



June 9, 2022

File No.: PLDP20220223

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Development Permit - Overnight Camping - 40 Units

Landowner: CARPENTER, James Edward & Rhonalyn Rhei
Applicant: CARPENTER, James Edward & Rhonalyn Rhei
Legal: NW 1-32-2-5

Mountain View County has received an application for a Development Permit approval on the above noted property. **As this proposal is for a discretionary use Development Permit within the vicinity of your property (see attached map) we are required to notify you of this application and invite you to provide comment.**

The subject property is zoned Direct Control District 17.21 (DC17.21). This purpose of this district is to allow for the development of an event facility with associated and supporting uses. In 2021, a Development Permit was issued for an 'Event Facility, Accessory Building - Tent, and Parking Facility'. This proposal will add an additional supporting use, as identified within DC17.21, to allow for Overnight Camping - 40 Units.

A copy of the application's information can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Development Officer 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 June 30, 2022. Comments may be sent to the Development Officer by:

Email: pgrochmal@mvcounty.com; or

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

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please 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.

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. 182 or via email at pgrochmal@mvcountry.com.

Sincerely,



Peggy Grochmal, Permitting and Development Officer
Planning and Development Services

/peg

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety** under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act.





Mountain View COUNTY

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

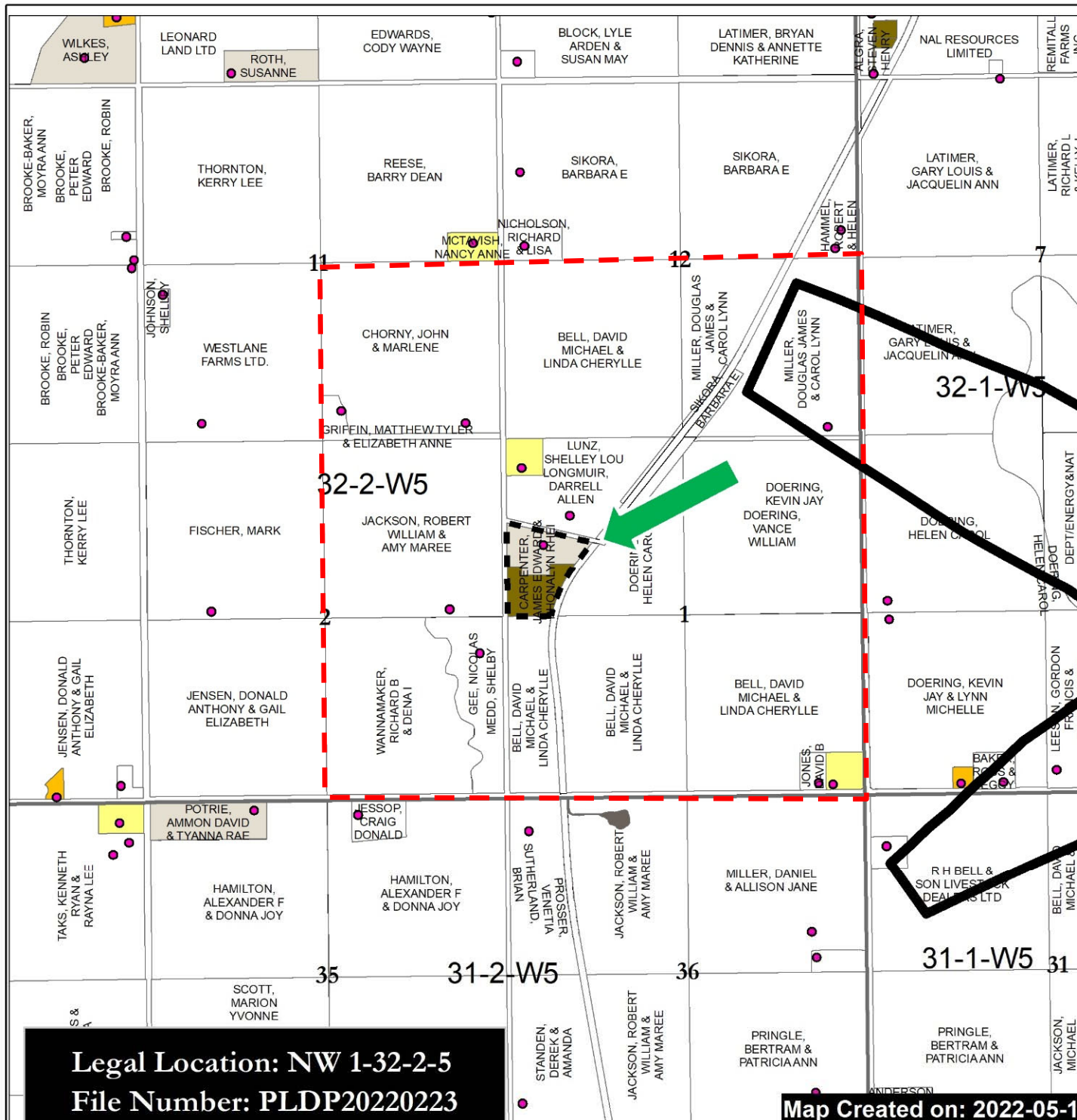
→ Subject Land



0 250 500 1,000 1,500 Meters

Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View
COUNTY

DEVELOPMENT PERMIT APPLICATION

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Application Date: MAY 18th 2022

PLDP 20220223

Discretionary ☒ Permitted

Submission Requirements

- | | |
|---|--|
| <input type="checkbox"/> Application form | <input type="checkbox"/> Abandoned Oil/Gas Well Information from AER |
| <input type="checkbox"/> Development Permit fees | <input type="checkbox"/> Applicant's signature |
| <input type="checkbox"/> Certificate of Title - current within 30 days Site | <input type="checkbox"/> Registered Landowner's signature(s) (if required) |
| <input type="checkbox"/> Plan (site plans on aerials not accepted) | <input type="checkbox"/> Supplemental Forms - for Secondary Dwellings or Business Uses (if required) |

Contact Details

NAME OF APPLICANT(S): James + Rhonalyne CARPENTER

Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]

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

Email: [REDACTED]

LANDOWNER(s) (if applicant is not the landowner): [REDACTED]

Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]

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

Email: [REDACTED]

Site Information & Development Details

RURAL ADDRESS: RR 21 site 10-32061

LEGAL: NW Section: 01 Township: 32 Range: 2 West of 5th Meridian

Plan: [REDACTED] Block: [REDACTED] Lot: [REDACTED] Parcel Size: [REDACTED]

Is property adjacent to a developed County or Provincial Road? Yes

Existing BUILDINGS: 5

Number of Existing DWELLINGS: 2

PROPOSED DEVELOPMENT:
(what are you applying for)

- CAMPING for 40 units
- Dry CAMPING overnight 2 nights
- Event specific

Proposed and Existing Setbacks

Indicate distance from Property Lines: ☒ Metres ☐ Feet

Front: (west) Setback is 87.00m Rear: (East) Setback is 28.50m

Side: (south) Setback is 7.00m Side: [REDACTED]

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:

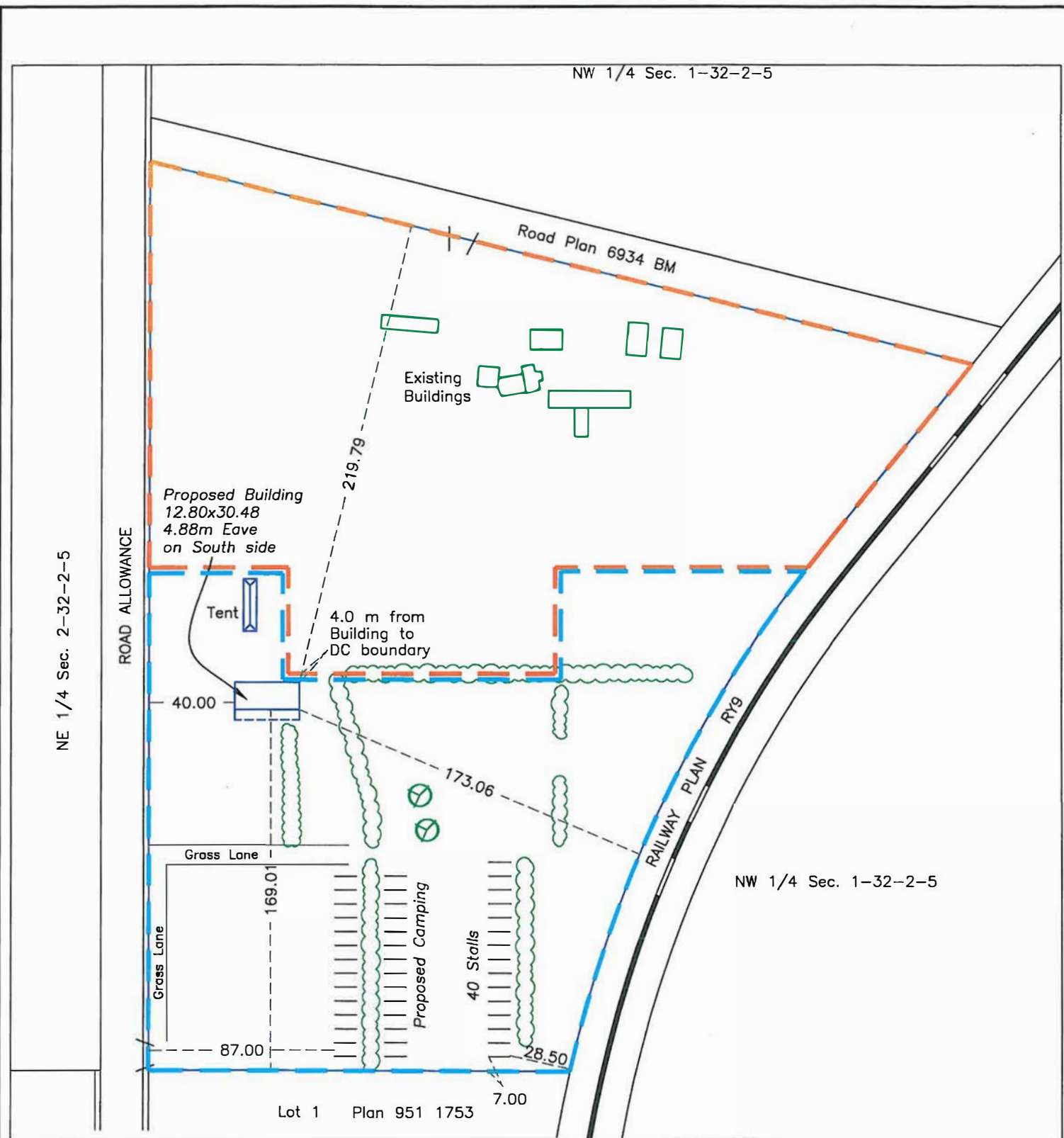
Sewage System: Type: If other:
Water Supply: Type: If other:

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.



Sketch
showing
Site Improvements
within
Ptn. NW 1/4 Sec. 1-32-2-W5



Scale 1:2500
Date May 17, 2022



**Mountain View
COUNTY**

DEVELOPMENT PERMIT APPLICATION BUSINESS USES

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

Date: June 8th 2020

Contact Details

NAME OF APPLICANT(s): James + Rhonalyn Carpenter
Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]
Phone #: [REDACTED] Alternate Phone #: [REDACTED]
Email: [REDACTED]

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

Site Information

RURAL ADDRESS: RR 21 - Site 10-32061
LEGAL: NW Section: 1 Township: 32 Range: 2 West of 5th Meridian
Plan: [REDACTED] Block: [REDACTED] Lot: [REDACTED] Parcel Size: [REDACTED]

Nature of the Business

Name of Business: [REDACTED]

Nature of Business - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

OVERNIGHT CAMP stay for RV's and TENTS for Event
specific Activities such as WEDDINGS, Anniversaries, Celebrations,
Corporate functions, Retreats, AG Tourism Events.
Expected use is 10-20 times per year in an optimistic
scenario, but very likely 10 times or less.

Complete the following checklist:

1. Will any clients visit the home or property? Yes
2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes? Yes
3. Will there be any outside signage related to the business? Yes
4. How many employees in addition to the permanent residents? 0
5. How many business related vehicles will be on the property? 40

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

WE will use the Building know as the
"Vine and Courtyard"

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

DC LAND.

How many people will be employed, including yourself: 3-4

Number of customers during an Average Day: 40

Average Week: 40

Hours of Operation: 24 HRS.

Days of Operation: M - Friday

Months of Operation: MAR/April -> October/Nov.

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

- SIDE BY Side or Golf CART.
- 1/2 ton Truck

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

Site plan sent.

What outdoor/indoor storage will be on the property related to the Business:

NONE.

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

All signs will be within our property should we
Decide to display one, currently no plan to do so.

Please note: if your proposal is not for a Home Office Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

CAMPGROUND RULES and REGULATIONS

Rules and regulations of camping (also noted as campers) are in order to protect each client's interest while camping. The behavior and responsibility of campers using the camping services are regulated, with the proper and safe use of appliances and devices while camping.

CAMPERS CHECK IN AND CHECK OUT

- Check In Time: After 2:00 PM
 - All campers must sign in at reception
 - Driver's license and credit card information must be provided
 - License plate number must be provided
 - All names of attending campers must be registered
- Check Out Time: Before 12:00 PM
 - All campers are obligated to clean their site
 - All campers must sign out at reception, make full payment including services and taxes
 - Payments can be settled from 8:00 am to 12:00 pm for departures on the same day
 - Any late check outs are charged a day rate fee, chargeable to the credit card on file
- Non-registered campers are not allowed
- Access of visitors to the camping can be allowed exclusively by the camping reception staff
- Quiet time between 11:30 pm and 7:00 am, no noise or disturbance of other campers allowed during this time

USE OF CAMPING AREAS

- The areas for camping equipment and vehicle parking is regulated exclusively reception staff, according to the camping units' availability or within the unmarked areas within the camp site
- Camping is permitted only within the areas provided for this purpose
- Campers can not change their designated camping area on their own initiative without reception staff permission

USE OF APPLIANCES AND DEVICES

- Campers have the obligation to use all devices and equipment in a proper and safe manner in its intended purpose
- It is forbidden to wash cars, to change motor-oils and similar while at our campsite

PERSONAL BELONGINGS SAFETY AND RESPONSIBILITY

- The camper has the obligation to take care of their own belongings, we are not responsible for any lost, stolen or damaged property while camping at our campsite
- We are not liable for any loss, injury or death resulting from camper(s) own negligence or behaviours

GREEN AREAS, PUBLIC ORDER, NOISE, GARBAGE

- Campers are responsible to dispose of their waste in the appropriate bins and locations
- Campers are not allowed to use any trees or branches from the property or to cause damage to them
- The campers have the obligation to respect the public order and noise
- The driving speed within is limited to 2 km per hour, please watch for children and other campers

FIRE SAFETY

- The camping is equipped with the fire-extinguishing appliances and devices to be used by all campers in case of need
- All campers must strictly follow fire bans when in place
- It is forbidden to take easily inflammable combustibles, explosive devices and similar into the campsite
- In case of fire in the camping or in its extreme proximity, it is a duty of all campers to cooperate in an organized fire extinguishing.

OTHER RULES

- Within the campsite and surrounding area, dogs must be kept on the leash and have to be supervised by their owners
- Damages, any disregard for the rules, any disrespect of these Rules or complaints during your stay must be reported to reception staff by any camper

CONSEQUENCES OF THE DISRESPECT OF THE RULES OF ORDER IN THE CAMPING

- Campers have the obligation to all rules and regulations
- Any disregard for rules and regulations results in cancellation of your camping privileges and costs will be charged to the credit card on file
- Canceling your reservation is reimbursable with minimum 2 days notice, less than 2 days notice full day is charged to the credit card on file