



April 23, 2025

File No.: PLRD20250113

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Redesignation**

**Applicants:** RINGLAND, Lexie & JONES, Dylan

**Landowner:** JONES, Harry Colin

**Legal:** NE 11-33-5-5

**From:** Agricultural District (A)  
**Proposed Redesignation Area:**

**To:** Parks & Recreation District (P-PR)  
**18.32 acres (7.41 hectares); and**

**From:** Agricultural District (A)  
**Proposed Redesignation Area:**

**To:** Agricultural (2) District (A(2))  
**69.43 acres (28.10 hectares)**

**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 approval on the above noted property. You are an adjacent landowner to this property and, as such, we are required to notify you of this application. A copy of the application can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comments.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to May 23, 2025. Comments may be sent to the Planner by:

**Email:** [dgonzalez@mvcounty.com](mailto: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 comments 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@mvcounty.com](mailto:dgonzalez@mvcounty.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 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





# Mountain View COUNTY

## Location, Land Use, Ownership & Circulation

### Legend

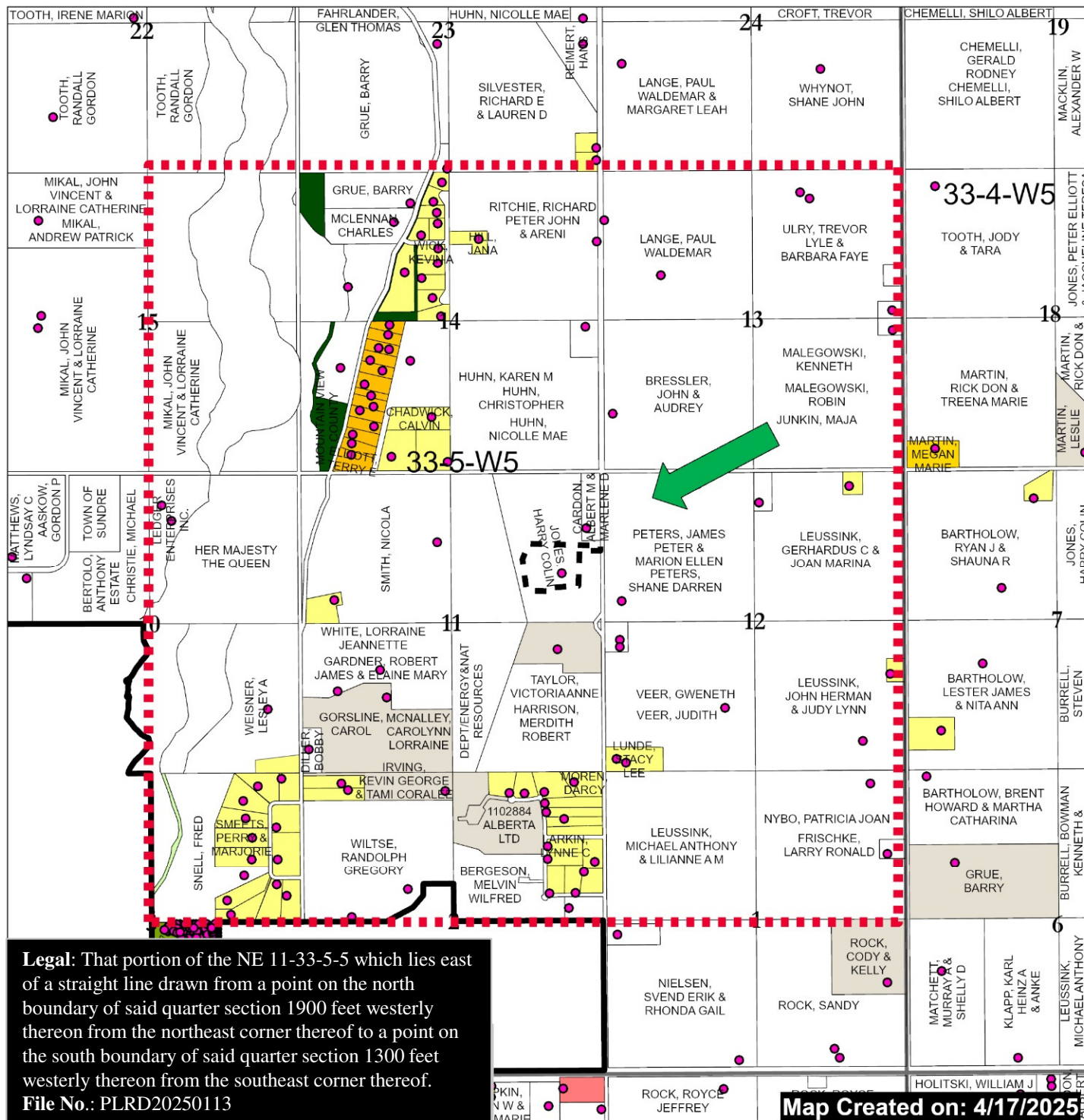
- Rural Address
- Proposed Redesignation
- Boundary
- Land Use Zoning
  - Agricultural District (A)
  - Agricultural (2) District (A(2))
  - Country Residential District (R-CR)
  - Country Residential (1) District (R-CR1)
  - Residential Farmstead District (R-F)
  - Local Commercial District (C-LC)
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





**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

33-5-W5

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.: PLRD20250113

Map Created on: 4/16/2025





## Site Dimension

### Legend

- Application Location**

  - Red circle
  - Pink circle

**Rural Address**

  - Pink circle

**Gas Plants, Battery Sites, etc.**

  - Orange factory icon
  - Blue circle
  - Blue square
  - Yellow rectangle
  - Black rectangle with white diagonal line
  - Green triangle
  - Brown triangle

**Pipelines**

**SUBST\_A**

  - Green line
  - Light blue line
  - Yellow line
  - Magenta line
  - Grey line
  - Dark blue line
  - Green dotted line
  - Orange line
  - Blue line
  - Red line
  - Brown dashed line
  - Purple dashed line

**Legend Text:**

  - CRUDE OIL
  - FRESH WATER
  - FUEL GAS
  - HVP PRODUCTS
  - LVP PRODUCTS
  - MISCELLANEOUS LIQUIDS
  - NATURAL GAS
  - OIL WELL EFFLUENT
  - SALT WATER
  - SOUR NATURAL GAS
  - UNKNOWN
  - <all other values>



0 12.5 25 50 75 100 125 150 175 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**

**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.:** PLRD20250113

*Note: Air Photo was captured in 2022*

**Map Created on: 4/16/2025**





**Mountain View**  
COUNTY

## 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](http://www.mountainviewcounty.com)

File Number PLRD20250113

### 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 #: [REDACTED] Email: [REDACTED]

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

Address: [REDACTED] Postal Code: T0M1X0

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

Fax #: [REDACTED] Email: [REDACTED]

## PROPERTY DETAILS

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

All/part of the NE  $\frac{1}{4}$  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 ( $\pm$ ) / \_\_\_\_\_ hectares ( $\pm$ )

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

☐ Residential Farmstead

☐ Other \_\_\_\_\_

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

☐ Recreational ☐ Industrial ☐ Direct Control

☒ Other Parks and Recreation

Number of new parcel(s) proposed: 0

Size of new parcel(s) proposed: 18 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 ☒ No

If yes, the adjoining municipality is: \_\_\_\_\_

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? ☐ Yes ☒ No

If yes, the highway number is: \_\_\_\_\_

c. Is there a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine within 800 meters of the proposed parcel? OR does the proposed parcel or surrounding lands contain or is it bounded by a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? ☐ Yes ☒ No

If yes, state its name: \_\_\_\_\_

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☐ Yes ☒ 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 ☒ 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):

Please see the Event Centre Concept Plan



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.*



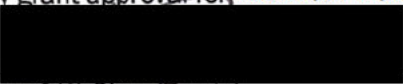
## APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

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

All/part of the NE  $\frac{1}{4}$  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

  
Landowner(s) Signature(s)

February 18, 2025  
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 T0M 0W0 Ph: 403-335-3311*

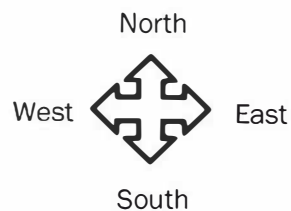
### PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

- ☒ Approximate dimensions and location of proposed redesignation/subdivision area.
- ☒ Buildings and structures on the property,
- ☒ Proposed and existing roadways, driveways, and approaches.
- ☒ Proposed and existing water wells and septic systems.
- ☒ Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

The below square may be used to represent a  $\frac{1}{4}$  Section or an acreage

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





- black pen border = proposed redesignation property (approx 11.5 acres.)
- Existing farm shop and proposed Event Centre are the only buildings.
- Red pen = existing driveway
- ■ = Existing septic systems ■ = existing water well
- ■ = Natural Hill within the yellow highlighted circle.



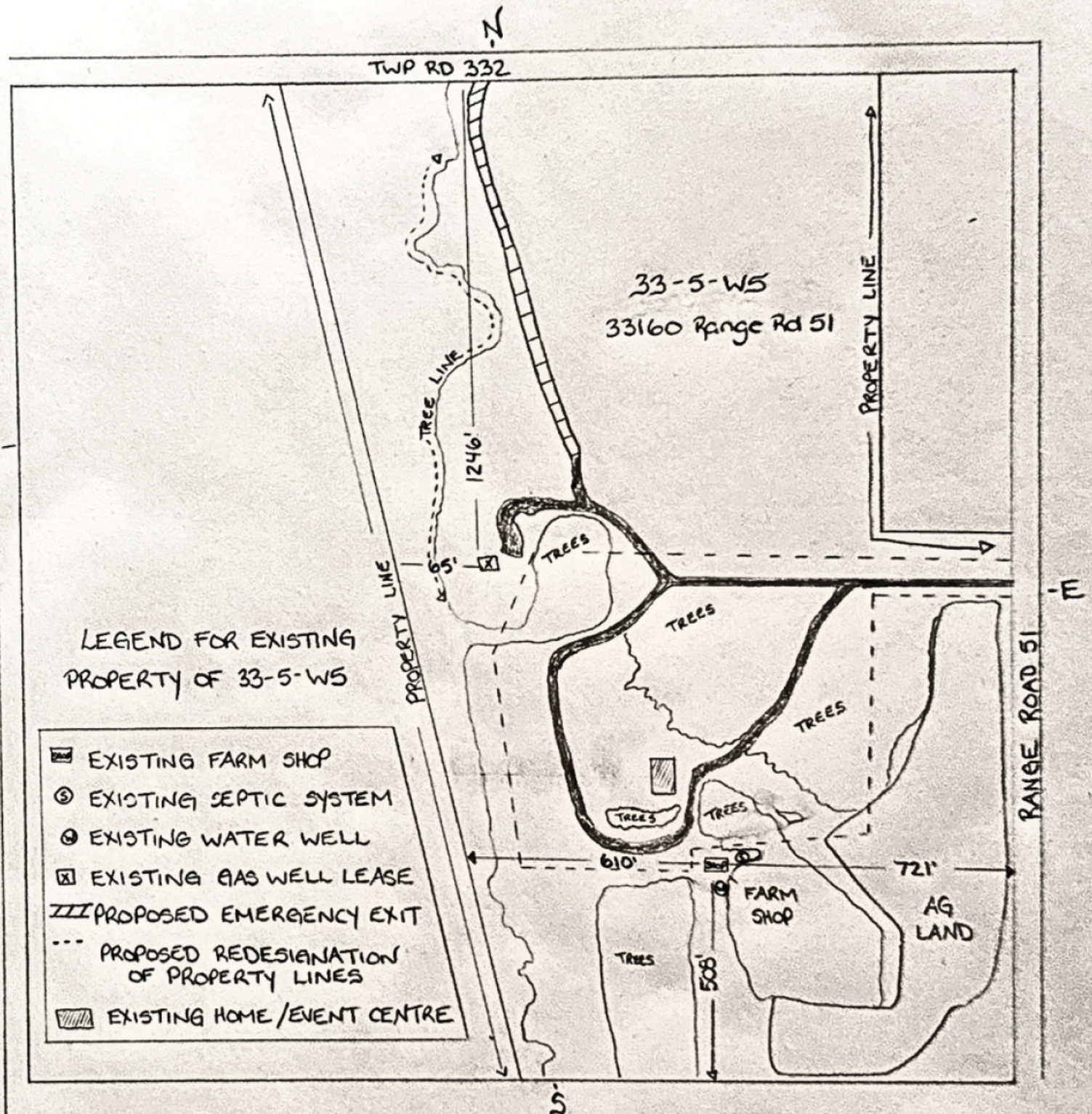
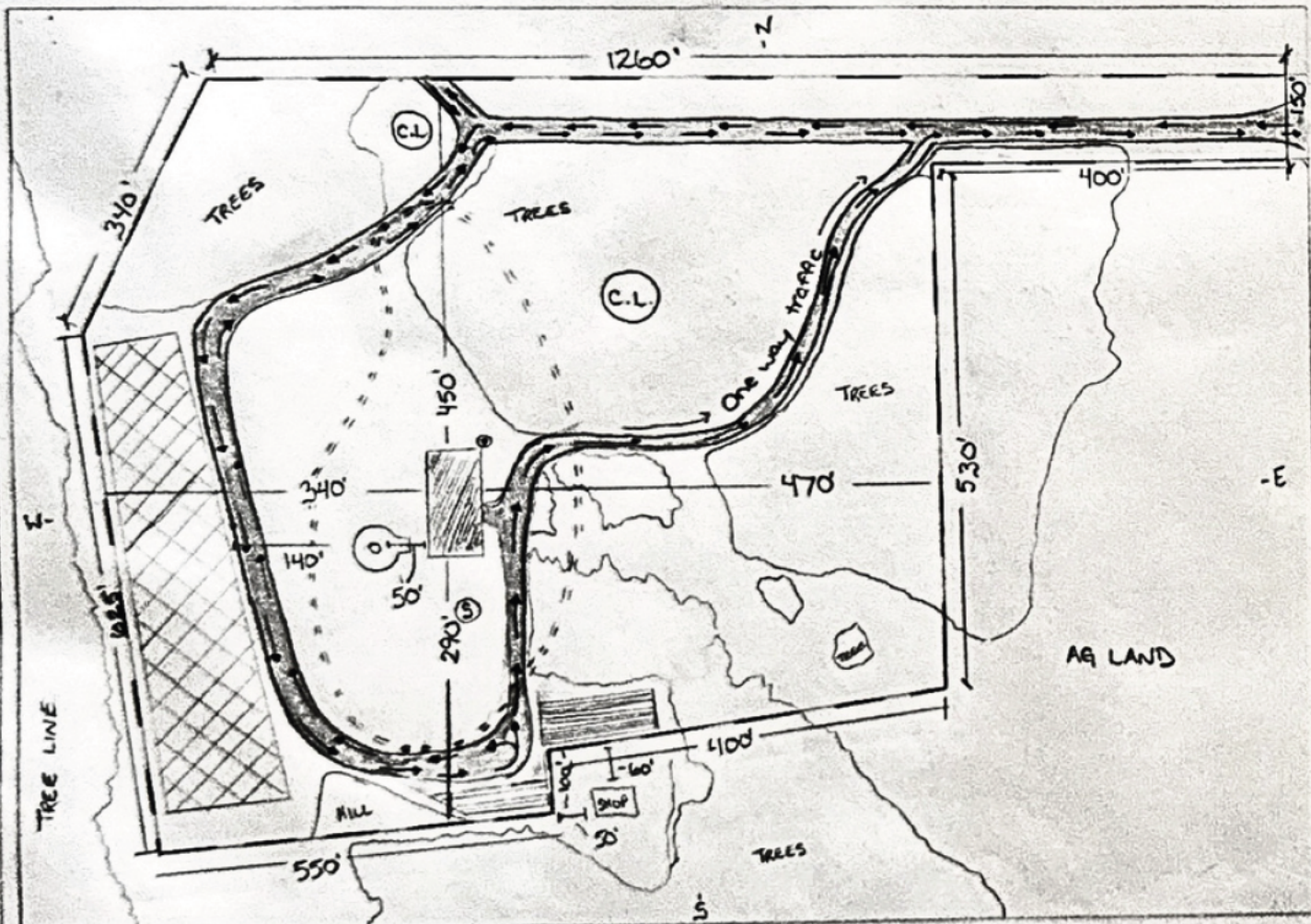
RANGE RD 51

- ■ Proposed dry lot camping within green square west of event centre.
- ■ Proposed parking area
- ■ Designated communal Fire Pit
- ■ Designated porta potty area (North side of Event Centre building).



# 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
- [Thick Line] EXISTING DRIVEWAY
- [Diagonal Lines] PROPOSED DRY LOT CAMPING AREA - WEST OF EVENT CENTRE
- [Horizontal Lines] PROPOSED PARKING LOT AREA
- Ⓢ EXISTING SEPTIC
- Ⓞ DESIGNATED PORTA POTTY AREA (NORTH SIDE OF EVENT CENTRE)
- Ⓢ PROPOSED OUTDOOR CEREMONY LOCATIONS
- NATURAL HILL WITHIN DOUBLE LINED CIRCLE
- Ⓢ EXISTING - DESIGNATED COMMUNAL FIREPIT AREA
- ↔ TWO WAY TRAFFIC



ROSEWOOD HOMES & DESIGN INC.  
DESIGNED BY

CLIENT : LEXIE RINGLAND

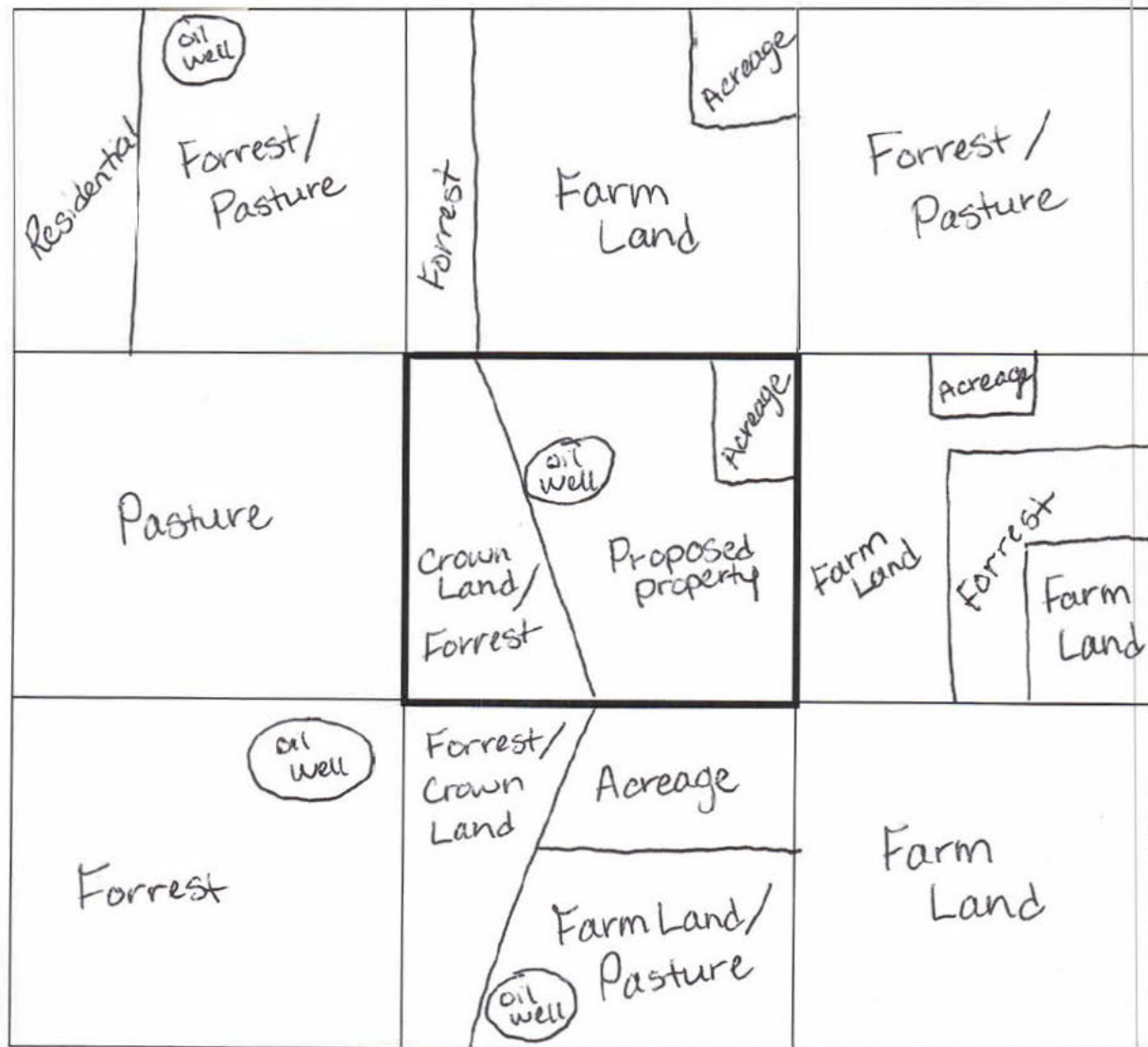
ADDRESS - 33160 RANGE RD 51

DATE MAR. 24/25



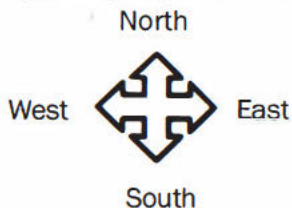
# **SURROUNDING LAND USE MAP**

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.**





# Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 2/4/2025

## Legend

### Abandoned Well

#### Abandoned Wells



#### Revised Location



#### Revised Location Pointer



### Access

#### Paved Road (20K)

Primary Divided

Primary Divided

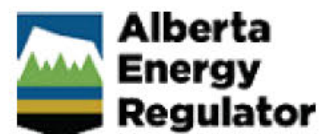
## Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9027.977411

0 400 800 ft

Projection and Datum:  
WEB MERCATOR AUS SPHERE





33160 Range Road 51

# CONCEPT PLAN

Lexie Ringland

Steel and Stone Event Centre



## Table of Contents

1. **Existing Situation**
  - a) Existing Land Use, Ownership, and Development
  - b) Topography, Geotechnical, Hydrological, Hazard, and Environmental Conditions
  - c) Existing Servicing Arrangements, Utilities, and Transportation Routes
2. **Local Development Matters**
  - a) Proposed Uses of Lands within the Concept Plan Area
    - Event Centre
    - A-frame House
    - Types of Events we could Accommodate
    - Outdoor Ceremony Sites
    - Un-serviced Self-contained Accommodations
    - Porta Potty Area
    - Parking Area
    - Communal Fire Pit
    - Signage
    - Additional Considerations
  - b) Proposed Parcel Size and Density
  - c) Proposed Internal Road Hierarchy and Impacts on Road Networks
  - d) Reserve Dedication Strategy and Environmental Protection Measures
  - e) Proposed Servicing Arrangements
3. **Requirements of Section 10.8 (Event Centre) of the Land Use Bylaw**
4. **Community Feedback and Addressing Concerns**



## Event Centre Concept Plan @ 33160, Range Road 51

### 1. 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 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.

The surrounding properties are primarily agricultural, with some residential acreages nearby.

#### *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 Equus.
- Access to the property is via Range Road 51, which connects to Highway 27 and Township Road 332.

---

## 2. Local Development Matters

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

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

#### 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 in-house bar stocking and tending available as an optional service.

- A single-use washroom is available inside the centre 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.
- There are three exterior man doors, four sunshine bay doors, and one interior door connecting the centre to the house.

### A-frame House

- The house is attached to the event centre and will be included as part of the 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 guests.

### Types of Events

- 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 renter's responsibility.

### Un serviced Self-contained Accommodations

- A 2-acre open field (west of the event centre) will be designated for un serviced self-contained accommodation units.
- The area will accommodate 25-40 sites, each 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.

### Portable Washroom Area

- Portable washrooms will be mandatory for events, as this is the only means of washroom for event guests.
- Per Alberta Health Services' Special Events Organizer Package. For 151-200 people, a minimum of six toilets is required.

- Handwashing stations: 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 drive space, turning space, and buffer zones for pedestrian 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 4ft 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 30 guests.

### 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

- 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.
- As this event centre is also our home, our family will vacate the space during rental periods, granting renters exclusive use of the property.
- On site security will be present during events.
- All off-site dogs must be always kept on a leash.

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

- The proposed area will cover approximately 18+/- 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.

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

- The proposal is located 1¾ miles north 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.

*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.

*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 is NOT intended to provide 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 Sundre Out West Truck & Car Wash, ensuring proper disposal.
- The Power to property is provided by Equus.

---

### 3. 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 public space.
  - 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 will take place.
- **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.

#### Community Considerations:

- **Traffic & Noise Management:** Events will adhere to operational hours, and on-site self-contained accommodations will reduce late-night traffic on rural roads. Additionally, we will work with guests to encourage responsible 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:**

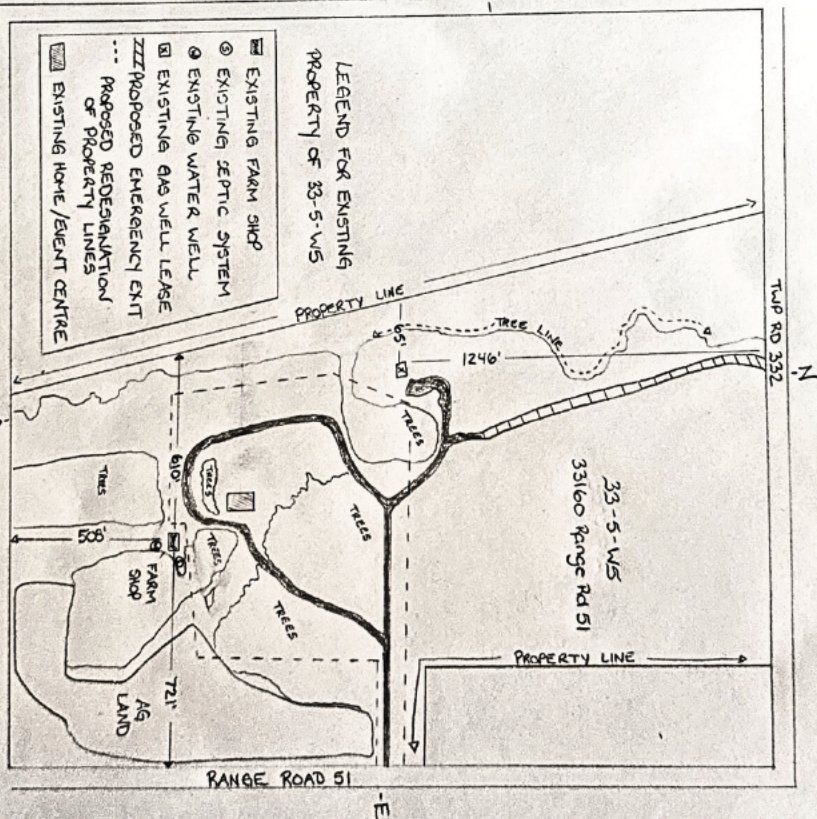
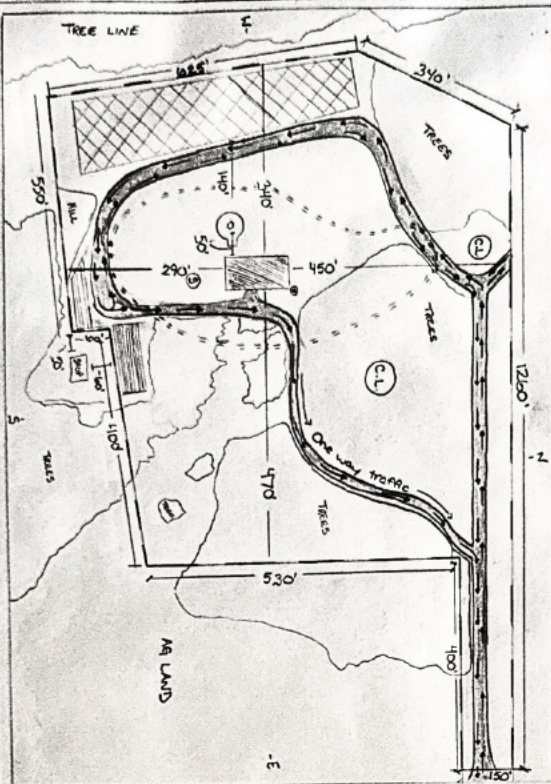
- 

By implementing these measures, we are committed to ensuring that the event centre operates harmoniously within the local environment and community.

- 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 two pages.

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

- PROPOSED REDESIGNATION PROPERTY LINES (APPROX 18 ACRES +/-)
- EXISTING HOME / PROPOSED EVENT CENTRE
- EXISTING DRIVEWAY
- PROPOSED DRY LOT CAMPING AREA - WEST OF EVENT CENTRE
- PROPOSED PARKING LOT AREA
- EXISTING SEPTIC
- DESIGNATED PORTA POTTY AREA (NORTH SIDE OF EVENT CENTRE)
- PROPOSED OUTDOOR CEREMONY LOCATIONS
- NATURAL HILL WITHIN DOUBLE LINED CIRCLE
- EXISTING - DESIGNATED COMMUNAL FIRE PIT AREA
- TWO WAY TRAFFIC



ROSEWOOD HOMES & DESIGN INC.  
DESIGNED BY

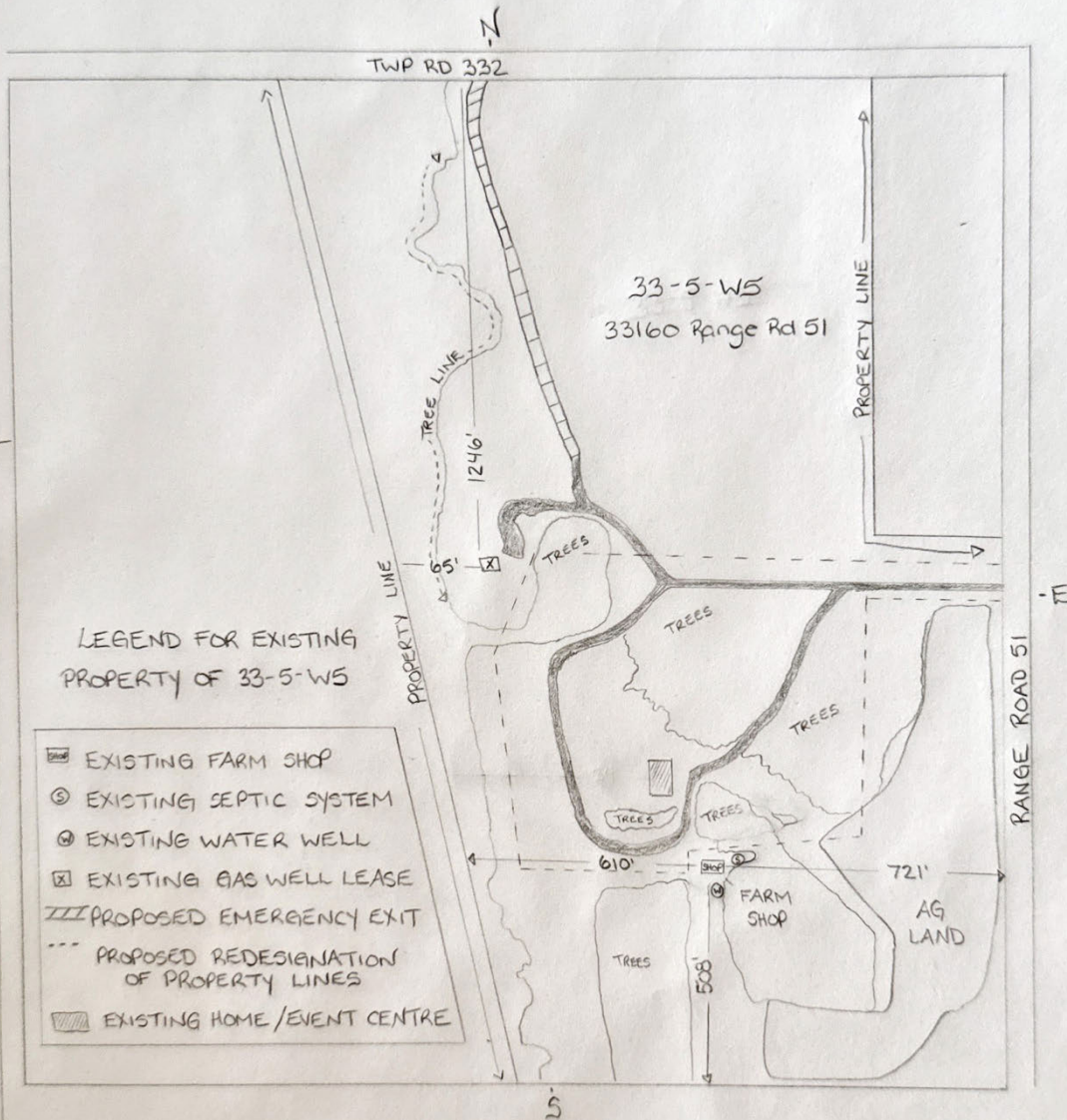
CLIENT: LEXIE RINGLAND

ADDRESS: 33160 RANGE RD 51

DATE MAR. 24 / 25



# H EVENT CENTRE / WEDDING VENUE



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 above.
    - Emergency access will be the one and only entrance on the property.
    - 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 after the rental period is over.
    - Pedestrian circulation will remain within the event centre property, with signage posted for key areas.
  - c. *number of anticipated attendees, including staff members, volunteers, etc.,*
    - The anticipated capacity of attendees is two hundred, including event staff. 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.
    - An emergency exit route will be established through the north field, connecting to the dead-end road on Twp Rd 332 off Range Road 51.
  - e. *days and hours of operation, and*
    - Hours of Operation: Sunday-Thursday: 9am-5pm, Friday-Saturday: 9am-12am
  - 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 Centre.
- 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.*
  - If deemed necessary, we are committed to taking the steps to enhance road safety in the area. Specifically, we are open to implementing additional pedestrian road signage to

Range Road 51 to alert drivers the presence of foot traffic, encourage reduced speeds, and enhance overall roadway awareness.

- 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. This is addressed under the Concept Details of section 2. A). Un serviced self-contained accommodations.



#### 4. Community feedback and addressing concerns

January 28, 2025

Lexie and Dylan Jones,

Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1.

*Resident*

*Burke + Audrey Brossler*

*Larry + Branka Ush*

*Peter Ritchie*

*Kevin Ritchie*

*Marty Lange*

*Tim + Darlene Hanoma*

*John & Lyana*

*Knocken & Larkin*

*Bruce & Ann Grant*

January 28, 2025

Lexie and Dylan Jones,

[REDACTED]  
Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1.



January 28, 2025

Lexie and Dylan Jones,

[REDACTED]  
Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1.

*Jim & Marion Peters*

January 28, 2025

Lexie and Dylan Jones,  
[REDACTED]  
Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1.

*Albert & Marlene Cardon*

*Suzanne Comfort for Judy Veer & the late  
RR51 Given Veer.*



January 28, 2025

Lexie and Dylan Jones,

Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1.

January 28, 2025

Lexie and Dylan Jones,

[REDACTED]  
Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1.

*M.R. (Butch) Hansen*



January 28, 2025

Lexie and Dylan Jones,

Sundre, AB T0M1X0

To Lexie and Dylan,

We would like to thank you for your information package on your proposed event centre.

After speaking with the surrounding neighbors, the total consensus is "no". Although you have addressed many concerns there are still several things that need to be considered:

- There are two very close neighbors that suffer with breathing problems and are on continuous oxygen to survive. Bonfires could and would be detrimental to our health.
- Post development would devalue the surrounding properties.
- It would be extremely difficult to control noise levels even with a berm. Dogs, vehicles, music, etc.
- It would increase traffic to a point where it could become dangerous.
- We suppose liquor would be involved and some of the guests would possibly be driving home after the festivities.

We certainly do not want to squash your dreams, but when we all purchased our properties, we had dreams of living in a peaceful farming community (quiet, peaceful and neighborly).

On RR 5.1 there are 20 to 25 homes that would be affected if the event centre went forward.

We hope you take into consideration our concerns we have mentioned above.

Residences of RR5.1

*Victoria X Taylor*  
(L.H.)



Lexie Ringland [REDACTED]

---

## Event Centre

2 messages

Gillian Stauffer [REDACTED]

Wed, Jan 29, 2025 at 1:02 PM

To: [REDACTED]

Hi Lexie and Dylan,

My name is Gillian, I live at [REDACTED] RR51, about 2km from the event centre you sent out a letter for. We didn't receive a letter but we were notified from our friends that live on the river road and sent a copy.

I saw in the letter that sound monitoring will be implemented to minimize noise disturbance. I was wondering if you could pass along more information on this?

We used to hear music coming from the property on Township 334 that hosted events (between 51 and 50), which is also about 2km away from us as well. We often could hear the bass sitting inside our home. We're a little worried the same situation would occur with an event centre.

I was also wondering if you could provide information on the traffic management plan you mentioned? While we are further south on RR51 and likely won't see much of the traffic, we do frequently walk and utilize RR51 for biking and walking our dog (and frequently go past your area). We currently have problems with people speeding past us and have been close to getting hit a couple of times, so the added traffic is a bit of a concern for us.

I appreciate you sending out the letter and providing the neighbours an opportunity to ask questions!

Thanks!  
Gillian

---

Lexie Ringland [REDACTED]

Wed, Jan 29, 2025 at 3:21 PM

To: Gillian Stauffer [REDACTED]

Dear Gillian,

Thank you for reaching out, I appreciate you taking the time to review the letter and share your concerns. The County mailed the letters on our behalf to neighbours within a 1 mile radius, so we were not in control of who received them. I'm happy to provide more details on both the sound monitoring and traffic management aspects of our proposal.

Regarding **sound monitoring**, we will be committed to minimizing noise disturbance for our neighbors. We plan to implement a combination of measures, including:

- On site security personnel will be present during events to monitor all aspects including noise.
- Adding noise absorbing materials to the interior of the event centre.
- All music will be hosted inside the Event Centre.
- Establishing cut-off times for amplified music to prevent late-night disturbances.

We understand your concern, particularly given past experiences with sound carrying in the area. Our goal is to ensure that music and event noise remain controlled to minimize impact on nearby residents.

For **traffic management**:

- Clearly marked entry and exit point.

- Designated parking area within our property.
- We will ask the County for help with a traffic management plan for RR51.

At this early stage of the application process, it is difficult to predict the exact number of guests and events we could be hosting. The frequency and scale of events will depend on several factors, including demand, seasonal variations, and our approval process.

We will have an approval process in place for anyone looking to rent our venue. This process will ensure that events align with our policies. We will carefully review each request based on the type of event, expected attendance, and adherence to guidelines to ensure responsible use of the space. As this is also our home after all.

We understand your concerns about pedestrian safety, if you have any additional questions or suggestions, I'd be happy to discuss them further. We appreciate the feedback as we want to ensure we develop an event centre that is respectful of the community.

Best regards,  
Lexie

[Quoted text hidden]



Lexie Ringland [REDACTED]

---

## Event Center Proposal

3 messages

---

Lynne Larkin [REDACTED]

Thu, Jan 30, 2025 at 10:06 AM

To: [REDACTED]

Hi Lexi and Dylan,

Thankyou for your very well thought out proposal.

My only querie is how much more traffic is there going to occur on Range Rd 51.

Thus far Range Rd has been fairly good with just local traffic coming and going.

This does have to get County approval I believe.

We thought we would send you our input on your Proposal.

Thankyou.

Sent from my iPhone

---

Lexie Ringland [REDACTED]

Thu, Jan 30, 2025 at 5:10 PM

To: Lynne Larkin [REDACTED]

Dear Lynne,

Thank you for reaching out, I appreciate you taking the time to review the letter and share your question.

At this early stage in the application process, it is difficult to predict the exact volume of additional traffic on Range Road 51. The frequency and scale of events will depend on several factors, including demand, seasonal variations, and our approval process.

We will have an approval process in place for anyone looking to rent our venue. This process will ensure that events align with our policies. We will carefully review each request based on the type of event, expected attendance, and adherence to guidelines to ensure responsible use of the space. As this is also our home after all. I wanted to share that so you may get a feel for our intention with this space.

With this being an entirely new venture for us, we suspect it will take time to establish any traction. And are still unsure as to whether people will feel called to utilize this Centre for weddings or other events. However, we would like to give it our best shot. Which requires us to Re-Zone the portion of our property that would be intended for use.

If you have any additional questions, I'd be happy to discuss them further. We appreciate the feedback as we want to ensure we develop an event centre that is respectful of the community.

Best regards,  
Lexie

On Jan 30, 2025, at 10:06AM, Lynne Larkin [REDACTED] wrote:



[Quoted text hidden]

---

**Lynne Larkin** [REDACTED]  
To: Lexie Ringland [REDACTED]

Fri, Jan 31, 2025 at 2:23 PM

Hi Lexi,

Thankyou for responding to my query.

Lynne and John

Sent from my iPhone

On Jan 30, 2025, at 5:10 PM, Lexie Ringland [REDACTED] wrote:

[Quoted text hidden]



Lexie Ringland [REDACTED]

---

## Steel and Stone Event Centre

2 messages

---

**Larry Frischke** [REDACTED]

Tue, Jan 28, 2025 at 10:41 PM

To: [REDACTED]

Hi Lexie & Dylan,

We have no objection to your event centre proposal. We wish you all the best with the proposed construction and the success of your venture out into the future!!

Your neighbors out east,  
Larry Frischke & Joan Nybo

---

**Lexie Ringland** [REDACTED]

Wed, Jan 29, 2025 at 1:57 PM

To: Larry Frischke [REDACTED]

Hello Larry & Joan.

Thank you for your kind words and support regarding our event centre proposal. We truly appreciate your encouragement and well wishes.

Warm Regards,  
Lexie

[Quoted text hidden]

---

## Addressing community concerns

*How will the proposal have minimal impact on all neighbors?*

- A green barrier will surround the entirety of the event centre. No trees will be removed, only added.
- Absolutely no trespassing onto crown land or neighboring property will be allowed or tolerated.
- On site security will be present to monitor and ensure adherence to the guidelines during events.
- Exterior lighting will be pointed towards key areas of the property for on-site safety. Lighting will be directed into the property, rather than outwards.
- Road safety will be taken seriously, and we are willing to proceed with further measures that may increase safety adherence for all.