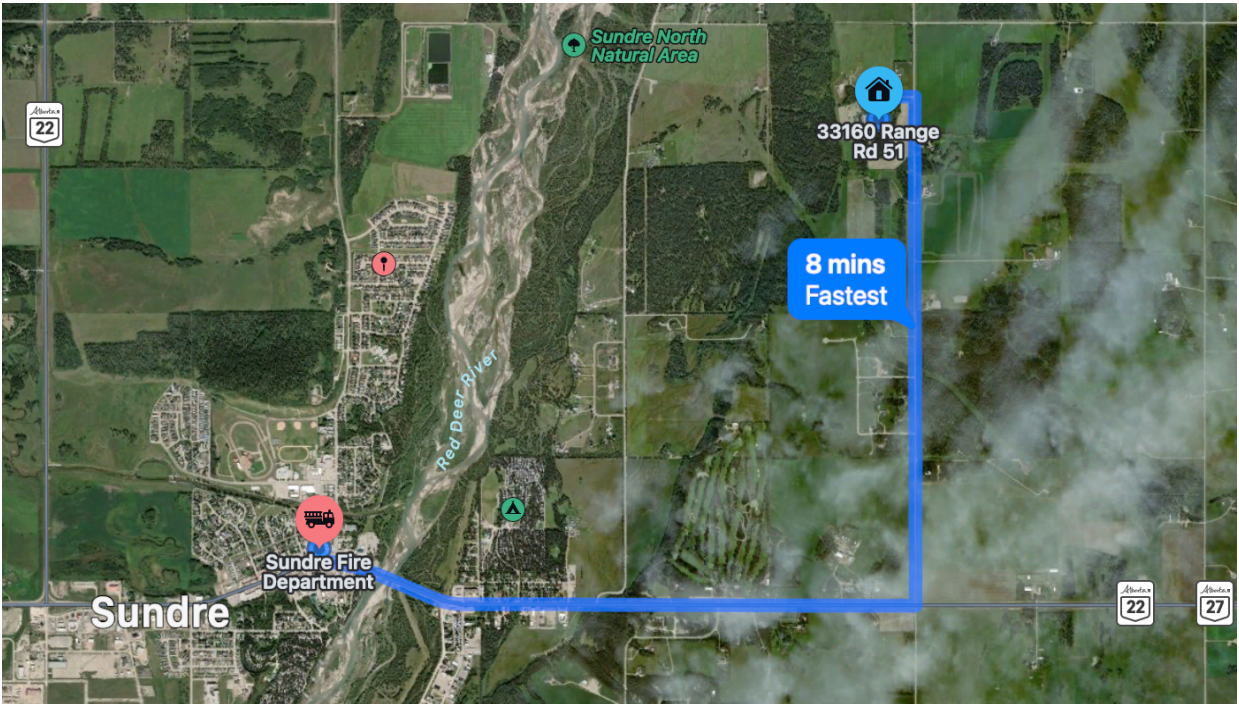
**Time:** 6:30 p.m. – 8:00 p.m.

The evening will include a brief overview of the concept plan at **7:00 p.m.**, followed by an open question-and-answer period. We welcome neighbouring landowners and interested community members to attend, learn more about the proposal, and share their questions or feedback.

If you are unable to attend but would like to discuss the proposal, please contact **Lexie Ringland at 403-556-0937** to arrange a time to connect.

### *Fire safety concerns with the fire pit*

- The fire pit is 4ft in circumference and is surrounded by fire-safe patio stones and rock beds.
- Firewood will be provided, and fire safety rules will be included in the rental agreement. Guests will be prohibited from bringing or using their own wood or kindling.
- The seating area can accommodate up to 20 guests comfortably. This area is intended to be an amenity for a smaller group to enjoy rather than being the feature of an event.
- The closest tree line is approximately 150 metres away from the fire pit area and there is a gravel driveway in between.
- On site security will be present to monitor and ensure adherence to the guidelines during events, including fire responsibility and use.
- The property is located approximately 8 minutes from the local fire hall, and multiple exterior water spigots are installed on the event centre to provide accessible water in the event of a fire emergency. I have included a map below that shows our proximity to the Sundre Fire Department.
- An image of the fire pit is included below to illustrate it's proximity to the west tree line. Please note that this image was captured in September 2025; the harvested area shown will be properly maintained grass moving forward to minimize fire risk.
- An Emergency Response plan will be provided to renters and reviewed with them prior to their event taking place. This will cover a full evacuation plan, emergency phone numbers, location of emergency equipment, and directions to the nearest hospital.



*Do we rent the land to the West of our property?*

- No we (Dylan and Lexie) don't.

*Do we put cattle on it?*

- No.

*Can anyone apply for the lease on the crown land?*

- Yes.

*Concerns around dust from our driveway*

- Driving speeds within the property will be posted as 15km/hr.
- To start, we will implement dust control measures such as applying calcium or regularly watering the driveway to eliminate dust. However, our long-term goal is to pave the driveway to provide a permanent solution.

*Concerns around Traffic and headlights with nighttime travel*

- Large events with higher traffic volumes are anticipated to primarily be weddings, which are most commonly held during the summer months. During this time, sunset typically occurs around 10:00 p.m., meaning a significant portion of guest arrivals and departures will take place during daylight hours.

Guests who choose to leave earlier will generally do so prior to or around sunset. Those remaining later into the evening are anticipated to utilize on-site dry lot camping or arranged shuttle services to local accommodations, reducing the number of guests travelling on surrounding roads late at night.

Based on these factors, nighttime traffic during dark hours is expected to be minimal relative to the total number of vehicles attending a large event.

- We will proceed with a request to Mountain View County for additional signage along Range Road 51, should this application be approved, to help improve speed limit adherence and traffic awareness.
- We will include recommendations within the Rental Agreement encouraging event hosts to arrange safe ride or shuttle services for their guests, helping to reduce individual vehicle traffic and support responsible transportation.

*How many vehicles would you expect per event?*

- **Estimated Vehicle Count (Maximum Capacity – 200 Guests):**  
Based on typical guest behavior, including shared transportation and on-site accommodations, the total estimated vehicle count for a full-capacity summer event is **approximately 55–65 vehicles**.

This estimate includes:

**25 camper units** (dry lot camping)

**2–3 vehicles** for on-site accommodation (house) guests

**2–3 shuttle vehicles** (servicing approximately 100 off-site guests)

**25–35 guest vehicles**

- **Estimated Vehicle Count (Smaller Event – 50 Guests):**  
Based on typical guest behavior, including shared transportation and on-site accommodations, the total estimated vehicle count for a smaller winter time event where dry lot camping will not be utilized is **approximately 13–17 vehicles**.

This estimate includes:

**2–3 vehicles** for on-site accommodation (house) guests

**1–2 shuttle vehicles** (servicing approximately 25 off-site guests)

**10–12 guest vehicles**

- These estimates reflect scenario's where some guests utilize on-site accommodations and shuttle services/ shared transportation, reducing the overall number of individual vehicles.

*Concerns around noise*

- The primary events with the potential to generate increased noise levels are weddings. To mitigate this, a quiet hour of midnight will be strictly enforced. With on-site security personnel present to monitor adherence.
- Amplified music will occur indoors within the steel and stone structure insulated with spray foam, which helps contain sound and provides an effective noise barrier.
- The event centre is also located centrally on the property and is surrounded by a green barrier, which further mitigates sound and reduces its impact on neighbouring properties.
- Additionally, the portion of the events involving amplified music typically occurs for only a short duration, generally following dinner and concluding at the designated quiet

time. When considered alongside the anticipated frequency of weddings, the overall duration of elevated noise levels associated with these events is expected to be minimal.

- Our initiative to encourage renters to arrange a shuttle or safe ride service to minimize the number of vehicles on Range Road 51 originated from a suggestion by a neighbour who attended our Open House, when we asked attendees for input on how we could address traffic and noise concerns.

*How many events do we plan to have per year?*

- Our goal is to host 6-12 large scale events per year. However, the actual frequency of events will be reliant on demand, and seasonal contributing factors.

*Will taxes go up because of this proposal?*

- Our proposal will only increase our own taxes. It will not affect anyone else's.

*Will we have a policy or security policy?*

- Yes, we will have a Venue Rental Agreement with Venue Policy's included. This will act as the contract which will include terms, responsibilities, rules, and an emergency response plan. As well as list the local vendors we'll be encouraging renters to utilize.

*Will the events only be weddings?*

- Our primary goal is to rent the entire centre to a single event over a three-day (weekend) period. This approach maximizes the return on the effort required to host an event while providing guests the best opportunity to fully enjoy the space. Weddings naturally align with this goal, which is why we desired to make them a significant portion of events. However, we are open to hosting a variety of events of different types and sizes, ensuring the centre can serve a broader range of community and functions.

## 7. Conclusion

Thank you for taking the time to review and consider our concept plan. We appreciate the opportunity to present our vision, and the thoughtful feedback provided through the community engagement process.

Our goal is to create a space that is both meaningful for those who use it and respectful of the surrounding community. We are committed to ongoing communication and to addressing considerations as the project progresses through future stages.

We sincerely appreciate your time, input, and consideration.