

SUPPLEMENTARY BUSINESS FORM



Required Info for a Development Permit Application

1 BUSINESS INFORMATION

Name of business Victory Acres
Business owner Valerie McIlwaine

2 LEGAL LAND DESCRIPTION OF PROPERTY

All OR Part of

Quarter (ie. NE/NW/SE/SW) NW	Section 9	Township 41	Range 22	West of the	Meridian 4
OR Being all parts of Lot	Block	Plan			

Hamlet or Subdivision Name

Civic Address (Blue 911 Sign) 22317 TWP RD 412	Total Parcel Size 160 Acres
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3 DESCRIPTION OF THE BUSINESS

Describe the proposed business, including the **total site area** required for the business and **types of activities** that will take place at the site:

Victory Acres is a horse riding, training, lesson, summer camps facility that will be operating on the quarter section of land currently owned by Twyla Chitwood.

Identify the use(s) that will be made of any **existing buildings and/or other structures**:

Please attach a site plan showing the location of these buildings with their distances from roads, other property boundaries, and water bodies.

Currently we do not have any buildings being used for the business.

Indicate whether any **new building(s) or structure(s)** will be required for the business and what use will be made of them:

Please attach a site plan showing the location of any proposed new building(s) or structures with their distances from roads, other property boundaries, and water bodies.

We hope to build an indoor riding arena in the spring and have submitted our development permit request.

On-site Employee Information:

On-site employees are those who normally work on the site of the business **more than a total of 6 hours in a week**. On-site employees typically also include yourself, the business owner/operator.

Number of resident on-site employees	2
Number of non-resident on-site employees	0

Off-site Employee Information:

Off-site employees are those who normally work on the site of the business **less than a total of 6 hours in a week**.

Number of resident off-site employees	0
Number of non-resident off-site employees	1

Specify the business **hours of operation** (including days of week, hours per day):
For example, the business is operated Monday-Friday, 8 am to 5 pm.
6 days a week - Tuesday through Sunday 7am-9pm
 We will need to take care of animals very early in the morning and most lessons occur after school on weekdays. While these would be common hours for business to occur **we will do the majority of our business by appointment.**

Describe the **types of materials, equipment and/or vehicles** that will be used in the business:

- **Equipment for producing hay/feed**
- **Truck and Trailer for hauling horses**
- **Equipment for maintaining arena and facility (tractor, post pounder, harrows)**

This business will generate **10 ish** vehicle trips per day

Give details on the **traffic** that is expected to be generated by the proposed business:
For example, how much traffic may be expected on a daily basis, when will the most traffic occur and what types of vehicles and equipment will be using the site (e.g. tractor trailers, boom trucks, half-tonne trucks, etc).
We plan on doing 4 lessons per day on weekdays (4 vehicle trips) and perhaps 8 per day on weekends (8 vehicle trips) we will be planning on having days where people do haul horses in and that will increase traffic on occasion. Majority of traffic will be

Describe how much **parking space** will be provided for customers and employees:
Please indicate the proposed parking location and access(es) into the property on the site plan.
We will have enough parking readily available for 10 trucks and horse trailers at any given time. We will be moving some dirt to allow for a level parking area beside and in front of arena.

↓
In email to clarify traffic

Chelsey Teers

From: Valerie Chitwood
Sent: Thursday, January 28, 2021 3:38 PM
To: Planning Department
Subject: Victory Acres Permit Request Clarifications
Attachments: 80x160x18 Sample bldg Equine Option not for Construction.pdf

Caution! This message was sent from outside Lacombe County. Please be cautious opening links or attachments in this email.

[Allow sender](#) | [Block sender](#)

The attached is what we have received from our builders, he says it will be exactly like this but 200ft long as opposed to 160. Hopefully this will satisfy your needs.

As for the traffic implications: we are planning to have 4 passenger vehicles traveling to and from Victory Acres in the evenings on weekdays and approx. 10 passenger vehicles traveling to and from facility on weekends. This traffic will occur during the day and should cease no later than 9pm. We will occasionally in the summer have parents dropping kids off in the mornings for summer camps and picking them up in the evenings (12 kids max, so no more than 12 passenger vehicles). We will also have the occasional truck and horse trailer coming to and from the facility - we do not predict more than 5 on any given day.

Clarification on summer camps - these will be day camps only, we have no intention for overnight or sleepover camps. These camps would run from approx. 8am until 5pm and would host approx. 10-12 kids. These would be anywhere from 2 to 6 days long.

I will phone and give you a credit card number for the fee.

Thank you,

Valerie McIlwaine
Sent from my Galaxy

Describe any **outdoor storage** that will be required for the business, including the types of materials and equipment that will be stored outside. Please specify any **screening** that is proposed for this outdoor storage, such as fencing, landscaping or earth berms:
Please indicate the proposed location of the outdoor storage on the site plan in relation to any buildings, structures, roads and other natural features.

We are not currently planning on building any additional outdoor storage

Explain what **measures will be taken to minimize or avoid any potential nuisances or other conflicts** with neighbouring residents and land uses, due to noise, dust, lighting, traffic, etc.:

We live far enough away and the nature of our business is very quiet and unintrusive - we will not be producing excessive noise, dust, light or traffic.

Have you discussed your business proposal with your neighbours? If so, please indicate which neighbours you've discussed it with, what they had to say, and what you propose to do to address any issues or concerns that were raised?

We have discussed with many of our neighbors and the ones we have been able to touch base with have been supportive.

Do you require any **signage** for the business:

Please note you will be required to submit a separate application for the installation of a sign in conjunction with your application for development permit for your proposed business. Normally, a \$50 sign application fee is required. However, if the sign application is submitted with your application for development permit to establish a business, the \$50 processing fee will be waived.

Yes, we will require signage.



You can clearly see on this image where the water runs on this quarter. The blue dotted line shows where spring run off goes. This arena is to be built on top of a very sandy hill that produces poorly. Water runs from North to South.

Tree's are also obvious



Existing Residence /
Farm Yard

East Edge of Quarter

25 ft from edge of quarter



Existing outdoor
riding arena
150ft x 150ft

Existing Summer
Cattle Water

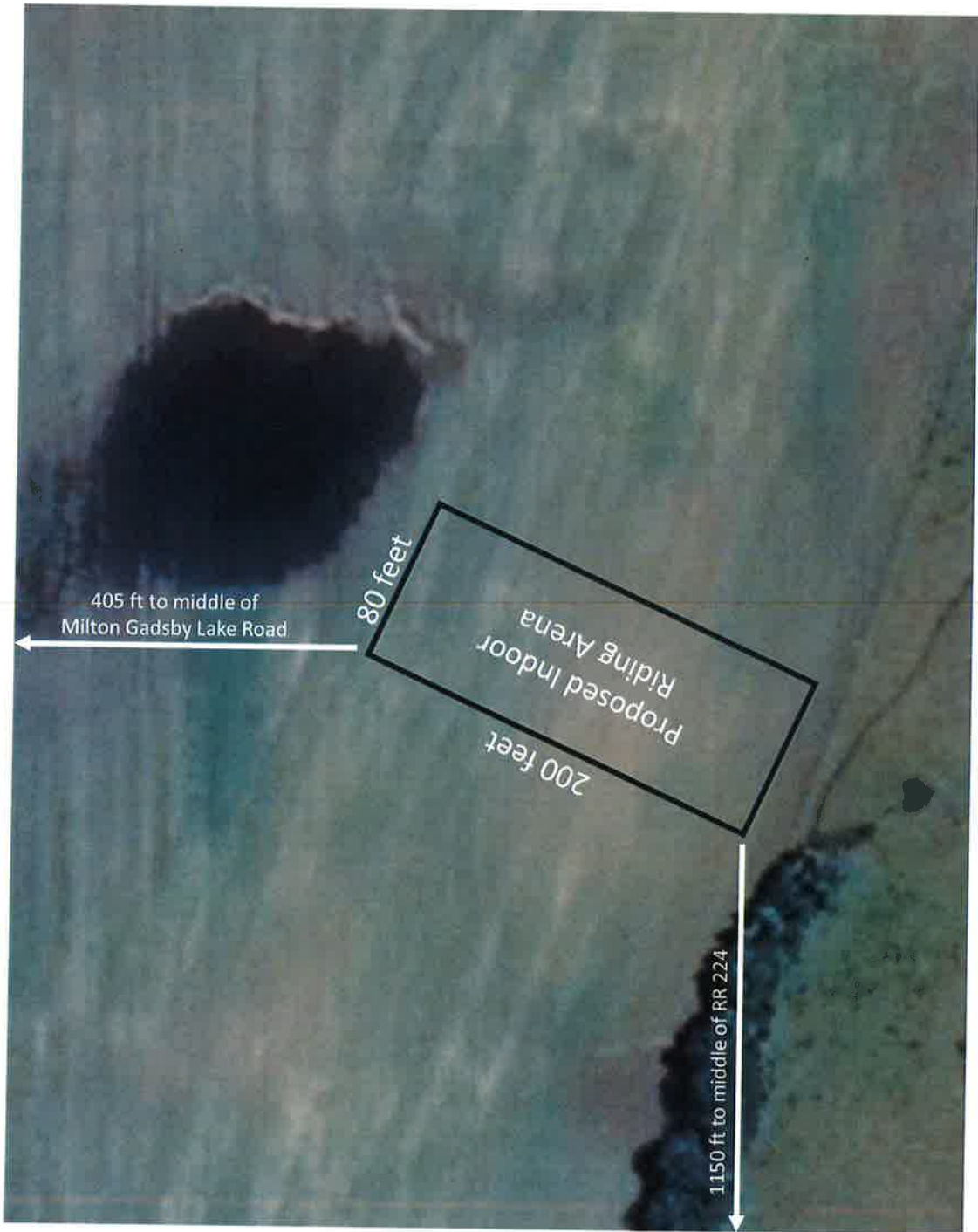
Puddle -
picture taken
on very wet
year 😊

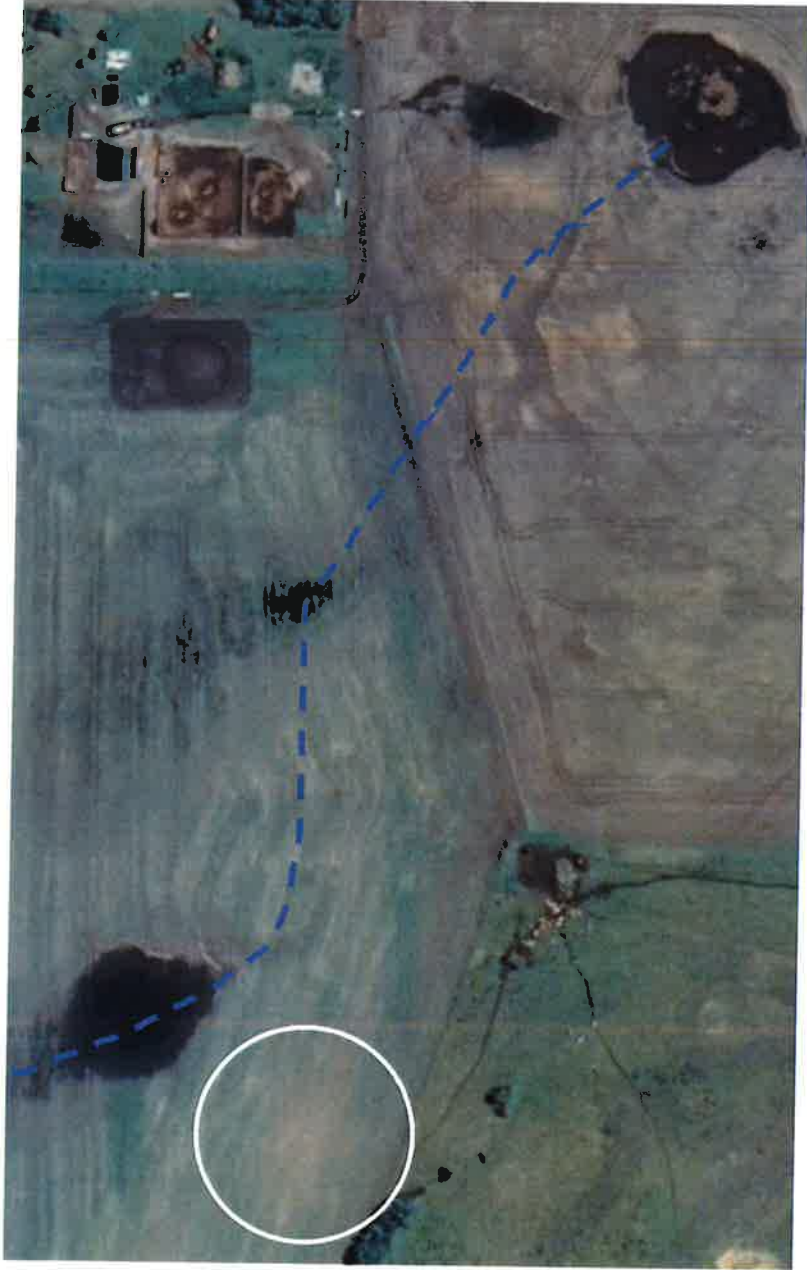
Proposed indoor
riding arena 80ft x 200ft

175ft from
center of road

Township Rd 412

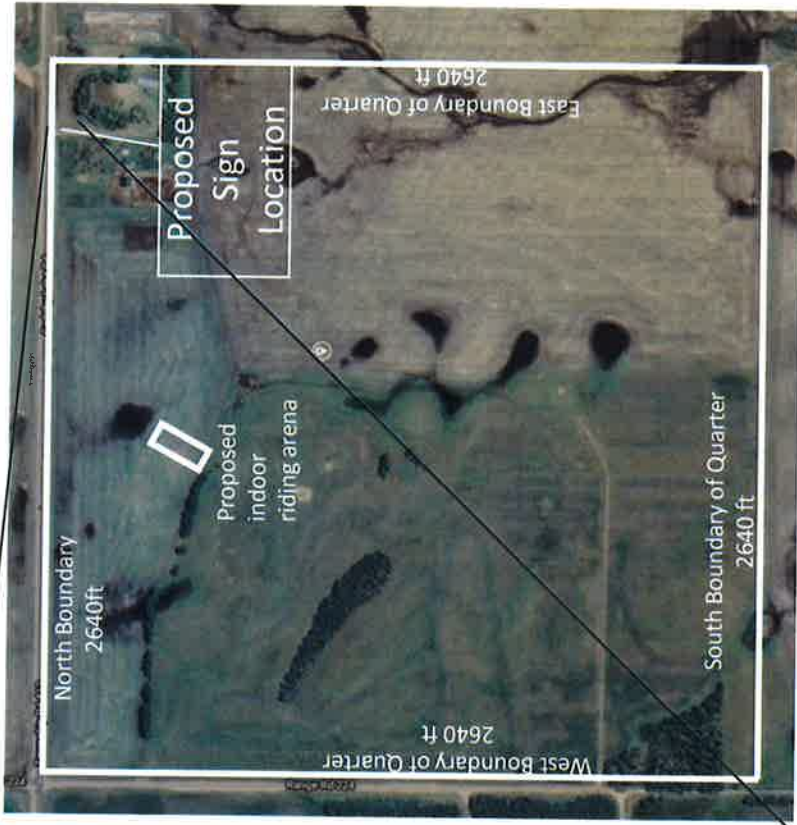
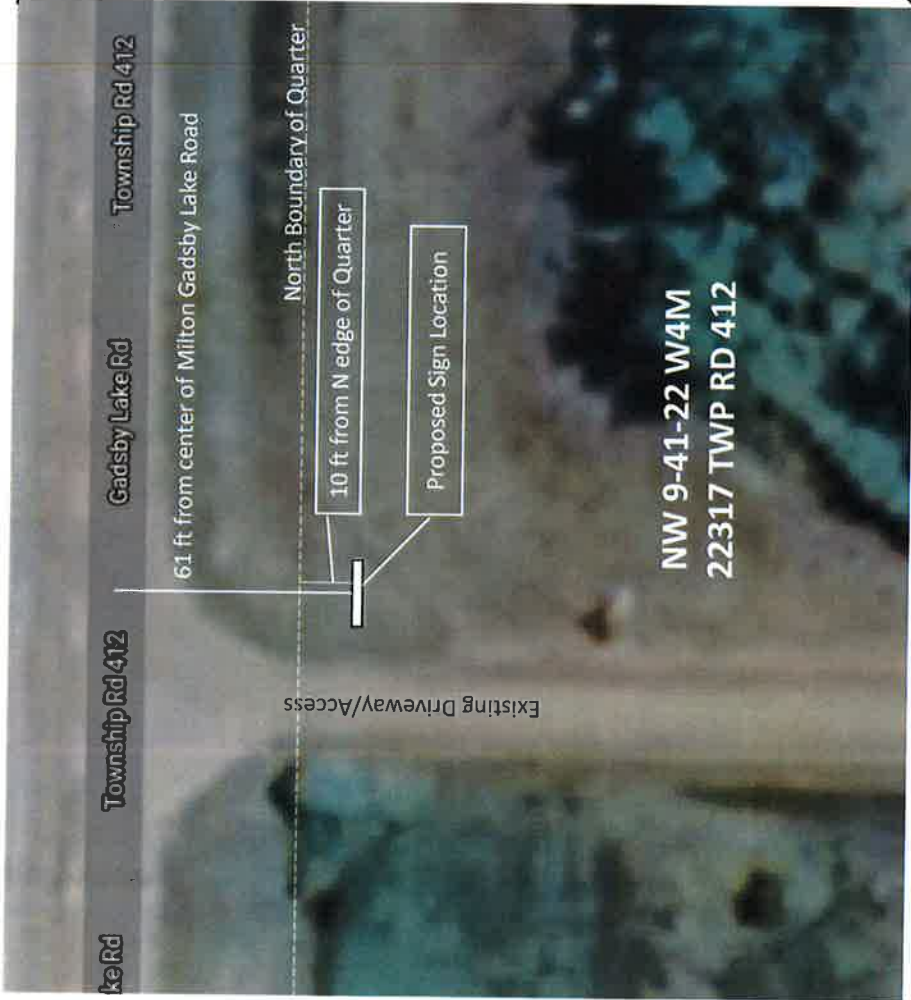
Gaddy Lake Rd





Inside the circle you can see a dried out patch in the field, this is where a very sandy hill is. We are planning on leveling this hill out slightly to create a place to build our arena and a small area for parking trucks and horse trailers.

The blue dotted line shows where spring run off currently runs.





**Riding Lessons | Training
Camps | Trail Rides | Pony Rides**

780-268-2875 | WWW.VICTORYACRES.CA

This is exactly what our sign looks like

- 4ft x 8ft
- 4ft off of the ground
- 6"x4"x12' posts tamped into the ground
- Mesh banner is attached to a piece of white plywood