

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Monday, October 21, 2024 – 10:00 a.m.
Council Chambers – 53109A Hwy 779, Parkland County, AB

Virtual attendance option available via Teams
Please email SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, October 21, 2024 to register for attendance via Teams

- 1) Call to order
- 2) Members Present
- 3) Adoption of Agenda
- 4) Adoption of June 27, 2024, 10:00 a.m. Subdivision and Development Appeal Board Meeting Minutes
- 5) Adoption of June 27, 2024, 2:00 p.m. Subdivision and Development Appeal Board Meeting Minutes
- 6) Adoption of July 29, 2024, 10:00 a.m. Subdivision and Development Appeal Board Meeting Minutes
- 7) Adoption of August 12, 2024, 10:00 a.m. Subdivision and Development Appeal Board Meeting Minutes
- 8) Adoption of October 7, 2024, 10:00 a.m. Subdivision and Development Appeal Board Meeting Minutes
- 9) 10:00 a.m. Appointment
 - I. The appeal of Development Permit Approval located at:
Legal Location: SE-12-51-7-W5
Permit Number: PLDPC20230720
 - II. Applicant: Matthew Chalmers
 - III. Appellant: Steven Kozak/Agent – Shane Albers
- 10) Adjournment

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PERMIT APPLICATION PLDPC20230720

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MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., JUNE 27, 2024

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, T. Grenier called the meeting to order at 10:00 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: T. Grenier, R. Wiedeman, L. Foy, M. Chambers, M. Morin

Clerk: R. Coupal

Recording Secretary: O. Bartel

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by M. Morin that the 10:00 a.m., June 27, 2024 agenda be adopted, as presented.

Carried

4. ADOPTION OF JUNE 10, 2024 MEETING MINUTES

a. Board Member M. Chambers moved that the June 10, 2024, 10:00 a.m., Subdivision and Development Appeal Board Meeting Minutes be adopted, as presented.

Carried

b. Board Member L. Foy moved that the June 10, 2024, 2:00 p.m., Subdivision and Development Appeal Board Meeting Minutes be amended as follows:

- i. Revise Section 3, by removing the time "2:00 p.m." and replacing it with the time "2:05 p.m."

A motion was made by Board Member L. Foy that the June 10, 2024, 2:00 p.m., Subdivision and Development Appeal Board Meeting Minutes be adopted, as amended.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment - Reconvene

Appeal of permit denied located at:

Legal Location: NE-28-52-1-W5

Application Permit: PLDPR20230253

Appellant: Beverly Althouse

Applicant: Beverly Althouse

6. DEVELOPMENT AUTHORITY

Emily Jensen, Development Officer, Planning & Development Services

Karen Kormos, Manager, Planning & Development Services & Safety Codes

7. HEARING

The Chairperson, T. Grenier, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that there were no jurisdictional items that the Board should be aware of regarding this appeal.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package presented for this hearing. There were no objections.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package. There were no persons present in the meeting that came forward.

8. PRESENTATIONS

Development Authority

The Chairperson called on the Development Authority to make their presentation. E. Jensen and K. Kormos for Parkland County’s Development Authority provided a verbal presentation and referred to materials within the agenda package.

Appellant/Applicant

The Chairperson called on the Appellant/Applicant to make their presentation. B. Althouse, Appellant/Applicant, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority and the Appellant/Applicant. The Development Authority and Appellant/Applicant provided responses to the Board’s questions.

9. CLOSING REMARKS

Appellant/Applicant

The Appellant/Applicant, B. Althouse, provided closing remarks.

The Subdivision and Development Appeal Board asked additional questions of the Development Authority and the Appellant/Applicant. The Development Authority and Appellant/Applicant provided responses to the Board’s questions.

RECESS – The Chairperson adjourned the hearing at 10:59 a.m. and reconvened the hearing at 11:18 a.m.

10. ADJOURNMENT

At 11:18 a.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised parties that a written decision will be issued within 15 days.

The Chairperson closed this June 27, 2024 Subdivision and Development Appeal Board meeting at 11:19 a.m.

Chairperson

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 2:00 P.M., JUNE 27, 2024

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, T. Grenier called the meeting to order at 2:00 p.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: T. Grenier, R. Wiedeman, L. Foy, M. Chambers, M. Morin

Clerk: R. Coupal

Recording Secretary: O. Bartel

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by M. Morin that the 2:00 p.m., June 27, 2024 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

2:00 p.m. Appointment - Reconvene

Appeal of a conditional subdivision approval for two residential parcels, 1.62 ha (4.0 ac) and 0.811 ha (2.0 ac) in size, located at:

Legal Location: SE-9-53-4-W5

Application Permit: PLSP20230644

Appellant: Jeffrey Kirby

Applicant: Jeffrey Kirby

Agent: Scott Olson

5. SUBDIVISION AUTHORITY

Julia Leduc, Senior Planner, Current Planning

Joseana Lara, Current Planner II

6. HEARING

The Chairperson asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that there were no jurisdictional items that the Board should be aware of regarding this appeal.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package presented for this hearing. There were no objections.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package. There were no persons present in the meeting that came forward.

7. PRESENTATIONS

Subdivision Authority

The Chairperson called on the Subdivision Authority to make their presentation. J. Leduc and J. Lara for Parkland County's Subdivision Authority provided a verbal presentation and referred to materials within the agenda package.

Appellant/Applicant

The Chairperson called the Appellant/Applicant to make their presentation. S. Olson, Agent for the Appellant/Applicant, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Subdivision Authority, the Agent of the Appellant/Applicant and the Appellant/Applicant. The Subdivision Authority, the Agent of the Appellant/Applicant and the Appellant/Applicant provided responses to the Board's questions.

Adjacent Landowner

David Geddes, adjacent landowner, spoke in support of the Appellant/Applicant's application.

RECESS – The Chairperson adjourned the hearing at 3:08 p.m. and reconvened the hearing at 3:56 p.m.

The Subdivision and Development Appeal Board asked questions of the Development Authority, the Agent of the Appellant/Applicant and the Appellant/Applicant. The Development Authority, the Agent of the Appellant/Applicant and the Appellant/Applicant provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 4:33 p.m. and reconvened the hearing at 4:42 p.m.

8. CLOSING REMARKS

Appellant/Applicant

The Appellant/Applicant, S. Olson, Agent for the Appellant/Applicant, provided closing remarks.

9. ADJOURNMENT

At 4:49 p.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised parties that a written decision will be issued within 15 days.

The Chairperson closed this June 27, 2024 Subdivision and Development Appeal Board meeting at 4:49 p.m.

Chairperson

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., July 29, 2024

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, D. Smith called the meeting to order at 10:00 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: Ben Jespersen, Corinne Lamoureux, Dylan Smith, Lesley Foy, Marc Morin

Clerk: B. Williams

Recording Secretary: R. Coupal

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP – Virtual

3. ADOPTION OF AGENDA

Moved by M. Morin that the 10:00 a.m., July 29, 2024 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

10:00 a.m. Appointment

The appeal of Development Permit Conditionally Approved, authorizing replacement of existing manufactured home with a new model, as a discretionary use located at:

Legal Location: SE-17-53-26-W4

Plan 0225318/1/3

Application Number: PLDPR20240293

Applicant: New Testament Baptist Church of Edmonton/Pastor Brian Coldwell

Appellant: New Testament Baptist Church of Edmonton/Pastor Brian Coldwell

5. DEVELOPMENT AUTHORITY

Nick Zazula, Development Planner I

Karen Kormos, Acting Director, Planning & Development Services

6. HEARING

The Chairperson, D. Smith, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that the Applicant/Appellant and Development Authority requested an adjournment.

7. ADJOURNMENT

The Chair confirmed with the Applicant/Appellant and Development Authority that the Appeal Hearing pertaining to Permit PLDPR20240293 be adjourned on July 29, 2024, at 10:25 a.m., and will reconvene on Thursday September 16, 2024, at 10:00 a.m. Submission deadline is September 10, 2024.

The Chairperson adjourned the July 29, 2024, Subdivision and Development Appeal Board meeting at 10:25 a.m.

Chairperson

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., AUGUST 12, 2024

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, T. Grenier called the meeting to order at 10:01 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: T. Grenier, W. Ekert, M. Morin, A. Tollenaar, L. Helton

Clerk: B. Williams

Recording Secretary: R. Coupal

Legal Counsel: J. Redman, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by M. Morin that the 10:00 a.m., August 12, 2024 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

10:00 a.m. Appointment

The appeal of Development Permit Application deemed refused located at:

Legal Location: SW-19-53-26-W4

Application Permit: PLDPC20240299

Appellant: Kalan Savill

Applicant: Kalan Savill

5. DEVELOPMENT AUTHORITY

Nick Zazula, Development Planner I – Land Use Bylaw

Amy Jones, Environmental Coordinator

6. HEARING

The Chairperson, T. Grenier, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that there were no jurisdictional items that the Board should be aware of regarding this appeal.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package for this hearing. There were no objections.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package. There were no persons present in the meeting that came forward.

7. PRESENTATIONS

Development Authority

The Chairperson called on the Development Authority to make their presentation. N. Zazula for Parkland County's Development Authority and A. Jones for Parkland County's Agriculture and Environment Services provided a verbal presentation and referred to materials within the agenda package.

Appellant/Applicant

The Chairperson called on the Appellant/Applicant to make their presentation. K. Savill, Appellant/Applicant, provided a verbal presentation and referred to materials within the agenda package.

RECESS – The Chairperson adjourned the hearing at 10:43 a.m. and reconvened the hearing at 10:55 a.m.

The Subdivision and Development Appeal Board asked questions of the Development Authority and the Appellant/Applicant. The Development Authority and Appellant/Applicant provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 11:06 a.m. and reconvened the hearing at 11:11 a.m.

8. CLOSING REMARKS

The Subdivision and Development Appeal Board asked additional questions of the Development Authority and the Appellant/Applicant. The Development Authority and Appellant/Applicant provided responses to the Board's questions.

9. ADJOURNMENT

At 11:12 a.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised parties that a written decision will be issued within 15 days.

The Chairperson closed this August 12, 2024 Subdivision and Development Appeal Board hearing at 11:12 a.m.

Chairperson

**MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE
"BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., October 7, 2024**

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, B. Bundt called the meeting to order at 10:04 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: B. Bundt, R. Wiedeman, C. Lamoureux, L. Foy, B. Jespersen

Clerk: B. Williams

Recording Secretary: R. Coupal

Legal Counsel: M. Tran, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by L. Foy that the October 7, 2024 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

10:00 a.m. Appointment

The appeal of Development Permit Approval located at:

Legal Location: SE-36-52-5-W5M

Application Permit: PLDPR20240785

Appellant: Calvin Vandemark

Applicant: Vince Giguere and Cindy Giguere

5. DEVELOPMENT AUTHORITY

Mardy Blackburn, Development Officer

Aman Jhaver, Sr Planner, Development Planning

6. HEARING

The Chairperson, B. Bundt, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that there were no jurisdictional items that the Board should be aware of regarding this appeal.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package for this hearing. There were no objections.

The Chairperson asked those in attendance at the meeting if anyone wished to submit material that was not already included in the agenda package. V. Giguere and C. Giguere came forward to submit additional materials. B. Black came forward on behalf of C. Vandemark to submit additional materials.

The submissions from V. Giguere and C. Giguere was marked as Exhibit 9.

The submissions from B. Black on behalf of the Appellant, C. Vandemark was marked as Exhibit 10.

7. PRESENTATIONS

Development Authority

The Chairperson called on the Development Authority to make their presentation. M. Blackburn and A. Jhaver for Parkland County's Development Authority presented and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 10:36 a.m. and reconvened the hearing at 10:44 a.m.

Appellant

The Chairperson called on the Appellant to make their presentation. B. Black on behalf of C. Vandemark, Appellant, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellant. The Appellant provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 11:45 a.m. and reconvened the hearing at 11:56 a.m.

Applicant

The Chairperson called on the Applicants to make their presentation. V. Giguere and C. Giguere, Applicants, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Applicants. The Applicants provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 12:32 p.m. and reconvened the hearing at 12:44 p.m.

The Subdivision and Development Appeal Board asked questions of the Development Authority and the Appellant. The Development Authority and Appellant provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 12:59 p.m. and reconvened the hearing at 1:08 p.m.

The Subdivision and Development Appeal Board asked the Appellant to come forward and ask any rebuttal questions they may have of the Development Authority and the Applicants. The Development Authority and Applicants provided responses to the Appellant's questions.

8. CLOSING REMARKS

Applicants

V. Giguere and C. Giguere, Applicants, provided closing remarks.

Appellant

B. Black on behalf of C. Vandemark, Appellant, provided closing remarks.

RECESS – The Chairperson adjourned the hearing at 1:27 p.m. and reconvened the hearing at 1:33 p.m.

9. ADJOURNMENT

At 1:33 p.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised the parties that a written decision will be issued within 15 days.

The Chairperson closed this October 7, 2024 Subdivision and Development Appeal Board hearing at 1:34 p.m.

Chairperson

Site and appellant information (fill out completely)			Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: Appeal Fee: <i>Development Permit \$200</i> <i>Stop Order \$500</i> <i>Subdivision Application \$250</i>
Site Information			
Municipal address of site 51102 RGE RD 70			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') W5-7-51-12-SE			
Development permit number or subdivision application number PLDPC20230720			Receipt No. RECEIVED SEP 23 2024 Parkland County
Appellant Information			
Name of appellant Steven Kozak	Agent name (if applicable)		
Street Address 51118 RR 70			
City Tomahawk	Province AB	Postal Code T0E2H0	
Evening Phone Number Same	Fax Number	Day Phone Number 4037405938	
Email Address kozak.steven@gmail.com			

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval ☐ Conditions of approval ☐ Refusal	☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Notice of order

Reasons for appeal

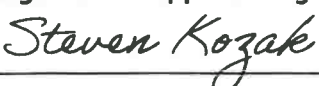
Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Has there been any consideration for the extra traffic on road? The way the road is designed it can be dangerous now if people aren't careful with how they handle the bends. With that many more people packed into that little spot and with lots of potential foot and vehicle traffic on the road it will be that much more dangerous. There is also farm equipment traveling around there along with livestock in the pastures next door. There is no other amenities around there to service a campground that will allow for hiking, exploring, etc. so people will be trespassing frequently on the surrounding landowners land impacting the crops, livestock and the neighbors. This isn't a good place for a campground and will affect the area negatively.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent 	Date (YYYY/MM/DD) 2024/09/20
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Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the Municipal Government Act and Parkland County Land Use Bylaw No. 2017-18.

The notice of appeal form must:

- Be received by the SDAB within 21 days of receipt of written notice or decision from the Development Authority or the Subdivision Authority
- State specific reasons for the appeal
- Be signed by the appellant
- Be accompanied by the required filing fee payable to Parkland County.

Deliver or Mail to: Parkland County
Subdivision and Development Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal. It is recommended that you use one of the alternate submission options.

Email to: sdab@parklandcounty.com

Payment: Appeal fees may be paid by cheque payable to Parkland County. Appeal fees may also be paid by using VISA, MasterCard or Debit.

For further information

You may contact the Subdivision and Development Appeal Board Clerk for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

Telephone 780-968-8471
Email SDAB@parklandcounty.com

DISCRETIONARY USE APPROVED DEVELOPMENT PERMIT

Application No: PLDPC20230720

Roll:

Applicant(s)

[REDACTED]
[REDACTED]
[REDACTED]

On February 23, 2024, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "10 walk-in tents with full plumbing services.", the Development Authority determined the use to be for TOURIST CAMPGROUND, ENROUTE.

The subject property is located at 51102 RGE RD 70 , legally described as 9824041//1, W5-7-51-12-SE and is within the Agricultural General District.

This Development Permit APPROVAL authorizes the TOURIST CAMPGROUND, ENROUTE as a DISCRETIONARY USE in accordance with Section 4.1.2 (c) of Parkland County Land Use Bylaw 2017-18. In accordance with Section 16.14.1 of Parkland County Land Use Bylaw 2017-18, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
2.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
3.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
4.	Remove the existing field approach, restore the ditch to pre-existing flow conditions and grades, place topsoil and seed. Ditch shall be restored to have positive grades so that standing water is minimized. A minimum allowable ditch grade shall be 0.6% as per Section 6.3.11.1.1. Upon completion, the Applicant shall notify LDE@parklandcounty.com that the completed work is ready for final inspection. Completed work shall be completed to the acceptance of Parkland County or authorized designate
5.	All property access approaches shall comply with Parkland County Engineering Design Standards, and standard detail design drawing 7.12. More details available at https://www.parklandcounty.com/en/live-and-play/approaches.aspx .
6.	As per Bylaw 2023-02 – Surface Drainage and Lot Grading & Policy C-PD17 – Lot Grading, the applicant must provide, to the Development Authority, a Lot Grading Certificate as outlined in Sections 6.2.8. The Lot Grading Certificate shall represent the final grading work completed within the development boundary and shall be certified by a qualified Alberta Land Surveyor or Professional Engineer registered in good standing with APEGA.
7.	As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place, within the titled property, prior to any site material disturbance and properly maintained during the life of the project.
8.	ESC plan to be updated/changed to show both the location and type of measures being used, if different from the proposed ESC plan.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230720

Roll: [REDACTED]

6.	Engineering Services has only reviewed the filling and grading areas as detailed on the plans presented with this application. Any filling and grading outside the proposed area, or changes to the surface type (i.e., gravel) require a new/revised application. This shall include the submission of a new/revised filling and grading plan, as well as any other supporting documents and plans as deemed applicable Parkland County Engineering Services.
7.	Due to the proximity to adjacent environmentally sensitive areas, notice to Alberta Environment and Parks (AEP) may be required in support of the development. AEP approval must be obtained by the landowner prior to any infill of existing ponds/wetlands/environmentally sensitive areas.
8.	At Parkland County's discretion a post construction survey may be requested. The survey would represent the work completed and, at a minimum, require elevation stakes at all grade changes, along drainage paths and proposed points of inflection. As-built grading drawings may be requested by Parkland County.
9.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction for all areas to be cleared to confirm that no active nests or breeding birds are present.?
10.	Tree removal should be limited to protect habitat and ecosystem services provided by the vegetation
11.	Any noxious or prohibited noxious weeds onsite must be managed in accordance with the Alberta Weed Control Act.
12.	Supervisory staff should be actively involved and practice fire drills and evacuation procedures.
13.	All campgrounds and sites shall have clear access and identification for firefighting, ambulance and police.
14.	Recreational facilities shall not be located where they would intrude on the privacy of adjacent campers.
15.	Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance.
16.	The applicant is responsible to ensure the development is not located on top of an abandoned well and a minimum 5 metre setback radius around a well must be maintained.
17.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
18.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
19.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
20.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
21.	The applicant is responsible to obtain any Provincial approval which may be required.

This decision was issued on **August 30, 2024**

If no notice of appeal is served, **the permit will come into effect on:**
(September 21, 2024)

August 30, 2024

«NANAME», «NANAME1A»

«NAADD1», «NAADD2»

«NACITY», «NAAPRV», «NAPSTC»

Dear Landowner;

You are receiving this notice because the attached discretionary development permit was issued to the property described below, which is **within 100 meters of your property**.

Notice of Approved Development Permit Near You

Development Permit:	PLDPC20230720 <i>(see enclosed permit for details)</i>
Legal Description:	9824041//1
Municipal Address:	51102 RGE RD 70
Development Approved:	TOURIST CAMPGROUND, ENROUTE - Proposing 10 walk-in tents with full plumbing services.
Decision Date:	August 30, 2024
Development Authority:	Aman Jhawer, Development Planning Aman.Jhawer@parklandcounty.com

Contact the Development Authority with any questions regarding this decision.

If you are affected by this development decision, as per the *Municipal Government Act* s686(1)(b), you may file an appeal to the Subdivision and Development Appeal Board (SDAB).

How to file an appeal

To file an appeal, you must complete and submit a Notice of Appeal form to the SDAB and pay the mandatory \$200 appeal fee, **BEFORE the appeal deadline of 4:30pm, September 20, 2024**

Appeal questions?

Detailed appeal information and the Notice of Appeal form are available online at <http://www.parklandcounty.com/SDAB>, or by contacting the SDAB Clerk at **780-968-8471** or sdab@parklandcounty.com

Subdivision and Development Appeal Board

Legislative Services, Parkland County Centre
53109A Highway 779
Parkland County, AB T7Z 1R1



Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1
Phone: 780-968-8888 Fax: 780-968-8413

OFFICIAL RECEIPT

KOZAK, STEVEN

GST Reg. #: R106989189
Receipt #: 3529465
Receipt Date: 2024/09/23
Page: 1
Received by: AG

Account #	Description	Opening Balance	Payment	Amount Due
1725	DEVELOP APPEAL PLDPC20230720	200.00	200.00	.00

PARKLAND COUNTY
53109A 779 HWY
STONY PLAIN, AB T7Z1R1
(780) 968-8888

SALE
PHONE ORDER

Batch #: 009 REF#: 00000002
09/23/24 SEQ: 009001001002
14:45:55
CVC: M
APPR CODE: 65550J
MASTERCARD
*****6549CNP **/**

AMOUNT CAD \$200.00

00 - APPROVED - 001

Merci/Thank You
Please Come Again

CUSTOMER COPY

PARKLAND COUNTY
53109A 779 HWY
STONY PLAIN, AB T7Z1R1
(780) 968-8888

SALE
PHONE ORDER

MID: 450952 REF#: 00000002
Batch #: 009 SEQ: 009001001002
09/23/24 14:45:55
CVC: M
APPR CODE: 65550J
MASTERCARD
*****6549CNP **/**

AMOUNT CAD \$200.00

00 - APPROVED - 001

SIGNATURE NOT REQUIRED

CARDHOLDER ACKNOWLEDGES RECEIPT
OF GOODS AND/OR SERVICES IN THE
AMOUNT OF THE TOTAL SHOWN ABOVE

Merci/Thank You
Please Come Again

MERCHANT COPY

Tender Type & Description	Reference	Amount	Total Tax:	.00
MC PLDPC20230720		200.00	Total Amount Paid:	200.00
			- Tender Received:	200.00
			= Change Given:	

THANK YOU FOR YOUR PAYMENT. THE MAYOR AND COUNCIL'S
COMMITMENT TO YOU IS TO SPEND YOUR TAX DOLLARS RESPONSIBLY.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230720**Roll:** 3889001**Applicant(s)**

Matthew Chalmers
201-4224 Township Road 545
Lac Ste Anne County, AB T0E 0A2

On February 23, 2024, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "10 walk-in tents with full plumbing services.", the Development Authority determined the use to be for TOURIST CAMPGROUND, ENROUTE.

The subject property is located at 51102 RGE RD 70 , legally described as 9824041//1, W5-7-51-12-SE and is within the Agricultural General District.

This Development Permit APPROVAL authorizes the TOURIST CAMPGROUND, ENROUTE as a DISCRETIONARY USE in accordance with Section 4.1.2 (c) of Parkland County Land Use Bylaw 2017-18. In accordance with Section 16.14.1 of Parkland County Land Use Bylaw 2017-18, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
2.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
3.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
4.	Remove the existing field approach, restore the ditch to pre-existing flow conditions and grades, place topsoil and seed. Ditch shall be restored to have positive grades so that standing water is minimized. A minimum allowable ditch grade shall be 0.6% as per Section 6.3.11.1.1. Upon completion, the Applicant shall notify LDE@parklandcounty.com that the completed work is ready for final inspection. Completed work shall be completed to the acceptance of Parkland County or authorized designate
5.	All property access approaches shall comply with Parkland County Engineering Design Standards, and standard detail design drawing 7.12. More details available at https://www.parklandcounty.com/en/live-and-play/approaches.aspx .
6.	As per Bylaw 2023-02 – Surface Drainage and Lot Grading & Policy C-PD17 – Lot Grading, the applicant must provide, to the Development Authority, a Lot Grading Certificate as outlined in Sections 6.2.8. The Lot Grading Certificate shall represent the final grading work completed within the development boundary and shall be certified by a qualified Alberta Land Surveyor or Professional Engineer registered in good standing with APEGA.
7.	As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place, within the titled property, prior to any site material disturbance and properly maintained during the life of the project.
8.	ESC plan to be updated/changed to show both the location and type of measures being used, if different from the proposed ESC plan.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230720**Roll:** 3889001

9.	Post development flows shall be equal to or less than pre-development flows. Both onsite and offsite drainage shall not be directed to/or have a negative impact on adjacent properties as detailed in Parkland County Engineering Design Standards Section 6.3.7.7.4. All subdivision improvements relating to or impacting overland drainage must be compliant with Alberta Environment and Parks (AEP) Regulations, Acts and guidelines.
10.	The applicant must provide any documentation or approvals relating to Water Act approvals regarding the use of a groundwater well for this development
11.	Any impacts to wetlands such as draining, infilling, or modifications require that a provincial Water Act approval application, along with a Wetland Assessment and Impact Report (WAIR), including a wetland mitigation and replacement plan need to be completed and filed with Alberta Environment and Protected Areas before impacts occur. The bed and shores of naturally occurring streams, rivers and lakes are crown claimable and may be subject to the Public Lands Act which would require additional approval.
12.	A 20-meter buffer must be maintained between the proposed development and the potential wetland on the West side of the property.
13.	There shall be adequate on-site parking for clients and employees.
14.	It shall be the sole responsibility of the owner/applicant to ensure that such signs, fences and boarding are put in the place as the owner/applicant shall consider necessary to protect the public generally and the residents of the area in particular from any danger arising as a result of the proposed development.
15.	The site shall be kept in a neat and orderly manner.
16.	As per Parkland County Policy all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
17.	The sign shall be located completely within the boundary of the subject site and may not project over or onto a road right-of-way or easement.
18.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
19.	The area of the approved development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
20.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
21.	All structures will require that they are built to the National Building and Fire Code (AE) Standards. Gas, Electrical and Water must also be installed to the required standards.
22.	Services isolation points must be identified and be accessible in case of emergency.
23.	A Fire Safety Plan must be developed and implemented for the site including Kitchen, gathering areas anywhere on the property.

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	The applicant is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.
2.	The Owner has submitted a Property Access Approach Application to lde@parklandcounty.com for the proposed approach that is adjacent to RGE RD 70, located 70m from the South property line, and paid the required fees.
3.	Transportation Memo has been submitted by the Applicants engineer.
4.	The applicant shall contact the County's Public Works Program Coordinator, Mr. Shawn Satz, at 780-968-8454 for approval of a haul road agreement prior to hauling any material onto or off site on County roadways.
5.	All fill material shall be tested and free of deleterious substances. All infill material should be free of contamination as defined in Table 1 of the Alberta Tier 1 Soil and Groundwater Remediation Guidelines.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230720
Roll: 3889001

6.	Engineering Services has only reviewed the filling and grading areas as detailed on the plans presented with this application. Any filling and grading outside the proposed area, or changes to the surface type (i.e., gravel) require a new/revised application. This shall include the submission of a new/revised filling and grading plan, as well as any other supporting documents and plans as deemed applicable Parkland County Engineering Services.
7.	Due to the proximity to adjacent environmentally sensitive areas, notice to Alberta Environment and Parks (AEP) may be required in support of the development. AEP approval must be obtained by the landowner prior to any infill of existing ponds/wetlands/environmentally sensitive areas.
8.	At Parkland County's discretion a post construction survey may be requested. The survey would represent the work completed and, at a minimum, require elevation stakes at all grade changes, along drainage paths and proposed points of inflection. As-built grading drawings may be requested by Parkland County.
9.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction for all areas to be cleared to confirm that no active nests or breeding birds are present.?
10.	Tree removal should be limited to protect habitat and ecosystem services provided by the vegetation
11.	Any noxious or prohibited noxious weeds onsite must be managed in accordance with the Alberta Weed Control Act.
12.	Supervisory staff should be actively involved and practice fire drills and evacuation procedures.
13.	All campgrounds and sites shall have clear access and identification for firefighting, ambulance and police.
14.	Recreational facilities shall not be located where they would intrude on the privacy of adjacent campers.
15.	Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance.
16.	The applicant is responsible to ensure the development is not located on top of an abandoned well and a minimum 5 metre setback radius around a well must be maintained.
17.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
18.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
19.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
20.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
21.	The applicant is responsible to obtain any Provincial approval which may be required.

This decision was issued on **August 30, 2024**

If no notice of appeal is served, **the permit will come into effect on:**
(September 21, 2024)

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230720**Roll:** 3889001

Aman Jhaver
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of ~~\$200.00~~ must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

Subdivision and Development Appeal Board

September 25, 2024

Matthew Chalmers
201 4224 Township Road 545
Lac Ste. Anne County, AB T0E 0A2

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Development Permit Approved Permit Number: PLDPC20230720
Location:	Legal Address: SE-12-51-7-W5 Municipal Address: 51102 RGE RD 70
Appeal Received:	September 21, 2024
Applicant:	Matthew Chalmers
Appellant:	Steven Kozak
Appeal Hearing Date:	10:00 a.m., Monday October 21, 2024
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Virtual attendance also available</i>
Submissions Deadline:	Tuesday October 15, 2024

Parkland County has received a Development Permit Application located on the above noted lands. The Development Permit was approved on August 30, 2024. The development is described as “10 walk-in tents with full plumbing services.”

Correspondence has been received appealing the approval and in accordance with Section 686.2 of the *Municipal Government Act*, a hearing will be held at Parkland County Centre in Council Chambers on **Monday, October 21, 2024 at 10:00 a.m.**

All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before October 15, 2024.

The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than October 16, 2024. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.



Please Note:

This meeting will be conducted in person at the Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Teams conferencing is available. Should you wish to attend via Teams conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com or by telephone at 780-968-8888 no later than 9:00 a.m. on Monday, October 21, 2024.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

Yours truly,

Rachel Coupal

Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com

Development Authority Report

Appealed?	YES
Appeal Details	Appeal Hearing Date: 10:00 a.m., Monday October 21, 2024 Appellant(s): Steven Kozak

Application Details

Applicant(s)	Matthew Chalmers
Landowner(s)	ROBERT BUTLER
Application Date	September 29, 2023
Deemed Complete Date	February 22, 2024
Decision Date	August 30, 2024
Description of Development	The proposed project involves setting up 10 tents equipped with washroom facilities, a cooking area, and a storage building. The camp will operate from May to October, mainly on weekends. Key developments include adding a gravel parking area, drainage and water lines, a septic holding tank, and minimal electric lighting. Major work is expected to be completed within six months after permitting.
Submittals	1. Planning Application Submittal 1.1. Landowner Authorization Form 1.2. Land Title 1.3. Abandoned Well Declaration 1.4. Letter of Intent 1.5. Site Plan 1.6. Floor Plans (Tents and Buildings) 1.7. Elevations (Tents and Buildings) 1.8. 3d Views of Proposed Tents 1.9. Proposed Signage Details 1.10. Site Servicing Plan 1.11. Sediment and Erosion Control Plan 1.12. Site Grading Plan 1.13. A Traffic Memo (Trip Generation)
Variance Requested?	No

Reasonings for Variance
(as provided by Applicant)

N/A

Site Information

Title Area 3.95 (ha)

Current Land Use District Agricultural General District

Use of Adjacent Parcels Agricultural

Environmental Considerations This site is located in the southwest portion of the County, approximately 8 km west of Tomahawk. The site is within a High Priority Landscape, approximately 0.5 km Mishow Creek ESA and directly adjacent to the Peatland Fragments ESA. Parkland County's 2013 Wetland Inventory did not capture any wetlands on the property, but there is potentially a wetland on the West side. A 20 m buffer has been implemented between the possible wetland and the permanent tent areas. No tree clearing will occur for this development and as such, a desktop Biophysical was not requested as part of this application

Gas wells and pipelines abandoned and active within Title Area No

Instruments Registered on Title 772 004 741 UTILITY RIGHT OF WAY
GRANTEE : EVERGREEN GAS CO-OP LTD.
112 175 723 MORTGAGE: THE BANK OF NOVA SCOTIA.

Legislative History and Higher Order Planning Documents

Regional Plan None.

Edmonton Metropolitan Region Growth Plan Identified within **Rural Area** of Metropolitan Region Structure.

Intermunicipal Development Plan None.

Municipal Development Plan Bylaw 2017-14 (MDP) In reference to Figures of the MDP, the subject parcel is identified in the following classifications:

	Figure 7 – Development Concept Designation	Rural Agricultural Area
	Figure 9 – Prime Agricultural Areas	☒ Yes / ☐ No
	Figure 11 – Prime Recreation and Tourism Areas	☐ Yes / ☒ No
	Figure 14 – High Priority Landscapes	☒ Yes / ☐ No
Area Structure Plan	None	

Land Use Bylaw 2017-18 Regulation

Use Class Determination

Current Land Use District	AGG - Agricultural General District
Description of Development	The proposed project involves setting up 10 tents equipped with washroom facilities, a cooking area, and a storage building. The camp will operate from May to October, mainly on weekends. Key developments include adding a gravel parking area, drainage and water lines, a septic holding tank, and minimal electric lighting. Major work is expected to be completed within six months after permitting.
Determined Use Class	TOURIST CAMPGROUND, ENROUTE
Use Class Definition (LUB s.20.3)	<i>...means development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travelers on their way to another destination and is not used as year round storage, or accommodation for residential use.</i>
Is Use Class a Listed Use in District?	Discretionary
Applicable Specific Use Regulations	Yes – see Chart 1 “Tourist Campground”.

Chart 1: Applicable Specific Use Regulations (LUB s12.21 Tourist Campground)

s12.21.1	For the purposes of this Section, tourist campgrounds may be considered as falling into two category types, Enroute and Destination. Enroute campgrounds are designed primarily for short-term occupancy for those travelers on their way to another destination. Destination campgrounds are intended for prolonged visits, located near amenity areas and accompanied by a range of	<i>The development authority determined the proposed campground Enroute, which is designed for short-term occupancy. The proposed campground will operate on weekends from May to October, with check-ins around 4 p.m. and check-outs around 11 a.m.</i>
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ancillary and recreational facilities.

s12.21.2	Roads leading to a proposed campground 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 by the proposed campground.	<i>A 6-meter-wide compacted gravel emergency access road has been proposed to connect the main entrance to the proposed storage building. The road will be constructed to withstand the weight of emergency vehicles, and the applicant has been advised to build it according to Parkland County's Engineering Design Standards.</i>
s12.21.3	In determining the appropriateness and suitability of a site for a proposed campground development, the Development Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability/serviceability of the site itself.	<i>The proposed site is situated in an Agricultural General District, and there are no existing multi-parcel residential subdivisions nearby. The Agricultural General District aims to preserve and improve agricultural production while allowing various supportive and compatible land uses. The parcel has not been used for agricultural purposes due to physical constraints. Parkland County's 2013 Wetland Inventory did not identify any wetlands on the property, but there is potentially a wetland on the west side. A 20 m buffer has been established between the potential wetland and the permanent tent areas to address this. This development will have no tree clearing, as the proposed tent sites are in a clear land area.</i>
s12.21.4	There shall be a minimum distance separation of 300.0 m between any tourist campground facility and the boundary of a Multi-Parcel Residential Subdivision or Confined Feeding Operation.	<i>There is no Multi-Parcel Residential Subdivision or Confined Feeding Operations located within 300.0 m of the subject site.</i>
S12.21.5	The following criteria and standards may be used by the Development Authority in determining an appropriate density for a proposed campground development: (a) Areas with natural amenities (e.g. wilderness, water bodies, and vegetation) shall be developed at a lower density. (b) in areas where there is little natural vegetation, densities shall be lower to provide more privacy between sites.	<i>The proposed development is located outside the natural amenities area. Furthermore, a landscaping buffer has been provided between each tent site to enhance privacy.</i>
S12.21.6	The following criteria and standards may be used by the Development Authority in determining an appropriate site design for a proposed campground development: (a) The site plan for a proposed campground shall detail internal circulation requirements, street widths, pedestrian circulation, site access and egress, emergency	<i>To limit vehicle interference with pedestrian circulation and the proposed tent sites, a gravel parking area for sixteen stalls has been proposed at the main entrance of the parking lot. A 6 m wide compacted gravel road has been proposed for emergency vehicles, connecting the main entrance point to the proposed storage building. A 1.8m wide pathway will connect each tent site to the proposed storage, kitchen, and laundry areas.</i>

access, parking areas, storage areas, toilet and laundry areas, recreational areas and campsite areas.

- (b) The number of access points to the campground shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow.

The proposed site has only one entry and exit point from the RR70. The applicant also submitted a trip generation letter prepared by a professional engineer. Based on the analysis, a traffic impact assessment is not required because the magnitude of traffic projected to be generated by the proposed development is not anticipated to unduly impact traffic along Range Road 70.

Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application?

☐ Yes / ☒ No

Referral Agency Comments

Agency	Response Received	Comments
Parkland County Community Sustainability	☒ Yes / ☐ No	Summary of Review: This site is located in the southwest portion of the County, approximately 8 km west of Tomahawk. The site is within a High Priority Landscape, approximately 0.5 km Mishow Creek ESA and directly adjacent to the Peatland Fragments ESA. Parkland County's 2013 Wetland Inventory did not capture any wetlands on the property, but there is potentially a wetland on the West side. A 20 m buffer has been implemented between the possible wetland and the permanent tent areas. No tree clearing will occur for this development and as such, a desktop Biophysical will not be requested as part of this application. As part of the Community Sustainability Team review, the team submitted the following conditions/advisements, which have been added to the final decision of the development permit application. Summary of Conditions: 1. The applicant must provide any documentation or approvals relating to Water Act approvals regarding the use of a groundwater well for this development. 2. Any impacts to wetlands such as draining, infilling, or modifications require that a provincial Water Act approval application, along with a Wetland Assessment and Impact Report (WAIR), including a wetland mitigation and replacement plan need to be completed and filed with Alberta Environment and Protected Areas before impacts occur. The bed

		and shores of naturally occurring streams, rivers and lakes are crown claimable and may be subject to the Public Lands Act which would require additional approval. 3. A 20-meter buffer must be maintained between the proposed development and the potential wetland on the West side of the property. Summary of Advisement: 1. Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction for all areas to be cleared to confirm that no active nests or breeding birds are present.? 2. Tree removal should be limited to protect habitat and ecosystem services provided by the vegetation 3. Any noxious or prohibited noxious weeds onsite must be managed in accordance with the Alberta Weed Control Act
Parkland County Engineering Services	☒ Yes / ☐ No	As part of the Engineering Team review, the team submitted the following conditions/advisements, which have been added to the final decision of the development permit application. Summary of Conditions: APPROACHES 1. Remove the existing field approach, restore the ditch to pre-existing flow conditions and grades, place topsoil and seed. Ditch shall be restored to have positive grades so that standing water is minimized. A minimum allowable ditch grade shall be 0.6% as per Section 6.3.11.1.1. Upon completion, the Applicant shall notify LDE@parklandcounty.com that the completed work is ready for final inspection. Completed work shall be completed to the acceptance of Parkland County or authorized designate. 2. All property access approaches shall comply with Parkland County Engineering Design Standards, and standard detail design drawing 7.12. More details available at https://www.parklandcounty.com/en/live-and-play/approaches.aspx. 3. The Owner has submitted a Property Access Approach Application to lde@parklandcounty.com for the proposed approach that is adjacent to RGE RD 70, located 70m from the South property line, and paid the required fees. GRADING 1. As per Bylaw 2023-02 – Surface Drainage and Lot Grading & Policy C-PD17 – Lot Grading, the applicant must provide, to the Development

		Authority, a Lot Grading Certificate as outlined in Sections 6.2.8. The Lot Grading Certificate shall represent the final grading work completed within the development boundary and shall be certified by a qualified Alberta Land Surveyor or Professional Engineer registered in good standing with APEGA. 2. As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place, within the titled property, prior to any site material disturbance and properly maintained during the life of the project. 3. ESC plan to be updated/changed to show both the location and type of measures being used, if different from the proposed ESC plan. STORMWATER 1. Post development flows shall be equal to or less than pre-development flows. Both onsite and offsite drainage shall not be directed to/or have a negative impact on adjacent properties as detailed in Parkland County Engineering Design Standards Section 6.3.7.7.4. All subdivision improvements relating to or impacting overland drainage must be compliant with Alberta Environment and Parks (AEP) Regulations, Acts and guidelines. TRANSPORTATION 1. Transportation Memo has been submitted by the Applicants engineer. ADVISEMENTS: AdviseMENTS are for information only and may impact a decision made by prospective developer 1. The applicant shall contact the County's Public Works Program Coordinator, Mr. Shawn Satz, at 780-968-8454 for approval of a haul road agreement prior to hauling any material onto or off site on County roadways. 2. All fill material shall be tested and free of deleterious substances. All infill material should be free of contamination as defined in Table 1 of the Alberta Tier 1 Soil and Groundwater Remediation Guidelines. 3. Engineering Services has only reviewed the filling and grading areas as detailed on the plans presented with this application. Any filling and grading outside the proposed area, or changes to the surface type (i.e., gravel) require a new/revised application. This shall include the submission of a new/revised filling and grading plan, as well as any other supporting documents and plans as deemed applicable Parkland County Engineering Services. 4. Under the Federal Migratory Bird Convention Act (MBCA), 1994, no disturbances to nests or nesting birds are permitted during breeding and nesting periods. No disturbance or vegetation clearing shall occur between April 15 and August 31 without confirmation that birds are not nesting in the area. If clearing of vegetation is required, a bird sweep must be completed by a qualified biologist within 7 days of construction to ensure areas have no active nests or breeding birds present. 5. Due to the proximity to adjacent environmentally sensitive areas, notice to Alberta Environment and Parks (AEP) may be required in
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		support of the development. AEP approval must be obtained by the landowner prior to any infill of existing ponds/wetlands/environmentally sensitive areas. 6. At Parkland County's discretion a post construction survey may be requested. The survey would represent the work completed and, at a minimum, require elevation stakes at all grade changes, along drainage paths and proposed points of inflection. As-built grading drawings may be requested by Parkland County.
Fire Prevention	☒ Yes / ☐ No	The following conditions/advisement has been added to the final decision of the development permit application. 1. The Fire Discipline after review finds that the Fire Department access is adequate for the proposed facilities. 2. All structures requires that they are built to the National Building and Fire Code (AE) Standards. Gas, Electrical and Water must also be installed to the required standards. Services isolation points must be identified and be accessible in case of emergency. 3. A Fire Safety Plan must be developed and implemented for the site including Kitchen, gathering areas anywhere on the property. 4. Supervisory staff should be actively involved and practice fire drills and evacuation procedures.

Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed development on the subject lands meets the intent of the current district, definition and regulations for TOURIST CAMPGROUND, ENROUTE.

The Development Authority took into consideration the following:

1. Land Use Bylaw 2017-18 Regulations
 - The proposed use of TOURIST CAMPGROUND, ENROUTE falls under the Discretionary Use category within the AGG – Agriculture General District. The primary objective of the Agricultural General District is to uphold and enhance agricultural production while permitting compatible land uses that support this goal. The proposed use aligns with the objectives of the current district as it integrates seamlessly with the existing site layout, exerting minimal to no impact on the prevailing site conditions. Additionally, the proposed development is anticipated to have negligible influence on local traffic and is not expected to generate significant dust or noise due to its limited scale. The parcel has remained unused for agricultural purposes due to physical site limitations. The proposed development area has been intentionally positioned within an open land section on the site. Furthermore, Parkland County's 2013 Wetland Inventory has not identified any wetlands on the property, although a potential wetland is believed to exist on the western side. A 20-meter buffer has been established between the potential wetland and the designated permanent tent areas to address this.
 - The proposed development meets the requirements for TOURIST CAMPGROUND as outlined in Section 12.21 of the Land Use Bylaw. Chart 1 of this report provides a detailed description of how the proposed development meets the intent of Section 12.21 of the Land Use Bylaw.

2. Relevant Planning Documents and Technical Analysis

- The subject parcel is located within a High-Priority Landscape, as identified in the Municipal Development Plan. The application was circulated to the Community Sustainability Team for their review. The review identified no need for a Desktop Biophysical Report as Parkland County's 2013 Wetland Inventory did not capture any wetlands on the property.
- A professional engineer has prepared a trip generation memo, which concludes that the anticipated traffic volume from the proposed development will not significantly impact operations along Range Road 70. Consequently, a transportation impact assessment is not expected to be necessary to support the development permit application.

3. Compatibility with Adjacent Land Use

- The Development Authority has determined that the proposed development aligns with the land uses in its vicinity. The subject site is situated on an Agricultural Parcel, and there is no multi-lot residential development in the surrounding area.
- Additionally, the Development Authority has considered the proposed operating schedule, hours of operation, limited workforce, minimal alterations to the existing site, access to Range Road, and screening measures. It has concluded that the proposed development will not unreasonably impact the use and enjoyment of adjacent agricultural activities.

The application included all submittal items as required by the Development Authority. The application was circulated to Parkland County's Community Sustainability, Land Development Engineering and Fire Prevention work groups for review. The approved application has addressed all the questions or concerns raised by the internal reviewers.

In the opinion of the Development Authority, the proposed development and associated studies/reports sufficiently address the Specific Use Regulations specific to TOURIST CAMPGROUND, ENROUTE use within Parkland County.

Closing Statement

The Development Authority submits that the SDAB uphold the decision of the Development Authority to approve TOURIST CAMPGROUND, ENROUTE use on the Lands.

EXHIBITS

Exhibit A: Development Permit Decision

Exhibit B: Location Map

Exhibit C: Land Use Bylaw 2017-18 Excerpts

Exhibit D: Municipal Development Plan Bylaw 2017-14 Excerpts

Exhibit E: Application Submission Technical Documents (Plans, Elevations, and Technical Studies)

Exhibit F: Development Authority's PowerPoint Presentation

Prepared by: Parkland County Development Authority

10/6/2024 12:00:00 AM

Exhibit A: Development Permit Decision

Exhibit B: Location Map

Exhibit C: Land Use Bylaw 2017-18 Excerpts

Exhibit D: Municipal Development Plan Bylaw 2017-14 Excerpts

Exhibit E: Application Submission Technical Documents (Plans, Elevations, and Technical Studies)

Exhibit F: Development Authority's PowerPoint Presentation

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230720
Roll: 3889001

Applicant(s)

Matthew Chalmers
201-4224 Township Road 545
Lac Ste Anne County, AB T0E 0A2

On February 23, 2024, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as “10 walk-in tents with full plumbing services.”, the Development Authority determined the use to be for TOURIST CAMPGROUND, ENROUTE.

The subject property is located at 51102 RGE RD 70 , legally described as 9824041//1, W5-7-51-12-SE and is within the Agricultural General District.

This Development Permit APPROVAL authorizes the TOURIST CAMPGROUND, ENROUTE as a DISCRETIONARY USE in accordance with Section 4.1.2 (c) of Parkland County Land Use Bylaw 2017-18. In accordance with Section 16.14.1 of Parkland County Land Use Bylaw 2017-18, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
2.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
3.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
4.	Remove the existing field approach, restore the ditch to pre-existing flow conditions and grades, place topsoil and seed. Ditch shall be restored to have positive grades so that standing water is minimized. A minimum allowable ditch grade shall be 0.6% as per Section 6.3.11.1.1. Upon completion, the Applicant shall notify LDE@parklandcounty.com that the completed work is ready for final inspection. Completed work shall be completed to the acceptance of Parkland County or authorized designate
5.	All property access approaches shall comply with Parkland County Engineering Design Standards, and standard detail design drawing 7.12. More details available at https://www.parklandcounty.com/en/live-and-play/approaches.aspx .
6.	As per Bylaw 2023-02 – Surface Drainage and Lot Grading & Policy C-PD17 – Lot Grading, the applicant must provide, to the Development Authority, a Lot Grading Certificate as outlined in Sections 6.2.8. The Lot Grading Certificate shall represent the final grading work completed within the development boundary and shall be certified by a qualified Alberta Land Surveyor or Professional Engineer registered in good standing with APEGA.
7.	As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place, within the titled property, prior to any site material disturbance and properly maintained during the life of the project.
8.	ESC plan to be updated/changed to show both the location and type of measures being used, if different from the proposed ESC plan.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230720**Roll:** 3889001

9.	Post development flows shall be equal to or less than pre-development flows. Both onsite and offsite drainage shall not be directed to/or have a negative impact on adjacent properties as detailed in Parkland County Engineering Design Standards Section 6.3.7.7.4. All subdivision improvements relating to or impacting overland drainage must be compliant with Alberta Environment and Parks (AEP) Regulations, Acts and guidelines.
10.	The applicant must provide any documentation or approvals relating to Water Act approvals regarding the use of a groundwater well for this development
11.	Any impacts to wetlands such as draining, infilling, or modifications require that a provincial Water Act approval application, along with a Wetland Assessment and Impact Report (WAIR), including a wetland mitigation and replacement plan need to be completed and filed with Alberta Environment and Protected Areas before impacts occur. The bed and shores of naturally occurring streams, rivers and lakes are crown claimable and may be subject to the Public Lands Act which would require additional approval.
12.	A 20-meter buffer must be maintained between the proposed development and the potential wetland on the West side of the property.
13.	There shall be adequate on-site parking for clients and employees.
14.	It shall be the sole responsibility of the owner/applicant to ensure that such signs, fences and boarding are put in the place as the owner/applicant shall consider necessary to protect the public generally and the residents of the area in particular from any danger arising as a result of the proposed development.
15.	The site shall be kept in a neat and orderly manner.
16.	As per Parkland County Policy all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
17.	The sign shall be located completely within the boundary of the subject site and may not project over or onto a road right-of-way or easement.
18.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
19.	The area of the approved development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
20.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
21.	All structures will require that they are built to the National Building and Fire Code (AE) Standards. Gas, Electrical and Water must also be installed to the required standards.
22.	Services isolation points must be identified and be accessible in case of emergency.
23.	A Fire Safety Plan must be developed and implemented for the site including Kitchen, gathering areas anywhere on the property.

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	The applicant is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.
2.	The Owner has submitted a Property Access Approach Application to lde@parklandcounty.com for the proposed approach that is adjacent to RGE RD 70, located 70m from the South property line, and paid the required fees.
3.	Transportation Memo has been submitted by the Applicants engineer.
4.	The applicant shall contact the County's Public Works Program Coordinator, Mr. Shawn Satz, at 780-968-8454 for approval of a haul road agreement prior to hauling any material onto or off site on County roadways.
5.	All fill material shall be tested and free of deleterious substances. All infill material should be free of contamination as defined in Table 1 of the Alberta Tier 1 Soil and Groundwater Remediation Guidelines.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230720
Roll: 3889001

6.	Engineering Services has only reviewed the filling and grading areas as detailed on the plans presented with this application. Any filling and grading outside the proposed area, or changes to the surface type (i.e., gravel) require a new/revised application. This shall include the submission of a new/revised filling and grading plan, as well as any other supporting documents and plans as deemed applicable Parkland County Engineering Services.
7.	Due to the proximity to adjacent environmentally sensitive areas, notice to Alberta Environment and Parks (AEP) may be required in support of the development. AEP approval must be obtained by the landowner prior to any infill of existing ponds/wetlands/environmentally sensitive areas.
8.	At Parkland County's discretion a post construction survey may be requested. The survey would represent the work completed and, at a minimum, require elevation stakes at all grade changes, along drainage paths and proposed points of inflection. As-built grading drawings may be requested by Parkland County.
9.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction for all areas to be cleared to confirm that no active nests or breeding birds are present.?
10.	Tree removal should be limited to protect habitat and ecosystem services provided by the vegetation
11.	Any noxious or prohibited noxious weeds onsite must be managed in accordance with the Alberta Weed Control Act.
12.	Supervisory staff should be actively involved and practice fire drills and evacuation procedures.
13.	All campgrounds and sites shall have clear access and identification for firefighting, ambulance and police.
14.	Recreational facilities shall not be located where they would intrude on the privacy of adjacent campers.
15.	Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance.
16.	The applicant is responsible to ensure the development is not located on top of an abandoned well and a minimum 5 metre setback radius around a well must be maintained.
17.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
18.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
19.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
20.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
21.	The applicant is responsible to obtain any Provincial approval which may be required.

This decision was issued on **August 30, 2024**

If no notice of appeal is served, **the permit will come into effect on:**
(September 21, 2024)



**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230720**Roll:** 3889001

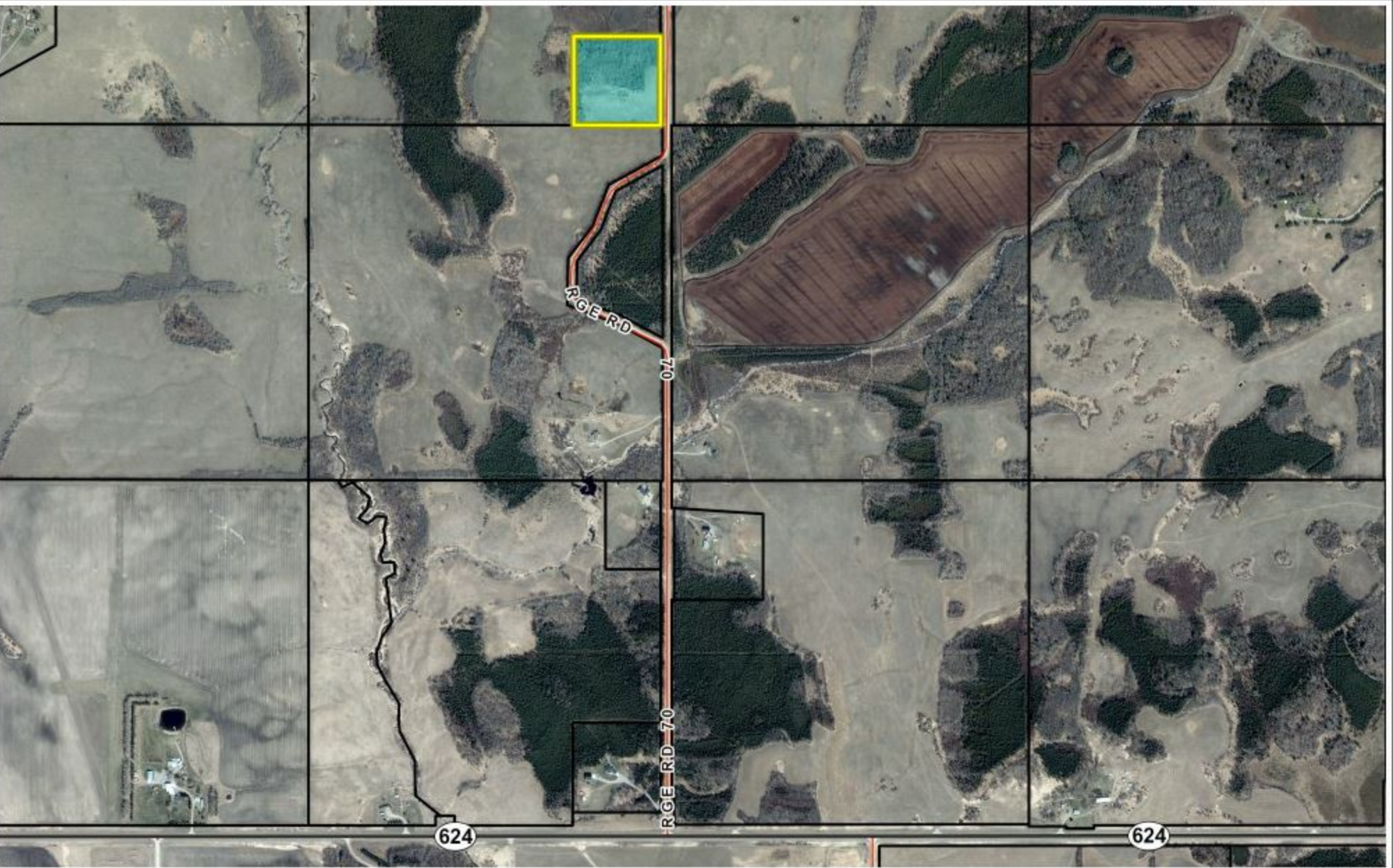
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Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of ~~\$200.00~~ must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.



Parkland County - CLICK

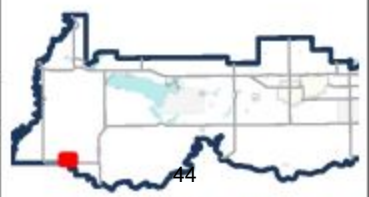
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SDAB Hearing October 21, 2024 - PLDPC20230720
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© Parkland County

Legend

Provincial Highways

-  Paved Surface Highway
-  Gravel Surface Highway

County Roads

-  Paved Surface Road
-  Gravel Surface Road
-  Paved Surface Road - Under Developer War
-  Gravel Surface Road - Under Developer War

Non-County Roads

-  Paved Surface Road
-  Gravel Surface Road

TWP and RGE Road Names



Parcels



Railways

Rivers, Streams and Creeks

-  Major
-  Minor



Lakes

SECTION 4 AGRICULTURAL

4.1 AGG – Agricultural General District



1. Purpose

The purpose of the Agricultural General District is to protect and enhance agricultural production while accommodating a range of supportive and compatible land uses.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- ii) That Manufactured Home, Single Wide as a Discretionary Use shall only be allowed within the following Multi-Parcel Subdivisions:

Flickinger Acres	NE 20-51-1-W5M
Jud Ranch	S ½ 17-52-1-W5M
- iii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iv) That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems; and
- v) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision.

Bylaw No. 2018-03

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Apiary Bed and Breakfast Home Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home Government Services Home Day Care Manufactured Home, Single Wide Wind Energy Converter System – Minor Accessory Uses for the uses listed in 4.1.2 b)	Abattoir Agricultural Support Services Animal Health Care Services Aquaculture Automotive Equipment and Vehicle Services <i>Automotive repair only on Lot A, Plan 5388 HW, Pt. NE-31-52-26-W4M, and Pt. NE-36-51-28-W4M (School bus operations)</i> <i>Only on the 8.09 hectares within SE-35-52-06-W5M</i> Cannabis Cultivation, Major Cottage Industry Cultural Facilities Day Care Services

Bylaw No. 2018-03

b) PERMITTED USES	c) DISCRETIONARY USES
	General Industrial Manufacturing / Processing <i>only on the Northern half of NW15-15-7-W5</i> Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Industrial Storage and Warehousing <i>only on SW 3-52-27-W4 and 8.09 ha within SE 35-52-06-W5 (Tri Lakes Septic)</i> Kennel Livestock Auction Mart Manufactured Home, Single Wide Medical Treatment Services Natural Resource Extraction/Processing Natural Science Exhibit Out-Building Outdoor Participant Recreation Services Outdoor Shooting Range Personal and Health Care Services <i>only on Lot B, Plan 842 1539, Pt. NE 28-52-27-W4</i> Professional, Business, Financial and Office Support Services <i>only on Lot 1, Plan 782 1361, Pt. SW 27-52-27-W4</i> <i>only on the 8.09 ha within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)</i> Recreational Vehicle Storage Religious Assembly Riding Arena Secondary Suite Small Animal Breeding and/or Boarding Services Tourist Campground, Destination Tourist Campground, Enroute

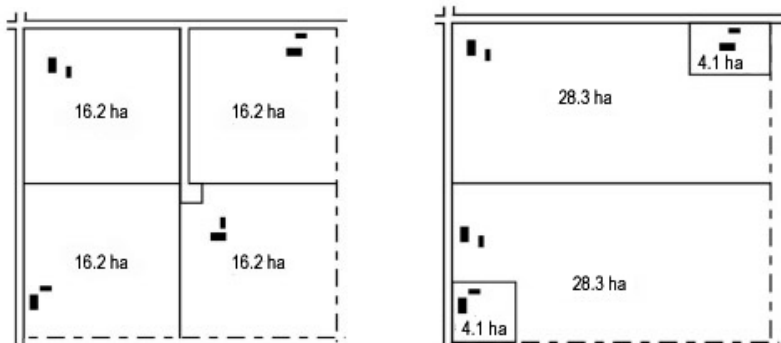
Bylaw No. 2018-03

b) PERMITTED USES	c) DISCRETIONARY USES
	Utility Service – Major Infrastructure Wind Energy Converter Systems – Major Wind Energy Converter System – Minor Accessory Uses for the uses listed in 4.1.2 c)

Bylaw No. 2018-09

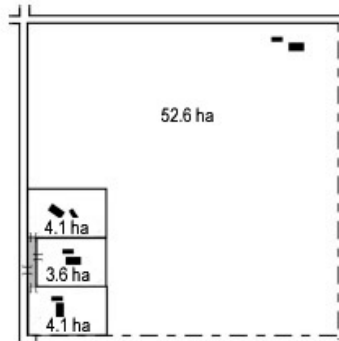
3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) Extensive Agriculture and Extensive Livestock shall have a minimum Parcel area of 16.0 ha more or less. The minimum Parcel Frontage shall be 400.0 m, more or less.
 - ii) Manufactured Home (single wide) and Dwelling, Single Detached shall have a minimum Parcel area of 0.8 ha of contiguous developable land and a maximum Parcel area of 4.0 ha for a single Parcel residential subdivision, unless greater area is required to include shelterbelts, natural features, on-site sewage disposal and water services, buildings or other improvements related to the residential component of an existing farmstead and the applicant can demonstrate to the satisfaction of the County that existing farming operations on the remnant quarter section will not be restricted.
 - iii) Minimum Parcel Frontage shall be 30.0 m excepting that it may be 20.0 m fronting onto an internal cul-de-sac.
 - iv) The maximum width:depth ratio for a residential Parcel shall be 1:4.
 - v) For all other Permitted and Discretionary Uses the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- b) Number and Size of Parcels
 - i) A maximum of three (3) subdivisions in addition to the remnant of the original quarter section shall be permitted per quarter section that may include the following:
 - (1) a maximum of four (4) 16 ha Parcels for Extensive Agriculture and Extensive Livestock that must have generally equal length and width;

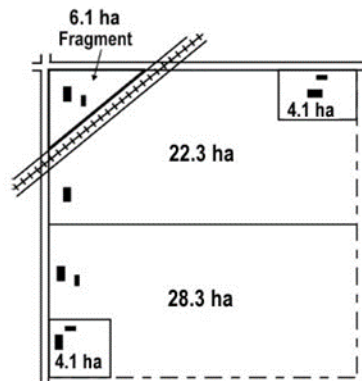


- (2) a maximum of two (2) residential Parcels; however, only one (1) residential Parcel will be permitted to be subdivided out of each 32.0 ha Parcel; or

- (3) a maximum of three (3) adjacent residential Parcels such that at least two (2) of the Parcels share a common approach onto a municipal road.



- c) Notwithstanding Subsection 4.1.3 b), the subdivision of a Parcel fragmented by a natural or man-made feature, such as a creek or Highway, may be supported if all the following criteria are met:
- i) the County is satisfied the size and characteristic of the fragmented land and the difficulty of access from the remainder of the land means the Parcel cannot be reasonably used with the balance of the title; and
 - ii) the Parcel is the entire area of the fragment.



- d) Notwithstanding, pursuant to the *Act*, the provisions of Section 14 of the Subdivision and Development Regulation will prevail for all quarter sections within 800.0 m from a controlled Highway.

4. Development

- a) Setbacks for Principal Buildings
- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.

- iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- b) Setbacks for Accessory Buildings
- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 13.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 3.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 3.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- c) For Home Based Business Level 3, a minimum Setback of 152.0 m shall be maintained from the boundaries of the development to the boundaries of a multi-Parcel subdivision.
- d) Proposed development on substandard Parcels which do not meet the provisions of this Bylaw shall be considered by the Development Authority and development permits may be issued, having regard for the limitations of the Parcel.
- e) For all other Permitted and Discretionary Uses the minimum building Setback requirement shall be determined by the Development Authority.

5. Other Development Regulations

- a) Dugouts shall not be located within 30.0 m of any public road, or as approved by the Development Authority, and shall not encroach upon or affect any watercourse or drainage easement, and shall meet the minimum Setback requirements of the applicable district.
- b) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
- c) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

- d) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.

6. Out-Building Regulations

- a) Applications for an Out-Building shall be considered at the discretion of the Development Authority based on the merits of the application and the context of the area. Consideration shall include, but not be limited to the size, scale, intensity, and intended use of the development; proximity to buildings on adjacent lands; established character within the area; Parcel size; and reasonable compatibility.
- b) An Out-Building shall:
 - i) Have a maximum floor area of 80 m²
 - ii) Be finished with durable exterior building material such as siding, stucco, brick, brick veneer or similar; and
 - iii) Be screened to the satisfaction of the Development Authority.

- c) There shall be signs posted at adjacent occupied residences by the Show Home builder indicating that these homes are private and not for viewing.
- d) The Show Home shall not be operated as a Show Home or sales office for a period in excess of twelve (12) months unless the Development Permit is renewed at the discretion of the Development Authority.
- e) A Show Home is regulated by the regulations of the land use district in which it is located.
- f) The appearance of the Show Home shall, in the opinion of the Development Officer, be compatible with the character of other buildings in the vicinity and include hard surface access for pedestrians.
- g) A Show Home shall be located in close proximity to the entrance to the subdivision, not within a cul-de-sac or the terminal end to the internal subdivision road.

12.20 Small Animal Breeding / Boarding

1. A Small Animal Breeding / Boarding facility shall not located within or adjacent to a Multi-Parcel Residential Subdivision or row housing development.
2. The conditions of the development permit shall include the following:
 - a) Pens, rooms, exercise runs and holding stalls may be soundproofed to the satisfaction of the Development Authority.
 - b) All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
 - c) No facility or exterior exercise area used to accommodate the animals shall be located within 25.0 m of any Property Line of the Parcel on which the facility is to be sited.
 - d) All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Development Authority with a minimum height of 1.8 m.
 - e) All facilities, including buildings and exterior exercise areas, may be required to be sited behind the principal building.
 - f) All facilities shall be visually screened from existing dwellings on adjoining Parcels to the satisfaction of the Development Authority.
3. The Development Authority may regulate the hours that the animals are allowed outdoors.

12.21 Tourist Campground

1. For the purposes of this Section, tourist campgrounds may be considered as falling into two category types, Enroute and Destination. Enroute campgrounds are designed primarily for short-term occupancy for those travelers on their way to another destination. Destination campgrounds are intended for prolonged visits, located near amenity areas and accompanied by a range of ancillary and recreational facilities.
2. Roads leading to a proposed campground 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 by the proposed campground.

3. In determining the appropriateness and suitability of a site for a proposed campground development, the Development Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity and physical suitability/serviceability of the site itself.
4. There shall be a minimum distance separation of 300.0 m between any tourist campground facility and the boundary of a Multi-Parcel Residential Subdivision or Confined Feeding Operation.
 - a) Notwithstanding the foregoing, tourist campground facilities within 300.0 m of the boundary of a multi-parcel subdivision, may be considered on SW 18-52-2-W5
 - b) Notwithstanding the foregoing, tourist campground facilities within 300.0 m of the boundary of a multi-Parcel subdivision, may be considered on Lot A, Plan 3803NY (NW 03-53-4-W5M) where the property owner shall meet the following:
 - i) There shall be no Recreational Vehicles located within 3m of the north Property Line of the subject site and appropriate visual screening shall be installed and maintained to the satisfaction of the Development Officer, within this 3 m separation between the Recreational Vehicles and the north Property Line.
 - ii) The property owners shall ensure that the septic system is inspected by a qualified plumbing inspector at three (3) year intervals and that these reports are forwarded to the County's private sewage inspector for review.
 - iii) The property owners shall enter into a Road Maintenance Agreement with Parkland County.
5. The following criteria and standards may be used by the Development Authority in determining an appropriate density for a proposed campground development:
 - a) Areas with natural amenities (e.g. wilderness, water bodies, and vegetation) shall be developed at a lower density.
 - b) In areas where there is little natural vegetation, densities shall be lower to provide more privacy between sites.
 - c) Where terrain is sensitive to development, the Permitted density shall be lower to preserve the natural balance.
 - d) Long-term occupancy campgrounds shall be at a lower density because the Recreational Vehicles tend to be larger and contain accessory uses; in most cases, the on-location activities will have more impact on the environment.
6. The following criteria and standards may be used by the Development Authority in determining an appropriate site design for a proposed campground development:
 - a) The site plan for a proposed campground shall detail internal circulation requirements, street widths, pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, toilet and laundry areas, recreational areas and campsite areas.
 - b) The number of access points to the campground shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow.
 - c) The location of access points shall not route traffic through residential areas.

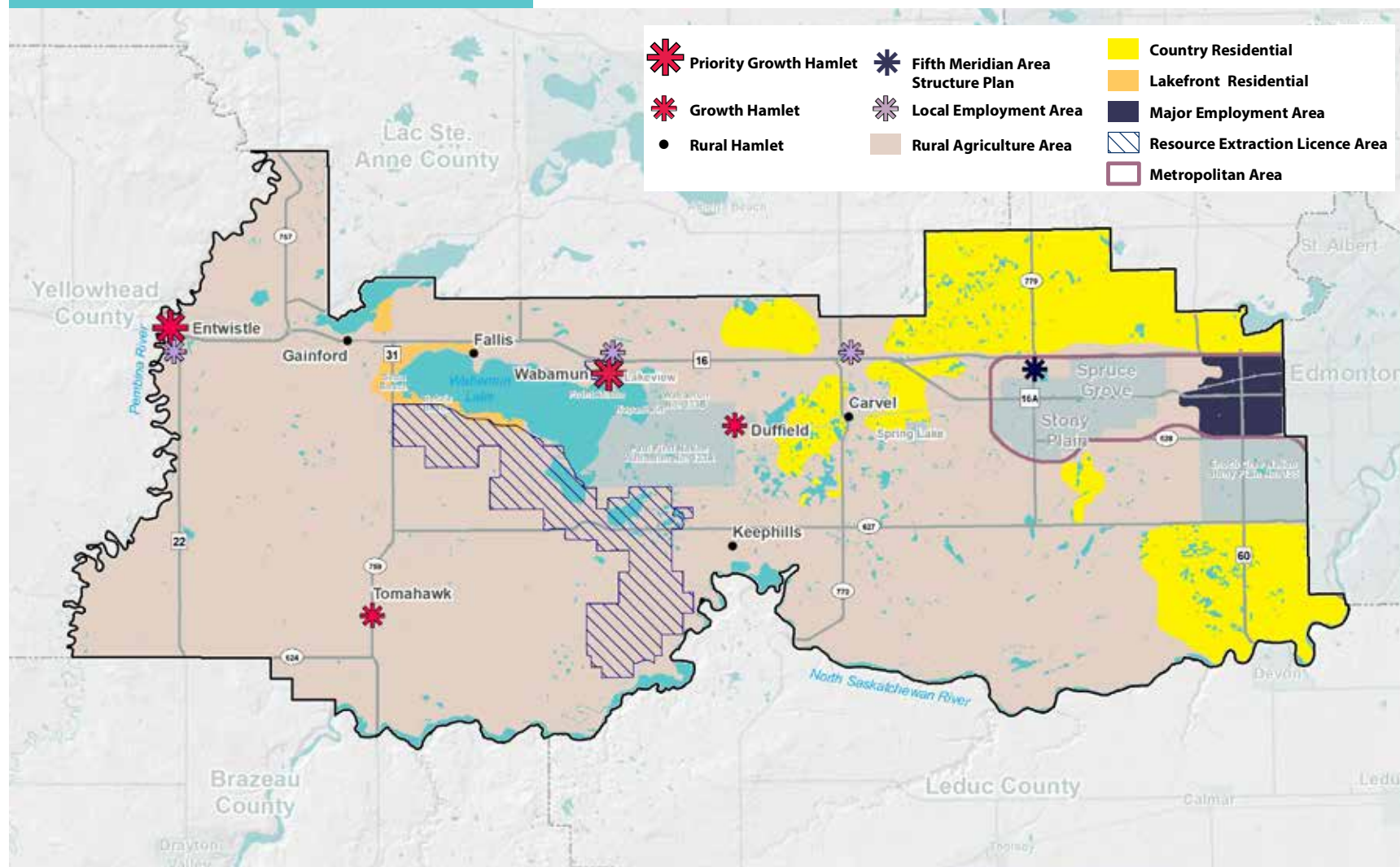
- d) Access points shall be designed to accommodate two-way traffic and shall provide a clear unobstructed view for traffic and turning vehicles. The provision of acceleration and deceleration lanes may be required.
 - e) All campgrounds and sites shall have clear access and identification for firefighting, ambulance and police.
 - f) For campgrounds proposed to be open year-round, provision shall be made in the design of internal roads for snow removal and snow storage.
 - g) For Destination campgrounds, particularly long lease arrangements, parking space is required for visitors. The location of visitor parking shall not interfere with pedestrian safety.
 - h) Each campsite shall have a minimum area of at least 186.0 m² with an open and graded parking space sufficient to permit a clearance of 4.5 m between sides and 3.0 m between ends of adjacent recreation vehicles.
 - i) Notwithstanding the foregoing, each campsite within the tourist campground facilities on Lot A, Plan 3803NY (NW 03-53-4-W5M) shall have a minimum area of at least 42.5 m² with an open and graded parking space sufficient to permit a clearance of 4.5 m between sides and 3.0 m between ends of adjacent recreation vehicles.
 - i) Campsites shall be accessible by means of a driveway at least 3.0 m wide where the driveway is for one-way traffic, or at least 6.0 m wide where the driveway is for two-way traffic, and so constructed that automobiles and trailers will not become mired.
 - j) Recreational facilities shall not be located where they would intrude on the privacy of adjacent campers.
 - k) Noise control measures may also be required and may include the use of berms, natural barriers and screens and locating noise-insensitive aspects of the campground closest to the noise source.
 - l) Within the campground development, a circular one-way system with gently curving roads, sensitive to topography and site characteristics is preferred, and shall be "signed" to avoid confusion.
7. A site plan with clearly identified streets, site numbers, and parking areas may be required to be provided for camper convenience and in cases of emergency.

12.22 Waste Management Facility or Dry Waste Landfill

- 1. The Development Authority shall not issue a Development Permit for a Waste Management Facility or Dry Waste Landfill within 450 m of an Educational Services Use, Medical Treatment Services Use, Residential Use or District, or a food establishment.
- 2. The Development Authority shall establish such conditions of approval that it deems appropriate and in that regard may consider, but shall not be limited to, such requirements as listed below:
 - a) requirements of an Industrial Haul Agreement with the County accompanied by such security as considered necessary by the County;
 - b) limitations on the years, months, weeks, days and/or hours of operation;



FIGURE 7 | DEVELOPMENT CONCEPT



*NOTE: Interpretation of **Figure 7: Development Concept** shall be considered in conjunction with policy overlay areas as depicted in **Figure 9: Prime Agriculture Areas**, **Figure 11: Prime Recreation and Tourism Areas**, and **Figure 14: High Priority Landscapes**.



FIGURE 9 | PRIME AGRICULTURE AREAS

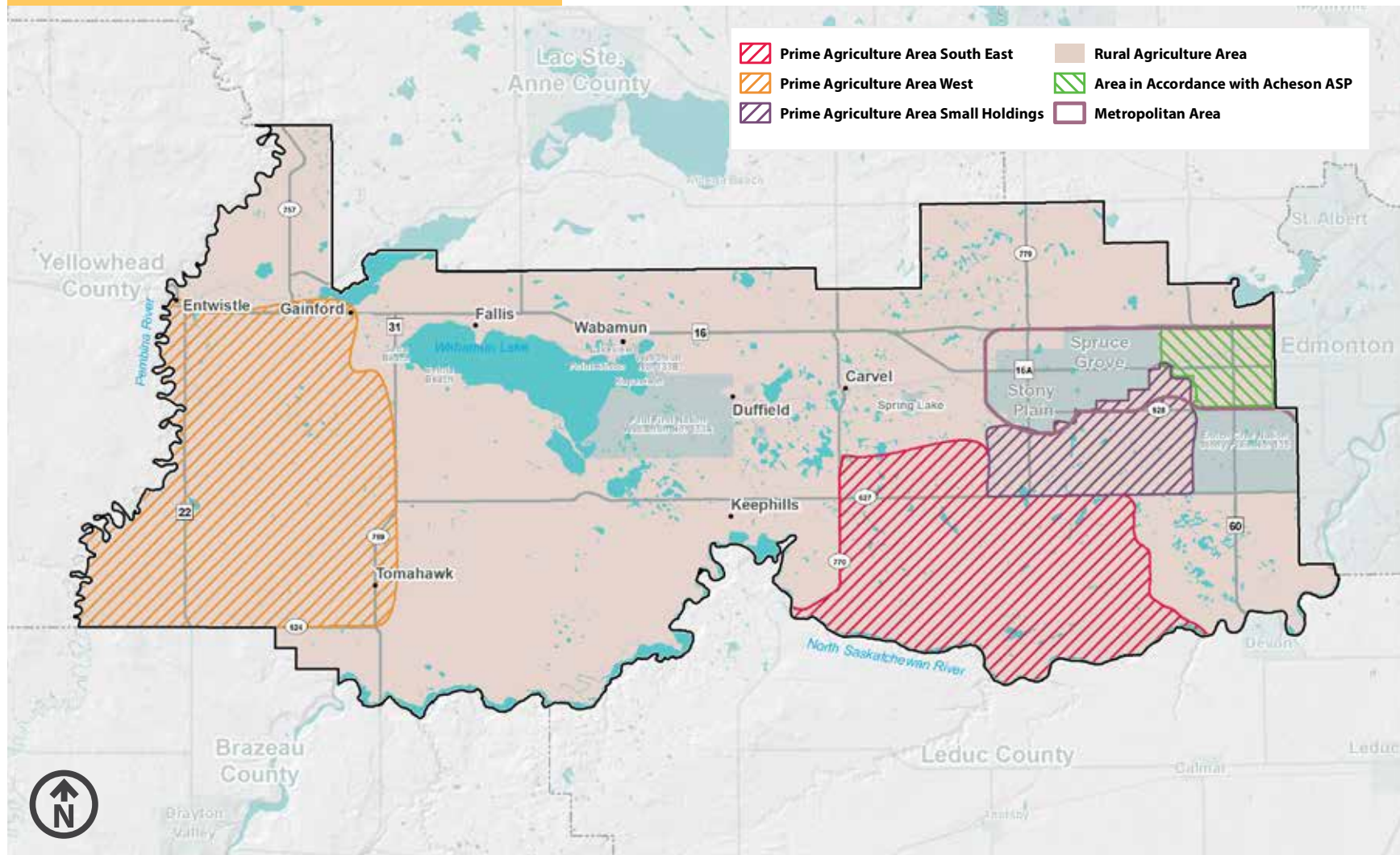




FIGURE 11 | PRIME RECREATION AND TOURISM AREAS

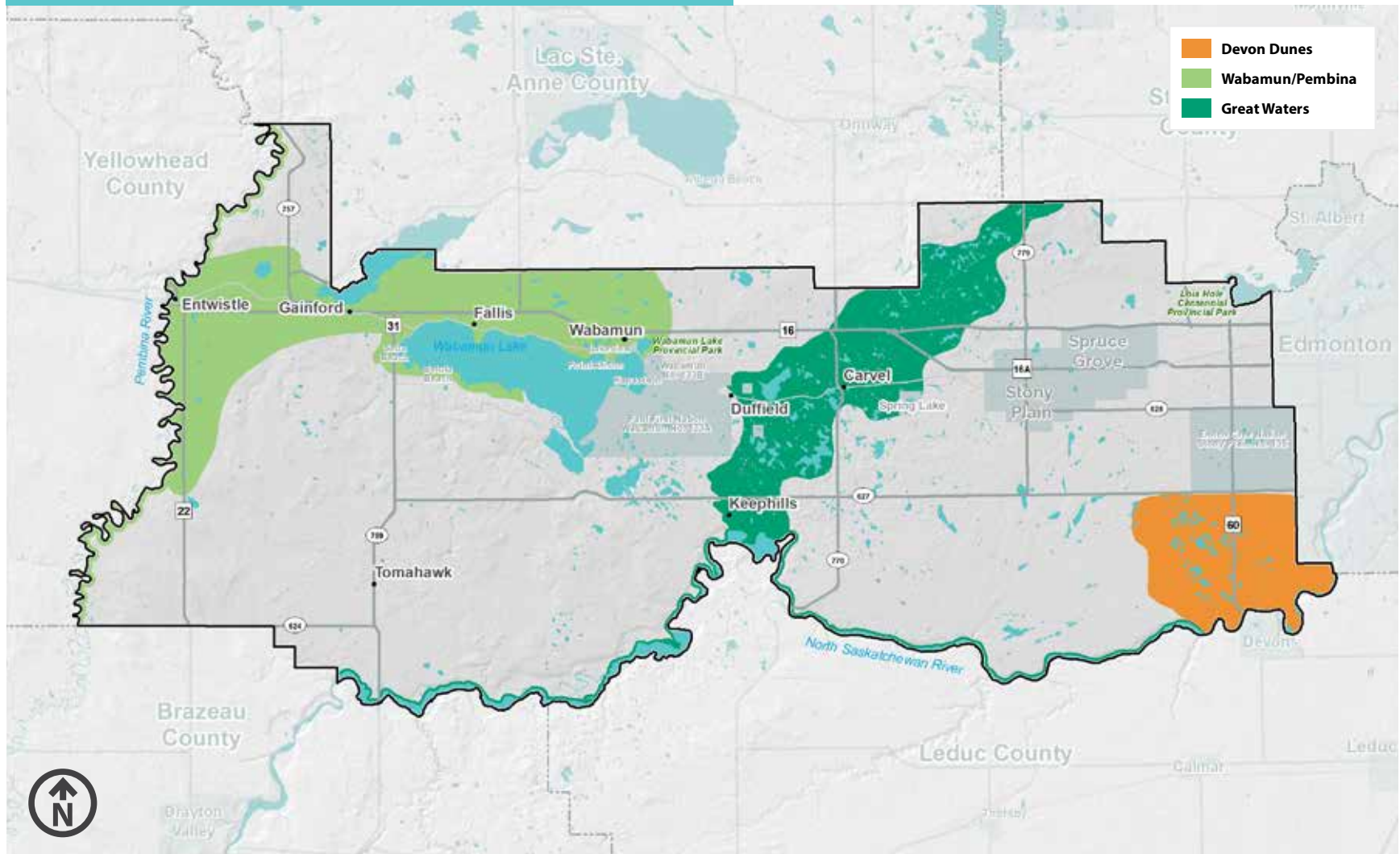
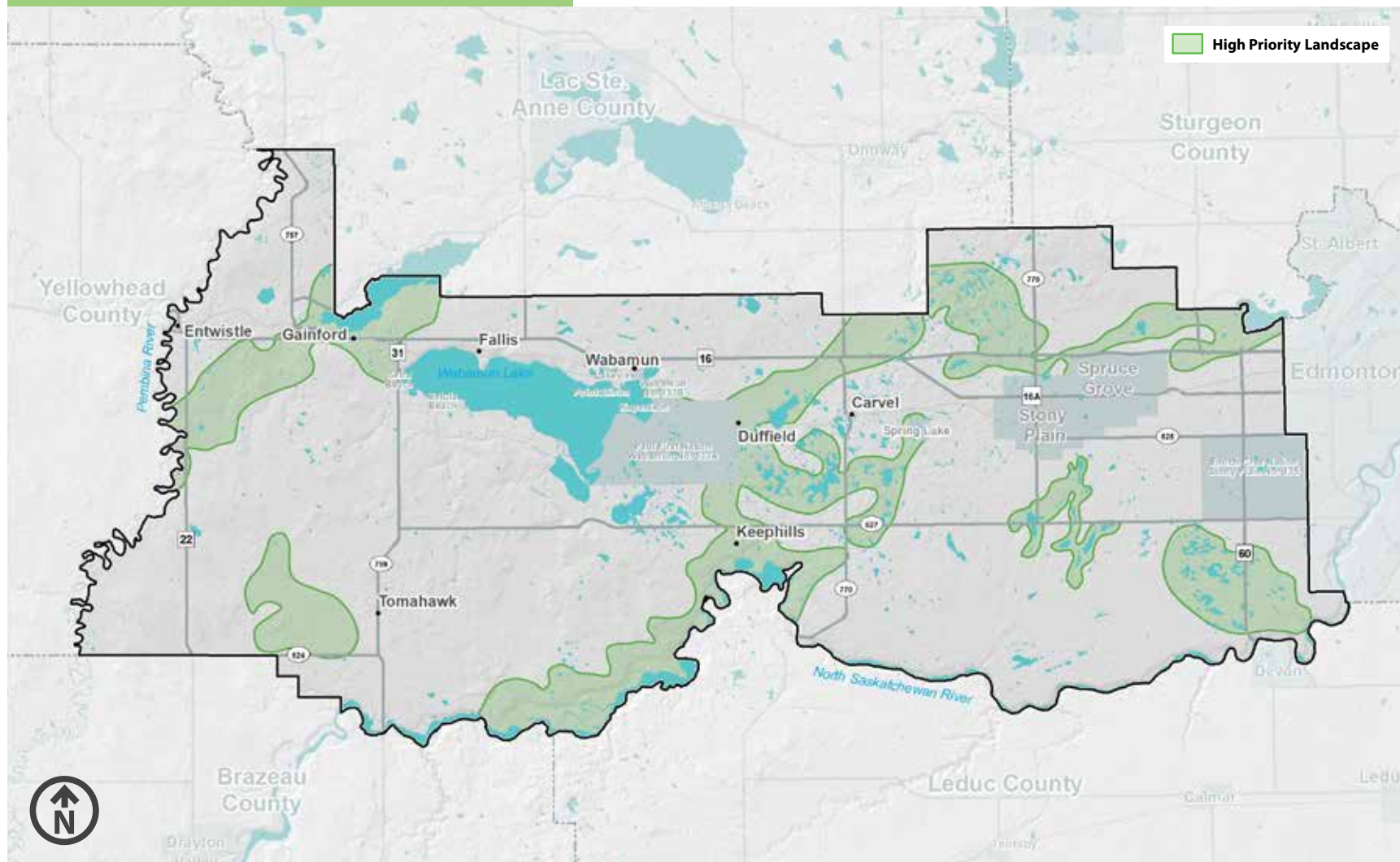




FIGURE 14 | HIGH PRIORITY LANDSCAPES



May 20, 2024

51102 RR70 Parkland County T0E 2H0

Plan 9824041 Lot 1

W: 5 R: 7 TWP: 51 Sec: 12



Statement of Intended Use

Place up to 10 tents with attached washroom facilities in a natural area and rent them out overnight. Equip the site with a winter storage building for the furnishings and canvas. Also, provide a cooking area for the visitors to use. Open from May to October. Operating mostly on weekends with check-ins around 4pm and check-outs around 11am. There will be up to 3 employees. Parking as per site plan.

The scope of the development would include

- Adding a gravel parking area
- Adding a fence to separate the gravel parking area
- Adding a cooking area
- Constructing a storage building
- Installing a septic holding tank
- Installing drainage lines from the tents to the holding tanks
- Installing a shallow water line from the existing well, discharged at the end of the season
- Installing power from the existing service location to the tents for minimal electric lighting and phone chargers

Statement of Estimated Commencement and Completion

Commencement of work will be done directly after permitting is approved. The major developments including the parking, storage building, drainage lines, water lines, and power to the tents will be completed within 6 months. 3-5 tents will also be erected for the first season. The remaining tents will be added commensurate with demand and commercial performance.

To meet with the requirements of the Fire Discipline, a 6m wide roadway will be constructed from the main entrance to the main storage hall. The fence line that separates the main entrance and the roadway will contain an opening gate over 6m wide for access. As discussed there is no requirement for on-site water supply for fire-fighting.

Fire pits will comply with Fire Services Bylaw, including: located a minimum of 3m from any building, property line, or combustible material; not exceeding 600mm in height from surrounding grade; pit opening does not exceed 1.5m in width or diameter; will be set upon bare ground; not located over underground utilities or below overhead wires; and is enclosed with brick, concrete blocks, or heavy gauge metal.

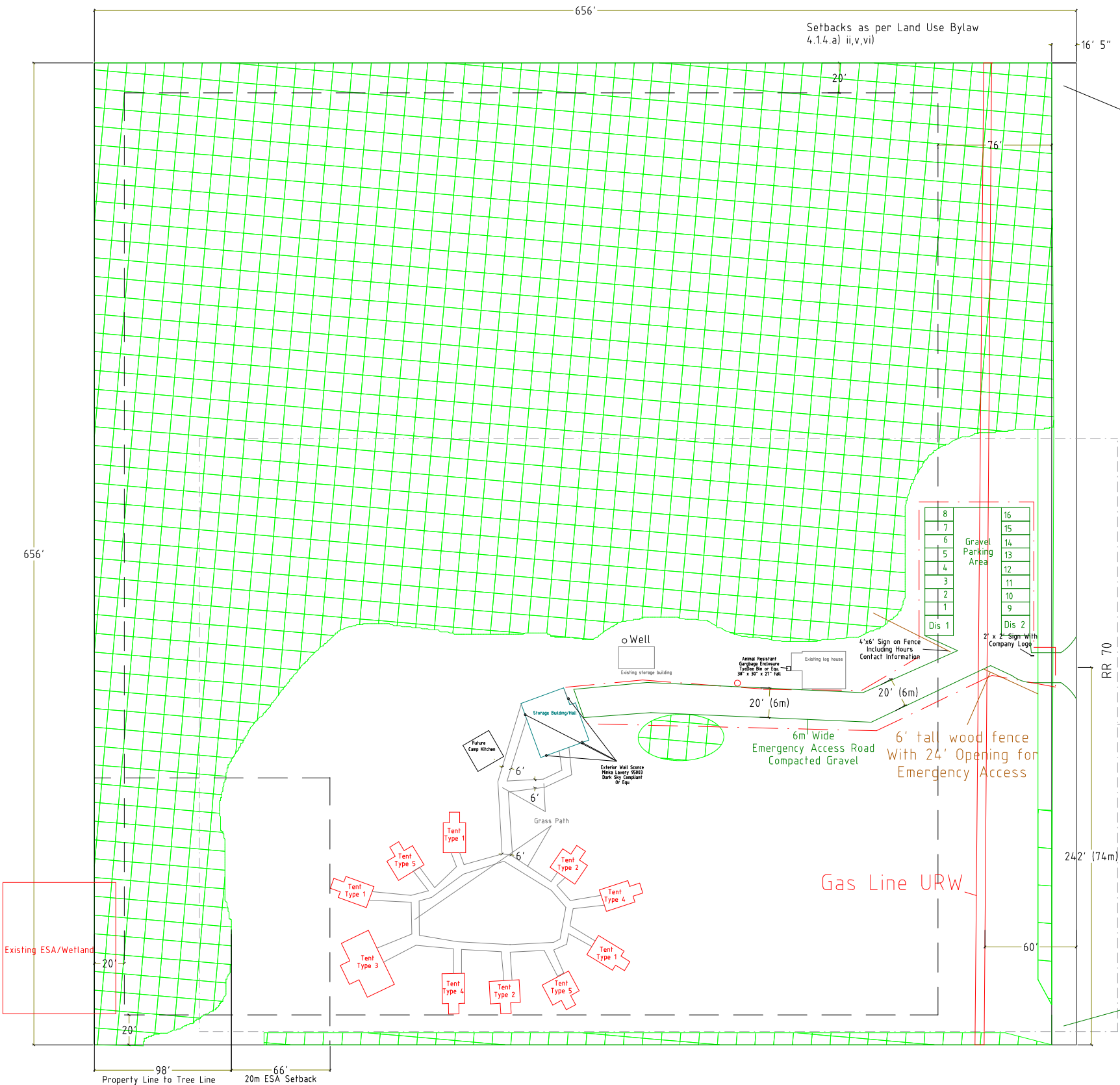
Tents will be equipped with fire extinguishers, smoke/CO detectors, will not have any open flames permitted, and have Emergency Response procedures posted.

National FireSmart recommendations and guidelines to be considered and implemented.

As discussed with Amy Jones – Agricultural & Environmental Technician with Parkland County, a 20m setback from the treeline on the south-west area of the property will be maintained to reduce any impact to the potential wetland in that area. These are indicated on the site plans. As discussed this also alleviates the need for a Desktop Biophysical.

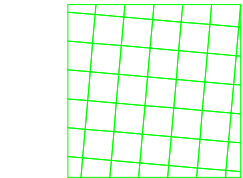
As discussed with the Water Act division, if the well is to be used for this application it will require licensing. Initial conversations indicate that it may be licensable as is, but further discussions and applications are required.

51102 RR 70
Address
SE 12 51 05 W5
Legal
9824041 / 1
Plan / Lot
9.909 acres net
Site Area
AGG
Land Use District



Road Widening
Plan 9825921

4
North



Denotes Existing Treed Area

Parking as per Land Use Bylaw
14.3.2 - Accommodation Services
1 Parking/sleeping unit = 10
1 Parking/3 employees on shift = 1
11 required - 16 provided + 2 Dis

Disabled Parking stalls (Dis)
Barrier-Free Design Guide Alberta
3.8.2.2
11-25 stalls = 2
2 required - 2 Provided

Expanded on Page 2

Remove and Restore
Existing Access Approach

DEVELOPMENT PERMIT
APPROVED
08/30/2024
Attorney
Development Authority
Land Use Bylaw 2017-18

drawn by MC date May 4/2024

Site Plan - Einvala Luxury Viking Retreat

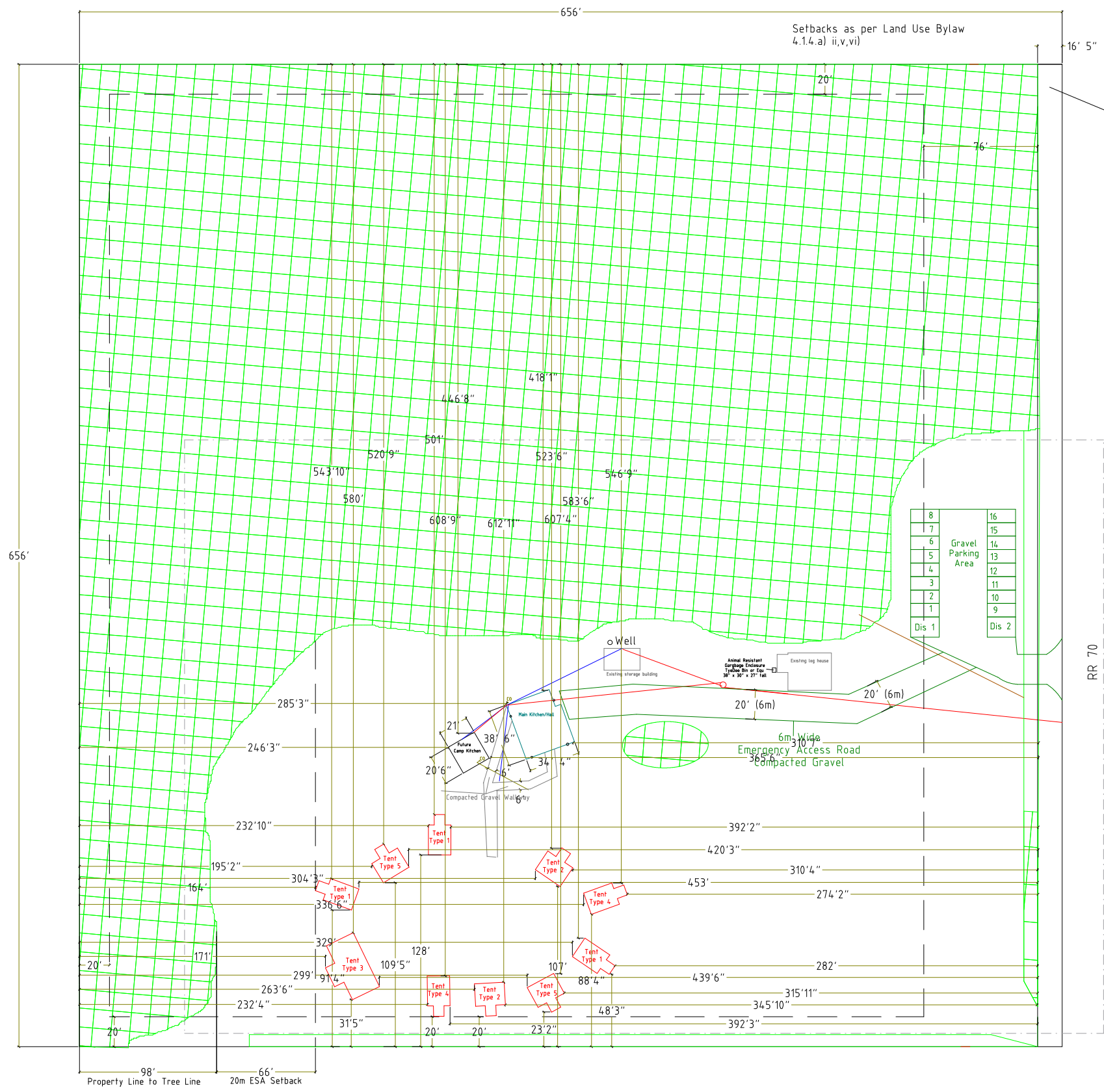
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rev sheet scale

DEVELOPMENT PERMIT
APPROVED
08/30/2024

Development Authority

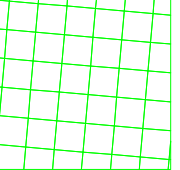
Land Use Bylaw
2017-18

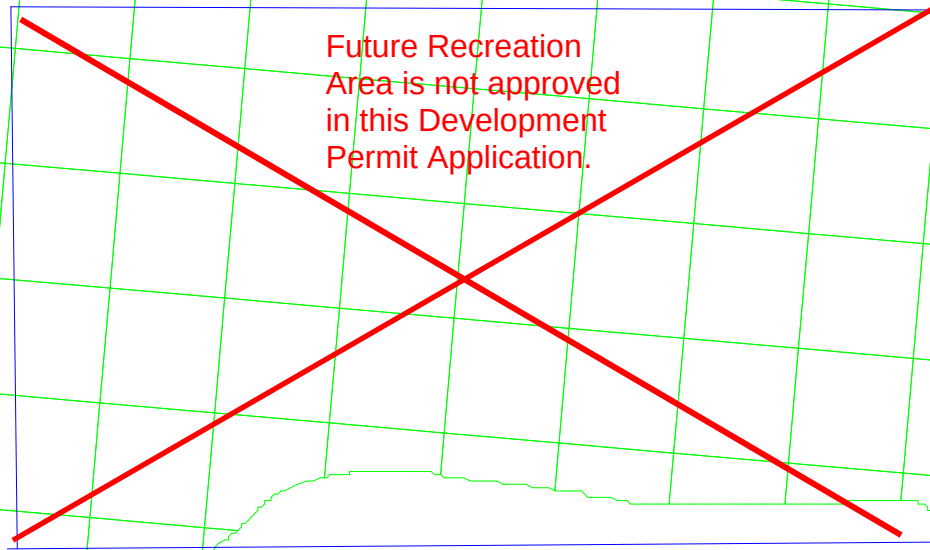




Road Widening
Plan 9825921

4
North


Denotes Existing Treed Area



Future Recreation area

DEVELOPMENT PERMIT
APPROVED
08/30/2024

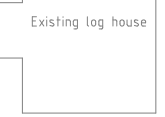
Development Authority
Land Use Bylaw 2017-18

Well



Existing storage building

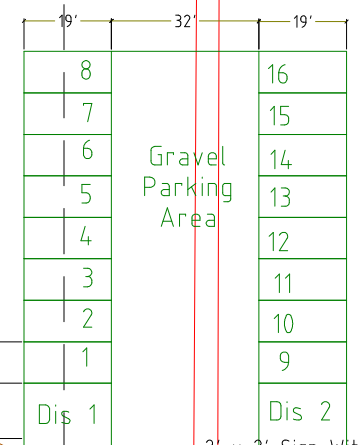
Animal Resistant
Garbage Enclosure
TyeDee Bin or Equ.
38" x 30" x 27" tall



Existing log house

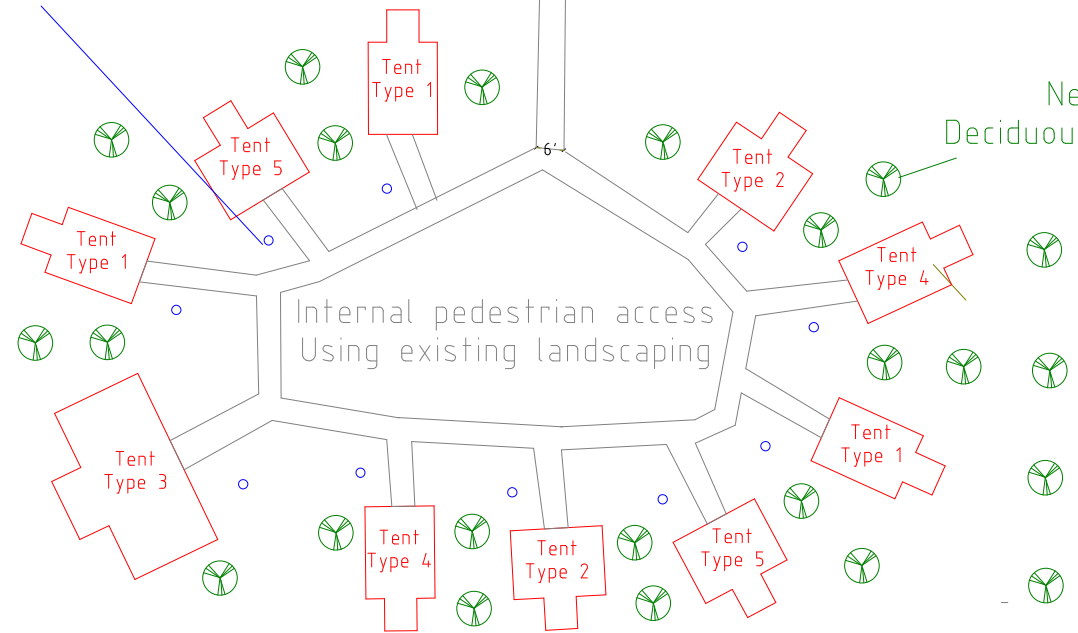
4'x6' Sign on Fence
Including Hours
Contact Information

2' x 2' Sign With
Company Logo



RR 70

Fire Pits Min 15' from Structures



DEVELOPMENT PERMIT

APPROVED

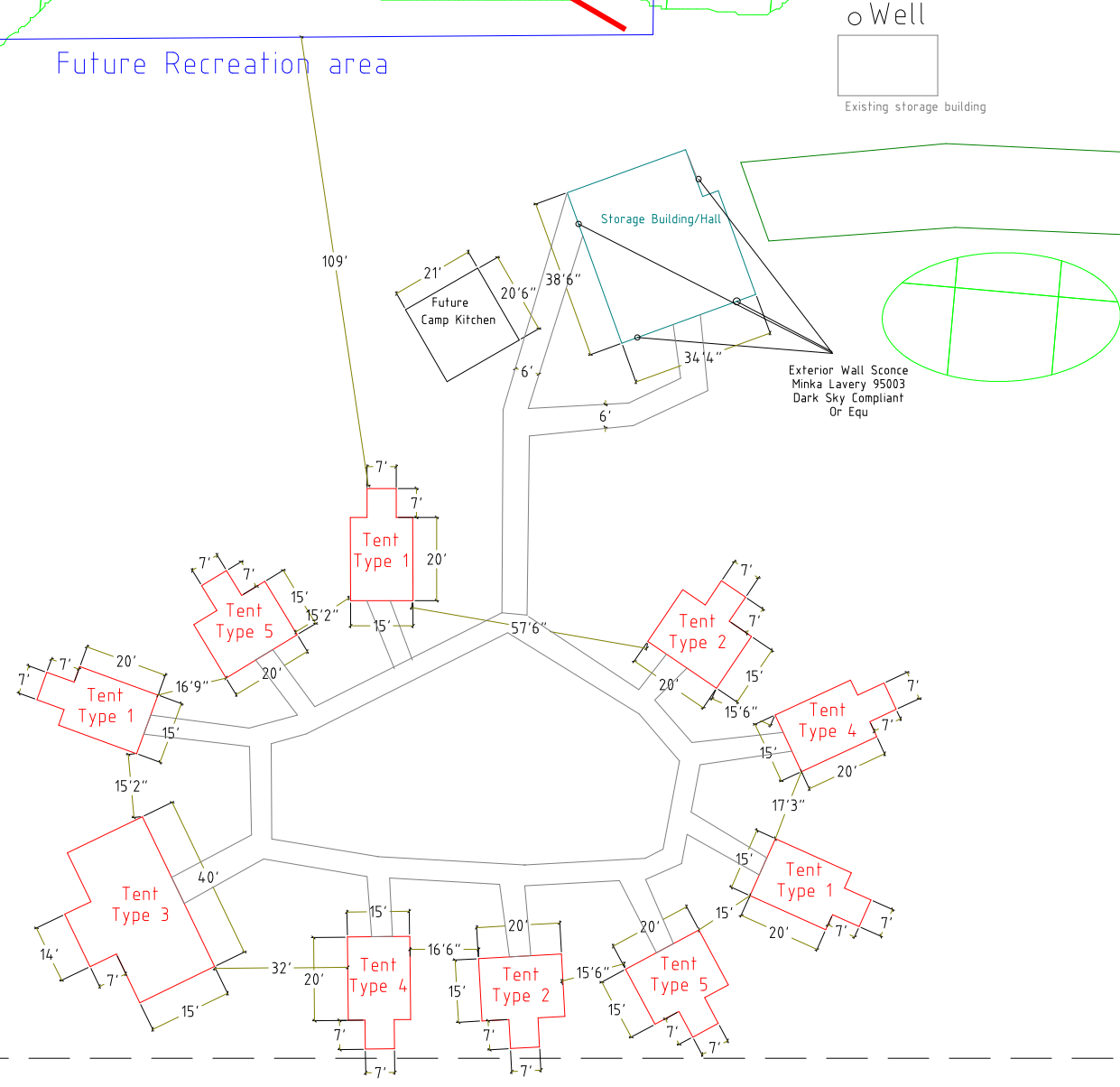
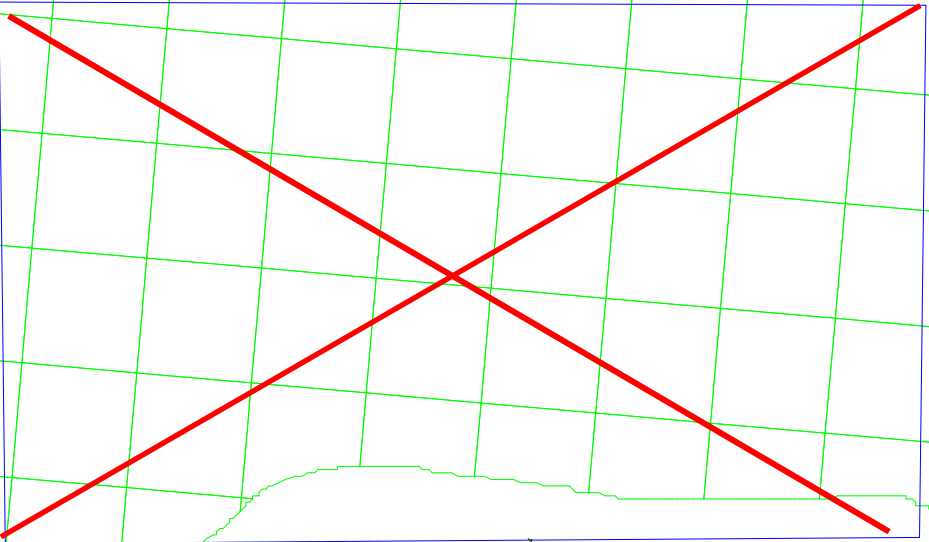
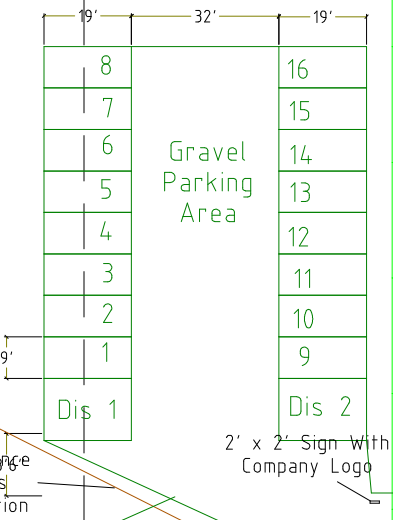
08/30/2024



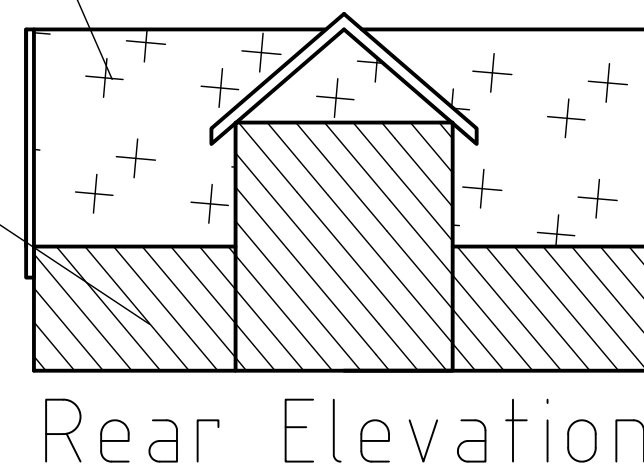
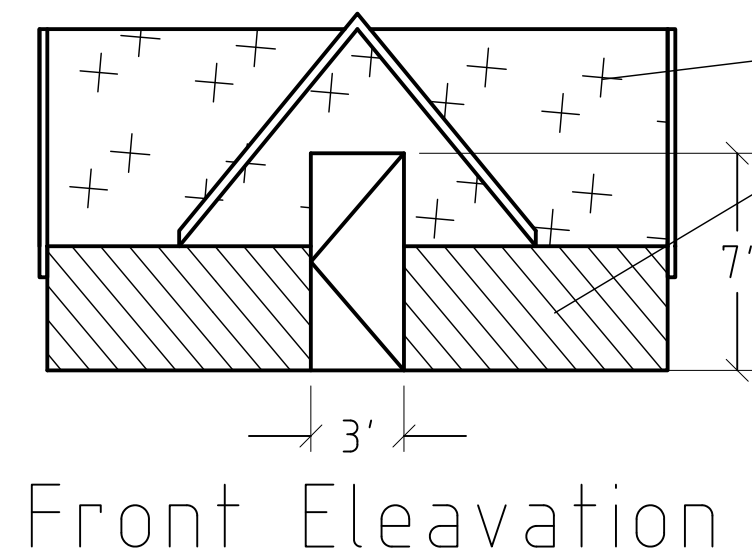
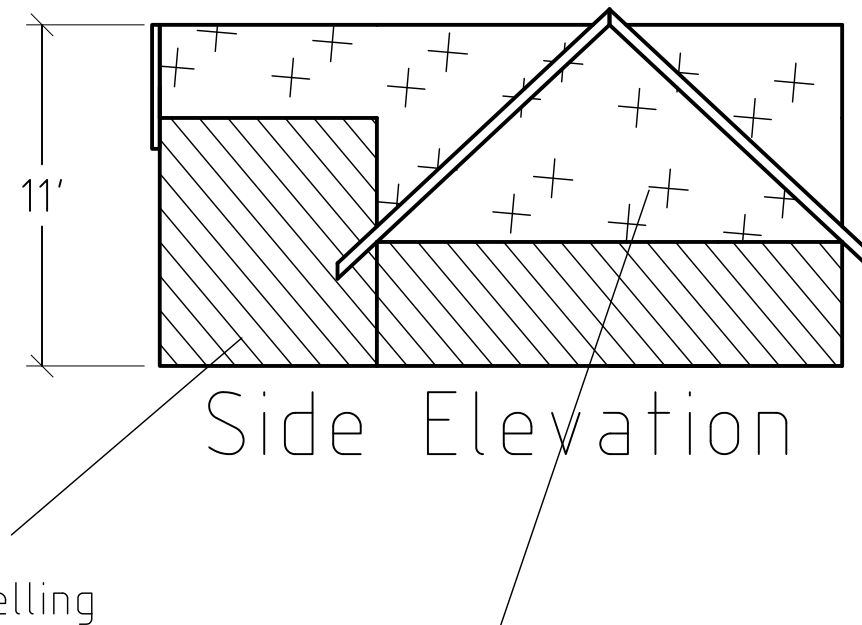
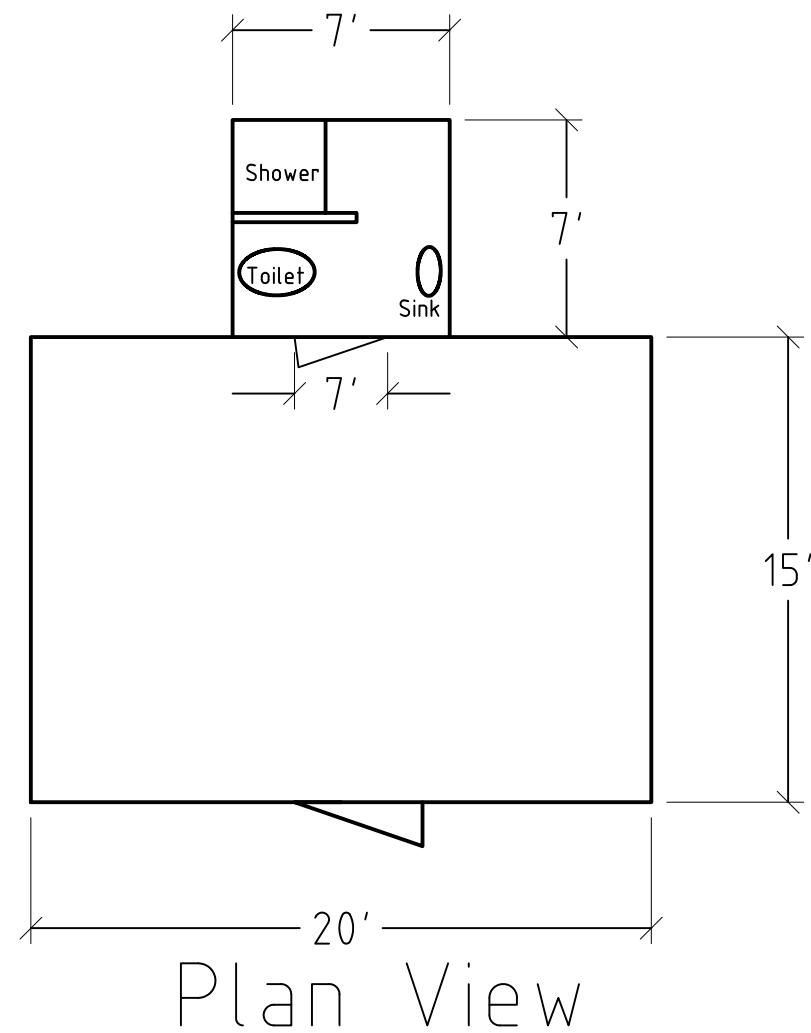
Development Authority

Land Use Bylaw
2017-18

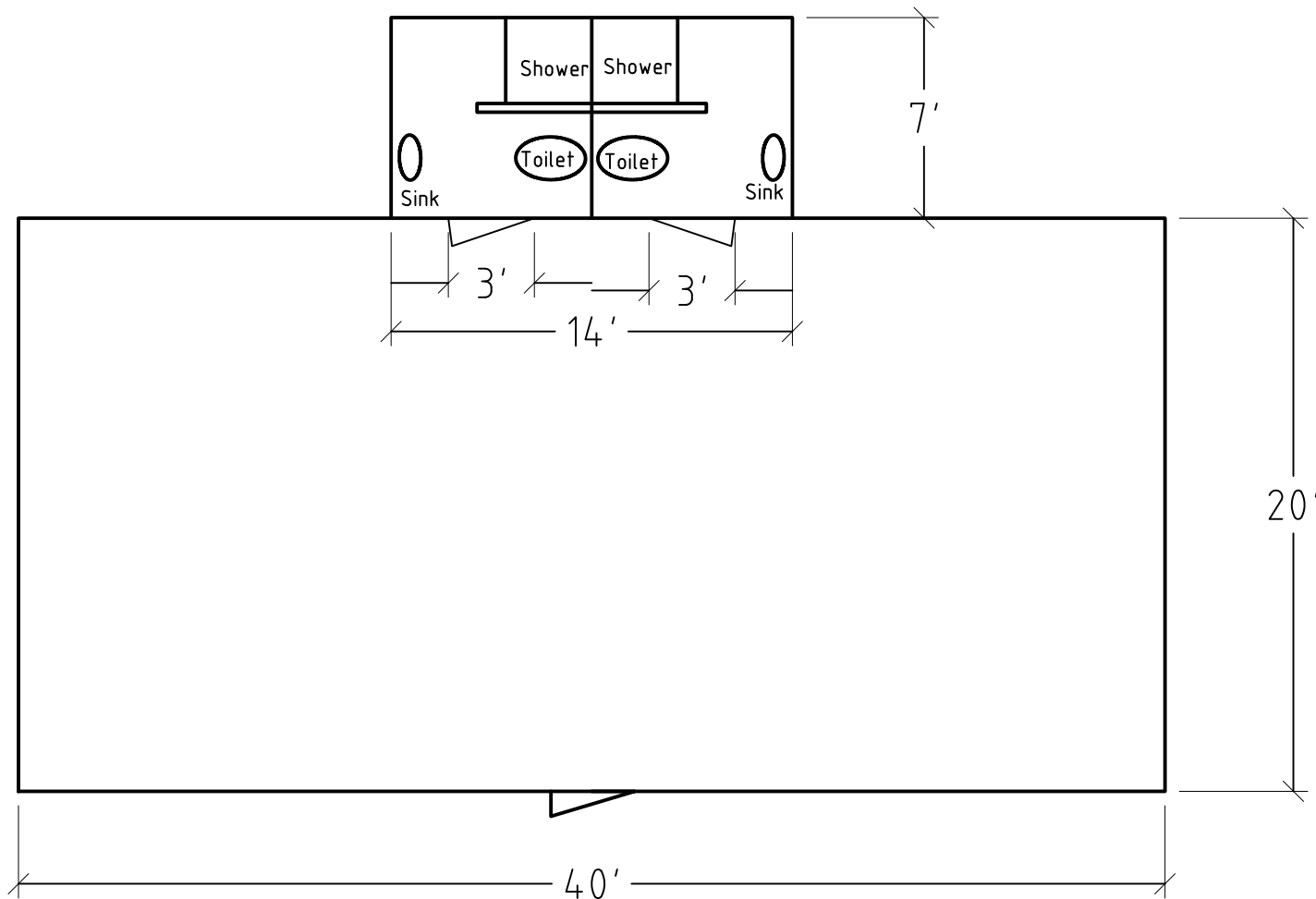




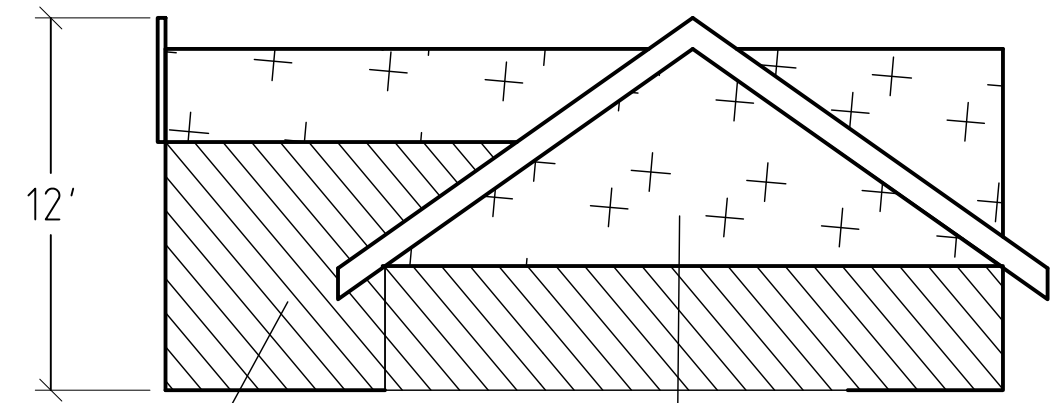
RR 70



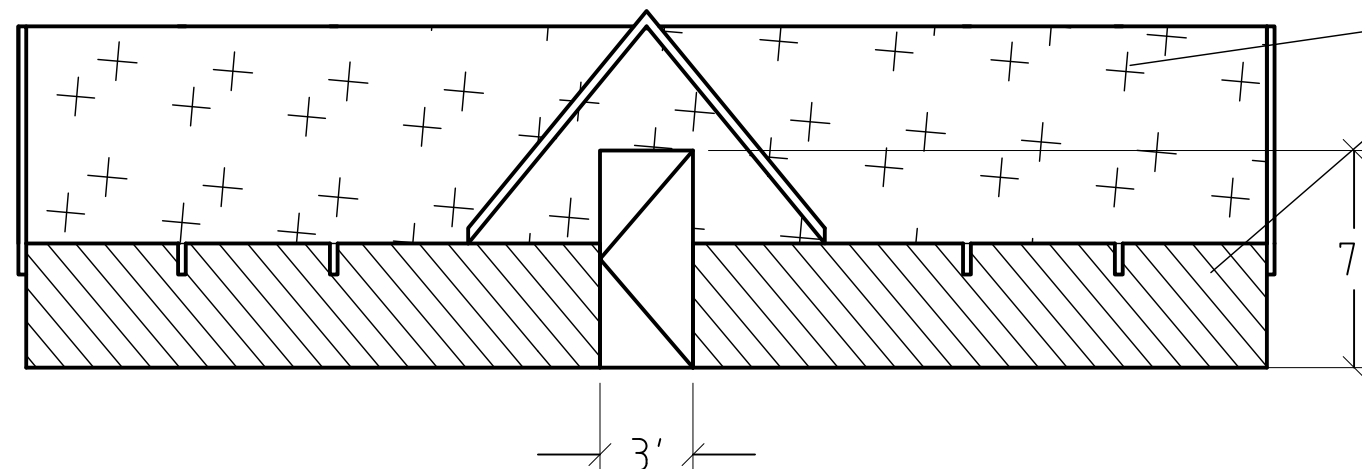
DEVELOPMENT PERMIT
APPROVED
 08/30/2024
Attorney
 Development Authority
 Land Use Bylaw 2017-18 



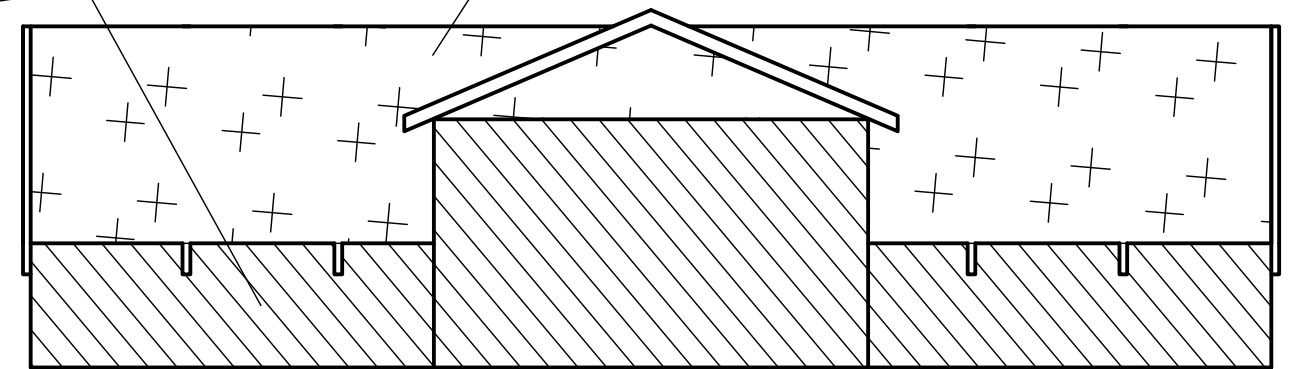
Plan View



Side Elevation

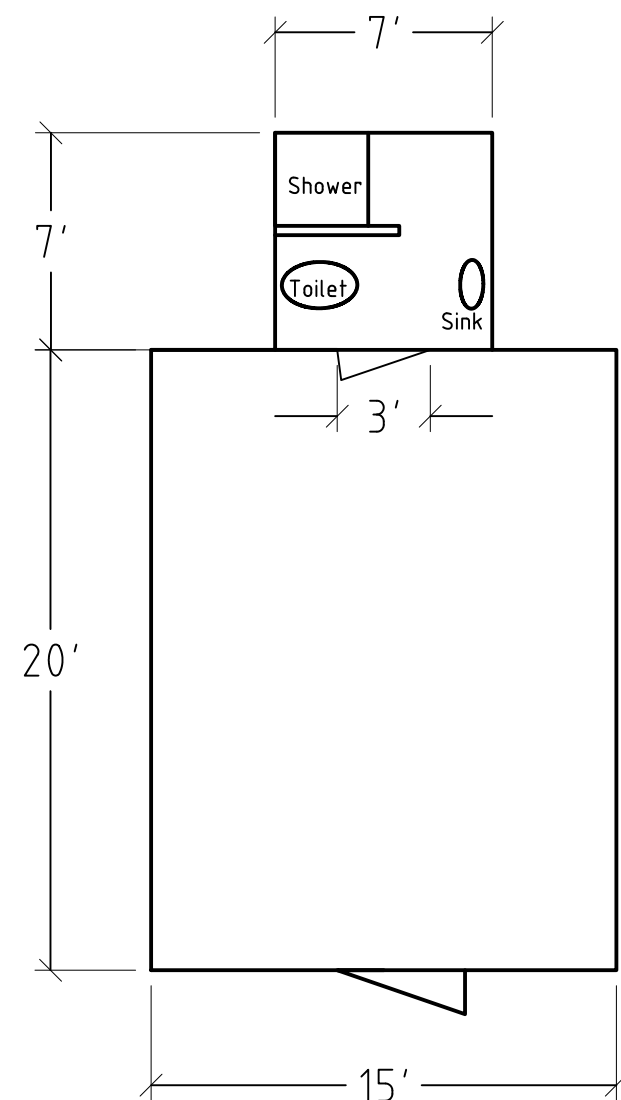


Front Eleavation

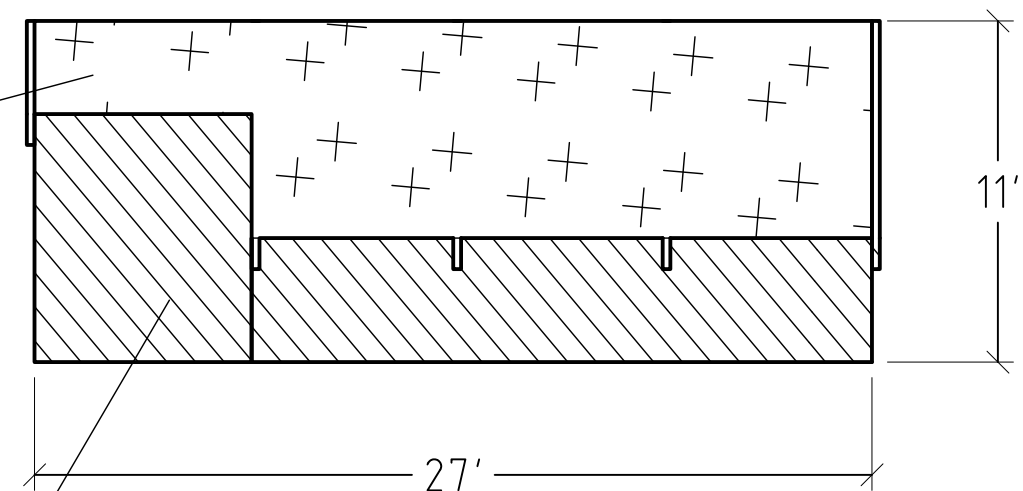


Rear Elevation

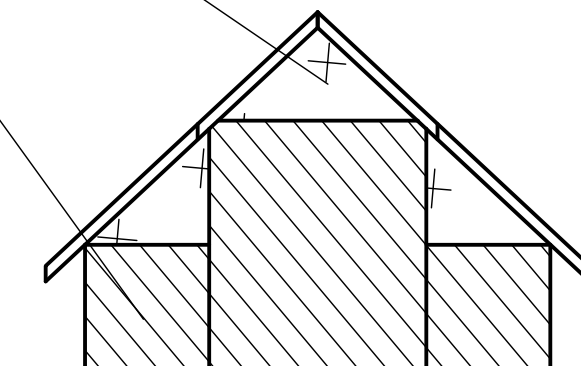
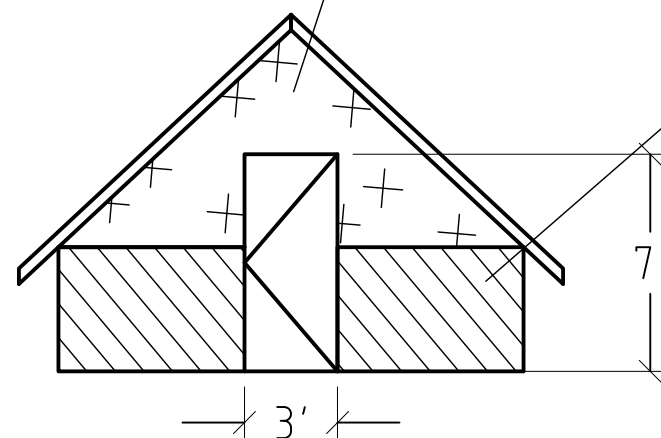
DEVELOPMENT PERMIT	
APPROVED	
08/30/2024	
<i>Approved</i>	
Development Authority	
Land Use Bylaw 2017-18	parkland county



Canvas - Natural



Wood Panelling
Behr Redwood #4630



DEVELOPMENT PERMIT
APPROVED
08/30/2024

Attorney
Development Authority

Land Use Bylaw
2017-18

parkland county

Royal Siding
Board and Batten
"Toasted Almond"

Wood Trim Stained
Bona "Russel"
50117

Roofing Material
EPDM Roofing
Topped with planted materials



Section above

Existing concrete foundation walls 3' deep on footings
with 12" diameter rebar.

Left side

Section below



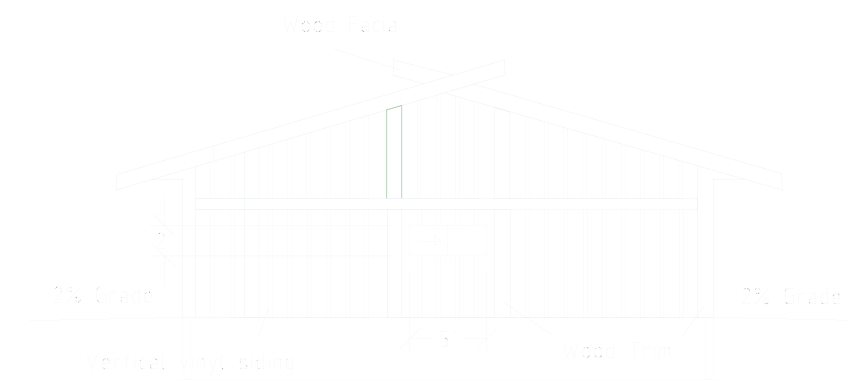
Front



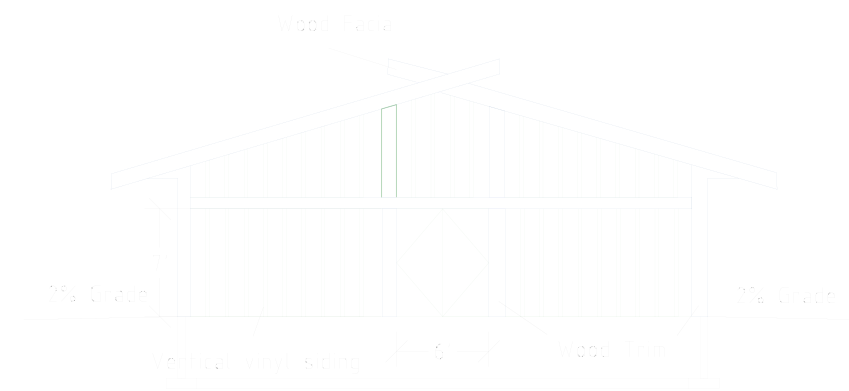
Left Elevation



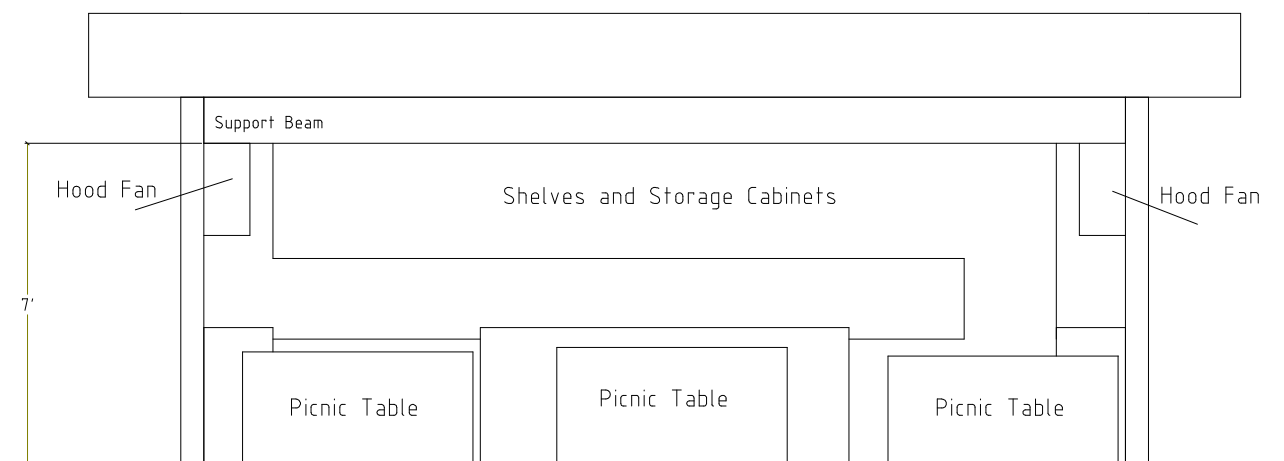
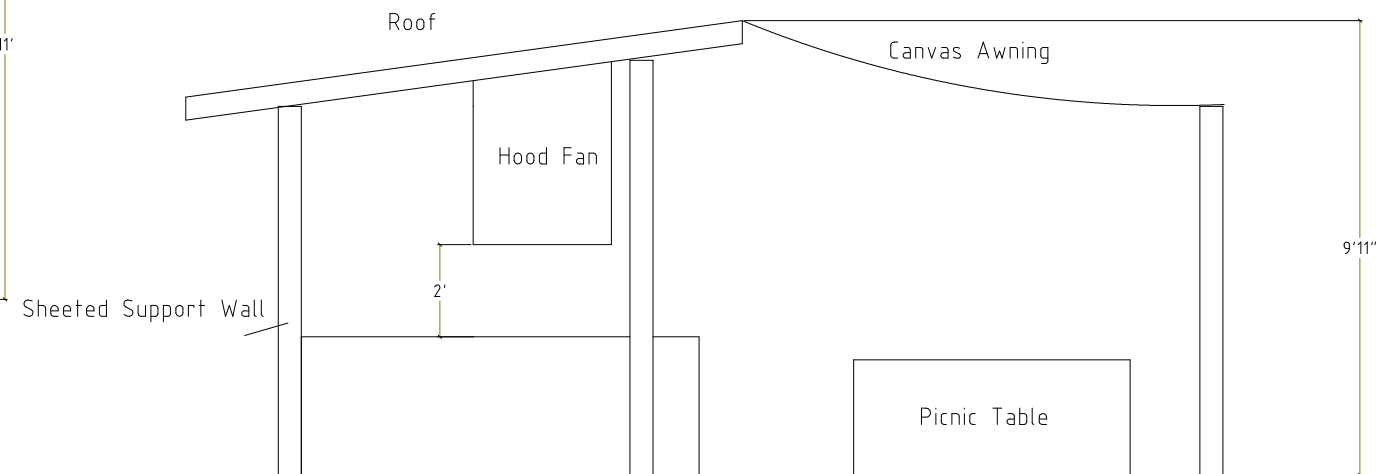
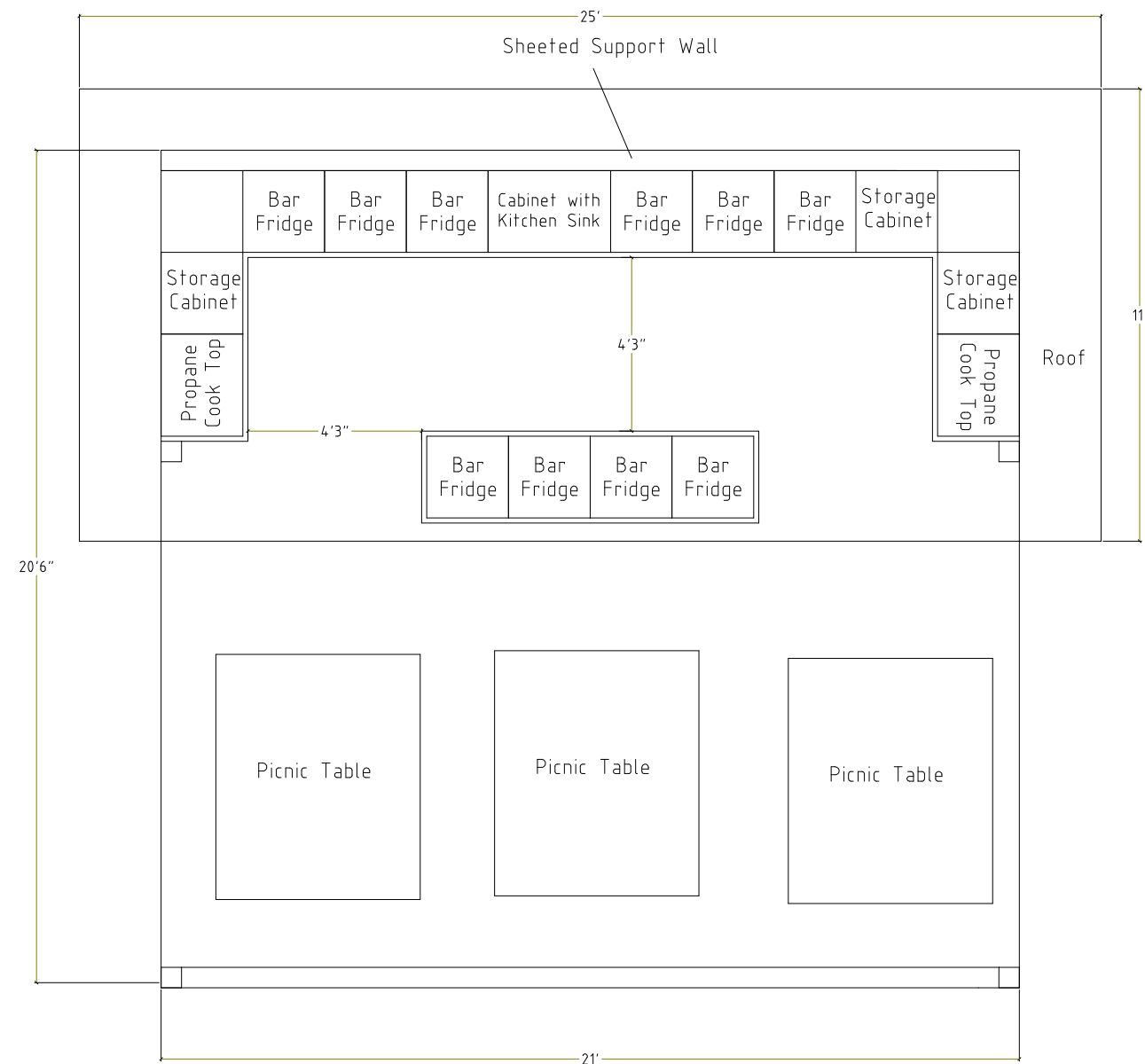
Right Elevation

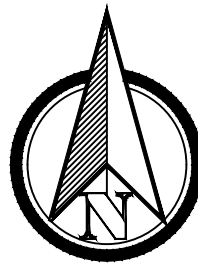


Rear Elevation



Front Elevation





1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS OTHERWISE NOTED.
2. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
3. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL DRAWINGS FOR THE SITE TO CONFIRM BUILDING AND CURB ALIGNMENTS/LAYOUT.
4. OWNER/DEVELOPER/CONTRACTOR TO SUBMIT A LOCATE REQUEST WITH ALBERTA ONE-CALL FOR EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF THE BURIED UTILITY IS NOT REGISTERED WITH ALBERTA ONE CALL, THE APPROPRIATE UTILITY FRANCHISE SHOULD BE CONTACTED.
5. THE GENERAL CONTRACTOR TO MAKE A SITE VISIT PRIOR TO THE BEGINNING OF THE WORK, IN ORDER TO BECOME FAMILIAR WITH THE ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL VERIFY SITE DIMENSIONS, OBSTACLES OR CONDITIONS THAT MAY AFFECT WORK AND WILL NOTIFY THE ENGINEER OF ANY ANOMALY.
6. CONSTRUCTION, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH CURRENT ISSUE OF PARKLAND COUNTY DESIGN AND CONSTRUCTION STANDARDS. ALL TESTING SHALL BE PERFORMED BY A CERTIFIED TESTING COMPANY AT DEVELOPER'S/OWNERS COST.
7. THE LOCATION OF EXISTING UNDERGROUND SERVICES IS NOT GUARANTEED, AND HAS BEEN COMPILED FROM A COMBINATION OF "AS-CONSTRUCTED" DRAWINGS AND GROUND SURVEYS. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND SERVICES BY HAND EXCAVATION AND VERIFY THE DEPTH, LOCATION, MATERIAL, LINE AND GRADE PRIOR TO COMMENCEMENT OF SITE SERVING. ANY AND ALL DISCREPANCIES SHALL BE COMMUNICATED TO KM CIVIL CONSULTANTS LTD. IMMEDIATELY.
8. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE DEVELOPER AND THE DEVELOPER SHALL AT ALL TIMES IMPLEMENT AND MAINTAIN ADEQUATE TRAFFIC CONTROL TO ENSURE THE CONVEYANCE AND PROTECTION OF THE TRAVELING PUBLIC. THE SAFETY OF THE WORKERS ON THE PROJECT AND THE PROTECTION OF THE WORK. SINGLE LANE TRAFFIC MUST BE MAINTAINED AT ALL TIMES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY PERMITS FOR WORK ON-SITE AND OFF-SITE.
10. WHERE UTILITY OR SERVICE CROSSINGS ARE REQUIRED ACROSS EXISTING PAVEMENTS, AN UNDERGROUND METHOD OF INSTALLATION IS REQUIRED UNLESS SPECIAL APPROVAL IS GIVEN FROM THE COUNTY FOR AN OPEN CUT OPERATION. ALL EXISTING PAVEMENTS, BOULEVARDS, DRIVEWAYS, ETC., ARE TO BE REINSTEATED TO EXISTING OR BETTER CONDITION AND TO COMPLY WITH CITY SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
11. ALL STREET, TRAFFIC, AND ADVISORY SIGNS, PAVEMENT MARKINGS AND NO-POST GUARDRAILS REQUIRED BUT NOT NECESSARILY SHOWN ON THE DRAWINGS, SHALL BE INSTALLED BY THE CITY AT THE DEVELOPER'S COST.
12. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT MUST BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION.
13. CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING INFRASTRUCTURE DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED FOR DESTRUCTION. THIS INCLUDES ALL SURVEY BARS, STAKES, AND MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED INFRASTRUCTURE TO THE SATISFACTION OF THE CITY INSPECTOR.
14. THE GENERAL CONTRACTOR SHALL FACILITATE AND SUPPLY ALL NECESSARY SAFETY EQUIPMENT REQUIRED UNDER THE WCB REGULATIONS FOR THE CITY OR ITS REPRESENTATIVES. THE EQUIPMENT SHALL BE SUPPLIED UNTIL SUCH TIME AS A CERTIFICATE OF COMPLETION IS ISSUED BY THE COUNTY.
15. DEVELOPER IS TO VERIFY THE LOCATION AND ELEVATION OF ALL PIPES, OR OTHER UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS.
16. THE CONTRACTOR SHALL IMPLEMENT THE SEDIMENT AND EROSION CONTROL SYSTEM AS PER CITY OF EDMONTON DESIGN GUIDELINES.
17. SHOP DRAWINGS, IF REQUIRED, SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND COMMENT PRIOR TO ORDERING MATERIALS. COMMENTS PROVIDED BY THE CONSULTANT REFER TO GENERAL ARRANGEMENT OF SHOP DRAWING COMPONENTS (DIMENSIONS AND ELEVATIONS) ONLY AND DO NOT CONSTITUTE A DETAILED DESIGN REVIEW. INDIVIDUAL COMPONENT DETAILS, WHICH IS THE RESPONSIBILITY OF THE MANUFACTURER.
18. THE CONTRACTOR SHALL ENSURE THAT THEY ARE WORKING FROM A CERTIFIED COPY OF THE (ISSUED FOR CONSTRUCTION) DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DRAWINGS NOT BEARING THE (ISSUED FOR CONSTRUCTION) REVISION NOTE SHALL NOT BE USED FOR CONSTRUCTION.
19. GIVE TIMELY NOTICE REQUESTING INSPECTION IF WORK IS DESIGNATED FOR SPECIAL TESTS, INSPECTIONS OR APPROVALS BY PARKLAND COUNTY.

1. ALL LOOSE, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OF SOFT SPOT(S) ARE TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY AS PER THE GEOTECHNICAL CONSULTANT'S REPORT AS DIRECTED BY THE COUNTY.
2. NO PLANTINGS, TREES OR STRUCTURES SHALL BE PERMITTED WITHIN ANY PROPOSED EASEMENTS. ALL SUCH AREAS SHALL BE MAINTAINED AS LAWN OR AS INDICATED ON LANDSCAPE/ARCHITECTURAL PLANS.
3. THE CONTRACTOR SHALL IMPLEMENT THE SEDIMENT AND EROSION CONTROL SYSTEM AS PER CITY OF EDMONTON DESIGN STANDARDS.
4. FOR AN OPEN CUT OPERATION, ALL EXISTING PAVEMENTS, BOULEVARDS, DRIVEWAYS, ETC., ARE TO BE REINSTATE TO ORIGINAL OR BETTER CONDITION AND IN ACCORDANCE WITH PARKLAND COUNTY SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

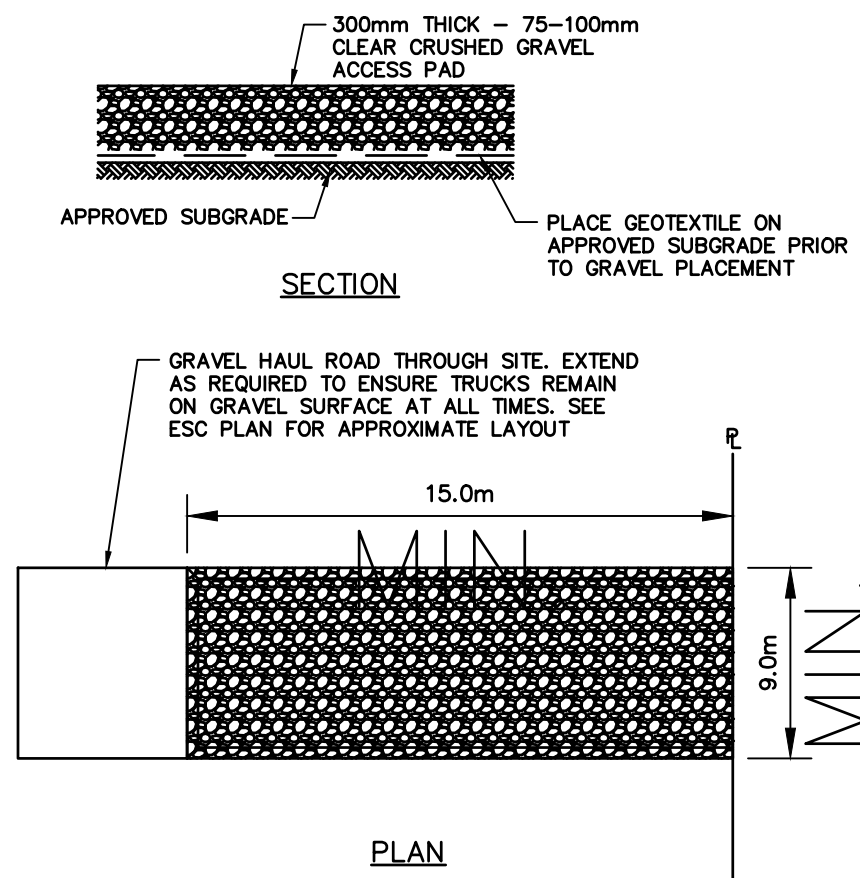
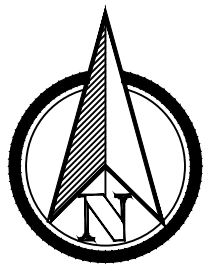
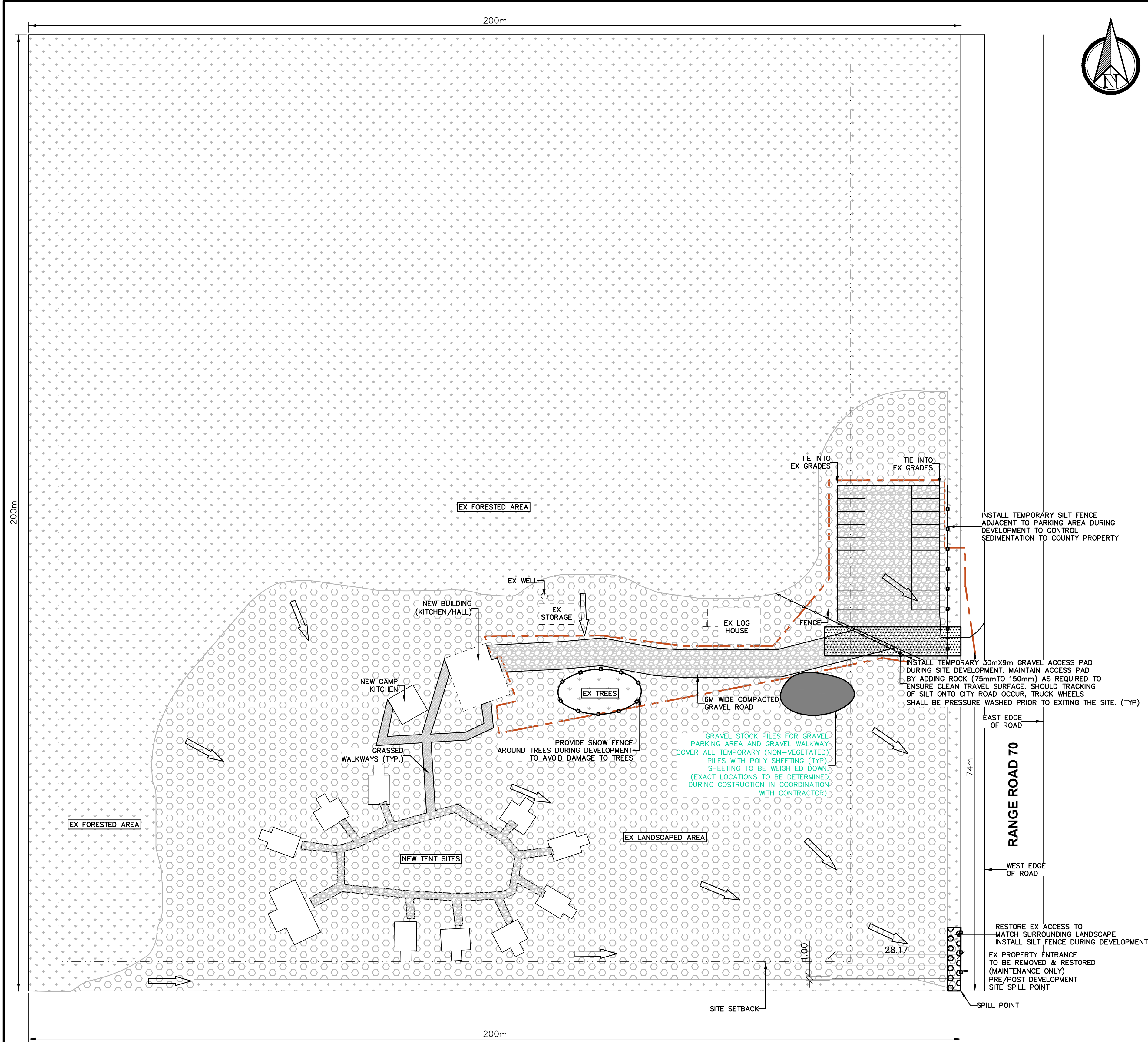
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT ALBERTA ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.
LOCATES OF SHALLOW UTILITIES MUST BE COMPLETED BY CONTRACTOR PRIOR TO CONSTRUCTION.
THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF EDMONTON EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.

PLAN
SCALE 1:500

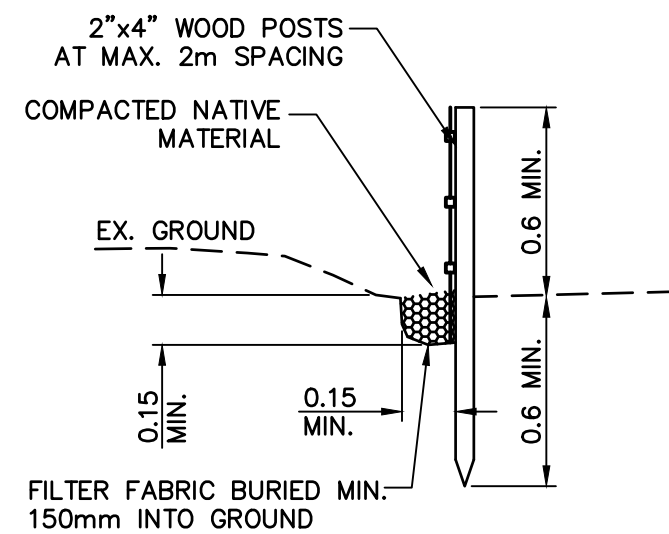


0m 10m 20m 30m 40m

LOCATION PLAN AND SITE GRADING PLAN ENVILA LUXURY VIKING RETREAT 51102 RANGE ROAD 70, PARKLAND COUNTY, AB					MUNICIPAL PROJECT NUMBER: PLDPC20230720		DRAWING No.: 1
					MUNICIPAL DRAWING NUMBER:		
					KM CIVIL PROJECT No.: 240068-C		
DESIGNED: EC	DRAWN: EC	REVIEWED: JJ	APPROVED: SIM	SCALE: 1:500	DATE: JANUARY 2024		REVISION No. 5



GRAVEL ACCESS DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

ESTIMATED VOLUME TO BE EXCAVATED

PARKING AREA (ORGANICS): 300m³
WALKWAY (ORGANICS): 100m³

ESTIMATED VOLUME TO BE IMPORTED

PARKING AREA (GRAVEL): 300m³
WALKWAY (GRAVEL): 100m³

CUT VOLUME = FILL VOLUME

GENERAL NOTES

- UNDER THIS PLAN, ALL PERSONS INCLUDING BUT NOT LIMITED TO THE DEVELOPER, OWNER OF THE LAND, THE ENGINEER OF RECORD, ESC SUPERVISOR, CIVIL CONTRACTOR, CIVIL SUBCONTRACTOR, BUILDER AND BUILDING SUB-TRADES HEREIN AFTER REFERRED TO AS THE OWNER / DEVELOPER / PERSON RESPONSIBLE; ENGAGED ON SITE SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS SPECIFIED BY FEDERAL, PROVINCIAL, AND MUNICIPAL AUTHORITIES; PERTAINING TO ON SITE MANAGEMENT AND DISCHARGE ASSOCIATED WITH EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE DEVELOPER/PERSONS RESPONSIBLE SHALL ENSURE THAT ALL CONSTRUCTION ACTIVITIES ARE UNDERTAKEN IN A MANNER THAT ENSURES BEST MANAGEMENT PRACTICES ARE IMPLEMENTED TO PREVENT AND CONTAIN ON-SITE, SILT LADEN RUNOFF FOLLOWING A SIGNIFICANT RAIN EVENT FROM ENTERING DOWNSTREAM DRAINAGE INFRASTRUCTURES AND AQUATIC SYSTEMS.
- THE ESC SUPERVISOR SPECIFIED UNDER THE ESC APPLICATION IS RESPONSIBLE TO MONITOR, INSPECT AND REPORT TO THE DEVELOPER, CONTRACTOR, AND COUNTY ON EROSION AND SEDIMENT CONTROL FACILITIES AND SITE DISCHARGE TO ENSURE THAT PERFORMANCE IS IN ACCORDANCE WITH THE CITY'S SEDIMENT CONTROL POLICIES.
- THE DEVELOPER / OWNER MUST COMPLY WITH THE ESC PLAN WITHIN THE SPECIFIED TIME FRAME, AND COMPLY WITH ALL INSTRUCTIONS ISSUED BY THE ESC SUPERVISOR TO RECTIFY DEFICIENCIES THAT RESULT IN NON CONFORMANCE WITH THE BYLAW.
- ALL SITE ACCESS FROM DISTURBED AREAS TO PAVED SURFACES IS TO BE RESTRICTED TO SPECIFIED ACCESS FACILITIES TO LIMIT THE TRANSPORT OF SEDIMENT ONTO ROADWAYS. DURING THE BUILDING PHASE, VEHICLE ACCESS TO DISTURBED AREAS IS TO BE LIMITED TO GRAVEL PADS ONLY.

MAINTENANCE

- ALL INSPECTIONS / MONITORING TO BE CARRIED OUT BY DEVELOPER/CONTRACTOR UP TO COMPLETION OF CONSTRUCTION.
- THE DEVELOPER/CONTRACTOR IS REQUIRED TO UNDERTAKE MAINTENANCE ACTIVITIES AS DEEMED NECESSARY TO MODIFY OR MAINTAIN ESC FACILITIES.
- ALL SITE ACCESS SHALL HAVE A MINIMUM 75mmØ -150mmØ GRAVEL DRIVEWAY AND A MIN. OF 15.0m IN LENGTH. ENSURE ROCK IS EXPOSED DURING ALL TRUCKING ACTIVITIES. ADD ROCK AS NECESSARY TO ENSURE A CLEAN TRAVEL SURFACE IS MAINTAINED.
- THE DEVELOPER OR BUILDER MUST REGULARLY CLEAN PAVED ROAD SURFACES OF ACCUMULATED SEDIMENTS AT THE END OF EACH DAY OR AS REQUIRED. NO SOIL, SAND OR OTHER MATERIAL WITH A HIGH SEDIMENT CONTENT SHALL BE DEPOSITED OR PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON PAVED ROAD SURFACES. MINIMIZE SOIL TRANSPORTED ONTO THE ROAD FROM SITE.
- SEDIMENT FENCES / BARRIERS TO BE INSPECTED AND REPAIRED PRIOR TO EXPECTED RAIN EVENTS AND FOLLOWING ALL SIGNIFICANT RAINFALL EVENTS OR PERIODS OF EXTENDED RAIN; ACCUMULATED SEDIMENTS GREATER THAN 30% OF THE FENCE CAPACITY OR DEFICIENCIES SHOULD BE REMEDIATED ACCORDINGLY.
- ALL SEDIMENT REMOVED FROM ESC CONTROL FACILITIES TO BE DISPOSED OF IN A MANNER AS TO NOT COMPOUND OR COMPROMISE THE SEDIMENT LOADING OF OTHER CONTROL MEASURES.

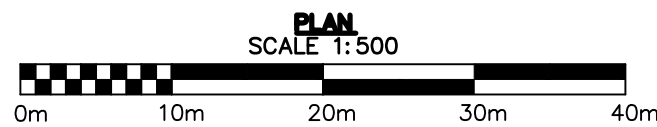
CLEARING, ROAD STRIPPING, GRAVELLING, AND ROUGH GRADING STAGE

- INSTALL SPECIFIED ESC MEASURES AT ENTRY / EXIT POINTS. ALL VEHICLE MOVEMENT TO AND FROM THE SITE IS TO BE RESTRICTED TO CONTROLLED ENTRY / EXIT POINTS.
- DEVELOPER WILL BE RESPONSIBLE TO PROVIDE A COPY OF THE ESC PLAN TO THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR TO HAVE A COPY OF THE ESC PLAN ON SITE AT ALL TIMES, AND ENSURE ESC SIGNAGE IS IN PLACE.
- ANY STOCKPILED MATERIAL TO BE COVERED WITH POLYETHYLENE SHEETING (WEIGHTED DOWN).
- THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE TO ENSURE THAT THE EXISTING ROADS ARE REVIEWED DAILY AND SWEEPED REGULARLY. FLUSHING OF ROADWAYS IS PROHIBITED.
- AFTER ROUGH LOT GRADING IS COMPLETED ALL DISTURBED AREAS ARE TO BE PROTECTED AS PER THE ESC PLAN.

BEFORE YOU DIG
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT ALBERTA ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.

LOCATES OF SHALLOW UTILITIES MUST BE COMPLETED BY CONTRACTOR PRIOR TO CONSTRUCTION.

THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF EDMONTON EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.



NOT DATE: June 04, 2024
Drawing: Erosion and Sedimentation Control Plan
Drawing: Erosion and Sedimentation Control Plan
Drawing: Erosion and Sedimentation Control Plan

No.	DATE	REVISION	DRN	TECH	ENG
5	2024.06.04	REVISED SITE PLAN	PJM	PJM	SIM
4	2024.05.10	REVISED STORMWATER MANAGEMENT	SL	-	SIM
3	2024.03.15	STORMWATER MANAGEMENT REVISION	SL	JJ	SIM
2	2024.02.08	ISSUED FOR APPROVAL	EC	JJ	SIM
1	2024.01.26	ISSUED FOR REVIEW	EC	JJ	SIM

LEGAL DESCRIPTION: LOT 1, PLAN 9824041, SE 12 51 05 W5	BENCHMARK: COUNTY RECORD LIDAR MAPS
---	--

KM Civil
CONSULTANTS LTD.

ABBOTSFORD OFFICE
400 - 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
Tel: 604-853-8831
Fax: 604-853-1580

EDMONTON OFFICE
#1000 - 10117 Jasper Avenue
Edmonton, AB T5J 1W8
Tel: 780-758-2002
Fax: 604-853-1580

MATTHEW CHALMERS

201-4224 TOWNSHIP ROAD 525
LAC STE ANNE COUNTY, AB
T0E 0A2



PERMIT TO PRACTICE
KM CIVIL CONSULTANTS LTD.

RM SIGNATURE: [Signature]
DATE: 2024-06-12
RM APEGA: 93229
PERMIT NUMBER: P 11365
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

EROSION AND SEDIMENTATION CONTROL PLAN

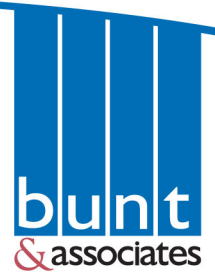
ENVILA LUXURY VIKING RETREAT
51102 RANGE ROAD 70, PARKLAND COUNTY, AB

MUNICIPAL PROJECT NUMBER: PLDPC20230720
MUNICIPAL DRAWING NUMBER: 2
KM CIVIL PROJECT No.: 240068-C
DATE: JANUARY 2024

DESIGNED: EC
DRAWN: EC
REVIEWED: JJ
APPROVED: SIM
SCALE: 1:500

DRAWING No.: 2
of 3
REVISION No.: 5

THIS DRAWING AND DESIGN IS THE PROPERTY OF KM CIVIL CONSULTANTS LTD. AND CANNOT BE USED, REUSED OR REPRINTED WITHOUT THE WRITTEN CONSENT OF SAID COMPANY.



February 21, 2024
03-24-0008

Matthew Chalmers
Einvala Luxury Viking Retreat
201 4224 Township Road 545
Lac Ste Anne County, T0E 0A2

Dear M. Chalmers:

**Re: Parkland County 10-Spot Campground
Trip Generation – Final**

The Einvala Luxury Viking Retreat is preparing development plans for the construction of a 10-spot campground along Range Road 70 north of Highway 624 in Parkland County, AB. As part of the development process, Parkland County had identified the requirement for a Trip Generation memo that outlines the anticipated traffic activity associated with the proposed development.

Existing Site Location and Study Context

The development site is located along Range Road 70, roughly 1.8km north of Highway 624. Range Road 70 is currently a gravel road with an assumed speed limit of 80 km/h that terminates approximately 2.6km north of Highway 624. Adjacent lands currently include a combination of agricultural and residential land uses. **Figure 1** on the following page illustrates the general location of the proposed development.

Proposed Development

The proposed development includes 10 camping spots within a net area of 9.9 acres. The current site plan identifies 15 regular parking stalls and 2 accessible parking stalls onsite.

Trip Generation

Land Use Code (LUC) 416 – Campground/Recreation Vehicle Park from the Institute of Transportation Engineer's (ITE) Trip Generation Manual 11th Edition was used to estimate the trips that may be generated by the proposed campground. The rates used in the assessment reflect the peak hour of generator and are summarized in **Table 1**. Daily trip generation rates were not provided in the ITE Trip Generation Manual; therefore, the ratio of daily trips to peak hour trips for ITE LUC 260 – Recreational Homes was calculated and applied to the trip rates published for ITE LUC 416. This is anticipated to provide a conservative estimate of daily trip making activity as campers are anticipated to arrive prepared for their stay and not require off-site trips other than to explore the area.

Bunt & Associates Engineering Ltd.

Suite 500, 10339 124 Street NW, Edmonton, AB T5N 3W1 Tel 780 732 5373

Calgary Edmonton Kelowna Vancouver Victoria www.bunteng.com

Written with respect and gratitude for the Traditional Territories upon which we work and live.
SDAB Hearing October 21, 2024 - PLDPC20230720

Figure 1: Site Location**Table 1: ITE LUC 416 - Campground/Recreation Vehicle Park - Trip Generation Rates**

TIME PERIOD	RATE	IN	OUT
AM Peak Hour of Generator	0.25 trips/ occupied campsite	36%	64%
PM Peak Hour of Generator	0.41 trips/ occupied campsite	62%	38%
Daily Estimate	3.78 trips/ occupied campsite	50%	50%

Table 2 summarizes the projected two-way vehicle trips that are anticipated to be generated by the campground. As presented, the site has been estimated to generate in the order of 3 AM peak hour trips, 4 PM peak hour trips, and up to 38 trips on a daily basis. This magnitude of traffic activity is not anticipated to significantly impact the operations of the existing county road.

Table 2: Trip Generation Estimates

TRIP GENERATOR	UNITS	AM PEAK HOUR		PM PEAK HOUR		DAILY	
		IN	OUT	IN	OUT	IN	OUT
Campground	10 occupied campsites	1	2	3	1	19	19
TOTAL TRIPS		3		4		38	

Based on the above information, a Transportation Impact Assessment is not anticipated to be required to support the development permit application. The magnitude of traffic projected to be generated by the proposed development is not anticipated to unduly impact operations along Range Road 70.

Yours truly,
Bunt & Associates

Catherine Oberg, P.Eng.
Principal

Written with respect and gratitude for the Traditional Territories upon which we work and live.

This electronic document includes a certified digital signature and represents the original document retained on file. Any printed versions of this report are considered copies and can be confirmed by referring to the original electronic document.

This document entitled "Parkland County 10-Spot Campground Trip Generation – Final" was prepared by Bunt & Associates for the benefit of Einvala Luxury Viking Retreat in support of their development permit application. The analysis and conclusions/recommendations in the report reflect Bunt & Associates' best professional judgment based on the knowledge and information available to Bunt & Associates at the time of preparation.

Parkland County, including employees, members of Council, and Regulatory Board members shall be entitled to rely on this report for the specific purpose for which it was prepared. Parkland County may also provide copies of the report to external governmental bodies having jurisdiction related to the project for which it was prepared.

Any use made of this report by a third party beyond those specifically noted here, or any reliance on or decisions based on it by any such third party, are the responsibility of such third parties. Bunt & Associates accepts no responsibility for damages, if any, suffered by such third parties as a result of decisions made or actions based on this report.



SUBDIVISION AND DEVELOPMENT APPEAL BOARD DEVELOPMENT APPEAL

SDAB HEARING DATE: MONDAY, OCTOBER 21, 2024

PRESENTED BY: AMAN JHAWER, DEVELOPMENT AUTHORITY

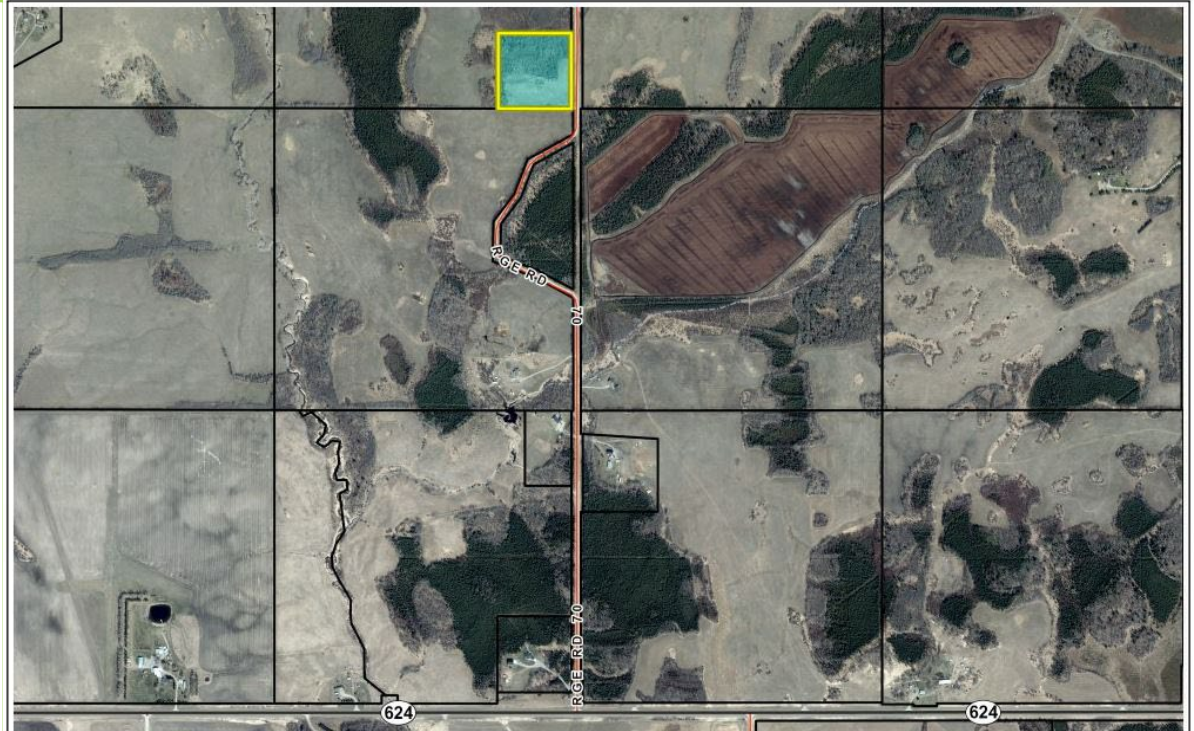
PARKLAND COUNTY FILE: PLDPC20230720

LOCATION

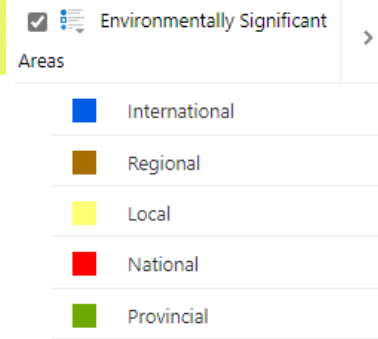
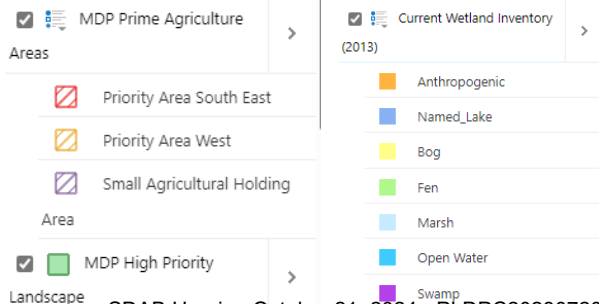
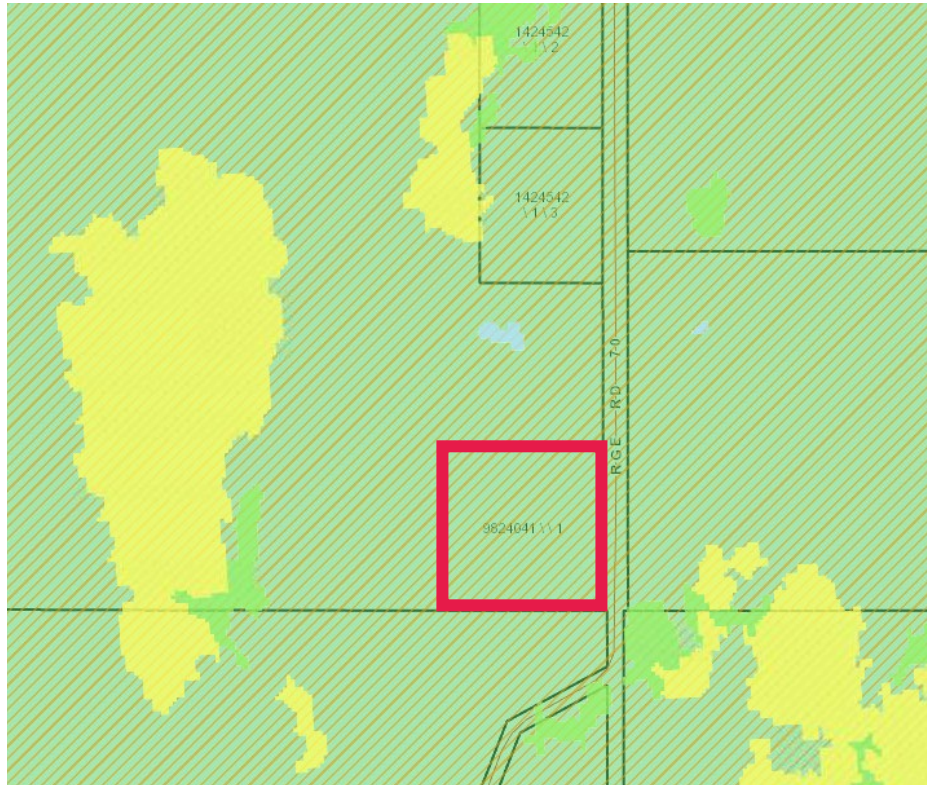
Municipal Address:
51102 RGE RD 70

Legal Description:
SE-12-51-7-5

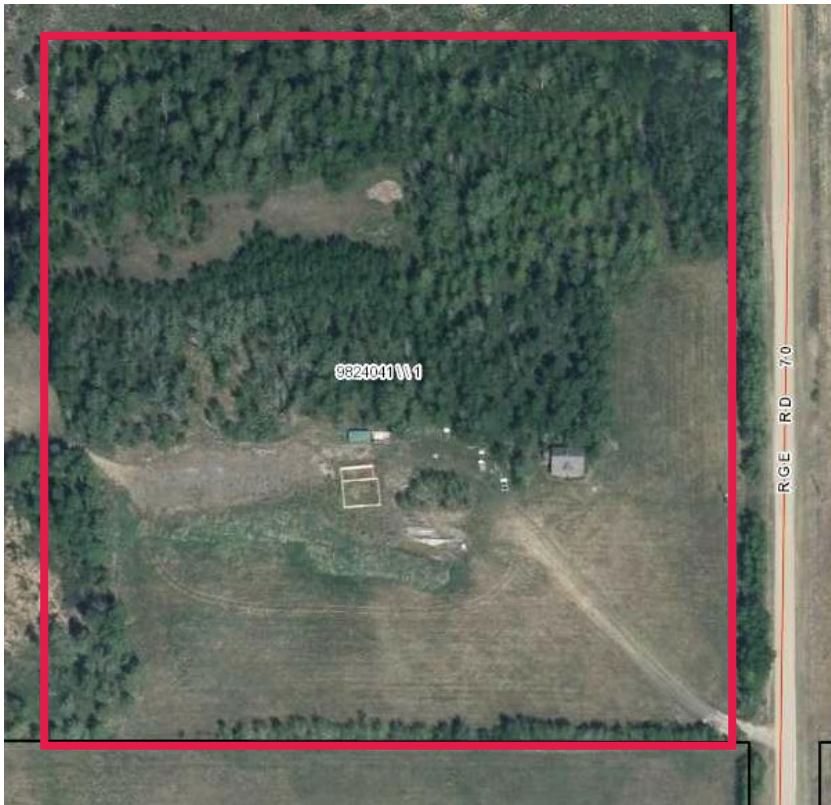
District:
AGG – Agriculture
General District



LOCATION – ENVIRONMENTAL CONTEXT



LOCATION - ORTHOPHOTOGRAPHY



2013



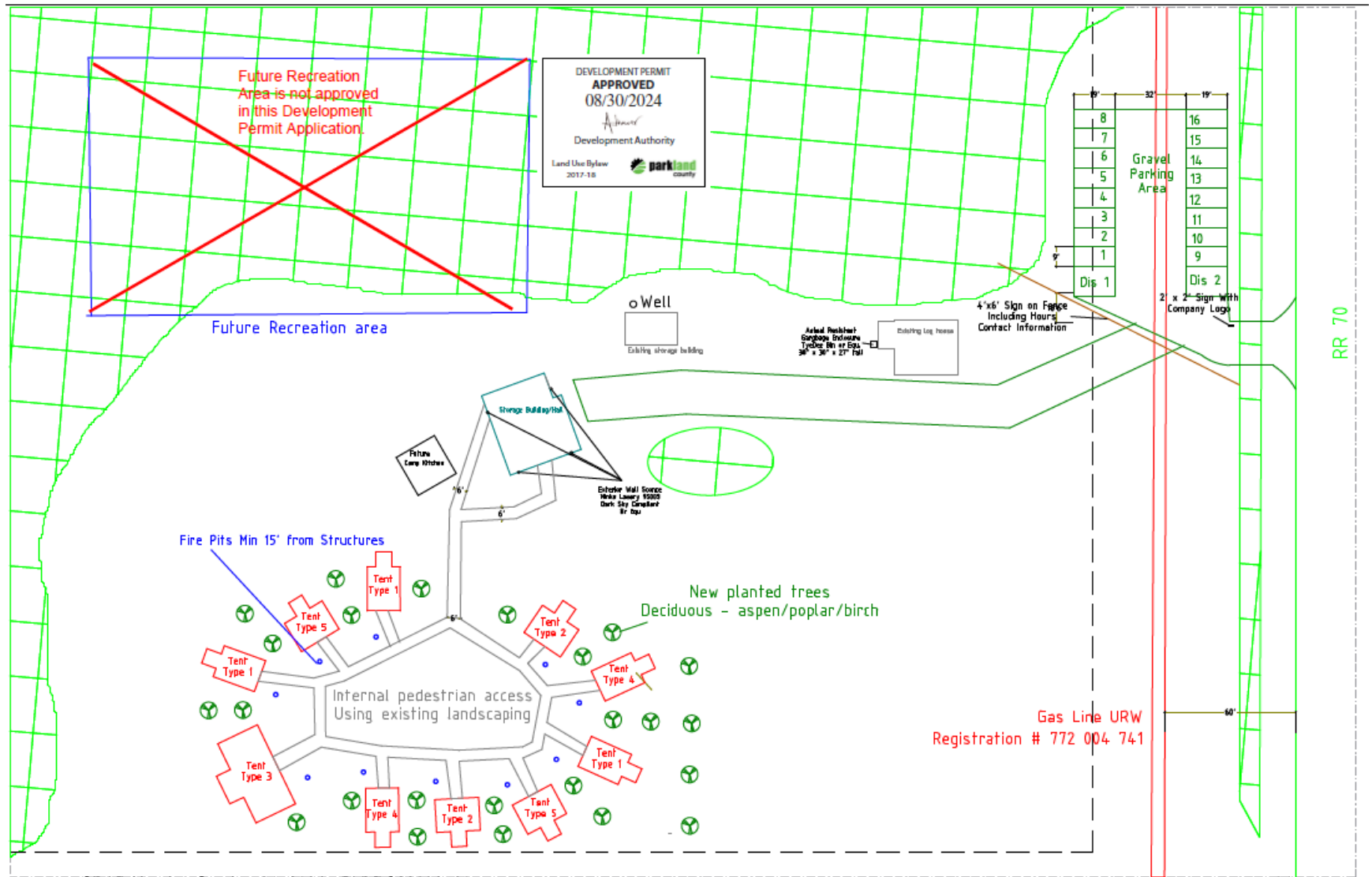
2023

PROPOSED DEVELOPMENT

- The applicant proposes to setup 10 tents equipped with washroom facilities, a cooking area, and a storage building. The camp will operate from May to October, mainly on weekends. Key developments include adding a gravel parking area, drainage and water lines, a septic holding tank, and minimal electric lighting.



SITE PLAN DETAILS



APPLICATION DETAILS

On September 29, 2023, a Commercial / Industrial / Institutional Development Permit application was received to “Develop a 10acre site for 10 walk-in tents with full plumbing services..”

TOURIST CAMPGROUND, ENROUTE use is a **Discretionary Use** in the AGG – Agricultural General District.

TOURIST CAMPGROUND, ENROUTE means development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travelers on their way to another destination and is not used as year round storage, or accommodation for residential use.

APPLICATION DETAILS – USE JUSTIFICATION

Proposed development does align with the definition of TOURIST CAMPGROUND, ENROUTE :

- Development is to allow 10 tent sites
- The camp will operate from May to October, mainly on weekends.

TOURIST CAMPGROUND, ENROUTE means development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travelers on their way to another destination and is not used as year round storage, or accommodation for residential use.

APPLICATION DETAILS – SUBMISSION DOCUMENTS

Application Items included:

1. Landowner Authorization Form
2. Land Title
3. Abandoned Well Declaration
4. Letter of Intent
5. Site Plan
6. Floor Plans (Tents and Buildings)
7. Elevations (Tents and Buildings)
8. 3d Views of Proposed Tents
9. Proposed Signage Details
10. Site Servicing Plan
11. Sediment and Erosion Control Plan
12. Site Grading Plan
13. A Traffic Memo (Trip Generation)

APPLICATION DETAILS – TIMELINE OF EVENTS

1. On September 29, 2023, the application was submitted.
2. The fee for the development permit was paid on October 16, 2023, and assigned to a Planner.
3. On November 08, 2023, the applicant received an incomplete application notice from a development authority, to provide a letter of intent, site plan revisions, floor and elevation plans, traffic memo, erosion and sediment control (ESC) plan, and grading plan.
4. On January 17, 2024, the applicant received another incomplete application notice from a development authority, to provide site plan revisions, floor and elevation plans, erosion and sediment control (ESC) plan, site servicing plan and grading plan.
5. On February 22, 2024, the applicant received application deemed complete notice from Development Authority.
6. On February 22, 2024, the applicant was circulated to other departments for detailed team review.

APPLICATION DETAILS (CONTINUED)

6. On March 14, 2024, the application was deemed incomplete requesting updates to the letter of intent, changes to site grading plan, ESC plan, site plan, and desktop biophysical assessment.
7. On May 27, 2024, the applicant was recirculated to other departments for detailed team review.
8. On June 10, 2024, the Community Sustainability Team confirmed that no desktop biophysical is required because application is proposing no tree clearing and will be maintaining a 20m buffer from a possible wetland and the tent sites. However, the engineering departments concerns were not completely addressed.
9. On June 11, 2024, to provide more time to the applicant, the submittal deadline for the required submittals was extended to August 30, 2024.
10. On August 30, 2024, the application was approved with conditions.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority has Approved the application for the following reasons:
 - The proposed use is in align with the Land Use Bylaw 2017-18 Regulations and Parkland County's planning policies.
 - No concerns were identified through the technical analysis of the application.
 - The proposed use is compatible with adjacent land uses and will not unreasonably impact the use and enjoyment of adjacent agricultural activities.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority submits that the SDAB upholds the decision of the Development Authority.

CONCLUSION

Questions?

Petition to oppose the development of a camping facility located at 51102 RR70 Parkland County T0E 2H0

This petition is to **oppose** the approval of Development Permit Number PLDPC20230720 through the County of Parkland to develop up to 10 tents with attached washroom facilities, parking lot, cooking area, storage building, septic, drainage etc to accommodate up to 10 camp sites. (Legal Address: SE12-21-051-07W5M; Municipal Address: 51 102 RGE RD 70).

Name	Address	Phone	Email
Scott Graham	51002 RR 70 Parkland	780 898 2372	sigraham@me.com
Shane Albers	51117 RR70 Parkland	780 515 1677	Shanealbers@hotmail.com
STEVE KOZAK	51118 RR70 Parkland	403 740 5938	KOZAK.STEVEN@GMAIL.COM
Gord Kinniburgh Marylou Kinniburgh	51107 RR70 Parkland	780-621-1075	GordKinniburgh@ICloud.Com

Petition to oppose the development of a camping facility located at 51102 RR70 Parkland County T0E 2H0

This petition is to oppose the approval of Development Permit Number PLDPC20230720 through the County of Parkland to develop up to 10 tents with attached washroom facilities, parking lot, cooking area, storage building, septic, drainage etc to accommodate up to 10 camp sites. (Legal Address: SE12-21-051-07W5M; Municipal Address: 51 102 RGE RD 70).

Name	Address	Phone	Email
Morgan Hynes Petra Hynes	51114 RR70	(780) 898-8888 (780) 898-6500	mhynes14@hotmail.com p-hynes@telus.net
Ryan Vanseverant Tara Vanseverant	51112 RR70	587 588-5414 587-589-7074	fishingking1313@icloud.com
Bob Wepryk	51020 RR70	780-542-461755	Bob Wepryk rrwepryk@gmail.com
Carrie McKee Doug McKee	51015 RR70	780-446-1307	CarrieMcKee@live.com
Jessica Pylatuk	51016 51016 RR70	780 898 1519	jessicapylatuk@gmail.com
Heidi Mettler	51109 RR70	780-898-4343	hbmettler@gmail.com
Jayden Hachey	51109 RR70	780-898-7557	jhachey@bosenergy.ca



EINVALA LUXURY VIKING RETREAT DEVELOPMENT PERMIT APPROVAL

Rebuttal to Appeal Notice
for Development Permit PLDPC20230720

Abstract

Further information detailing and explaining our intentions with our property and business, and making clear how this will in no way negatively impact our neighbors.

Materials Included in This Package

Development Permit Appeal – late submission	Page 3
Copy of Development Permit Approval & Applicable Dates	Page 4
Excerpt from discretionary development permit	Page 5
Excerpt from Notice of Development Permit	Page 6
Appeal submission	Page 7
Copy of the Letter personally distributed to Neighbors September 25, 2024.	Page 8
Rebuttal to Appeal Concerns	Page 9
Consideration of Added Traffic & Road Safety	Page 9
Neighboring Farm Equipment Usage and Livestock Safety	Page 9
No Campground Amenities	Page 10
Trespassing Concerns	Page 10
The Benefits We Provide to Parkland & The Region with Our Business	Page 10
Summary	Page 11
• Additional documents	
○ Trip Generation memo by Bunt and Associates Engineering	

Development permit appeal

The appeal was submitted after the development permit was approved. 21 days were granted for appeal, with the deadline for submission before 4:30 pm September 20, 2024. The county did not document receipt of the appeal until September 23, 2024.

This has created a 1-month delay to await this appeal meeting. This delay also occurred at the worst time for construction as the temperature is dropping and pouring outdoor concrete slabs will need to be delayed until spring. This will require us to withdraw our current building permit which requires a concrete slab.

It is our hope that this appeal process can be resolved immediately in writing to prevent further delays. We have worked exhaustively with the county of Parkland to meet all their requirements during an 11-month development permit process.

I have been in contact with the appellant to try and resolve the situation to forego this delay, including drafting and sharing the attached letter that was also shared with our Neighbors. The appellant has not been able to provide any other means to resolve this situation.

I believe this is a jurisdictional concern that the appeal board can resolve before proceeding further.

See pages 4-7 of this document.

Copy of Development Permit Approval & Applicable Dates



Planning & Development Services

DISCRETIONARY USE APPROVED DEVELOPMENT PERMIT

Application No: PLDPC20230720

Roll: 3889001

6.	Engineering Services has only reviewed the filling and grading areas as detailed on the plans presented with this application. Any filling and grading outside the proposed area, or changes to the surface type (i.e., gravel) require a new/revised application. This shall include the submission of a new/revised filling and grading plan, as well as any other supporting documents and plans as deemed applicable Parkland County Engineering Services.
7.	Due to the proximity to adjacent environmentally sensitive areas, notice to Alberta Environment and Parks (AEP) may be required in support of the development. AEP approval must be obtained by the landowner prior to any infill of existing ponds/wetlands/environmentally sensitive areas.
8.	At Parkland County's discretion a post construction survey may be requested. The survey would represent the work completed and, at a minimum, require elevation stakes at all grade changes, along drainage paths and proposed points of inflection. As-built grading drawings may be requested by Parkland County.
9.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction for all areas to be cleared to confirm that no active nests or breeding birds are present.
10.	Tree removal should be limited to protect habitat and ecosystem services provided by the vegetation
11.	Any noxious or prohibited noxious weeds onsite must be managed in accordance with the Alberta Weed Control Act.
12.	Supervisory staff should be actively involved and practice fire drills and evacuation procedures.
13.	All campgrounds and sites shall have clear access and identification for firefighting, ambulance and police.
14.	Recreational facilities shall not be located where they would intrude on the privacy of adjacent campers.
15.	Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance.
16.	The applicant is responsible to ensure the development is not located on top of an abandoned well and a minimum 5 metre setback radius around a well must be maintained.
17.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
18.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
19.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
20.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
21.	The applicant is responsible to obtain any Provincial approval which may be required.

This decision was issued on August 30, 2024

If no notice of appeal is served, the permit will come into effect on:
(September 21, 2024)

Excerpt from discretionary development permit

Please find attached your **approved discretionary** development permit **PLDPC20230720** for a TOURIST CAMPGROUND, ENROUTE located at 51102 RGE RD 70 , legally described as 9824041//1, W5-7-51-12-SE. A copy of this permit and associated documents (stamped plans) can be found on you [PLANit Parkland](#) Portal Account under "My Items".

A development permit is a municipal approval. It does not exempt you from all applicable federal, provincial and other legislations, regulations and approval requirements. It is the applicant's responsibility to ensure all applicable approvals are obtained before commencing a development.

What Happens Now? Neighbours within a 100 m radius of the subject property will receive notice of the approved development. If a neighbour believes they are negatively impacted by the development, they have the right to submit an appeal to the applicable appeal board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the Municipal Government Act, RSA 2000, CM-26. You will be contacted if any appeals are received.

If no appeals are received after the 21-day appeal period, your development permit will automatically come into effect. If your project requires a building permit or other trades permits, please submit those applications online via [PLANit Parkland](#). If you have already applied, the Safety Codes team will automatically begin processing your application if your development permit is not appealed. If you have any questions related to Building Permits, please contact their team via hello@parklandcounty.com.

Thank you for taking the time to apply and good luck with your project.

Excerpt from Notice of Development Permit



Planning & Development Services

August 30, 2024

«NANAME», «NANAME1A»

«NAADD1», «NAADD2»

«NACITY», «NAAPRV», «NAPSTC»

Dear Landowner;

You are receiving this notice because the attached discretionary development permit was issued to the property described below, which is **within 100 meters of your property**.

Notice of Approved Development Permit Near You

Development Permit:	PLDPC20230720 (see enclosed permit for details)
Legal Description:	9824041//1
Municipal Address:	51102 RGE RD 70
Development Approved:	TOURIST CAMPGROUND, ENROUTE - Proposing 10 walk-in tents with full plumbing services.
Decision Date:	August 30, 2024
Development Authority:	Aman Jhaver, Development Planning Aman.Jhaver@parklandcounty.com
Contact the Development Authority with any questions regarding this decision.	

If you are affected by this development decision, as per the *Municipal Government Act* s686(1)(b), you may file an appeal to the Subdivision and Development Appeal Board (SDAB).

How to file an appeal

To file an appeal, you must complete and submit a Notice of Appeal form to the SDAB and pay the mandatory \$200 appeal fee, **BEFORE the appeal deadline of 4:30pm, September 20, 2024**

Appeal questions?

Detailed appeal information and the Notice of Appeal form are available online at <http://www.parklandcounty.com/SDAB>, or by contacting the SDAB Clerk at 780-968-8471 or sdab@parklandcounty.com

Subdivision and Development Appeal Board

Legislative Services, Parkland County Centre
53109A Highway 779
Parkland County, AB T7Z 1R1

53109A Hwy 779 Parkland County, AB Canada T7Z 1R1
T 780.968.8888

parklandcounty.com

Appeal submission



Notice of Appeal Subdivision and Development Appeal Board

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site 51102 RGE RD 70			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') W5-7-51-12-SE			
Development permit number or subdivision application number PLDPC20230720			
Appellant Information			
Name of appellant Steven Kozak		Agent name (if applicable)	
Street Address 51118 RR 70		Receipt No.	
City Tomahawk	Province AB	Postal Code T0E2H0	Day Phone Number 4037405938
Evening Phone Number Same	Fax Number	Email Address kozak.steven@gmail.com	

RECEIVED
SEP 23 2024
Parkland County

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Has there been any consideration for the extra traffic on road? The way the road is designed it can be dangerous now if people aren't careful with how they handle the bends. With that many more people packed into that little spot and with lots of potential foot and vehicle traffic on the road it will be that much more dangerous. There is also farm equipment traveling around there along with livestock in the pastures next door. There is no other amenities around there to service a campground that will allow for hiking, exploring, etc. so people will be trespassing frequently on the surrounding landowners land impacting the crops, livestock and the neighbors. This isn't a good place for a campground and will affect the area negatively.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent <i>Steven Kozak</i>	Date (YYYY/MM/DD) 2024/09/20
---	--

Copy of the Letter personally distributed to Neighbors September 25, 2024, Explaining Our Intentions & Business. Most all neighbors were either not aware we were in the area, or perfectly fine with our plans.

Hi there Neighbor!

We're Matthew and Shelly Chalmers. We're pretty quiet, so we haven't introduced ourselves properly. But, we want to introduce ourselves and our company, Einvala Luxury Viking Camp, and let you know what we're building on our property. I imagine you may have wondered what's with the unusual structure so far.

We absolutely love the natural beauty and the history of the area, and we want to share that with our guests with a luxury Viking glamping site. Glamping, if you're not familiar with it, is "glamorous camping." That is, camping that isn't really camping at all, but probably closer to a bed-and-breakfast experience. Our guests will stay in one of ten Viking themed luxury tents, an immersive unplugged and historical-like experience. We encourage our guests to unplug and enjoy the natural beauty of the area as much as we do, along with family fun in traditional ways, like lawn games, reading, and enjoying the beauty of the area. We provide guests with themed costumes and kitchen facilities, along with board games, books, and other themed activities on the property.

We want to assure you we want Einvala to benefit you and the county - and otherwise not disturb your everyday life negatively. We love the area, and want to preserve it, not change it.

Vehicles of all varieties will park in our parking area to preserve the "historical" experience, before guests pass through an interior gate to enjoy costumes, a themed historical experience, and quiet. At full capacity, with ten tents, this would mean only ten added vehicles. No RVs, ATVs or other motorized vehicles are permitted. Because of our low capacity, the few vehicles coming to the property will not increase traffic noticeably. At any point that there are guests on our property, we or other staff are likewise a constant presence on the property for the safety of our guests, our property, and yours.

The purpose of our destination is that guests enjoy the facilities we provide. We value our privacy too, and don't permit trespassing - on our land or yours. Most of our property will remain as is, along with the fencing, and we'll make it very clear to guests that we respect our neighbors and won't tolerate trespassing. For similar reason, we don't allow animals (dogs, etc) so that they don't bother or affect either livestock or local wildlife. Most of our guests are likely to be from the city, and as such we'd like to introduce them to the lovely quiet and beauty the country provides.

We love the property and can't wait to share Einvala with our guests - and hope we'll get to share it with you and get to know you better, too.

If you have any further questions or concerns - or just want to say hi - you can reach Matt at 780-619-7261 or gmrchalmers@gmail.com. We're a bit shy, but friendly, I promise, and we look forward to getting to know you too.

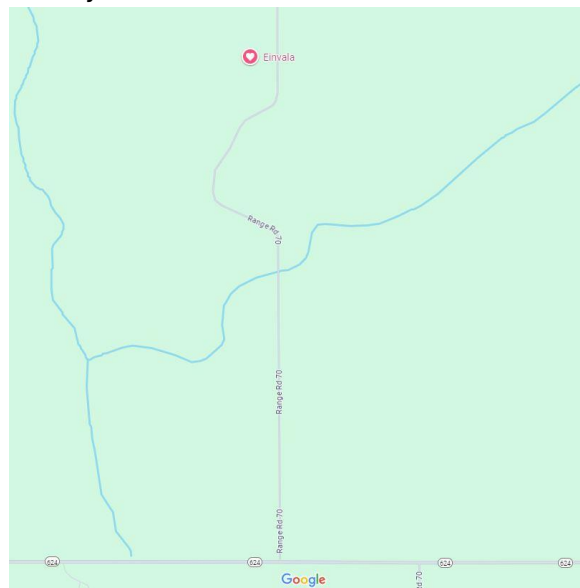
Sincerely,

Shelly & Matt Chalmers

Rebuttal to Appeal Concerns:

Consideration of Added Traffic & Road Safety

- We have completed a traffic study as per county requirements, which concludes “*The magnitude of traffic projected to be generated by the proposed development is not anticipated to unduly impact operations along Range Road 70.*”
- This is NOT high traffic; no more than many people have when friends and family visiting on the family holidays.
- We have a dedicated parking lot, and the most cars that are likely to be seen would be ten vehicles
- The road is a lovely winding, picturesque road that is perfectly safe when driving with reasonable care. The curves in RR70 effectively calm and slow traffic in the area, allowing drivers to enjoy a leisurely drive.



- Einvala Luxury Retreat is reservation only. We do not allow prospective guests to find us by randomly driving around; they can only come to the property AFTER they have secured a reservation, and only registered guests are permitted on the property.
- We are also seasonal – our guests will be in amenities that are only suitable in the spring / summer season.

Neighboring Farm Equipment Usage and Livestock Safety

- We live in Alberta. Naturally, there is farm equipment on most of our rural roads, especially in the early spring and autumn, during seeding and harvest. We live rurally ourselves and we’re very familiar with this. Those are also the seasons when we’re extremely unlikely to limited numbers of guests.
- Sharing the road is a personal responsibility of all Albertans on the road, in whatever vehicle they’re using.
- We also don’t allow dogs of any kind on our property because we don’t want any chance of them interfering with neighbouring livestock or with other guests. Our property is fenced to

keep livestock off our land, and our guests where they should be, on our land. We also intend to inform our guests clearly that respecting our neighbour's – and their property – is something that we take very seriously, doing so both personally, with fencing and signage.

- Part of why we love our property is because it is a beautiful area that showcases the beauty of rural Alberta in a way many urban Albertans – our guest base – may not have experienced. We want to share our love for the land and the beauty of escaping city life with them – and that includes respect for the rural industries that impact the lives of all Albertans, no matter where they live.

No Campground Amenities

- Great! We're NOT a campground in any way, and our guests are not the kind of people to want hardcore hiking and exploring. What they will explore will be on marked paths we provide on our 10 acres, which is more than ample.
- We do not permit ATVs, RVs, or any other kind of vehicles other than what our guests arrive in, and that is limited to the parking lot.
- The purpose of our camp is luxury camping (ie: glamping)– this is NOT the kind of camp for people who like hunting or roughing it. Our approved development permit is define as a *Tourist Campground* which is misleading. Current regulations simply don't have a definition for glamping yet, which is far closer to a B&B than it is to camping.
- We encourage having fun the old-fashioned way, by unplugging from electronics and enjoying lawn games like badminton and Kubb, along with board games and books that we provide.
- Our guests will also take advantage of local amenities such as golf courses, the pool facilities in Drayton Valley, or the Air Adventure Flight School just around the corner

Trespassing Concerns

- We hate strangers trespassing on our land, too. And we don't want any of our neighbours to experience that same annoyance.
- As illustrated above, our guests will have plenty to do on our property alone, and we will make clear that trespassing is not permitted both verbally, and with signage and fencing.
- Should guests wish more adventure, such as the flight school just down the road, we want to encourage appropriate enjoyment of the county such as the many amenities available nearby in the Drayton Valley area, Tomahawk, and Seba Beach.

The Benefits We Provide to Parkland & The Region with Our Business

- We are creating a unique destination that features Parkland at it's most lovely. Close enough to attract guests from Edmonton and surrounding urban areas. We're similar to an existing glamping attraction called Good Knights (goodknights.ca) which has been a jewel for southern Alberta in Kneehill County and the town of Three Hills. It has been nationally and internationally recognized for the unique experience it offers, and we'd like to create

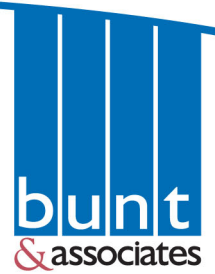
something akin to it servicing the Edmonton area. This brings business and sales to Three Hills, who benefit from guests seeking groceries and entertainment, and the county by drawing people out of area to explore the many tourist attractions there.

- We want to feature local businesses and products, such as locally-produced soaps and lotions from a business situated in Tomahawk, locally-produced honey and produce, etc. There are so many beautiful things out in the area that many urban dwellers are often unwilling to drive out for the day to explore. We'll feature local businesses to guests with an area guide to help them explore, and feature local products for their use.
- Parkland is open for business, and we can provide an experience people can't get anywhere else. While other glamping sites provide basic accommodation and usually no plumbing, we're creating luxury suites situated in beautiful rural Alberta.

Summary

If we're not a Campground, what ARE we?

- We are a glamping facility (glamping = luxury camping.) Our guests are the type that may like the idea of being outdoors and in the country... but prefer a king size bed to sleep in, and fully serviced bathrooms with showers.
- Our historic Viking theme and luxury facilities are for guests looking for a unique, fantasy-type experience, as all guests are provided access to historic costumes and the opportunity to "play" in much the same way guests do at Comic Cons or Renaissance Faires (although obviously in a very small, personal scale.)
- We create a safe space for people, all people of all genders, ages, sizes and identities, to allow themselves to play, to express themselves, and the create lasting memories with friends and family they won't find anywhere else. Maybe that's all dressing up like Viking warriors, losing badly to their six-year-old at a game of Kubb (it's a bit like horseshoes), or watching the sunset over the neighbouring fields.



February 21, 2024
03-24-0008

Matthew Chalmers
Einvala Luxury Viking Retreat
201 4224 Township Road 545
Lac Ste Anne County, T0E 0A2

Dear M. Chalmers:

**Re: Parkland County 10-Spot Campground
Trip Generation – Final**

The Einvala Luxury Viking Retreat is preparing development plans for the construction of a 10-spot campground along Range Road 70 north of Highway 624 in Parkland County, AB. As part of the development process, Parkland County had identified the requirement for a Trip Generation memo that outlines the anticipated traffic activity associated with the proposed development.

Existing Site Location and Study Context

The development site is located along Range Road 70, roughly 1.8km north of Highway 624. Range Road 70 is currently a gravel road with an assumed speed limit of 80 km/h that terminates approximately 2.6km north of Highway 624. Adjacent lands currently include a combination of agricultural and residential land uses. **Figure 1** on the following page illustrates the general location of the proposed development.

Proposed Development

The proposed development includes 10 camping spots within a net area of 9.9 acres. The current site plan identifies 15 regular parking stalls and 2 accessible parking stalls onsite.

Trip Generation

Land Use Code (LUC) 416 – Campground/Recreation Vehicle Park from the Institute of Transportation Engineer's (ITE) Trip Generation Manual 11th Edition was used to estimate the trips that may be generated by the proposed campground. The rates used in the assessment reflect the peak hour of generator and are summarized in **Table 1**. Daily trip generation rates were not provided in the ITE Trip Generation Manual; therefore, the ratio of daily trips to peak hour trips for ITE LUC 260 – Recreational Homes was calculated and applied to the trip rates published for ITE LUC 416. This is anticipated to provide a conservative estimate of daily trip making activity as campers are anticipated to arrive prepared for their stay and not require off-site trips other than to explore the area.

Bunt & Associates Engineering Ltd.

Suite 500, 10339 124 Street NW, Edmonton, AB T5N 3W1 Tel 780 732 5373

Calgary Edmonton Kelowna Vancouver Victoria www.bunteng.com

Written with respect and gratitude for the Traditional Territories upon which we work and live.
SDAB Hearing October 21, 2024 - PLDPC20230720

Figure 1: Site Location**Table 1: ITE LUC 416 - Campground/Recreation Vehicle Park - Trip Generation Rates**

TIME PERIOD	RATE	IN	OUT
AM Peak Hour of Generator	0.25 trips/ occupied campsite	36%	64%
PM Peak Hour of Generator	0.41 trips/ occupied campsite	62%	38%
Daily Estimate	3.78 trips/ occupied campsite	50%	50%

Table 2 summarizes the projected two-way vehicle trips that are anticipated to be generated by the campground. As presented, the site has been estimated to generate in the order of 3 AM peak hour trips, 4 PM peak hour trips, and up to 38 trips on a daily basis. This magnitude of traffic activity is not anticipated to significantly impact the operations of the existing county road.

Table 2: Trip Generation Estimates

TRIP GENERATOR	UNITS	AM PEAK HOUR		PM PEAK HOUR		DAILY	
		IN	OUT	IN	OUT	IN	OUT
Campground	10 occupied campsites	1	2	3	1	19	19
TOTAL TRIPS		3		4		38	

Based on the above information, a Transportation Impact Assessment is not anticipated to be required to support the development permit application. The magnitude of traffic projected to be generated by the proposed development is not anticipated to unduly impact operations along Range Road 70.

Yours truly,
Bunt & Associates

Catherine Oberg, P.Eng.
Principal

Written with respect and gratitude for the Traditional Territories upon which we work and live.

This electronic document includes a certified digital signature and represents the original document retained on file. Any printed versions of this report are considered copies and can be confirmed by referring to the original electronic document.

This document entitled "Parkland County 10-Spot Campground Trip Generation – Final" was prepared by Bunt & Associates for the benefit of Einvala Luxury Viking Retreat in support of their development permit application. The analysis and conclusions/recommendations in the report reflect Bunt & Associates' best professional judgment based on the knowledge and information available to Bunt & Associates at the time of preparation.

Parkland County, including employees, members of Council, and Regulatory Board members shall be entitled to rely on this report for the specific purpose for which it was prepared. Parkland County may also provide copies of the report to external governmental bodies having jurisdiction related to the project for which it was prepared.

Any use made of this report by a third party beyond those specifically noted here, or any reliance on or decisions based on it by any such third party, are the responsibility of such third parties. Bunt & Associates accepts no responsibility for damages, if any, suffered by such third parties as a result of decisions made or actions based on this report.

From: [morgan hynes](#)
To: [Rachel Coupal](#); kozak.steven@gmail.com; gmrchalmers@gmail.com
Cc: salbers@acrhonenergyservices.com; [Petra Hynes](#)
Subject: Einvala Luxury Viking Camp Appeal Permit# PLDC20230720
Date: October 15, 2024 10:53:47 AM

You don't often get email from mhynes14@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

October 15, 2024

To Whom it may Concern,

We are writing this email in regards to the proposed plan to open Einvala Luxury Viking Camp, a Viking themed campground located at 51102 Range Road 70, in Parkland County. Our family lives approximately/less than one kilometre north of the property in question. We were unaware of this proposed development until October 13, when a neighbour informed us. We received no communication from the applicants.

As residents of the area, we have concerns regarding the opening of Einvala Luxury Viking Camp. First and foremost are safety concerns; safety of our family, property and neighbourhood.

Supposing it were successful, the campground could potentially attract hundreds of people to the location each season. That is, **hundreds** of strangers to this very small, dead end community. We have a family with children, as do many of our neighbours. The introduction of that many people into this area makes us very uneasy; people that are not invested in the area and are only here for a very short time. Our daughter has already told us if this campsite were to open, she will no longer stay home alone (or with her brothers) as she is terrified someone would walk into our yard. The owners claim that they do not tolerate trespassing and will contain guests within their property, however we do not see how they can possibly guarantee that. The homes along our range road are incredibly isolated and the nearest police station is a minimum of 20 minutes away, making us very vulnerable to property, or other types of crime. While we realize that this was the reality when we bought the property, there was not a campground operating a kilometre up the road. Had there been, we would not have moved here. We strongly believe that introducing large numbers of transient people into the area could pose a safety risk to the local residents.

Range Road 70 has a unique physical layout. The property in question is located at the end of a series of sharp corners. The introduction of increased vehicle traffic and potentially parking along the side of the road poses a risk. The traffic study that was completed for the applicants stated an expected number of 38 vehicular trips per day leaving and coming into the campsite. That is a significant increase. The corners are difficult to see around and one must drive with extreme caution in the event there is an oncoming vehicle or poor weather conditions. To have an increase of drivers who are not used to the road poses a safety risk to everyone, residents and visitors.

In the plans for this development, there are ten proposed campsites with potential for a fire pit per site. Ten fire pits within under ten acres of land is quite concentrated. These fire pits will also be utilized by guests of the campground, who have no vested interest in the area. Can the owners guarantee that fires will be fully extinguished and that fire bans will be

adhered to when they don't live at the property themselves? Again, our community is isolated and fire services are distant. Should the unthinkable occur, we are located on a dead end road with only one way in and one way out. There is definitely risk in having inexperienced campers in this area.

We could also cite concerns regarding noise and the appearance of this campground, but the safety of our family is our top priority. We urge the county to reconsider granting permission for this development to move forward.

Thank you for your consideration,

Petra & Morgan Hynes
51114 Range Road 70
Parkland County

From: [Heidi Mettler](#)
To: [Rachel Coupal](#)
Subject: Opposition to Development Permit Number PLDPC20230720
Date: October 15, 2024 2:02:47 PM

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To Whom it may concern:

I am writing this email to oppose Parkland Countries permitting of Einvala Luxury Viking Camp, a Viking themed campground located at 51102 Range Road 70. I own property located approximately 500 meters north east of the proposed campground. A property located down quiet dead end road zoned for agriculture where we are raising our children and plan to live

There are numerous reasons I have to oppose this business being developed at this location including:

- Increased dust on the road affecting livestock, vegetation, wetlands and air quality in the yards.
- Road safety issues will inevitably be an issue with the doubling of vehicle trips down the road and with the blind s-bend corners.
- This is a very small amount of land to accommodate 10 campsites and employees. How do you ensure visitors do not wander to other properties? Will they have drones? What will the evening's noise levels be?
- Will guests create more foot traffic on the road going for walks or biking?
- Increased fire hazard with fire pits in an area already affected by previous fires.
- Livestock safety with pet owners using the campgrounds.
- Increased garbage and predator attractants.

I am not opposed to development such as a home on this property as I would assume the original subdivision of the 10 acres was meant for.

Thank you,

Heidi Mettler

From: [Shane Albers](#)
To: [Rachel Coupal](#)
Subject: Proposed campground RR70
Date: October 15, 2024 2:28:44 PM

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To whom it may concern,

By introduction im Shane albers, I farm and ranch in the tomahawk area on 51117 RR70, I originally stopped into the neighbours to introduce myself thinking they were building a home or a weekend getaway to find out that it was a commercial luxury glamping site that was being developed, after much consideration I have some concerns for such a development on our road, one being the safety of everyone on the road, its narrow, it Dosent appear to have proper slopes for ditching, the county grader is forever trying to bring gravel back onto the road as it get pushed off because of the bends in the road, but the biggest concern is the blind corners that are already a danger with people who know how to navigate them.

As farmers we bring in a large equipment to perform certain tasks, some of this equipment is wide and long, ranging anywhere from 16 feet wide to 60 feet long, there is a huge safety issue in bringing in a commercial business with increased traffic to an agricultural area, if this campground Is approved it would need to have the access significantly improved with spots of the road being as narrow as 20 feet wide around a blind corner.

The road was originally upgraded with the bends back in 1958 as the original road went straight but because of the peat moss and the poor terrain the people could not get through, so as a result a road was created with bends, at that time and still today it proves to work just fine because of minimal traffic but now the increased traffic due to proposed campsite which creates another whole set of problems such as dust and getting by each other , a lot of consideration needs to be given by the county.

Many people on this road have moved in for privacy some all the way from Edmonton to get away from the hustle bustle of it all, we are a tight knit road and welcome neighbours if they would like to build a home or have a weekend get a way but oppose commercial operations such as Einvala Luxury Viking which will have a negative impact to everyone around it such as decreasing property values, less privacy, more noise, increased smell of smoke due to fire pits, probability of Forest fires which we've had a lot of around here including my land, traffic with only one egress out, along with pedestrian traffic on the road, and the high possibility of trespassing into cattle and farming operations which border the proposed campsite, including but not limited to spooking cattle, protective cows, and unpredictable bulls, very expensive ag equipment which could be vandalized or tampered with

Thanks Shane

Attached is some pictures of our equipment for the farm and ranch operations..



From: [Shane Albers](#)
To: [Rachel Coupal](#)
Subject: Test again.
Date: October 16, 2024 9:01:31 AM

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From: [Shane Albers](#)
To: [Rachel Coupal](#)
Subject: Another test
Date: October 16, 2024 9:02:48 AM

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From: [Shane Albers](#)
To: [Rachel Coupal](#)
Date: October 16, 2024 9:06:07 AM

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From: [Shane Albers](#)
To: [Rachel Coupal](#)
Date: October 16, 2024 9:08:04 AM

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From: [Shane Albers](#)
To: [Rachel Coupal](#)
Date: October 16, 2024 9:11:31 AM

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From: [Shane Albers](#)
To: [Rachel Coupal](#)
Date: October 16, 2024 9:13:31 AM
Attachments: [IMG_0861.PNG](#)

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From: [Shane Albers](#)
To: [Rachel Coupal](#)
Date: October 16, 2024 9:32:11 AM

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I can't find the stock trailer one but here's my disc. That'll be all of them

