



April 3, 2024

File No.: PLDPA20240083

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit - Amendment to the Site Plan from PLDP20220378**

**Landowner: FOREST HEIGHTS GOLF & COUNTRY CLUB LTD.**  
**Applicant: FOREST HEIGHTS GOLF & COUNTRY CLUB LTD.**  
**Legal: NW 32-33-4-5 Plan 0010019 Block 3**

This is an application for the consideration of an amendment to the approved site plan from PLDP20220378 - Recreational Resort Expansion - 20 Seasonal Lots for Park Models or Recreational Vehicles (RV) approved by the Land and Property Rights Tribunal on April 3, 2023. The configuration of the site plan was changed to minimize tree and foliage removal and to maintain the existing mature tree root system with the installation of services to the individual lots. No other changes to the Development Permit have been proposed.

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>.

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 April 24, 2024. Comments may be sent to:

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

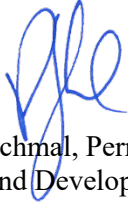
**In Person:** 10-1408 Township Road 320 (Bergen Road); or

**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 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

- 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



0 250 500 1,000 Meters

Scale: 1:20,000

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



Legal Location: NW 32-33-4-5 Plan 0010019 Block 3

File Number: PLDPA20240083

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Map Created on: 2024-03-15



**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: March 13, 2024

PLDP 20240083  
20220378  
Discretionary Permitted

### Submission Requirements

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Application form                              | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER                              |
| <input checked="" type="checkbox"/> Development Permit fees                       | <input type="checkbox"/> Applicant's signature  |
| <input checked="" type="checkbox"/> Certificate of Title - current within 30 days | <input 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): Forest Heights Golf & Country Club Ltd.  
Address: RR1 Town/City: Sundre Postal Code: T0M 1X0  
Phone #: 403 556 4010 Alternate Phone #: 587 444 4122  
Email: forestheightsgolf20@gmail.com

LANDOWNER(s) (if applicant is not the landowner):  
Address: Town/City: Postal Code:  
Phone #: Alternate Phone #:  
Email:

### Site Information & Development Details

RURAL ADDRESS: 4451 Twp Rd 340 Mountain View County  
LEGAL: NW Section: 32 Township: 33 Range: 4 West of 5 Meridian  
Plan: 0610019 Block: 3 Lot: Parcel Size: 129.01 acres  
Is property adjacent to a developed County or Provincial Road? Yes  
Existing BUILDINGS: House, Clubhouse, Shop, Garage  
Number of Existing DWELLINGS: 1  
PROPOSED DEVELOPMENT: Replace the site plan associated with the  
(what are you applying for) PLPD 20220378 with a attached site plan.

### Proposed and Existing Setbacks

Indicate distance from Property Lines: ☐ Metres ☒ Feet

Front: <u>North</u>	<u>100</u>	Rear: <u>South</u>	<u>1100</u>
Side: <u>East</u>	<u>200</u>	Side: <u>West</u>	<u>600</u>



Forest Heights Golf and RV Park  
Eagle Valley, RR1 Sundre, AB T0M 1X0  
403-556-4010

Mountain View County

Didsbury, Ab.

RE: PLPD 20220378 – 20 RV Sites

Please find attached our Development Permit Application requesting an amendment to the site plan which was previously approved. While the revised plan encompasses the same general area of construction, there are some changes as noted.

Reason for changes:

- 1) The original plan was drawn from the map of the area with our best judgement as to where we would like the new sites to be located. Once we had approval, we put the tape measure to the lot locations and discovered that we were able to fit more sites on the east side and the south side which eliminated the need to develop the four sites on the south east corner.
- 2) We did our best to not disturb any trees or natural foliage which played a part in location the final locations of the sites.
- 3) The change saved all the trees except one which was transplanted. We planted an additional 20 trees.
- 4) It was nice that we did not have to install the 4 sites in the South East corner, because the installation of services would have disturbed the root systems of several mature trees running the risk of losing them.

We request your approval to amend the site plan as attached.

If you have any further questions, please do not hesitate to contact the writer.

Regards.

David W. Bach

Forest Heights Golf Course





RECREATIONAL PARK - FOREST HEIGHTS GOLF  
DEVELOPMENT AREA  
NUMBER OF UNITS: OVERALL - 45 UNITS



LANDSCAPE LEGEND:

- EXISTING TREES
- 2023 PLANTED 50' - 6' NURSERY TREE
- 2023 PLANTED 30' - 12' NURSERY TREE
- 2024 TO BE PLANTED 20 NURSERY TREES
- 2024 TO BE PLANTED VARIOUS SHRUBS IN A VARIETY LOCATIONS NEW TREE LOCATION TO BE DETERMINED ON SITE BY OWNER/CONTRACTOR.
- EDGE OF GRAVEL
- EXISTING TRAILS

NOTES:

- ALL DIMENSIONS AND LOCATIONS OF SERVICES, TRENCHES, GRAVEL PAD, FIRE PIT, ELECTRICAL METER, SEPTIC TANK, WATER CONNECTION TO SITE AND CAMPGROUND SITES ARE GUIDELINES ONLY AND VARY DUE TO LOCAL VEGETATION.
- OWNER/CONTRACTOR MAINTAINED LOCAL VEGETATION WHERE APPLICABLE AND IS REPLANTING WHERE PRACTICAL.
- ALL EXISTING AND NEW ROADWAYS TOP BE A MINIMUM WIDTH OF 20' -0" (6.10M).
- FINAL WIDTH OF PATHWAYS BY OWNER /CONTRACTOR.
- EXISTING TREES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY.



FOREST HEIGHTS GOLF - RV PARK - OVERALL SITE PLAN  
SCALE: NTS

A-1

SCALE NOT TO SCALE  
DATE 03/21/24  
DRAWN BY JILL SELLERS

SHEET TITLE  
FOREST HEIGHTS GOLF - RV PARK - OVERALL SITE PLAN

FOREST HEIGHTS GOLF - 4451 Twp Rd 340,  
Sundre, AB T0M 1X0



## Forest Heights - Amendment to the SWMP

1 message

**Gordon Jickling** <gordon.jickling@aptuseng.ca>  
To: Heather McInnes <hmcinnes@mvcounty.com>  
Cc: David Bach <davewbach@gmail.com>

Tue., Feb. 27, 2024 at 11:12 a.m.

Hello Heather,

Please find attached a plan, along with the information in this email, as an intent to amend the currently approved SWMP dated November 24, 2015.

As a result of changes in the layout of the RV park from the initial developed SWMP and today, a solution was required to mitigate the runoff and still satisfy the intent of the original report. Utilizing the natural topography, and current site layout, it made the most sense to construct 2 detention facilities. One facility would be the grass field at the centre of the RV park (Pond 1), and its outlet is the existing culvert under the road and drains to the east. The other pond would be in a similar location as the original plan had identified, in the SE corner of the development (Pond 2), with a new outlet to be constructed. These ponds have been modelled and sized to accommodate the 1:100 year storm event, while restricting the release rate to the approved rate identified in the original report. There are a few improvements required to accommodate this plan and these would need to be completed and inspected prior to Aptus providing acceptance that the site satisfies this modified intent of the SWMP.

These improvements are, but not limited to:

- Re-grade the back of the sites along the east road to direct all the developed area runoff towards Pond 1. This area is identified by the red color hatching in the attached plan. The area may not be limited to just this area, and could be adjusted in the field. The intent would be to have as much area as practical to drain to the grass field.
- For sites along the east road where the back of the site cannot be practically re-graded (excess fill required, existing improvements, excessive slopes, etc.) a berm must be constructed to direct this runoff towards Pond 2. This is identified at the teal dashed line on the attached plan.
- For the sites along the south road, a berm must be constructed to direct runoff towards Pond 2. This is identified at the teal dashed line on the attached plan.
- Construct Pond 2, with slopes identified on the attached plan, to the volume required.
- Restrictive orifices must be installed on the outlets of these facilities as identified on the plan. The outlet of Pond 1 must be restricted to 97mm (3.82 inches), and Pond 2 at 42mm (1.65 inches). With the culvert already installed as an outlet for Pond 1, a plate with a hole cut into it could be installed on the upstream side of this CSP. For Pond 2, a plastic outlet pipe with a diameter at least twice the size of the orifice (we have shown a 300mm, as this should be readily available, and easy to cleanout if necessary), could be installed with a plug in the upstream end with a hole cut into it.
- Rip rap and other erosion control measures are required for any disturbed areas and at the pond outlets until established vegetated areas are reached.

The intent of this modified plan is to ensure any runoff from developed areas is directed towards a pond for retention and release at the approved release rate.

If you have any questions, please do not hesitate to contact us.

Thank you,

**Gordon Jickling, P.Eng.**  
**Senior Project Manager**  
**Aptus Engineering Ltd.**  
T. (403) 340-3022  
C. (403) 597-1203







April 3, 2023

File No.: PLDP20220378

Sent via email: [davewbach@gmail.com](mailto:davewbach@gmail.com)

FOREST HEIGHTS GOLF & COUNTRY CLUB LTD.  
RR 1  
Sundre, AB T0M 1X0

Dear Dave:

RE: Proposed Development Permit  
Legal: NW 32-33-4-5 Plan 0010019 Block 3  
Development Type: Recreational Resort Expansion - 20 Seasonal Lots for Park Models or Recreational Vehicles

On April 3, 2023, the County received notification that the Land and Property Rights Tribunal overturned the Municipal Planning Commission's decision to deny the above noted development, therefore your Development Permit is deemed approved and is attached to this letter.

You are required to meet the requirements of the Safety Codes Act in regards to building (when required), electrical, gas, plumbing, and private sewage disposal systems. The appropriate permits must be obtained from Mountain View County **prior** to construction.

If you have any questions regarding the above, please contact me at 403-335-3311 ext. 182 or by email at [pgrochmal@mvcounty.com](mailto:pgrochmal@mvcounty.com).

Sincerely,

Peggy Grochmal, Permitting and Development Officer  
Planning and Development Services

/peg

cc BACH, WAYNE & SHELLY [REDACTED]  
Assessment Department - Mountain View County - Via Email  
Economic Development - Mountain View County - Via Email  
Permitting Services - Mountain View County - Via Email

