



County of Newell
Seasonal/Monthly Campsite Use Agreement
Emerson Bridge Park Campground

THIS AGREEMENT made in duplicate this ____ day of _____, **2026**.

BETWEEN:

County of Newell,
of P.O. Box 130, Brooks,
in the Province of Alberta, T1R
1B2

(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

of _____

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of certain lands located in the Province of Alberta, and legally described as parts of the NE, NW, SE and SW of 32-22-14 W4 (hereinafter called the "lands").

AND WHEREAS the Grantor owns and operates a municipal campground located on the lands as shown on Schedule "B" attached hereto (hereinafter called the "campground").

AND WHEREAS the Grantee desires to occupy a site on the campground, which site is outlined Schedule "B" attached hereto and marked as **Campsite #** _____ (hereinafter called the "campsite"). **Option 2 Campsite #** _____.

AND WHEREAS the description of the Grantee's camping unit is:

AS PER SCHEDULE "A"

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum:

min 25% deposit: \$ _____

Remainder due on move in: \$ _____

Paid in Full: \$ _____

paid by the Grantee upon the execution of this Agreement, and in consideration of the mutual covenants and conditions herein contained, the parties hereto covenant and agree with one another as follows:

1. The Grantor grants unto the Grantee the right to occupy the campsite for the period from **8:00 a.m. on _____, 2026 to 2:00 p.m. on _____, 2026** (hereinafter called the "term"), and to use the services provided on the campsite, on the following terms and conditions:

The Grantee agrees that during the term, the Grantee will use common courtesy, comply with all posted signs, and obey the following rules:

- (a) Only 2 vehicles will be allowed per site. Those vehicles are registered and are described as:
Make/Model/Colour – 1 - _____
2 - _____
License Plate Number – 1 - _____
License Plate Number – 2 - _____
- (b) No makeshift decks, awnings, permanent or semi-permanent structures will be erected on the campsite.
- (c) The storage use and consumption of alcoholic beverages shall be restricted to the campsite.
- (d) "Quiet Time" is every day from 11:00 p.m. and 7:00 a.m. During "Quiet Time", the Grantee agrees that it will conduct its activities so as not to disturb any other users of the campground. Not to restrict the foregoing, the Grantee specifically agrees to the following during "Quiet Time":
 - not to operate any generator.
 - not to play any music, musical instrument, radio, television or other sound generating device outside of the camping unit or so that the sound can be heard in any other campsite.
 - to speak softly so that voices cannot be heard in any other campsite.
 - not to allow any vehicle to idle for more than one minute.
 - not to allow any dog to bark, whine or howl while in the possession or under the control of the Grantee.
- (e) All pets must be kept under control within the boundaries of the campsite and on a maximum 3 metre leash at all times when off the campsite. The Grantee is responsible for cleaning up after any pet allowed or brought into the campground.

- (f) Golf carts and off-road vehicles are not permitted within the campground boundaries.
 - (g) No vehicles are allowed off of designated roads and parking areas.
 - (h) The speed limit is 15 km per hour within the entire campground. These speed limits are strictly enforced for the safety of all campers, as well as dust control.
 - (i) Use of the campground is at the Grantee's risk.
 - (j) The Grantee is responsible for the actions of all occupants, guests and pets present on the campsite at all times, even when the Grantee is not personally present.
 - (p) All camping units and tents must remain on the graveled campsite pad. Grassed areas are irrigated as needed and as required by staff.
 - (q) Camping is permitted only in designated areas.
 - (r) Fires must be contained within the fire pit provided at the campsite. Every fire must at all times be under adult supervision. Campground staff have the authority to extinguish fires that are not properly supervised or controlled.
 - (s) No littering. The Grantee must keep the campsite free of litter, using the provided garbage bins and dumpsters. The fire pit shall not be used to dispose of or burn garbage, litter, or refuse.
 - (t) Cutting down, damaging or removal of trees or plant life is prohibited. Firewood is available for purchase. Please do not tie anything to the trees.
 - (u) The Grantor is not responsible for power surges.
 - (v) Camping units are to remain entirely on the gravel pad associated to the campsite. Do not overhang back of trailer or slide outs on the grass.
2. The Grantee does hereby covenant and agree to indemnify and save harmless the Grantor against and from all actions, suits, damages, claims and demands by any person whomsoever in respect of any loss, injury, damage, or obligation arising out of or in connection with this agreement or with the operations carried on by the Grantee, its servants, agents, employees, or invitees upon the lands.
3. The Grantee shall at all times keep all of its personal property within the campsite.
4. The Grantee may use the common areas within the campground on a shared basis with all other persons who visit or camp at the campground.
5. The Grantor is not responsible for any injury to, loss of, or damage to the personal property of the Grantee.
6. The Grantee is responsible for any damage that it causes to the campsite, any waterline, electrical line, campground facility or equipment on the campground. Sprinkler lines and sprinklers are not directly visible.

7. The Grantor will arrange to water the grassed areas, shrubs, and trees within the campsite. The Grantee is responsible for moving all personal property off of grassed areas. The Grantor is not responsible for any water damage to the personal property of the Grantee. The Grantee will exercise care not to damage the Grantor's irrigation equipment and will not tamper with such equipment.
8. The Grantor will arrange to mow the grassed areas within the campsite. Personal property must be moved by the Grantee off of grassed areas as requested by the Grantor or the Grantor's representatives. Make sure solar lights that line driveways are away from the grass for easier mowing. The Grantor will not be responsible for any damage to personal property left on the grassed area.
9. The Grantee shall not be a nuisance or cause a disturbance within the campground during the term of this agreement.
10. SUBLETTING IS NOT ALLOWED.
11. In the event the campsite is required by the Grantor due to an emergency, for construction or repair work or for any reason beyond the Grantor's control, the Grantor will so advise the Grantee, including the date and time by which the Grantor requires the campsite, and further, the Grantor will offer the Grantee an alternate camping site within the campground. In the event the Grantee does not vacate the campsite prior to the date and time specified by the Grantor, the Grantor may, at its discretion, immediately terminate this Agreement by refunding the unexpired portion of the seasonal camping fee paid by the Grantee.
12. The Grantor reserves the right to terminate this campsite Agreement and to evict any person who does not comply with the terms and conditions of this Agreement. No refunds will be issued. In the event of eviction, or termination of this Agreement, the Grantee agrees to forthwith vacate and surrender the campsite and remove all of its personal property and refuse. In the event that the Grantee fails to so vacate and surrender and remove its personal property, the Grantee hereby authorizes the Grantor to remove the Grantee and its property and to seize and dispose of same at the Grantor's discretion and at the Grantee's cost.
13. At the end of the term hereby granted or at the sooner determination thereof, the Grantee agrees to vacate and surrender the campsite to the Grantor and to leave the campsite in good condition and to remove all of the Grantee's personal property including refuse, and debris, all at the Grantee's cost.
14. The Grantee may report any problem or obtain information at the Registration Building, camp cell phone (403) 362-1702, or County office by calling (403) 362-3266 during business hours. For emergencies (police, fire, ambulance), please call 9-1-1.

Rates:

Seasonal – Full Service	\$3200.00 GST included.	
Seasonal – Power	\$2300.00 GST included.	
Seasonal – Non-Power	\$1750.00 GST included	Tents - \$1500.00 GST included
Monthly - Full Service	\$ 900.00 GST included.	
Monthly – Power	\$ 675.00 GST included.	
Monthly – Non-Power	\$ 475.00 GST included	Tents - \$ 400.00 GST included

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year first above written.

County of Newell

Per:

**SIGNED, SEALED AND DELIVERED
in the presence of:**

GRANTEE:

Witness

signature

SCHEDULE "A"

Description of Camping Unit:

Make: _____

Model: _____

Colour: _____

License plate number: _____

