



April 12, 2024

File No.: PLDP20240097

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Recreational Resort - Multipurpose Building; Dwelling, Caretaker/Manager - Staff Housing; and Recreation Services, Outdoor Participant - Treehouse Village

Landowner: KIDS CANCER CARE FOUNDATION OF ALBERTA

Applicant: NORR c/o William Woodcock

Legal: SE 35-29-6-5

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

Proposal:

Camp Kindle is proposing an expansion and accessibility project at their existing Camp, located west of Water Valley at SE 25-29-6-5, which is zoned Park and Recreation District. In fall of 2023, a Development Permit was issued for Dwelling, Caretaker/Manager - to replace existing and Setback Relaxation for Shipping Containers (sea cans). This was in preparation for this larger expansion project that is proposing to add a Multi-purpose Building, additional Staff Housing building, and a Treehouse Village.

The Multi-purpose Building will replace the existing Arts & Crafts Cabin. The Arts & Craft Cabin will be demolished, and the new Multi-purpose Building will be placed on this site. This building will then serve as a programming resource by featuring a teaching kitchen, indoor meeting spaces, storage, and additional bedrooms for staff or rental groups.

The existing Director's Cabin is currently located at the proposed site for the Staff Housing Building. This cabin will be demolished and will be replaced with Staff Housing next to the proposed Multi-Purpose Building. It will provide additional accommodation for up to 14 staff members within a six-unit building.

The proposed Treehouse Village is being proposed north of the building sites. These are unique 'treehouses' platforms, within the forest, that are fully accessible and interconnected. The Treehouse Village will be a unique and child-friendly place where people can gather, and children can engage in

T 403.335.3311 1.877.263.9754 F 403.335.9207
10-1408 Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0
www.mountainviewcounty.com

creative play. As currently planned, the Treehouse Village installation would be a self-supported platform, not dependent on the trees in the area, but built around them and will be enclosed with secure railings and feature proper egress for safety.

You can also contact the Development Officer to request a copy of the proposal 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 comments regarding this proposal, a written submission can be submitted any time prior to May 3, 2024. Comments may be sent to:

Email: pgrochmal@mvcountry.com; or

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

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 182 or via email at pgrochmal@mvcountry.com.

Sincerely,

Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/peg

Enclosure

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

DEVELOPMENT PERMIT APPLICATION

10-1408 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

Application Date: 03/26/2024

PLDP 20240097

Discretionary

~~Permitted~~

Submission Requirements

- | | |
|---|---|
| <input checked="" type="checkbox"/> Application form | <input checked="" type="checkbox"/> Abandoned Oil/Gas Well Information from AER |
| <input checked="" type="checkbox"/> Development Permit fees | <input checked="" type="checkbox"/> Applicant's signature |
| <input checked="" type="checkbox"/> Certificate of Title - current within 30 days | <input checked="" type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Supplemental Forms - for Secondary Suites or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(s): William Woodcock

Address: 411, 1st Street SE Suite 2300 Town/City: Calgary Postal Code: T2G 4Y5

Phone #: 403-451 1403 Alternate Phone #: 403-681-1263

Email: william.woodcock@norr.com

LANDOWNER(s) (if applicant is not the landowner): Kids Cancer Care Foundation of Alberta

Address: 5757 4 Street SE Town/City: Calgary Postal Code: T2H 1K8

Phone #: 403-984-6210 Alternate Phone #:

Email: mciver@kidscancercare.ab.ca and tmartin@kidscancercare.ab.ca

Site Information & Development Details

RURAL ADDRESS: 29479 Range Road 6 1a, Water Valley, AB, T0M 2E0

LEGAL: SE Section: 35 Township: 29 Range: 6 West of 5th Meridian

Plan: Block: Lot: Parcel Size: 160 Acres

Is property adjacent to a developed County or Provincial Road? No

Existing BUILDINGS: Dormitory Buildings (X4), Lodge, Water House, Arts & Crafts Building, Director's cabin, Ranch House

Number of Existing DWELLINGS: Single-Family dwellings = 5; Dormitory buildings = 4

PROPOSED DEVELOPMENT: 2 new wood frame buildings to replace existing Staff Housing and Multi-Purpose buildings.
(what are you applying for) New proposed Staff Housing - 2 Storey wood frame
New proposed Multi-purpose building - 3 story wood frame

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: N/A

Rear: N/A

Side: N/A

Side: N/A

Staff Housing Building

Proposed Construction Details

Type of STRUCTURE: If Dwelling, what type:

If Other, describe: Foundation/Basement:

Square Footage: Building Height:

*If Mobile Home: Year: Size: Model:

Serial Number: Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling Year Built:

Name of Mover: Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

- Is there an abandoned oil/gas well on the property?
- If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines Distance:
- Confined Feeding Operations: Distance:

Sewage System: Type: If other:

Water Supply: Type: If other:

Has proposed development started?

Estimated start date: Estimated completion date:

Estimated cost of project:

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.

Multi-Purpose Housing Building

Proposed Construction Details

Type of STRUCTURE:	<input type="text" value="Dwelling"/>	If Dwelling, what type:	<input type="text" value="New Construction"/>
If Other, describe:	<input type="text"/>	Foundation/Basement:	<input type="text" value="Full Basement"/>
Square Footage:	<input type="text" value="2689 sq.ft."/>	Building Height:	<input type="text" value="36'-10"/> <input type="text" value="feet"/>
*If Mobile Home:	Year: <input type="text"/>	Size: <input type="text"/>	Model: <input type="text"/>
	Serial Number: <input type="text"/>	Name/Make of Unit:	<input type="text"/>
*If "Move-On" Home:	- submit photographs of the dwelling		Year Built: <input type="text"/>
Name of Mover:	<input type="text"/>	Present Location of Dwelling:	<input type="text"/>

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Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

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- Gas Facilities/Pipelines Distance:
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Sewage System: Type: If other:

Water Supply: Type: If other:

Has proposed development started?

Estimated start date: Estimated completion date:

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Right of Entry Agreement

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Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.

From email correspondence with William Woodcock

April 10, 2024

Multi-purpose Building:

An existing Arts & Crafts Cabin is currently located at the proposed site for the Multi-Purpose Building. This building will be demolished prior to the new building construction. The Multi-Purpose Building, once constructed, will serve as a vital programming resource by featuring a teaching kitchen, flexible indoor meeting spaces, storage, and additional bedrooms for staff or rental groups on the top floor. The top floor will have 6 bedrooms as follows;

-4 bedrooms @ 4 people each

-2 bedroom @ 2 each

for a total of 20 people.

Staff Housing:

An existing Director's Cabin is currently located at the proposed site for the Staff Housing Building. This building will be demolished prior to the new building construction. The Staff Housing Building will be located in the Upper Village, next door to the proposed Multi-Purpose Building. It will provide additional accommodation for longer-term, senior staff members. The Staff Housing and Multi-Purpose building will be separate buildings, but will share the same power and septic infrastructure. It is currently planned to be a six-unit building with five one-bedroom units and one two-bedroom unit.

5 - single suites that can accommodate maximum 2 people


1 - 2 bedroom suite that can accommodate maximum of 2 people each

Total max. occupancy of 14 people.

Treehouse Village

The installation will provide platforms for small "huts", with the platforms fully accessible and interconnected. The Treehouse Village will be a unique and child-friendly place where people can gather, children can engage in creative play. As currently planned, the Treehouse Village installation would be a self-supported platform, not dependent on the trees in the area, but built around them. Each platform should be enclosed with secure railings and feature proper egress for safety. Some of the platforms could have small playhouses, some could be more like play structures, some covered. This sub-project is an opportunity for the Owner and designers to explore their creativity and create a fun, unique world for guests. Any play structures ("huts") to be placed on the tree house are currently undetermined and not part of this application. Should a more permanent structure be contemplated in the future a separate permit may be considered, at a future date.



Client: Kids Cancer Care c/o Lawson Projects Project: Camp Kindle Expansion Title: Site plan & Proposed Layout	Job Number: 02308217.000	Date: Sept 26, 2023	<div></div>
	Drawing Number: 02308217.000.G01	Scale: N.T.S.	



2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

Tronnes Geomatics Inc.

Veritas
ADDRESS
CITY, PROVINCE, POSTAL CODE
PHONE NUMBER

CAMP KINDLE
29479 Range Road 6.1 A, Water Valley, AB T0M 2E0

NORR PROJECT NUMBER: NCCA 21-0067

ISSUED FOR DEVELOPMENT PERMIT - MARCH 26, 2024

UORR Architects Engineers Planners

030,411 - 1st Street SE	700-00	COVER SHEET
Highway AB, 12G-415	700-01	EXISTING PLANS
043,264-400 F-403 269 7215	700-02	EXISTING ELEVATIONS
	700-03	EXISTING SECTIONS
	700-04	EXISTING FOUNDATIONS
	700-05	EXISTING ROOFS
	700-06	EXISTING INTERIORS
	700-07	EXISTING EXTERIORS
	700-08	EXISTING MECHANICAL
	700-09	EXISTING ELECTRICAL
	700-10	EXISTING PAVING
	700-11	EXISTING UTILITIES
	700-12	EXISTING LANDSCAPE
	700-13	EXISTING SITE PLAN
	700-14	EXISTING SITE ELEVATIONS
	700-15	EXISTING SITE SECTIONS
	700-16	EXISTING SITE FOUNDATIONS
	700-17	EXISTING SITE ROOFS
	700-18	EXISTING SITE INTERIORS
	700-19	EXISTING SITE EXTERIORS
	700-20	EXISTING SITE MECHANICAL
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	700-28	EXISTING SITE SITE FOUNDATIONS
	700-29	EXISTING SITE SITE ROOFS
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	700-85	EXISTING SITE SITE SITE SITE SITE SITE SITE PLAN
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	700-88	EXISTING SITE SITE SITE SITE SITE SITE SITE FOUNDATIONS
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	700-101	EXISTING SITE SITE SITE SITE SITE SITE SITE SITE ROOFS
	700-102	EXISTING SITE SITE SITE SITE SITE SITE SITE SITE INTERIORS
	700-103	EXISTING SITE SITE SITE SITE SITE SITE SITE SITE EXTERIORS
	700-104	EXISTING SITE SITE SITE SITE SITE SITE SITE SITE MECHANICAL

ADDRESS
CITY, PROVINCE, POSTAL CODE
PHONE NUMBER



LEGEND

EXISTING UTILITIES

SANITARY SEWER
 STORM SEWER
 WATER LINE
 FENCE
 TYPE 1S MANHOLE
 CATCH BASIN
 HYDRANT
 WATER VALVE
 U/G ELECTRICAL

PROPOSED UTILITIES

○ TYPE 5A MANHOLE
 ● CATCHBASIN/MANHOLE
 □ TYPE 1S MANHOLE
 ■ CATCH BASIN
 ⊕ HYDRANT
 — WATER LINE
 --- SANITARY SEWER
 --- STORM SEWER

GRADING FEATURES

PROPOSED FINISHED GRADE
EXISTING PL GRADE
PROPOSED GRASS SLOPE

REVISIONS

	yy/mm/dd	DESCRIPTION	BY	App ID
	*	*	*	*
	*	*	*	*
	*	*	*	*
	*	*	*	*
	*	*	*	*

SUBMISSIONS

DATE (dd/mm/yy)	DESCRIPTION	DATE (dd/mm/yy)
24/02/15	FOR DP	
*	FOR APPROVAL	
*	FOR ARCHIVE	

CLIENT

CLIENT

kids cancer care

PROJECT

**camp
kindle**

MULTIPURPOSE BUILDING
SERVICING PLAN

DATE	1200	STAMP:
WNC	JE	
ES	LH	
DATE	FEB 15, 2024	
HK	TVS	
ENG	TVS	
PRINT		

PERMIT TO PRACTICE

Signature _____
Date FEBRUARY 15, 2024

PERMIT NUMBER: P 08085
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

PROJECT No.	SHEET	OF
241-01	1	1
DRAWING NAME		
241-01 BASE		
SECTION ALL ORIENTS FEB 26 '20 B 0		



CAMP KINDLE EXPANSION & ACCESSIBILITY PROJECT

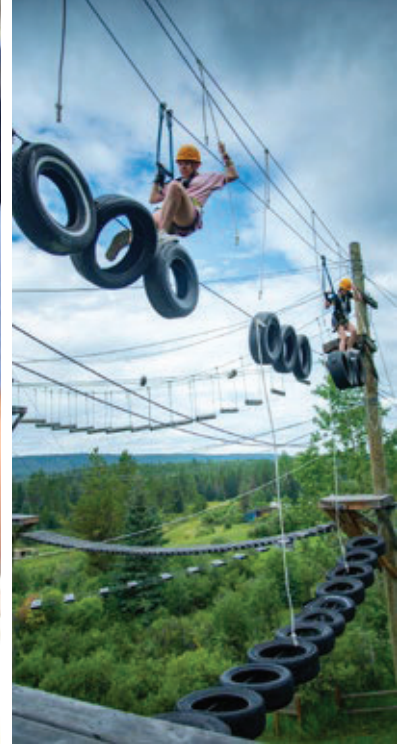
CAMPAIGN RECRUITMENT PACKAGE

2023-
2025

YOUR OPPORTUNITY TO MAKE AN IMPACT FOR CHILDREN AFFECTED BY CANCER

WE NEED YOU

kids
cancer care





The importance of Camp Kindle

For nearly three decades, the Kids Cancer Care Foundation of Alberta has been a beacon of hope for children and families grappling with the harsh realities of cancer.

Beyond a week of outdoor fun and adventure, our camps serve as a healing balm for children impacted by this disease. Cancer robs children of their innocence, leaving behind young lives overwhelmed by invasive medical treatments, fear, and uncertainty. Camp Kindle is a sanctuary where joy is rediscovered, friendships bloom, and the weight of trauma is gently assuaged.

An independent research study led by Dr. Catherine Laing of the University of Calgary demonstrates that these camps are not a luxury but a vital psychological intervention. They pave the way for acceptance, belonging, and a fresh perspective on loss and grief for both children and their families.

"Our camp experience was great and interesting! We had fun, learning about helping others! It helped us to empower ourselves, to forget our situation and feel that we can do better things!

— Camp Kindle camper



Every summer, children affected by cancer find joy and solace at Camp Kindle. It's a magical week where laughter echoes, bonds form, and memories are etched into the hearts of these resilient youngsters. As they embark on adventures and forge friendships, our camp programs also provide respite for parents, offering a break from the complexities of their children's health needs.

Camp Kindle extends its embrace beyond summer too. Families from across the province come together during spring and fall weekend family camps, where they not only recharge but share experiences that illuminate paths of hope and healing.

Beyond its dedicated cancer-related programming, Camp Kindle transforms into a rentable space when not in use. Thousands of Albertans, from school and corporate groups to sports and music teams, contribute to the camp's mission through rentals. This not only allows others to experience the fantastic facility but also supports the core purpose of caring for children affected by cancer and their families.

A brief history of Kids Cancer Care

Founded in 1994 as the Kids Cancer Camps of Alberta, the organization initially focused on providing summer camp programs for children battling cancer. Over the years, its mandate expanded to include funding for cancer research, hospital programs, therapeutic exercise, scholarships, and educational support. **Today, Kids Cancer Care stands as one of the leading childhood cancer research funders in the country**, while offering a diverse range of year-round programs at no cost to Alberta families.



355
CAMPERS

500
FAMILIES

5,244
MEALS

700+
VOLUNTEERS

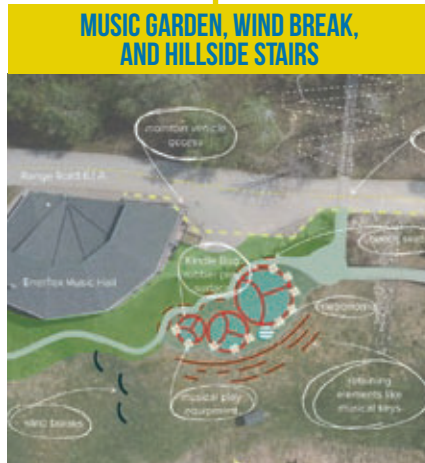
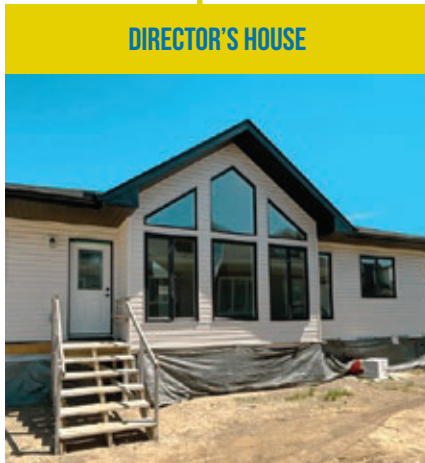
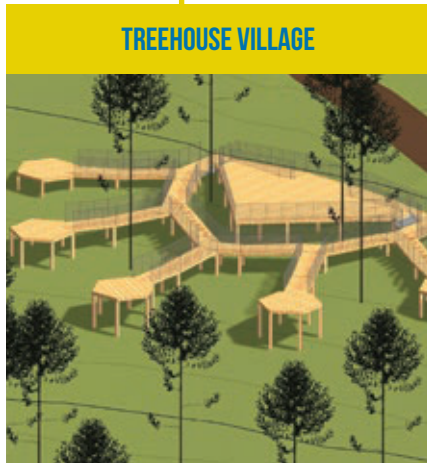
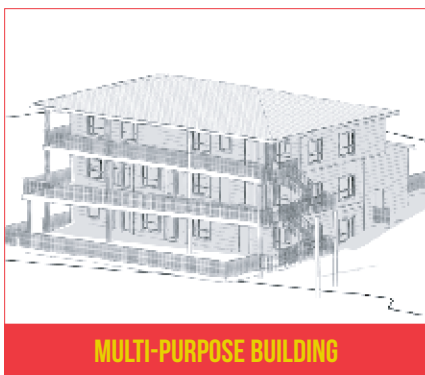
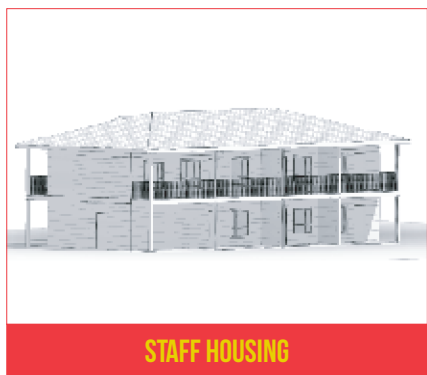


Camp Kindle for every child – now and into the future

In 2009, Kids Cancer Care acquired Camp Kindle, ushering in a new era of managing its own camp and camp programs. A \$12 million construction from 2011 to 2012 ensured that the camp could cater to children with fragile health conditions or disabilities. As demand continues to surge, with **an average of 237 children in Alberta diagnosed with cancer each year**, Camp Kindle faces capacity challenges. To address this, an expansion and accessibility project is set for 2024, aiming to enhance outdoor spaces, expand indoor programming facilities, and accommodate the growing need for responsive and adaptable staff housing.

The forthcoming capital campaign will be instrumental in bringing these changes to life. A new multi-purpose building, a treehouse village, staff housing, a director's home, and other landscaping and accessibility improvements are part of our vision to meet the changing needs of Camp Kindle into the future. While we have kick-started the project with generous donations and in-kind support, Kids Cancer Care is seeking support from the larger community of donors, grantors and like-minded individuals to realize our dreams for Camp Kindle.





The project will address issues that Camp Kindle is facing including:

- **Lack of flexible indoor space** to adapt programs and activities for inclement weather and year-round activities.
- **Limited dining capacity** makes spacing between tables tight and restricts access to patients during meals for medication delivery. Limited space also adversely affects children with disabilities who are visually impaired or use wheelchairs or crutches, etc. for mobility.
- **Inadequate staff accommodation**, which is currently making recruitment, retention, and staff health and safety more challenging.
- **Too few self-contained units**, which limits the capacity for physical distancing and limits the amount of indoor quarantine space when needed.



Budget and funding

In our pursuit to expand capacity at Camp Kindle, our capital campaign is poised to transform young lives interrupted by cancer. The blueprint includes essential developments, each designed to elevate the camp's capacity and lasting impact:

- **New Multi-Purpose Building – \$2,842,000**
This versatile structure will integrate arts and crafts areas, reflection and conference spaces, a teaching kitchen, and housing units, creating a central hub for diverse and accessible indoor activities.
- **Staff Housing Structure – \$915,000**
Acknowledging the significance of our dedicated team, this structure aims to address housing shortages, fostering a conducive environment for staff recruitment, retention, and well-being.
- **Treehouse Village – \$300,000**
This whimsical addition to camp is sure to stir curiosity and wonder while inspiring young imaginations, creative play, active learning, and movement. These five unique treehouses placed at varying heights above the forest floor will instill a sense of awe in those who enter this magical installation in the woodlands of Camp Kindle.
- **Music Garden – \$415,000**
This percussion playground nestled between Mikey's Campfire and the Enerflex Music Hall will offer a creative outlet for future composers and musicians, or simply those who take joy in hearing music echo through the valley.

■ **Landscape and Accessibility Enhancements – \$222,000**

These projects will

1. Connect two of our terraced villages through a new set of hillside stairs;
2. Block the north wind from the campfire through wind-blocking elements harmoniously built into the natural landscape.
3. A pour-in-place, already installed, is a transformative addition that took unusable surfaces in the Upper Village and created an accessible space where kids can safely play, cabin groups can meet up, and large groups can engage in camp-wide activities together.

Accessibility to all buildings and installations is vital to children of all abilities who visit Camp Kindle.

■ **Director's Residence – \$705,000**

Providing an attractive year-round living space for the director of camp operations, this home will become a cornerstone in our permanent staff housing village and help Kids Cancer Care retain and recruit high-calibre candidates for this key leadership role at Camp Kindle.

■ **Design and General Site Costs – \$891,000**

Successful building and construction projects begins with great design. This category includes costs associated with sound building and approval processes such as project management, architectural designs, surveys, and permits. We will undertake to have these funded through non-named gifts and other fundraising activities.

■ **Fundraising Cost – \$150,000**

Related funds for an external capital campaign specialist to manage all aspects of the campaign including the campaign cabinet. This number also includes donor recognition and related costs.

Total Fundraising Need:

To bring this Capital Expansion Campaign to life, Kids Cancer Care requires \$6,440,000. Fortunately, we have a solid start with \$4,182,000 raised or committed through cash donations, multi-year pledges, in-kind support, and discounts which brings our **total fundraising need to \$2,258,000.**

These projected costs include contingencies, which may change as the project progresses.

Current progress and partnerships

Our journey has begun with a committed building partner for the Multi-Purpose and Staff Housing buildings, showcasing the collaborative spirit that drives our vision. Notably, we've garnered some support for the Treehouse Village.

Still, our mission is far from complete. The realization of these projects hinges on the collective support of our community, donors, grantors, and those who share our commitment to create a haven for children affected by cancer. Through our capital campaign, we invite like-minded individuals to join hands to ensure the success of our shared endeavour.



We need you

The success of this venture centers on the collaborative efforts of a committee of change-makers in Calgary, individuals like yourself, who embody the passion and dedication needed to make a lasting impact in the lives of children battling cancer. Will you join us on this transformative journey to change the lives of these courageous young people?

The Campaign Cabinet will meet monthly to discuss progress, identify potential donors and next steps in raising funds. We anticipate that members will also spend two to five hours each month arranging and attending meetings with potential donors.

Committee members will bring their unique expertise to the project, i.e., construction, fundraising or gifts-in-kind. They will be brain-stormers and door openers, not afraid to share a great opportunity for community investment with potential donors. They will partner with Kids Cancer Care leaders and Board members on this important project.

Your support is crucial to building a brighter future for the children of our province. Your contribution is an investment in the well-being and joy of these resilient kids. Together, we can amplify the impact of Camp Kindle, creating an enduring legacy of support, healing, and inspiring children for generations to come.

This project will begin in early 2024 and wrap up in spring 2025. It is a short-term project that will make a difference for many years to come!

Connect with Genine at
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