

# CL WESTERN TOWN & BACKLOT

ROCKYVIEW COUNTY COUNCIL AND ADMINISTRATION

Re: 1707300 Alberta Ltd. PRDP 20192533

REQUEST FOR AMENDMENT TO CONDITIONS

To Whom It May Concern:

On September 24, 2019 RVC issued a conditionally approved temporary DP.

As previously requested, I would like to have some of the Development Permit conditions amended to better suit the filming activity taking place on the property. The conditions in question, listed below, cannot be abided by:

Condition 2) The Application of the Transportation Offsite Levy (TOL)

We ask that the TOL be waived as this film studio has been in place since 1993 and is not a development as intended by RVC by-laws. It is a studio comprised of moveable prop buildings requiring no services for the County and no access to public roads. Township Road 242 being the closest public road is two miles away from the DP area.

Condition 3) Road Maintenance Agreement (RMA)

We ask that the RMA be amended to reflect the multiple use by other businesses; Copithorne Gravel Pit in addition to a number of agricultural enterprises on Township Road 242. This type of road use can cause road damage at the same time as filming activities are on the premises.

The \$25,000 has voluntarily been posted as a bond in 2017.

Condition 11) Dust Control

We ask this clause be removed as we ourselves are the only adjacent land owner. The clause as it reads now speaks of "visible" dust. This could trigger complaints from far distant land owners resulting in a breach of the condition.

Condition 12) Lighting

We ask this clause be removed.

- a) Due to the nature of filming, often shooting happens at night. In cities or small towns used by film productions, it is a requirement to not directly shine lights on to adjacent buildings. Out of consideration, to any neighbour I ask the production not to shine directly any lights. With this, the closest residence being two miles away. Out of respect to me, the location owner, they abide as much as possible and are transparent about their shooting needs.  
I, as the land owner cannot be held responsible as the crew is not under my control but that of the production company.
- b) Lighting be dark sky is not possible for this industry.
- c) All private lighting be designed to conserve energy.
- d) I do not have any control of the lighting used in filming. All the lighting is temporarily used and taken in and out as needed. As mentioned in point "c"

The aforementioned clauses are problematic as they have the potential to trigger complaints towards the studio resulting in breach of conditions.

Thank you for your attention and consideration.

Regards,

Teresa Copithorne  
CL Western Studio and Backlot

**From:** [Teresa Copithorne](#)  
**To:** [Jacqueline Targett](#)  
**Cc:** [Copithorne Marshall](#); [Copithorne Cherie](#)  
**Subject:** Re: [EXTERNAL] - DP Amendments request  
**Date:** Wednesday, April 7, 2021 2:49:43 PM

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Hi again,

As discussed earlier today I would like to address some other areas of concern as well as some previously expressed.

The major reason I would like to see the TOL waived is that the film set has been operative since 1993. Nothing has changed since then and we have no intentions of upgrading it to any different use.

#### Regarding Transportation and Access

3)

iii) Reads: That the timelines shall be effective in perpetuity.

*My understanding of this clause would be that the RUA be in perpetuity although the DP is temporary?*

#### Permanent Conditions

4) Reads: During periods of productions site set up and tear down, development generated traffic exiting township road 242 to the east shall turn right ( south) at the Highway 22 intersection.

*This is something I can suggest but cannot enforce as township road 242 is a public road and I have no jurisdiction over it.*

*21) If the County at my expense is doing any road repair am I responsible for ensuring that traffic measures be in place while the County does the work? Could you please clarify this clause.*

Again thank you for your help.

Teresa

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On Apr 7, 2021, at 7:30 AM, [JTargett@rockyview.ca](mailto:JTargett@rockyview.ca) wrote:

Hi Teresa,