



December 01, 2022

File No.: PLRD20210457

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Water Valley/Winchell Lake ASP Figure 2 Amendment

Applicant: David Allen, Situated Consulting Corp.

Landowners: DEBNAM, Michael Douglas and MCCULLAUGH, Michael Warren

Legal: NE 10-29-5-5

From: Agricultural (2) District (A(2)) To: Direct Control District (DC)

Proposed Redesignation Area: 40.41 acres (16.35 hectares)

Concurrent ASP Amendment: Map Amendment Figure 2

You are receiving this notification letter because there is a proposal for redesignation (a change of land use) and a concurrent Area Structure Plan (ASP) Figure 2 Amendment, 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 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, Concept Plan and Draft Direct Control District can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comment.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to January 03, 2023. Comments may be sent to the Planner by:

Email: dgonzalez@mvcounty.com; or

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

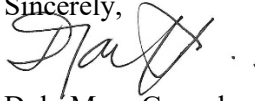
Mail: Postal Bag 100, Didsbury AB T0M 0W0

Include your contact information including your mailing address, telephone number, and email address so that we may provide you with notice of meetings regarding this file. Your letter will be provided to the appropriate Approving Authority when it considers this application and will become part of the public record for this file. In addition, your letter will be shared with the landowner and/or the applicant.

Written comment will only be used for this redesignation and subdivision 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.

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

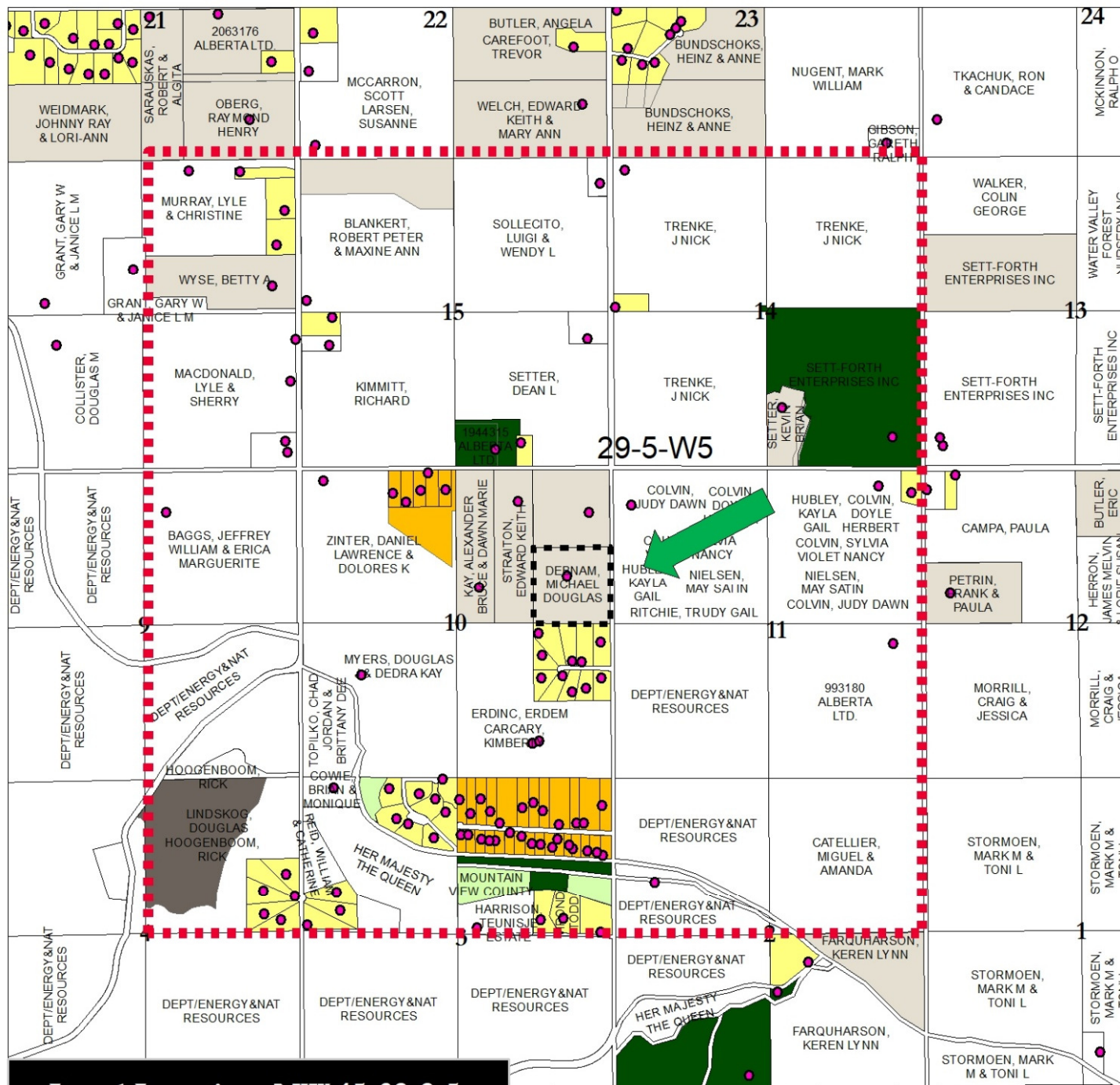
- Rural Address
- Proposed Redesignation Boundary
- Land Use Zoning**
 - Agricultural District (A)
 - Agricultural (2) District (A(2))
 - Country Residential District (R-CR)
 - Country Residential (1) District (R-CR1)
 - Residential Farmstead District (R-F)
 - Local Commercial District (C-LC)
 - Business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



Legal Location: NW 15-32-2-5
File No: PLRD20210457

Map Created on: 2021-11-16



Mountain View
C O U N T Y

REDESIGNATION & SUBDIVISION APPLICATION

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

CONTACT DETAILS

NAME OF APPLICANT: David Allen, Situated Consulting Corp.

Address: Suite 300, 4838 Richard Road SW **Postal Code:** T3E 6L1

Phone #: 403.463.1027 **Alternate Phone #:** _____

Fax #: _____ **Email:** David@situated.com

LANDOWNER(S) (if applicant is not the landowner): Michael Douglas Debnam (Michael Warren McCullough)

Address: _____ **Postal Code:** _____

Phone #: _____ **Alternate Phone #:** _____

Fax #: _____ **Email:** _____

PROPERTY DETAILS

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

All/part of the NE $\frac{1}{4}$ Sec. 10 Twp. 29 Range 5 West of 5 Meridian

Being all/parts of Lot _____ Block: _____ Plan _____

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 40.41 acres (\pm) / 16.34 hectares (\pm)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential ☐ Recreational ☐ Industrial
☐ Direct Control ☐ Highway Commercial ☐ Business Commercial

c. To Land Use District: ☐ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead
☒ Recreational ☐ Industrial ☐ Direct Control
☐ Local Commercial ☐ Business Park ☐ Aggregate Extraction/Processing

Number of new parcels proposed: NA

Size of new parcels proposed: NA 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. Does the proposed parcel 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: Un-named lake, stoney creek

d. Is the proposed parcel within 1.5 km of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: _____

e. Is the proposed parcel within one (1) mile of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ No ☐ Unknown

3. **REASON FOR REDESIGNATION/SUBDIVISION** (please give us the reasons for your application and how they support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):

To accommodate a unique and accessible "Glamping" development to serve local and regional guests.

See accompanying report.

4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:** Land does not require subdivision

Describe the nature of the topography of the land (flat, rolling, steep, mixed): _____

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): _____

Describe the kind of soil on the land (sandy, loam, clay, etc.): _____

5. **EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED:** Land does not require subdivision

Describe any buildings, any structures & any businesses on the land. Are they to remain or be demolished or removed?

6. **WATER AND SEWER SERVICES**

Is the proposed subdivision to be served by a water distribution system and a wastewater collection system?

☒ Yes ☐ No

Has proof of water been established? ☒ Yes ☐ No

If not, describe the manner of providing water and sewage disposal to the proposed subdivision.

7. **ABANDONED OIL/GAS WELLS:**

Is there an abandoned well on the property? ☐ Yes ☒ No

If yes, please attach information from the 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.

AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, Michael Douglas Debnam (Michael Warren McCullagh)
Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the NE $\frac{1}{4}$ Section 10 Township 29 Range 5 West of 5 Meridian
Lot: _____ Block: _____ Plan: _____

do hereby authorize: Situated to act as Applicant 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)

November 28, 2022

Date

La

November 28, 2022

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, Michael Douglas Debnam 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

METHOD OF PAYMENT

Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number _____ ☒ Visa ☐ M/C

For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ Long Range Planning Fee: \$ TOTAL FEE: \$

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

* Note: Be advised that there is a \$5000.00 Maximum for Credit Card Payments *

PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan **must** include all of the following information (if applicable) in order for it to be considered complete:

- ☒ Location, dimensions, and boundaries of the entire property and of the portion of the property to be redesignated/subdivided;
- ☒ Location and dimensions of existing buildings and structures on the property, including distances from property lines. Identify buildings that will be demolished or moved;
- ☒ Location and names of proposed and existing roadways, driveways and road approaches;
- ☒ Location of existing wells and septic systems;
- ☒ Location and description of natural site features such as steep slopes, water bodies or courses, woodlots and shelterbelts;
- ☒ Location and description of man made site features such as drainage ditches, wells and private sewage disposal systems, gravel working, etc.;
- ☒ Location, dimensions and boundaries of proposed lot boundaries and rights-of-way (if applicable).



The below square may be used to represent a ¼ Section



Indicate name of ROAD if applicable																				
R O A D																				
	Indicate name of ROAD if applicable																			

SURROUNDING LAND USE MAP

The middle square represents the quarter section your property is located on.

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 and the land uses within $\frac{1}{2}$ 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.



	See attached Supporting Information	



Each square represents a $\frac{1}{4}$ Section.

The central square represents the $\frac{1}{4}$ Section in which the development is proposed.

Nov 28, 2022

Dolu Mary Gonzalez, RPP, MCIP
Planning and Development Services
Mountain View County Office
Postal Bag 100 | Didsbury, AB | T0M 0W0

Dear Ms. Gonzalez,

RE: Tranquility Base File No. PLRD20210457

The Tranquility Base Land Use Amendment Application (File No. PLRD20210457), is for redesignation of a 40 acre site from A(2) Agriculture (2) District to DC Direct Control District to accommodate a “glamping resort” development which is unique in scope and characteristics compared to a standard RV or camping development and does not readily fit within a standard Land Use District.

Approval of the application will require a Map Amendment to the Water Valley/Winchell Lake Area Structure Plan.

Figure 2: Future Land Use Concept will need to be revised to reflect the Tranquility Base proposal by changing the proposed use from Residential Low Density to Commercial Recreational. A revised Figure 2 is attached. Textual amendments will not be required.

We respectfully request the ASP Map Amendment proceed concurrent with the Land Use Application.

Please contact the undersigned if you have any questions or require further information.

Sincerely,

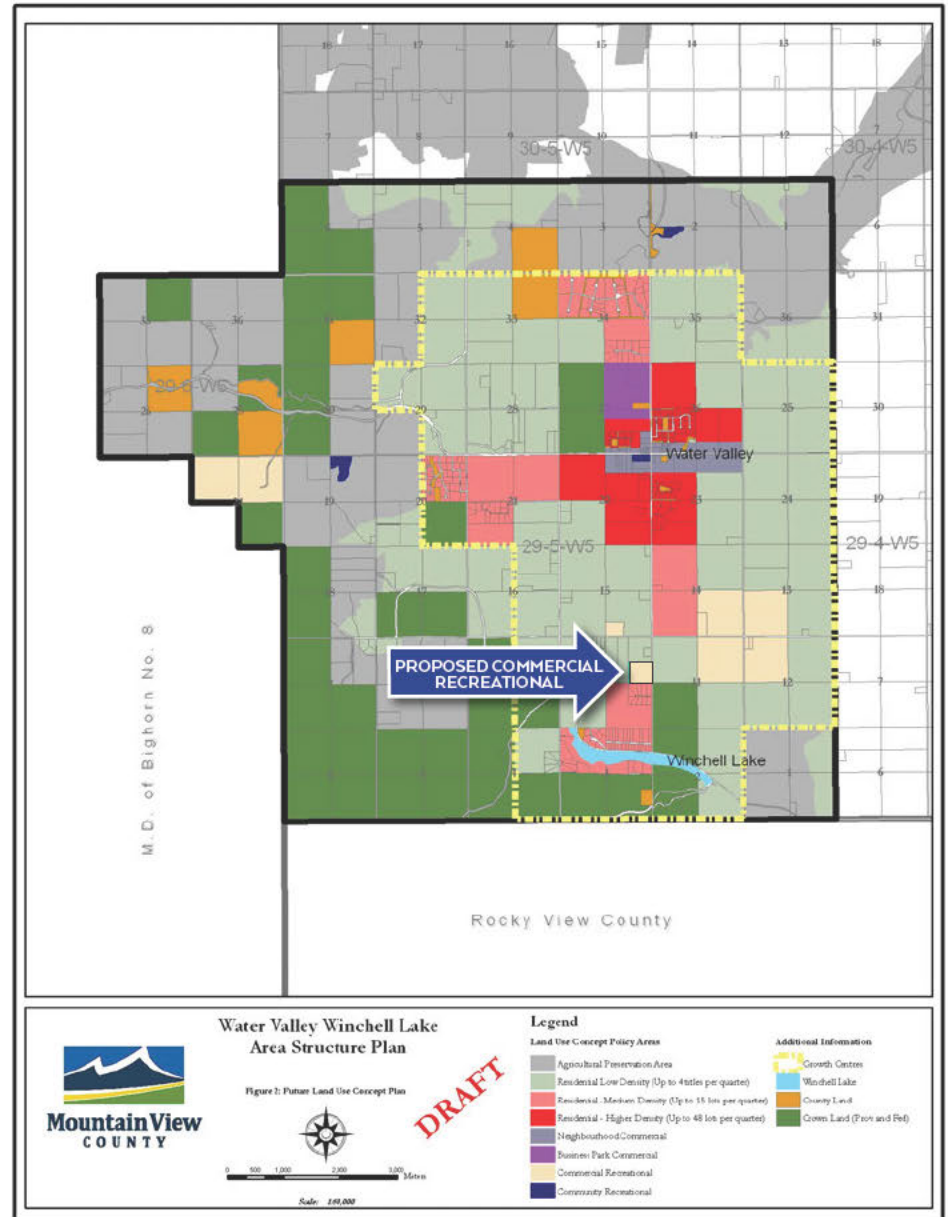
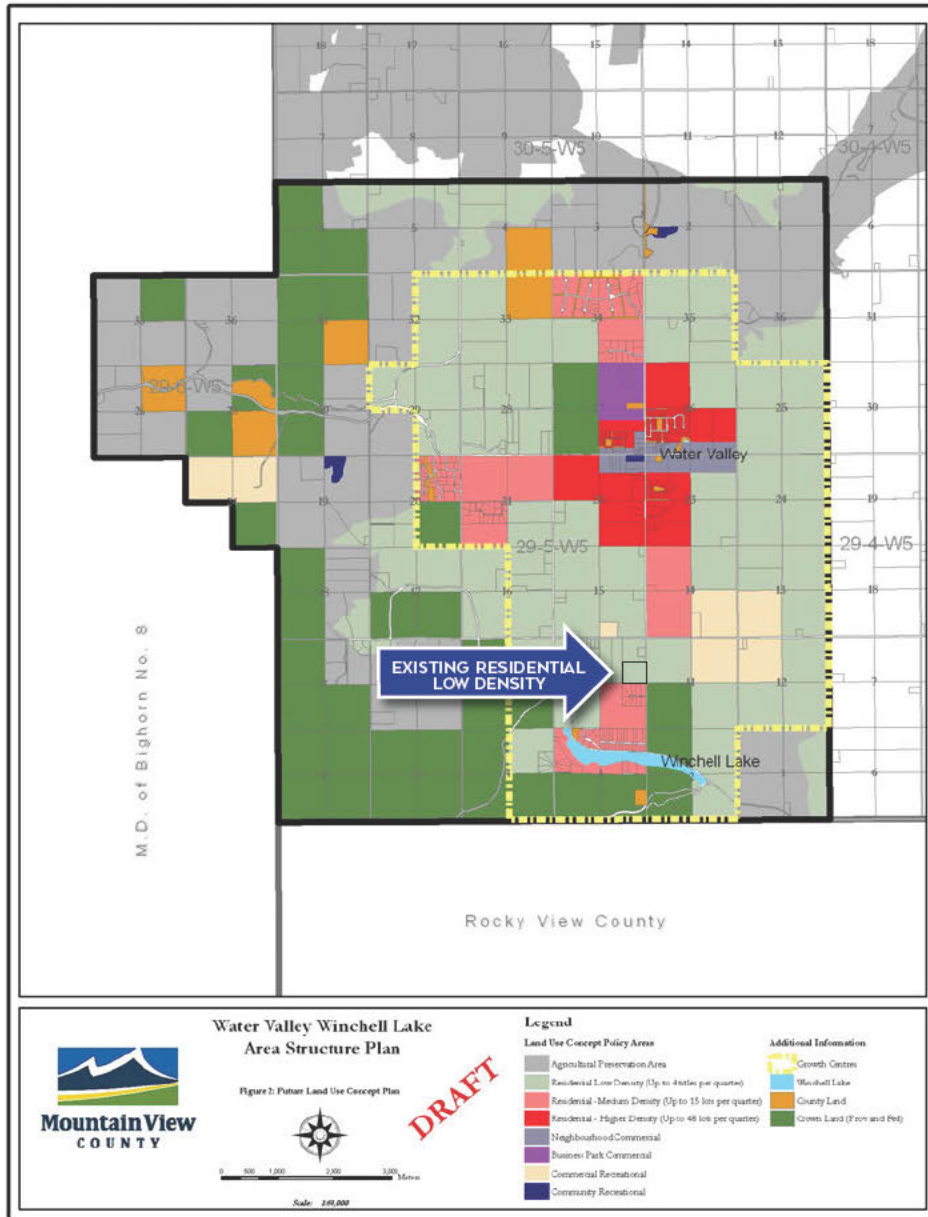
Situated Consulting




David Allen
Founder and President



Sue Paton
Planning





Abandoned Well Map	Base Data provided by: Government of Alberta	
	AuthorXXX	Printing Date12/1/2022
	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 .	<div>Scale9,027 98</div> <div>0.14 Kilometers0</div> <div>Projection and Datum</div> <div>WGS84 Web Mercator Auxiliary Sphere</div> <div></div>

NE 10
029-05'W5

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