

November 14th, 2024

Planning and Development
9613 – 100 Street
Morinville AB
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To whom it might concern,

Reference: Rezoning Application – Sturgeon County

Let me begin by introducing ourselves; my name is Natalie Charbonneau and I, with the help of my husband Al and my 4 kids, own and operate *All Sun's RV Ltd*, a home-based family business in Lac Ste Anne County. We specialize in the sale of pre-owned travel trailers. We have been operating for four years under a home-based level 3 license and have been exceptionally profitable. We pride ourselves in providing good quality used RVs, at an affordable price. When clients visit our home, they are greeted with a friendly staff that care about their needs and wants. It's our mission to find the perfect trailer for every individual or family that we encounter.

This year, as our clientele and sales continue to expand, we have made the decision to relocate to accommodate this growth. The land that we wish to purchase is within Sturgeon County, in the Hamlet of Rivière Qui Barre. The property is located at 265000 Hwy 44, legally described as Sec 29, Twp 55, Range 26, West of the 4 Meridian, Block B, Plan # 7721026. It is our desire to submit this rezoning application. The pertinent details of this rezoning application are as follows.

REZONING DETAILS

The proposed rezoning application is seeking to rezone a portion of the above property from Country Residential (CR) to Direct Control (DC) Zone to allow for the operation of our Home-Based family business. The existing house and garage will be our personal dwelling where our family will reside. Being so close to our business is what makes this the perfect property for our expansion, where we can keep our over-head costs lower than most RV companies, which in turn providing our customers with an affordable travel trailer to enjoy.

ABOUT THE LAND

The proposed rezoning is located within Sturgeon County along Highway 44 and Township Road 554. It encompasses 17.190 acres of which we wish to rezone only a portion of that land. The property is surrounded by Agricultural and Country Residential lands. Camilla School and the Rivière Qui Barre Recreational Centre/Arena, are directly situated on the West side of the property. The site currently includes a single-family dwelling, with a three car garage and a bigger shop. It is our goal to separate the residential portion from Direct Control Zone proposal. As shown on our site plan, approximately 13 acres have been set aside as our operating area whereas the rest of the 4 acres is where our family will reside.

REZONING RATIONALE

This application proposes rezoning the subject land from Country Residential to Direct Control Zone (DC) for the operation of *All Sun's RV Ltd*; a home-based family dealership selling pre-owned travel trailers. It is to be noted, that this is not a RV storage facility but a profitable family friendly operation needing a new space to grow. The proposed Direct Control Zone is planned to accommodate a 4-bay shop with an attached office and parking space for our customers' vehicles. As well as space for our inventory, which shouldn't exceed 60 trailers at one given time.

In the site plan attached, Council can see the divided 4 acres that will continue to be Country Residential and the blue outlined land is subject to rezoning into Direct Control Zone. We have provided a spot for the future shop, which we intend to reserve a 50ft by 100ft area. We have also accommodated 15 spots for parking (5.5m x 2.6m) for our clients and our employees, on the south side (represented in pink). The shop and parking are situated on a 60m x 90m gravel pad. At the West side of the parcel, we have reserved 30 spots for travel trailers that are awaiting detailing. As Council can see, we have decided to put our trailers that are ready to sell and view, in the middle of the 17 acres. We are going to put our smaller trailers closest to the shop, on 15ft wide by 25ft long spots (14 stalls). As we get closer to Hwy 44, the lots get bigger to accommodate our larger units. The lots located in the middle row will be 15ft wide by 35ft long (30 stalls) and then the last row will have lots measuring 15ft wide by 40ft long (15 stalls). This area will be gravelled and be 8m wide to allow vehicles coming in and out of the lot. The existing entrance will be used to access our business.

As of right now, *All Sun's RV Ltd* employs 6 full-time employees and 2 part-time workers. We have been operating on an appointment type basis to ensure that we provide sufficient time

for our clients to view potential trailers. This also helps to control the flow of traffic coming in and out of our property. Currently, our company focuses on the sales of travel trailers. We do not offer service or repairs, which keeps our neighbourhood impact at a minimal. During the past 4 years, we have seen on average of 5-7 customers a week and slightly more concentrated over the weekend, as our current location is further from the City and does limit how many people want to venture 45 minutes on a weekday, after work.

We have been operating from our home for 4 years and we have not received one complaint in regard to noise or any disturbances from our surrounding neighbours. It is our belief that operating from this new property would be the same. We have strategically situated the operation furthest from our neighbours to the East, to respect their privacy. We are also very open to discussing about any concerns that might arise.

It is also worth noting, that this rezoning application has the potential to offer further economic benefits for the County. *All Sun's RV Ltd* draws the attention of many customers from all over the province. Their visit to this location could be very beneficial to the Hamlet of Rivière Qui Barre and surrounding communities. Being so close to the Community Centre and Arena, our clients might venture to this neighbouring facility to participate in the local activities. As well, they could also potentially grab a bit to eat, get some shopping done in the County's various shops or even get some rest in a nearby hotel. We would additionally invest into local events in the form of sponsorship to help both our local community and raise our business' presence. Being so close to the Community Centre, this would be the perfect avenue to help. Lastly, as we grow, this can also create new employment opportunities resulting in more economic activity within the County. Adding *All Sun's RV Ltd* to the many businesses in Sturgeon County, can only bring positive economic advancements.

In summary, this rezoning application will help us at *All Sun's RV Ltd* continue to build our family's dream and bring favourable opportunities for the County without adversely affecting other residents.

Regards,

Natalie Charbonneau

Alain Charbonneau.


