



June 12, 2026

File No.: PLDP20260120

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit - Recreational Resort - 185 Recreational Vehicle Sites; Recreational Services, Outdoor Participant - Golf Course; and Accessory Buildings - Office and Shower/Laundry**

**Landowner:** 2072667 ALBERTA INC.

**Applicant:** 2072667 ALBERTA INC. c/o Bruce Johnson

**Legal:** NE 20-32-5-5 and NW 20-32-5-5

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>.

The applicants are proposing to develop 185 seasonal recreational vehicles sites for short-term and long-term rentals; a 9-hole par 3 golf course and 18 hole putting green; as well as an office and shower/laundry building. This proposal is directly adjacent to their existing, fully developed recreational resort and will be finished in a similar manner. This is an identical proposal that was submitted in 2023 that was withdrawn by the applicant.

The subject parcels are already zoned Parks and Recreation District therefore the applicants are not required to rezone for the proposed development

You can 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 July 3, 2026. Comments may be sent to:

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

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

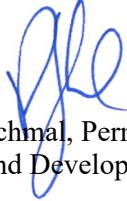
**Mail:** Postal Bag 100, Didsbury AB T0M 0W0

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](mailto:pgrochmal@mvcountry.com).

Sincerely,



Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/peg

Enclosure

***Please note:***

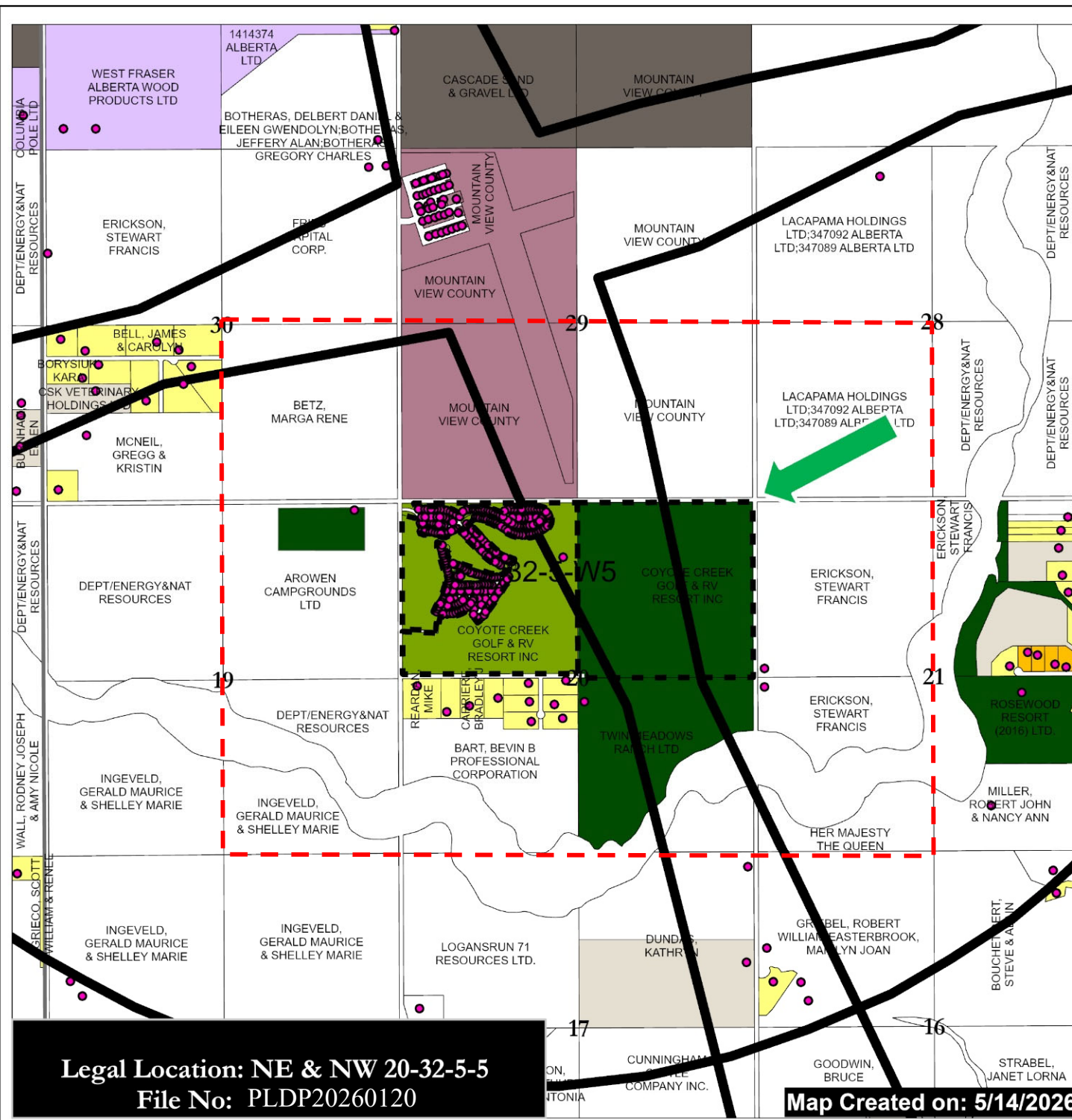
Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





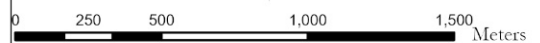
# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation



- Rural Address
  - Proposed Development Permit
  - Airport Height Limitation
- 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



Scale: 1:25,000

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

**Legal Location: NE & NW 20-32-5-5**  
**File No: PLDP20260120**

**Map Created on: 5/14/2026**



# Mountain View C O U N T Y

## DEVELOPMENT PERMIT APPLICATION

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM 0W0  
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754  
www.mountainviewcounty.com

Application Date:

PLDP 20260120  
Discretionary Permitted

### Submission Requirements

- Application form
- Development Permit fees
- Certificate of Title - current within 30 days
- Site Plan
- Abandoned Oil/Gas Well Information from AER
- Applicant's signature
- Registered Landowner's signature(s) (if required)
- Supplemental Forms - for Second Dwelling or Business Uses (if required)

### Contact Details

NAME OF APPLICANT(s):

Address:  Town/City:  Postal Code:

Phone #:  Alternate Phone #:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address:  Town/City:  Postal Code:

Phone #:  Alternate Phone #:

Email:

### Site Information & Development Details

RURAL ADDRESS:

LEGAL:  Section:  Township:  Range:  West of  Meridian

Plan:  Block:  Lot:  Parcel Size:  Acres

Is property adjacent to a developed County or Provincial Road?

Existing BUILDINGS:

Number of Existing DWELLINGS:

PROPOSED DEVELOPMENT:

### Proposed and Existing Setbacks

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

Front:  30 meters

Side:  Remainder of quarter

Rear:  20 meters

Side:  20 meters

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.

Sundre, Alberta

Recreational Vehicle Park and Golf Course Expansion Plan

**Development Permit Application – Mountain View County**

Concept Plan Report

As per the requirements of the Mountain View County Land Use Bylaw – Bylaw No. 20/21 – Schedule A, Section 10.18, this Conceptual Plan Report addresses the specifics of the foregoing Section as it relates to the proposed expansion of the Coyote Creek Golf & RV Resort Inc.

The proposed expansion plan generally includes but may not be limited to:

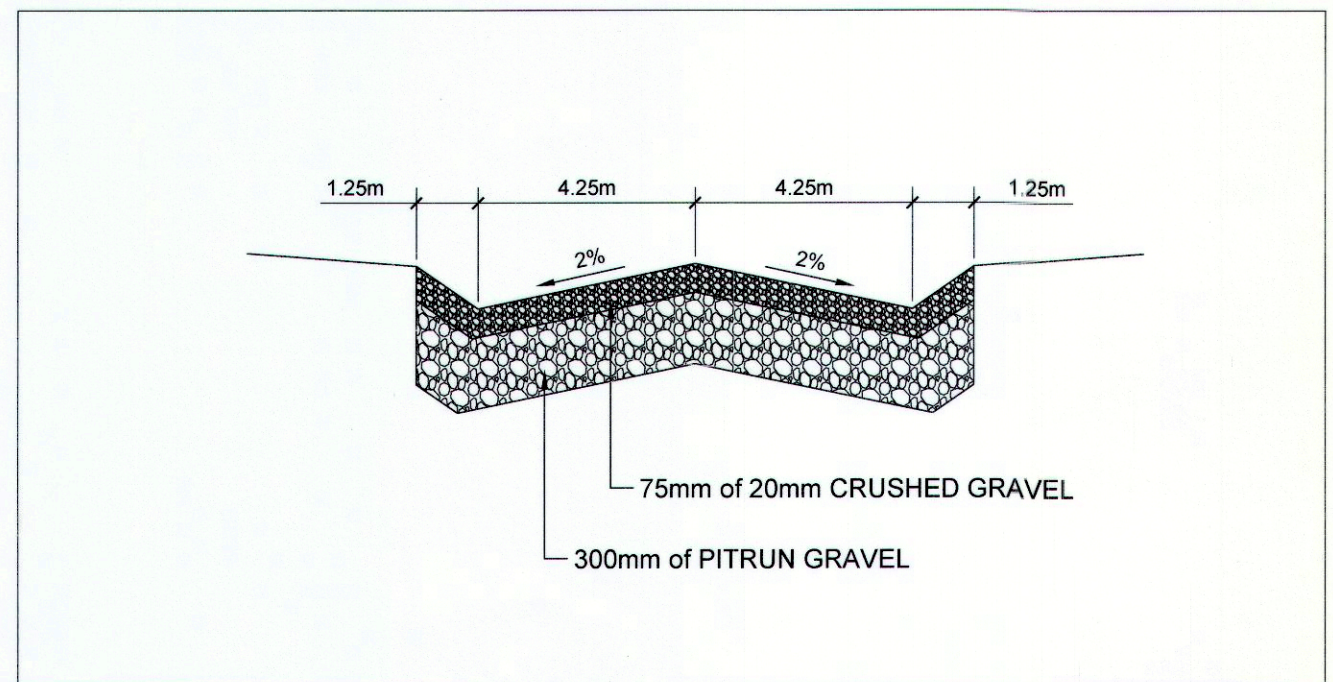
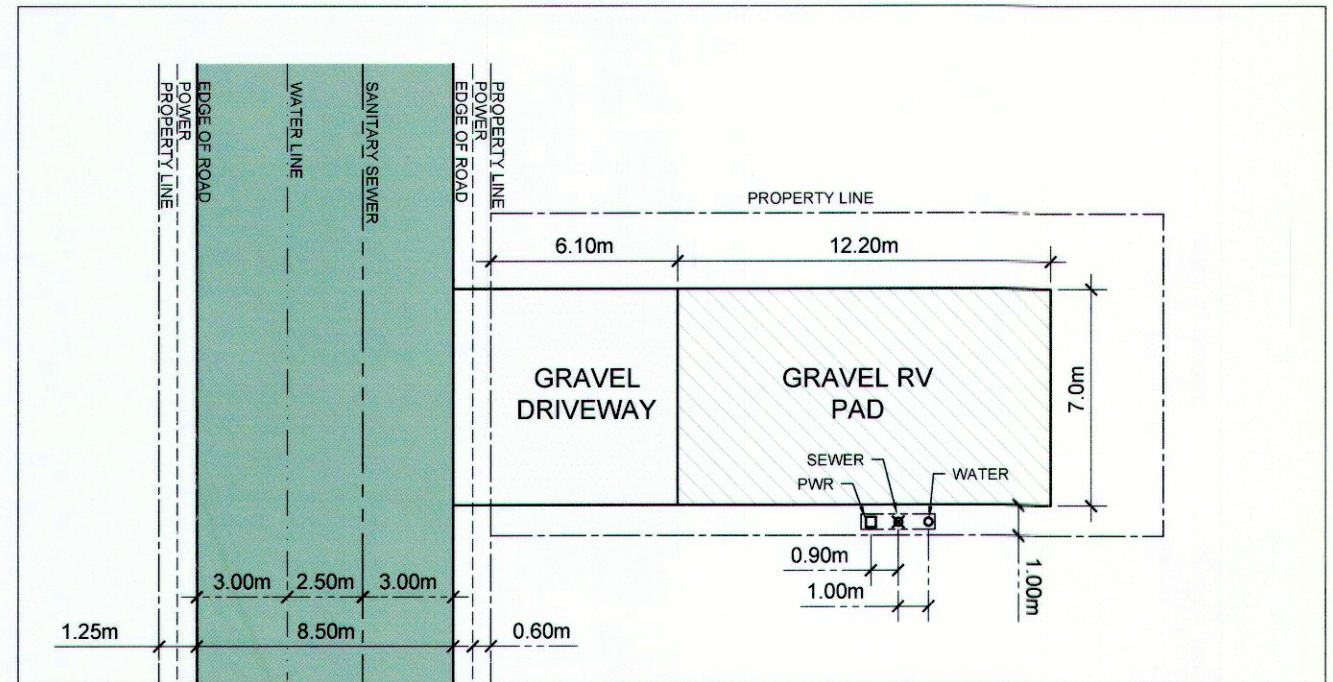
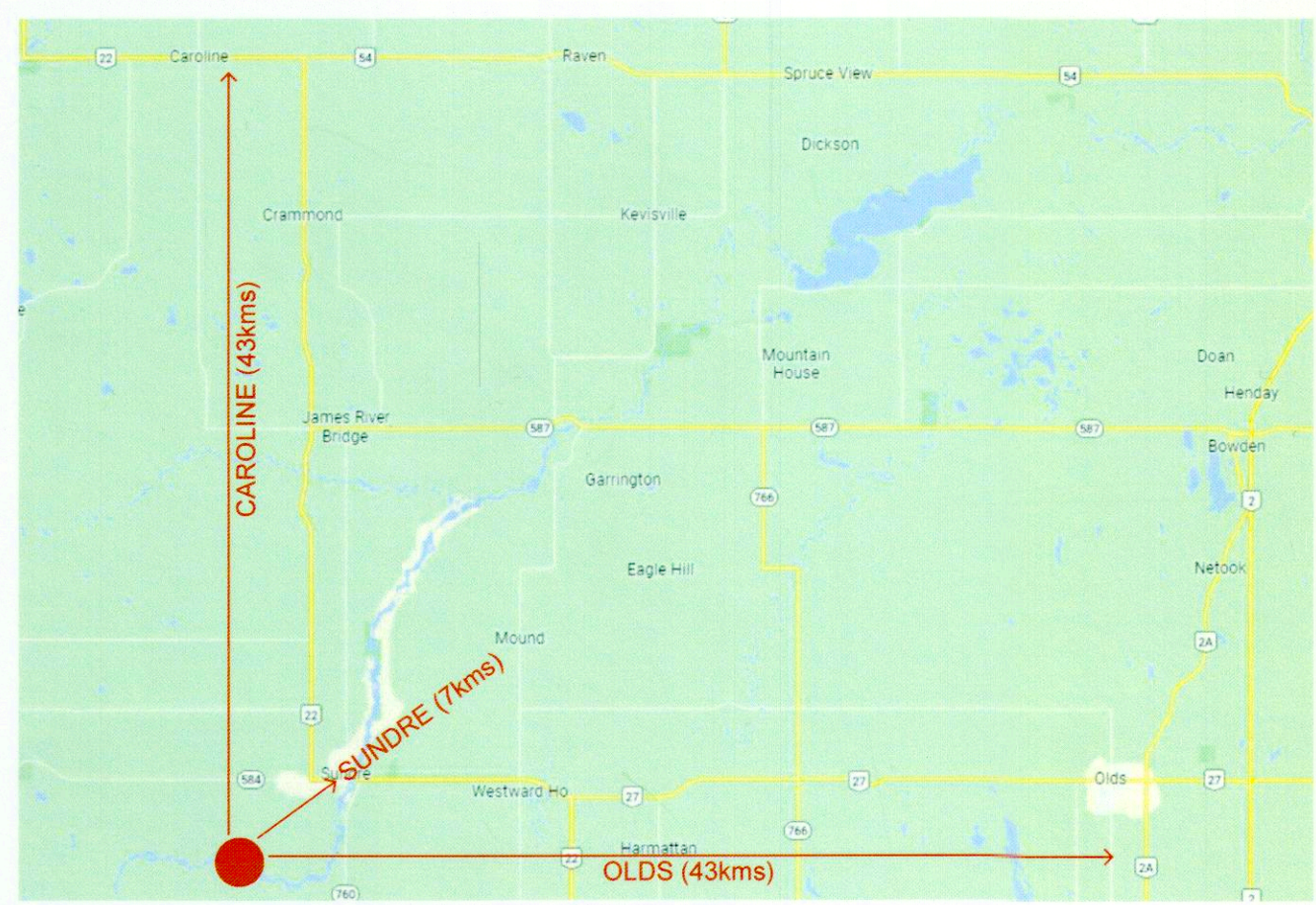
- A 187 lot RV development plan developed in three(3) separate phases.
  - Proposed office, laundry, washroom facility
  - Visitor parking
  - A recreational lake amenity
  - A nine-hole par 3 golf course addition
  - A 2.0 acre putting course
  - Internal pathway connections
1. The proposed development plan is the ultimate final build-out of the Coyote Creek RV development. This final development plan will see the Coyote Creek property expanded to complete the RV park and golf course in its entirety. Access to the proposed development will be via Township Road 323A, which will be upgraded to a standard necessary to sustain the volume and type of traffic expected to be generated by the proposed development. The development is considered compatible with adjacent land uses as it is a continuation of the same development theme and type that has currently existed at Coyote Creek for over 20 years. The proposed development will exercise the same environmental sensitivity as did the prior development plans with an emphasis on retention of native vegetation wherever possible and protection of the surface drainage and existing water features. The physical suitability/serviceability of the subject site has been proven through the prior development phases that were constructed and have served the tenants of the RV Park well.
  2. Roads leading to the proposed development (Township Road 323A) will be upgraded to a standard and into a condition necessary to sustain the volume and type of traffic expected to be generated by the proposed development.
  3. The attached Concept Plan/Development Permit Plan describes the proposed expansion plan in detail:
    - a. ~~A community Open House was held, displaying the above noted plan, on Saturday, September 16, at the Coyote Creek Clubhouse, over 100 people were in attendance and the plans were provided with a forum to participate and ask questions of the developers. A list of attendees is attached.~~

- b. The attached concept plan/Development Permit Plan details the internal circulation, road widths, pedestrian circulation, site access and egress, emergency access, parking areas, washroom & laundry facilities, site servicing (electrical and utility), recreational amenities (fishing pond & golf course) and individual RV lots.
- c. Access points to the development are limited to one entrance and one exit with one emergency exit point, to minimize interference with neighbouring/acreage landowners and traffic flow.
- d. The location of the single access point does not route traffic through residential areas.
- e. The access point is designed to accommodate two-way traffic and provides a clear unobstructed view for traffic and turning vehicles. Given that this is the end of Township Road 323A and there will be a relatively low volume of traffic and, as such, there has been no provision for acceleration and deceleration lanes.
- f. All proposed RV sites have clear access and identification for emergency services access.
- g. The proposed RV development is seasonal only May through October. No winter access.
- h. Visitor parking has been allocated near the main entrance to the development in close proximity to the RV site office. Guest parking layout and location will not interfere or present any pedestrian safety issues.
- i. The major recreational amenities/facilities, including a fishing pond and nine hole par 3 golf course, are located north and west of the proposed RV development as to not intrude on the privacy of lot users.
- j. Noise control measures will be implemented and compliant with the existing noise control measures that are currently enforced in the existing Coyote Creek RV Resort.
- k. The proposed RV resort has a gently curved, two-way centre spine roadway with loop roads for each of the three phases of development. The layout and design have been sensitive to the natural topography, vegetation, water features and site characteristics in order to retain as much of the native character for the prospective users.
- l. All facilities will meet public health regulations and be kept in a manner satisfactory to the health regulatory authority, as per the original Coyote Creek RV Resort which has always been compliant.
- m. If required, a map of the development will be posted at the RV site office entry point that clearly identifies internal roadways, lot numbers and parking areas for User convenience and in cases of emergency.
- n. If required, as part of the Development Permit Application, the proponent would provide regulations to support the operation of the facility.

The proposed RV park expansion completes the final development phase for the Coyote Creek Golf & RV Resort. We are confident that the Approving Authority will find this to be an appropriate and suitable use of the site after considering aspects such as accessibility, compatibility with adjacent land uses, environmental sensitivity and the physical suitability/serviceability of the site itself.



**OVERALL PLAN**  
SCALE: 1:2000



© Copyright  
This drawing is and at all times remains the exclusive property of Browning Design Inc. and shall not be used without their consent. The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. This drawing is not to be scaled and shall not be used for construction purposes until signed.

**Revisions**

| Description                   | No. | Date       | By |
|-------------------------------|-----|------------|----|
| Issued for Client Review      | 0   | 04/27/2023 | MS |
| Issued for Development Permit | 1   | 09/16/2023 | MS |

**Seals & Permits**  
The Alberta Association of Landscape Architects  
**GAYLE E. BROWNING**  
09-16-2023

**Notes**  
THE GOLF COURSE CONSULTANT reserves the right to make changes in the work to improve playability, strategy, or aesthetics at any time during the construction operation, as long as that construction operation is still in progress, at no cost to the OWNER, the GOLF COURSE CONSULTANT or any other professional associated with the project. Refer to specification for further clarification.

**Client**  
**COYOTE CREEK**  
GOLF & RV RESORT

**Project Title**  
**Coyote Creek Golf & RV Resort**

**Drawing Title**  
**DEVELOPMENT PERMIT PLAN**

|               |                |
|---------------|----------------|
| Project No:   | 22-14          |
| Date:         | 04/27/2023     |
| Designed By:  | GB             |
| Drawn By:     | MS             |
| Checked By:   | GB             |
| Scale:        | AS SHOWN       |
| Sheet:        | Issue/Revision |
| <b>DP-100</b> | <b>1</b>       |

# Open House Summary

Sunday, May 31st, 2026

The Coyote Golf Club and Coyote Creek RV Resort

## Purpose

Our purpose was to reintroduce development plans for the remaining quarter of undeveloped land on the east end of the Coyote Creek property to Coyote Creek residents and neighbouring landowners.

## In attendance from the project team

- Bruce Urban, Brandon Urban, and Al Ryz (COO) — Ownership
- Gary Browning — Development and golf course designer
- Jeff Jarvis — General Manager, golf course and resort
- Bruce Johnson - Construction Manager of Coyote Creek Resort

Following the presentation, the floor was opened for questions and discussion. Engagement was active, but few concerns were raised about the development itself. The substantive items are summarized below.

## Emergency response and evacuation

One attendee questioned whether the additional sites would compromise evacuation in an emergency. We addressed the concern on three fronts:

- Post-2013 flood improvements to Range Road 55 reduced erosion risk and improved evacuation capacity.
- Modern fire and flood alert applications on people's cell phones can now provide much earlier warnings to people in affected areas.
- The resort will maintain an internal communication protocol to relay official warnings without delay.

We expressed confidence that Township Road and Range Road 55 can accommodate safe evacuation at the expanded resort size.

## Traffic congestion

A landowner south of the resort raised concerns about future traffic volumes. Current conditions show minimal traffic on the access roads, and a roughly 50% increase in lots is not expected to produce congestion atypical of comparable developments.

## Comment sheets and overall sentiment

Comment sheets were distributed and people were encouraged to provide written feedback (attached). Only two were returned (also attached). Given the very limited number of concerns raised verbally and in writing, we are confident that the majority of attendees are comfortable with the proposed development plans.



**THE COYOTE**  
GOLF CLUB

The Coyote Golf Club invites you to an  
Open House

Date: **Sunday, May 31<sup>st</sup> at 3:00 pm**

Location: **The Events Tent of The Coyote Golf Club**

(Located next to The Coyote Golf Club Restaurant)

Our plan is to explain future Development Plans for the remainder of our undeveloped property located at N.E. 20-32-5-W5, to answer your questions and to gain your input. We hope you'll join us.

October 27, 2023

Proj. No.:  
CCG19

Coyote Creek Golf & RV Resort  
Box 1499  
Sundre, Alberta  
T0M 1X0

**Attention:** Bruce Johnson  
General Manager

## **RE: COYOTE CREEK FLOOD RISK ASSESSMENT**

Coyote Creek Golf & RV Resort is seeking to develop Phases 1, 2, and 3 for seasonal recreational RV leasing lots.

The Alberta Flood Map provided by the Government of Alberta GIS Mapping shows Phases 1-3 are within the floodway of the Red Deer River. As per Land Use Bylaw 9.12.1 a) (iii), development is allowed within the floodway for Recreational Vehicles in which conditional approval has been given prior to July 1<sup>st</sup>, 2015.

Land Use Bylaw 9.12.1 d) gives conditions for development within the flood fringe. Fill materials will be used specifically for the use of ensuring that development is above the 1:100 year design flood. Tagish Engineering is not specifying a setback requirement, as the entire development is currently within the floodway. Our recommended measures state freeboard levels, which act as a pseudo-setback. Flood levels can vary due to ice blocking or debris, a freeboard on items can help mitigate extenuating circumstances such as these.

The following measures are to be adhered to in order to minimize risk:

- 1) Accessory buildings must be less than 10.0m<sup>2</sup> as per 9.12.1 a) (iii). Leaseholders are to be informed that construction of accessory buildings may be prone to flooding and are built solely at their own risk. Where possible, these structures should be built above the 1:100 year flood level.
- 2) Floor level of permanent structures (such as the RV Site Office and Power Utility Metering Cabinets) are to be above the 1:100 year design flood levels. A minimum precautionary freeboard of 0.6m is recommended.
- 3) New development should be floodproofed. New mechanical, electrical services and equipment shall be designed and installed a minimum of 0.6m above the 1:100 year design flood, as per 9.12.1 d) (iii).
- 4) Sewer caps are to be installed a minimum of 0.2m above 1:100 year design flood levels to prevent infiltration into the existing sanitary system. Sanitary manholes are to be

installed above the 1:100 year flood elevation, or are to be waterproofed to prevent infiltration.

- 5) Coyote Creek Golf & RV Resort is responsible for shutting down the lift station during a 1:100 year storm (if adequate response time is available), to prevent stress to the downstream network.
- 6) All lots are temporary and Coyote Creek must explain the risks to tenants and assist them in leaving the area during a major storm event.

The following approximate maximum flood levels have been procured from Alberta Floods GIS, referencing the McDougal Flats Flood Hazard Study (May 2015). Phase 1 has a flood level elevation of 1110.92, Phase 2 has a flood level of 1110.70, and Phase 3 has a flood level of 1110.40.

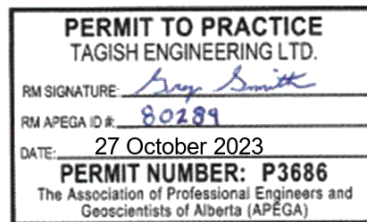
A stormwater management plan has been requested by Mountain View County. It is recommended that this plan be developed in unison with a grading plan for the development area, in order to properly assess the fill quantity required to ensure the development is above the 1:100 design storm level. The volume of fill material will likely need to be balanced with material removed in order to maintain existing floodway elevations and not impact downstream land users.

**Yours truly,**

**TAGISH ENGINEERING LTD.**



27 October 2023



**Greg Smith, P.Eng.**

Principal Engineer

M:\Developers\Coyote Creek Golf & RV Resort\CCG19\_20231015\_FloodFringeLetter.docx