

BYLAW NUMBER 2021/14

BYLAW NO. 2021/14 is a Bylaw of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of Wood Pines RV Resort, located within NE-16-47-2-W5M, in accordance with Section 633 of the *Municipal Government Act*, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS as per the requirements of County Council, an Area Structure Plan has been prepared for Wood Pines RV Resort, located within NE-16-47-2-W5M.

AND WHEREAS the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the *Municipal Government Act*, 2000, Chapter M-26.1, and amendments thereto.

NOW THEREFORE the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

1. The document attached to this Bylaw as "Appendix A," together with accompanying maps, is hereby adopted for Wood Pines RV Resort, located within NE-16-47-2-W5M.
2. This Bylaw comes into effect on the date of third reading.

READ: A First time this 2nd day of March A.D, 2021

READ: A Second time this 2nd day of March A.D, 2021

READ: A Third time and finally passed this 2nd day of March A.D, 2021



REEVE



**ASSISTANT CHIEF ADMINISTRATIVE
OFFICER**

**County of Wetaskiwin
Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
472044 RR 23
DWNC Investing Ltd**

Adopted 2 March 2021

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1 Introduction

Pine Trails is a campground located on an unsubdivided quarter section about two miles west of Pigeon Lake. It has about 50 sites (six of which have small cabins, the remainder for RVs), and a hall with heated year-round washrooms and showers. Tide Creek touches the north-east corner of the quarter before flowing into Pigeon Lake near Fisher Home.

The new owners will change the name to Wood Pines RV Resort and add about 250 RV sites while preserving most of the existing tree cover. Sites will be leased; there will no short-term rentals. This area structure plan (ASP) describes the proposal, and puts it into a regional and local context.

The location is shown on Map 1.

2 Encumbrances on title

The current title shows no encumbrances other than a mortgage and assignment of rents and leases.

3 Municipal policies

An ASP must take into account several municipal policy documents.

Municipal development plan:

The County's municipal development plan (MDP) does not normally allow non-farm development on good soil, which is defined as land with a farmland assessment rating (FAR) of more than 30%. The land is assessed at 6%, so this is not an obstacle to development.

Land use bylaw:

The land is currently zoned Recreational, which allows campgrounds as a discretionary use, so it will not be necessary to seek rezoning.

Non-statutory policy documents:

The County has a number of policies which guide the land development process. The present document has been written to comply with County Policy 61.1.6, which sets out the requirements for area structure plans.

Because it is in the Pigeon Lake watershed, development at Wood Pines will be subject to the Pigeon Lake Area Concept Plan (ACP), adopted by the County in 2014. The ACP strongly encourages recreational development. To quote section 5.3:

The oil and gas industry in this part of Alberta has matured, and older facilities and lines are being taken out of service. It is likely that the oil and gas industry will pay less in taxes in future. The County needs to replace this revenue. Residential and recreational development is one of the most promising sources, and Pigeon Lake is the most promising location. This concept plan therefore supports sustainable residential and recreational development in the Pigeon Lake watershed, provided that this development is consistent with a healthy environment that will help support a good economic outlook for the region.

This support for recreational development is subject to two guiding principles to protect the quality of water in Pigeon Lake. First, development should minimize the loss of tree cover. Second, development must have an acceptable sewage treatment system so that Pigeon Lake's water quality is not affected. These points are addressed in sections 9 and 15 of this ASP.

4 Intermunicipal issues

The County's MDP requires that any large development within one mile (1.6 km) of another municipality be referred to that municipality for comments before being adopted.

There are no urban places within that distance. The closest are Poplar Bay (7.3 km distant) and Sundance Beach (6.0 km), so there is no requirement to consult them.

The land immediately north of Wood Pines is in Leduc County, so development must be consistent with the inter-municipal development plan (IDP) adopted by the two counties in 2018.

The IDP, in section E1, offers general guidance regarding agriculture, transportation, recreation, and public utilities, none of which are relevant to Wood Pines.

The relevant parts of the IDP require that environmentally sensitive areas be identified and protected. Leduc County has undertaken an Environmentally Sensitive Areas study, adopted by council as Resolution 121-15, but Wetaskiwin has no such document. Environmental protection in the County of Wetaskiwin is achieved through ASPs and through the development control process, and through reference to provincial data sets. This is discussed below in section 9 and 10.

It may be noted that the adjacent land in Leduc County is zoned Lake Watershed, where campgrounds are a discretionary use (Bylaw 7-08, section 9.18).

This document was referred to Leduc County in December 2020 and they replied that they had no objections.

5 Senior government policies

Although land use is a municipal responsibility, the County must also consider regulations established by the provincial and federal governments.

Oil and gas wells	<p>Development is restricted within 100 metres of an operating or suspended sweet oil or gas well, and is not allowed within the right-of-way of a sweet oil or gas pipeline.</p> <p>There are no wells or pipelines on NE 16. The closest producing well is in SE 16, 250 metres south. The closest pipeline is on the far side of RR 23, about 80 metres east, in NW 15.</p> <p>Oil and gas operations therefore do not limit development in NE 16.</p>
Sour oil and gas	<p>A proposal to build or use overnight accommodation within 1,500 metres of any sour gas well or pipeline must be referred to the Alberta Energy Regulator (AER) for comments.</p> <p>There are no sour oil or gas installations within 1,500 metres of the property.</p>
Abandoned wells:	<p>There are no abandoned oil or gas wells on the property. The closest is about 500 metres away in NW 16.</p>
Sewer lagoons	<p>Overnight accommodation must be at least 300 metres from sewer lagoons.</p> <p>The closest sewer lagoons are at Mulhurst, 16 km away on the other side of Pigeon Lake, and at Winfield, 17 km to the west.</p>
Waste disposal sites	<p>Residences must be at least 300 metres away from an active or closed waste disposal site, and no water wells for human consumption may be drilled within 450 metres of such a site.</p> <p>The closest waste disposal site is a transfer station on the north end of NW 32-47-1-5, north of Sundance Beach, a distance of just over eight kilometres. The closest in the County of Wetaskiwin is the Lakedell transfer station, 14 kilometres to the south-east in NE 15-46-1-5.</p>

Proximity to highways	<p>A municipality must not approve subdivision or development within 1,600 metres of a provincial highway without the prior approval of Alberta Transportation (AT).</p> <p>The closest highway is Highway 771, 2,900 metres east as the crow flies, and 3,700 metres by road, so AT's approval is not required. This was confirmed in an email from Carly Cowles of AT's Red Deer office on 31 August 2020.</p>
Airports	<p>The closest airports are at Drayton Valley, Leduc (Edmonton International), Wetaskiwin, and Rimbey. The closest private strip is Zajes on the north side of Warburg.</p> <p>Transport Canada designates the area as Class E airspace, with no commercial traffic lower than 2,200 feet above ground level.</p> <p>The proposed development will thus have no effect on flight operations.</p>
Historical resources:	<p>The land in question is not on the 2020 Historic Resources Listing published by Alberta Culture. Consequently, no further investigation is required under section H.10 of the Leduc-Wetaskiwin IDP or under section 5.5(j)(A) of the provincial Subdivision and Development Regulations.</p>
Natural environment:	<p>A review of Alberta government policies does not reveal any conflict with environmental regulations provided that Tide Creek is not damaged. Protective measures are described in section 9, 10, and 15 of this ASP.</p>
Regional plans:	<p>A municipality is bound by a regional plan adopted under the Alberta Land Stewardship Act, but no such plan has been adopted for this part of the province.</p>
In summary, it is not necessary to get the approval of any senior government department for the proposed development.	

6 Neighbouring land uses

County GIS mapping shows seven residences within 2 km of the site in the County of Wetaskiwin and eleven in Leduc County. Only two of these are on immediately

adjacent quarters, and only three have driveways on to TR 462, the route which is used to reach the campground.

Much of the land within the 2 km radius remains in natural tree cover (Map 2), with the remainder used to raise grain, hay, and oilseed crops.

There is a fair amount of oil and gas activity in the area, but none is sour.

The NRCB searchable database shows no confined feeding operations within 2 km of the site.

It does not appear that there will be any conflict between a well-run development and the neighbouring land uses. Section 11 addresses this further.

7 Present and former uses of the land

The present development on the quarter is shown on Map 3. The existing cabins and RV sites are on the south side of the quarter and are scattered over about 19 acres. The rest of the quarter remains in native bush interspersed with small patches of muskeg.

The land includes an intermittent creek which flows into Tide Creek at the north-eastern corner of the Wood Pines quarter.

Historic air photographs do not show any activity that might have contaminated the site or created dangerous conditions for construction or occupation.

There are no pipelines or active, shut-in, or abandoned oil or gas wells on the quarter.

8 Slope and natural drainage

Map 4 shows the contours across the site (one metre vertical interval). The slope is uniformly down from a high point of 872 metres in the south-west corner of the quarter, to 844 metres in the north-east corner, in the valley of Tide Creek, a drop of 28 metres. The average gradient is 2%.

Water well logs show that the material underlying the A horizon is about 12 metres of clay over hard shale.

Because RV sites will not have individual septic fields or soakaways, it was not necessary to conduct percolation tests.

9 Proposed development

The proposed development is a fully serviced recreational vehicle park. It will cater to the growing number of RVs in the province (about 20,000 units are sold in Alberta each year). The present 50 sites will be expanded initially to 100 and eventually to 300 sites.

It may be useful to compare sizes and densities with other RV parks in the Pigeon Lake area:

<u>Development</u>	<u>Acres</u>	<u>Sites</u>	<u>Sites per acre</u>
Hilah Ayers	45	242	5.3
Pigeon Lake Escapes	12	40	3.3
Wood Pines	160	300	1.9
Zeiner Park	120	123	1.0
Westview (Formerly Prairie Breeze)	78	57	0.7

Sites at Wood Pines will not be subdivided and sold, but will be leased. This is the system used at Wizard Ridge in Leduc County, Rustic River in Clearwater County, Pine Lake in Red Deer County, and many others. Leases give the management greater ability to enforce standards and good behaviour.

The typical site, illustrated on Map 5, will be 15 metres (50 feet) wide and 30 metres (100 feet) deep -- about the size of a city lot. About half this area will be cleared, with a gravel pad for the RV and parking, and grass on the rest of the cleared area, leaving a belt of trees along both sides and back of the lot to provide privacy. All sites will be serviced with water, sewer, and electricity.

Most leaseholders are expected to leave their units on site permanently. Roads will be maintained year-round, but (because shallow pipes must be blown out prior to freeze-up) water will only be provided during the frost-free season.

A small area will be available for use by leaseholders who wish to hold a family reunion or similar gathering.

Two additional washrooms, each with showers and laundry facilities, will be provided as the number of sites increases.

The County's land use bylaw regulates and requires development permits for such items as additions, decks, and larger storage buildings. These municipal rules will be enforced by the management, and by the terms of the leases.

When there are enough sites to justify it, the operator may set up a small store where RV owners can purchase day-to-day needs.

The development will build out in stages, depending on market demand.

The first stage will cover about 20 acres. This includes all existing sites, plus some intervening areas which are not now developed. With a net density of just over five sites per acre, the present 50 sites will be expanded to about 100 sites in the first phase.

Once the first stage is approaching capacity, new sites will be created on land to the north (about 11 acres) and west (about 28 acres). Because there are no existing improvements that must be built around in the new areas, the net density can be increased to about six per acre. At full build-out, the developed areas will accommodate up to 300 sites on about 59 acres.

All land within 50 metres of Tide Creek, and within 15 metres of the un-named creek that crosses the quarter, will be left essentially unchanged. This protected area will cover about 18 acres.

The remaining 83 acres will be used for walking trails and other suitable low-impact recreation. Minor and seasonal water runs will be left in their present state, and throughout the area, almost all the trees will be preserved.

The locations of these four areas are shown on Map 6, while Map 7 shows the detailed layout of sites in the developed areas.

10 Environmental impact

Most of the quarter section is now under natural tree cover. This provides significant habitat for birds and animals, and protects Tide Creek from contamination and bank erosion. The developers recognize the value of this natural buffer and have planned the site to protect it.

The only disturbance outside the campsites will be minor clearing to create walking trails. No motorized activities will be allowed. As noted above, the developers intend to leave over half the property in its natural state. This is a far greater protected area than would be dedicated as municipal or environmental reserve if the property were being subdivided.

Most human activity will take place at the south end of the quarter, at least 500 metres away from Tide Creek. Even in this area there will remain a significant amount of tree cover.

The sewage management system outlined in section 15 will ensure that no effluent contaminates local creeks or Pigeon Lake.

The disturbance footprint will minimize the land use impact through careful and detailed site planning. The locations of pads and internal roads will aim to keep the developed area as natural as possible. Best environmental practices will be employed during the construction phase and in daily operations.

As shown on Map 6, less than 60 acres will be developed, and much of that will retain its native tree cover as buffers between sites. The remaining 100+ acres will be left in a natural state.

11 Quiet enjoyment of neighbouring properties

The development will be managed so that it has very little impact on the neighbours.

There are only two residences on the eight adjacent quarters. They are half a mile distant, and traffic to and from the site will not pass their doors. Traffic from Highway 771 along TR 472 will pass the driveways to only three residences, and these are well back from the road.

The management will set strict rules concerning the conduct of people on site. The rules are attached at Appendix A. Most important, fireworks, weapons, and off-road vehicles will not be allowed.

The resident manager will be on duty 24/7 to enforce the rules.

12 Access to the site

Traffic to the development will approach the area along Highway 771. This is a two lane paved road with a 100 km/hr speed limit. Alberta Transportation records show average traffic of about 730 vehicles per day.

Traffic will leave Highway 771 at Township Road 472, drive about three kilometres west, then take RR 23 to the campground. There are three houses with driveways on to these County roads.

Because the sites will be leased, most units will remain on site permanently. There will be very little ongoing movement of RVs in and out of the campground. After the initial set-up period, traffic will mostly consist of light vehicles as RV owners come and go to and from the RV parked on their sites.

The development has been discussed with Alberta Transportation's Red Deer office. Although the department has no jurisdiction over the development, they have recommended the access be upgraded to take the expected volume of traffic. The developers therefore engaged a traffic engineer to determine what needs to be done. The engineer's report has been submitted to the County.

Intersection of Highway 771 and TR 472: Warrant analysis suggests a Type 3 intersection, while operational analysis concludes that a Type 2 with acceleration / deceleration lanes is sufficient (TIA page 11). The developers agree that a Type 2 intersection is justified.

Intersection of TR 472 and RR 23: This should be upgraded by increasing the north-east quadrant turning radius from 12 to 15 metres to safely accommodate longer vehicles such as long RVs and fifth wheel units.

Upgrades to municipal roads: The County has indicated that it will require parts of TR 472 and RR 23 to be upgraded to a uniform 7.3 metre top, with a turning head where the internal road system meets RR 23.

Dust control: At the open house referred to in Appendix 2, neighbours expressed concern about dust from increased traffic on TR 472 and RR 23. The developers are willing to enter into a road use agreement with the County under which they pay for dust suppression near residences.

Section 650 of the Municipal Government Act, and section 3.4.9 of the County's land use bylaw, say that the County may require a developer to "construct or pay for the construction of roads required to give access to the development". This includes any necessary road improvements. These developers' improvements should be enough to offset any further payment under County Policy 6615.

These upgrades will also have a general benefit to the County, as the roads serve a number of private residences, farming operations, and oilfield sites. For that reason, the developers request that the County consider some form of cost sharing for the highway intersection.

13 Internal roads

The entire development will be operated as a single entity, and will not be subdivided, so the internal roads will be designed, constructed, and maintained by the developer. No cost or responsibility will devolve on to the County.

Internal roads will be built to a high enough standard to take emergency vehicles. Widths, curvatures, surfaces, and load-bearing capacity will be negotiated with the County's Director of Public Works, and may be specified in the development permit.

The road system will consist of one-way loops. The lack of cul-de-sacs means that emergency services will have two ways to reach almost every site.

14 Water supply

The present campground holds a water licence from Alberta Environment allowing it to draw a maximum of 430 cubic metres (m³) per year. Recognizing that this is a highly seasonal use, with very little demand in the winter months, the licence allows a maximum draw of 66.2 m³ (14,581 gallons) per day. With 50 sites, this is equivalent to 292 gallons per site per day.

A new water licence will be required before the present 50 sites are increased to the full 300 sites. To support an application to Alberta Environment, the developer engaged Envirowest, an independent firm of hydrogeological engineers, to confirm that there is sufficient groundwater to supply the proposed development.

The crucial points from the Envirowest report are as follows:

Within the assessment area, predicted long-term safe pump rates were estimated from well record data to range from 18.8 to 7,576.2 m³/day with an average of 908.0 m³/day. (section 6.0 paragraph 1)

The water use for the proposed development was based on data provided by Alberta Agriculture, Food and Rural Development and the previously issued License to Divert. This information indicates a water usage of 1,250 m³ per year per household and 12.6 m³ per year per stall. The development is planned for one current residential lot, and 300 recreational lots. The water usage results in a withdrawal rate of 5,044 m³ per year and a daily rate of 13.8 m³ / day.

(section 6.0 paragraph 2)

The withdrawal rate for the proposed development represents 1.5% of the average predicted long term safe pump rate for wells located in close proximity. If the highest predicted pump rate is removed from the calculation, the groundwater withdrawal rate for the new lot represents 3 per cent of the predicted long term safe pump rate. Although there is some variation in the predicted safe pump rates in the area, the required pump rate for the development is within that predicted for the wells in the assessment area.

(section 6.0 paragraph 4)

It is concluded based on the information reviewed, that the proposed development of 300 stalls and one residence would not have significant impact on the local groundwater resources. (section 7.0 paragraph 1)

Envirowest's full report has been submitted to the County.

Once this ASP is approved, the owner will apply to Alberta Environment for any necessary approvals to build and operate a private water system. Water will come from wells on site, which will feed into a shallow pipe serving every site. As it will be above

the frost line, it will be blown out each fall. This is the method commonly used for water supply at other RV parks.

Water quality will be tested at regular intervals as required by the terms of the licence issued by Alberta Environment.

15 Sewage Treatment

Because the land is in the Pigeon Lake watershed, and the lake is fed by Tide Creek, it is vital to manage sewage properly. This divides into two parts: a collection system and a treatment and disposal system.

There are three ways that effluent can be collected.

- Most RVs have a built-in sewage tank. This tank can be pumped out as needed by a "honey wagon" and hauled away for treatment and disposal. This is the system approved by the County for the Peirens development (ASP Bylaw 2019/36).
- Alternatively, each site can be provided with a buried collection tank which again would be pumped out by the honey wagon.
- The third alternative is to serve all sites with a sewer pipe. A deep gravity system is economically impractical, but a shallow, pressurized piped sewage gathering system has been used at other RV campgrounds. The sewer line would be above the frost line and emptied before freeze-up. However, the expected low flows could result in the pipes being blocked by a build-up of solids unless the pipes are flushed regularly.

After reviewing the costs and benefits of each system, the developers propose to use the second method of collection, with a honey wagon pumping out buried tanks at each site.

The effluent must then be treated. There are three alternatives.

- Use a large settling tank for initial treatment, and then dispose of the effluent in a properly engineered disposal field on a distant part of the quarter section. This is the system used for 57 sites and the lodge at the Westview (formerly Prairie Breeze) RV park just west of Wetaskiwin. The Alberta Private Sewage Systems Standard of Practice recognizes this as an acceptable method of treating sewage in campgrounds.
- Effluent could be processed in a mechanical treatment system, like the one at Meridian Beach in Ponoka County, which has been operating satisfactorily since 2008. That system was over-sized and now serves not just the 137 lots in that

subdivision, but also the adjacent Raymond Shores 366-unit bare land condominium, providing a steady stream of income to the Meridian Beach operator.

- Effluent could be hauled directly to Mulhurst, or to the Westeros dump station, and processed at the Mulhurst lagoon operated by the North-East Pigeon Lake Regional Services Commission.

The developers' preference is to haul the sewage to Mulhurst or Westeros.

County staff have confirmed that a sewer off-site levy has previously been charged on this property, so (pursuant to section 648(4) of the MGA) no further levy will be required.

16 Storm water management

By increasing the hard-surfaced area, development can increase the amount and intensity of runoff from snow melt and heavy rainfall, and if not properly managed this can damage downstream watercourses. Alberta Environment therefore requires that the rate of runoff be managed so that it is no higher than it was before development. The County's engineering design guidelines have a similar requirement.

When fully built out, Wood Pines will have about 36 acres of roads, gravel pads, and grass. This will increase the runoff from snow melt and heavy rainfall. It is not acceptable to have this runoff enter local watercourses directly. The developer will address this by constructing two ponds where storm surges will be contained, and suspended solids can settle, before the water is released slowly through a small diameter pipe into the seasonal watercourse which flows across the quarter. The approximate locations are shown on Map 8. The actual sites and capacities will be determined with engineering input and discussions with Alberta Environment at the time of development.

17 Fire protection

The closest fire station is at Lakedell, 20 km away by road. This is a long way to haul water for fire fighting. To provide a dependable source of water, a fire pond of sufficient size will be constructed on site. It will have a dry hydrant with all-weather access. This will be discussed with the County's Director of Emergency Services and the specifications can form part of the development agreement.

The developers are prepared to provide some level of fire suppression on site. This will be discussed with the Director of Emergency Services, and again might form part of the development agreement.

The operator will also seek and follow the advice of the Director regarding fire safety on site, and compliance with section 10 of the County's Fire Services Bylaw.

To guarantee clear access for fire trucks, parking will not be allowed on any of the internal roads.

18 Waste management

Solid waste from all parts of the operation will be collected by the site operator and hauled to the transfer station at Winfield (22 kilometres) or Lakedell (20 kilometres) or, if arrangements can be made with Leduc County, to Sundance Beach (11 kilometres). Having the operator collect and haul waste will help to ensure that no inappropriate materials are delivered.

19 Zoning

Campsites and RV parks, plus recreational commercial uses such as small stores serving the RV owners, are discretionary uses under the present Recreational zoning, so no change of zoning is necessary.

20 Municipal reserves

Because the land is not proposed to be subdivided, no park or school reserves are due.

21 Employment

Based on the experience of other RV campgrounds, the owners expect to employ four people on site: a resident manager, a utilities technician (provincially certified for water and sewer work), and two people on for vegetation control, security, and road maintenance. There will also be opportunities for local tradespeople.

22 Public consultation

A summary of this document was sent to the owners of all adjacent properties (eight quarter sections), plus those along TR 462 as far east as Highway 771 (another seven quarters), inviting them to an open house where they could ask questions and give any comments or concerns. The full ASP was also made available via email.

The open house was held on site in the Wolf Howl Hall on Saturday 7 November. Six neighbouring landowners attended. None of them expressed opposition to the plan, but they did have some concerns about the way the operations would be run. These concerns, and the developers' responses, are listed in Appendix 2. If necessary these issues, and the developer's financial responsibility to fix them, can be addressed in the development permit.

23 Timing of development

As previously noted, the owner intends to develop the RV park in stages, with the first stage (expanding the present 50 sites to 100 sites) constructed in 2021.

The timing of subsequent stages of development will be set by market conditions, and governed by the municipal and senior government rules in effect at that time.

The owner also recognizes that under its Policy 61.1.6 the County may deem this ASP invalid if development does not start within three years of the date of approval.

24 Conclusion

The development proposed in this ASP is consistent with the County's Pigeon Lake Area Concept Plan. It will increase and diversify the tax base. It will increase the number of potential clients for local businesses such as golf courses and the Village at Pigeon Lake, and it will provide employment for local people. And this will be done while preserving most of the existing tree cover, and having no impact on water quality in Tide Creek and Pigeon Lake.

Appendix 1: rules governing behaviour of leaseholders and visitors

Purpose:

The operator intends to run a quiet community where the leaseholders respect the rights of others, including neighbouring landowners.

Season of use:

Leaseholders may leave their RVs permanently on site, but water and sewer service will not be provided in the winter months.

Uses allowed:

The park is intended for use by recreational vehicles, which are defined in the County of Wetaskiwin's land use bylaw as "a mobile unit meant for uses as temporary accommodation and includes, but is not limited to, holiday trailers, tent trailers, fifth-wheel trailers, truck campers, motor homes, park model trailers and recreational units that do not meet Part 9 of the Alberta Building Code." (*Bylaw section 1.2*)

No site shall contain any object or chattel which is unsightly or tends to adversely affect the amenities of the park. (*Bylaw section 9.15*)

Density of use:

Only one RV is allowed on a site at any one time. Tents may be allowed at the discretion of the management.

Fires:

Fires must be contained in approved fire pits and must be extinguished when the site is unoccupied. They are forbidden when the County has a fire ban in place. Fire bans will be posted at the entrance.

To reduce the risk of fire, cigarette butts must be disposed of properly, and fireworks are not allowed anywhere on the property.

Emergency access:

In order to facilitate access by emergency vehicles, no parking is allowed on internal roads.

Continuous use:

Renters are not allowed to live full time on their stalls without the permission of the management.

Noise:

The County of Wetaskiwin's noise bylaw 2013/05 forbids any unreasonable noise which may be a nuisance to others. Specifically, no motors may be run between the hours of 11 pm and 7 am. Acoustic music is allowed but amplifiers are not. The management may impose shorter hours if this is deemed necessary.

Weapons:

Firearms, crossbows, hunting bows, slingshots and other projectile devices are not allowed on the property.

Appearance:

RVs must be in good order and well maintained, and no unsightly items are allowed on site. One small storage shed per site may be allowed with the consent of the management. No unregistered or unlicensed vehicles may be placed or stored on site.

As required by the County's and use bylaw, section 3.12(f) "a recreational vehicle may not be augmented by an attached canopy, deck, lean-to or any other attached accessory building". The ban on canopies does not prevent an owned using a canopy or extension built into the RV.

Livestock:

A maximum of two dogs are allowed at each site. They must be leashed at all times. The owners of any nuisance dog will be required to remove them from the property.

Commercial use:

Leaseholders must not operate any business on their site.

Sites and RVs must not be sublet to third parties without the prior approval of the management.

Use of the land beyond the leased site:

Leaseholders have free access to the remainder of the quarter on foot or using bicycles or electric golf carts, but must stick to trails, must use them with consideration for other people, and must not damage the natural vegetation or interfere with or harass wildlife.

The boundaries of the property will be clearly marked. Leaseholders and their guests must not trespass beyond those boundaries.

Quads, ATVs, snowmobiles, and other motorized vehicles are not allowed permitted in the park.

Management and maintenance fees

Management reserves the right to terminate the lease of any site where monthly management and maintenance fees are not paid. In that case the payment for the lease, pro-rated based on the remaining time of the lease, and minus any outstanding fees and the cost of any damage done by the lessee or his guests.

Consequences:

The management has the right to terminate the lease of any person who breaks these rules, or allows a family member or guest to break them.

Jurisdiction:

The management is the sole judge of whether these rules have been broken.

Appendix 2: Concerns raised at the Open House on 7 November 2020

Drainage: Water builds up in an area bordering farm land.

The developers are aware of this problem. They will work with the neighbouring landowner to improve drainage. If necessary they will install a culvert to drain the problem area.

Children trespassing on neighbouring quarters

The property boundaries will be fenced to separate Pine Trails from the neighbouring farm land, while the three play areas will attract the children and make them less likely to wander.

Neighbouring land owners will be given the resident manager's phone number so they can request immediate action if Wood Pines people are trespassing.

Snowmobilers cutting fences and crossing farm land

Snowmobiles, dirt bikes, quads, and ATVs will not be allowed any in Wood Pines (see Appendix 1, rules governing behaviour of leaseholders and visitors).

Increased traffic on the approach roads will create dust

The developers will consult with the County's Director of Public Works regarding methods of dust suppression such as watering and oiling. This may be formalized through a road use agreement with the County.

Speeding traffic

One neighbour said there is a risk of collision between large, slow-moving farm traffic and faster moving recreational traffic. He suggested that a four-way stop or speed limit be posted at the intersection of TR 470 and RR 23.

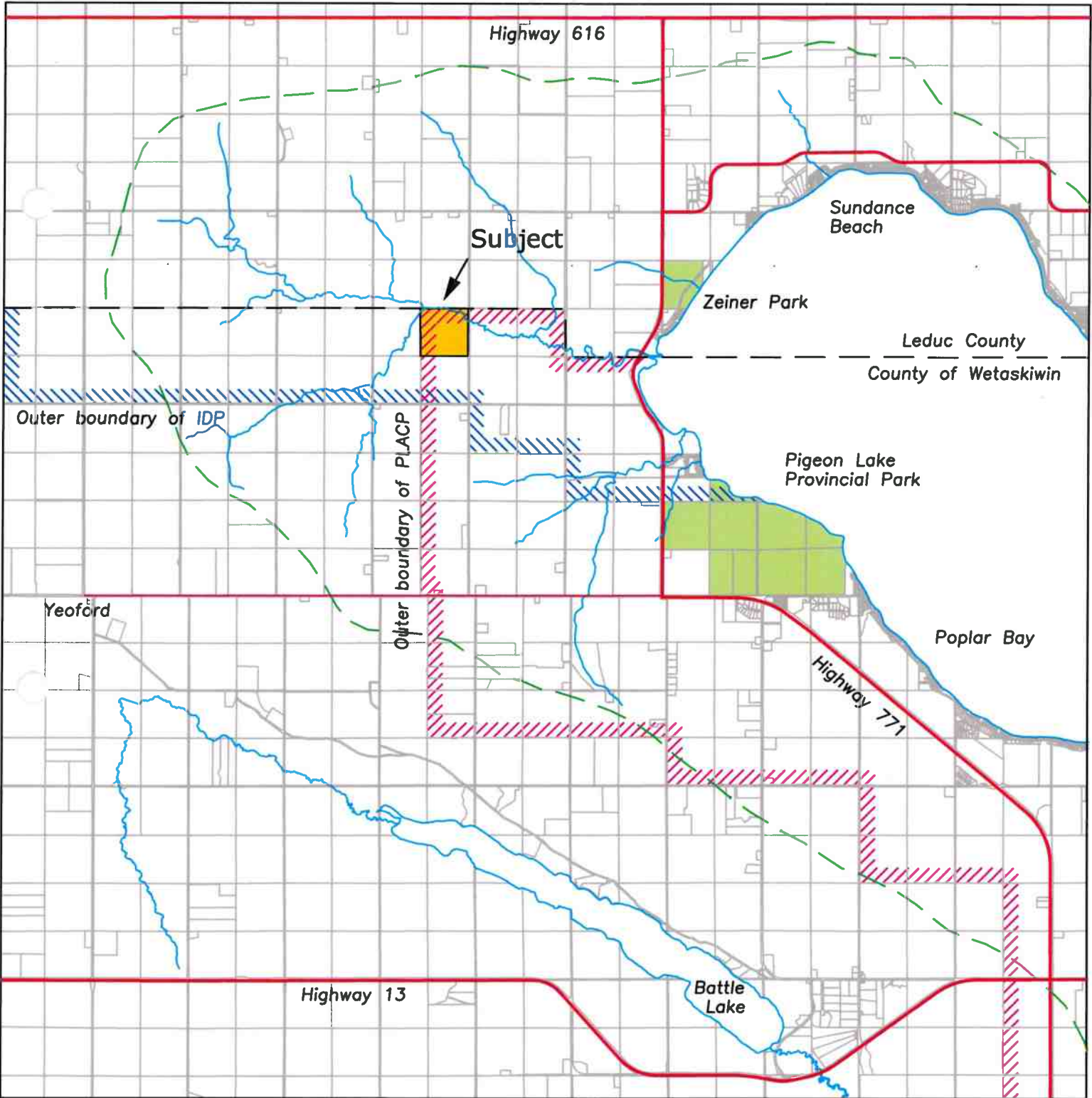
The developers would have no objection to this. If the County wishes to post limits, the developers will pay for the signs.

Turning vehicles

At present it is very hard to turn a large vehicle where RR 23 ends at Wood Pines.

The developers are committed to building a suitable turnaround here (see section 12).

There may be a similar problem if an RV attempts to approach Wood Pines from the north, because the road ends short of Tide Creek. This road is in Leduc County. If Leduc thinks it necessary, the developer is prepared to build a turning space at this location.



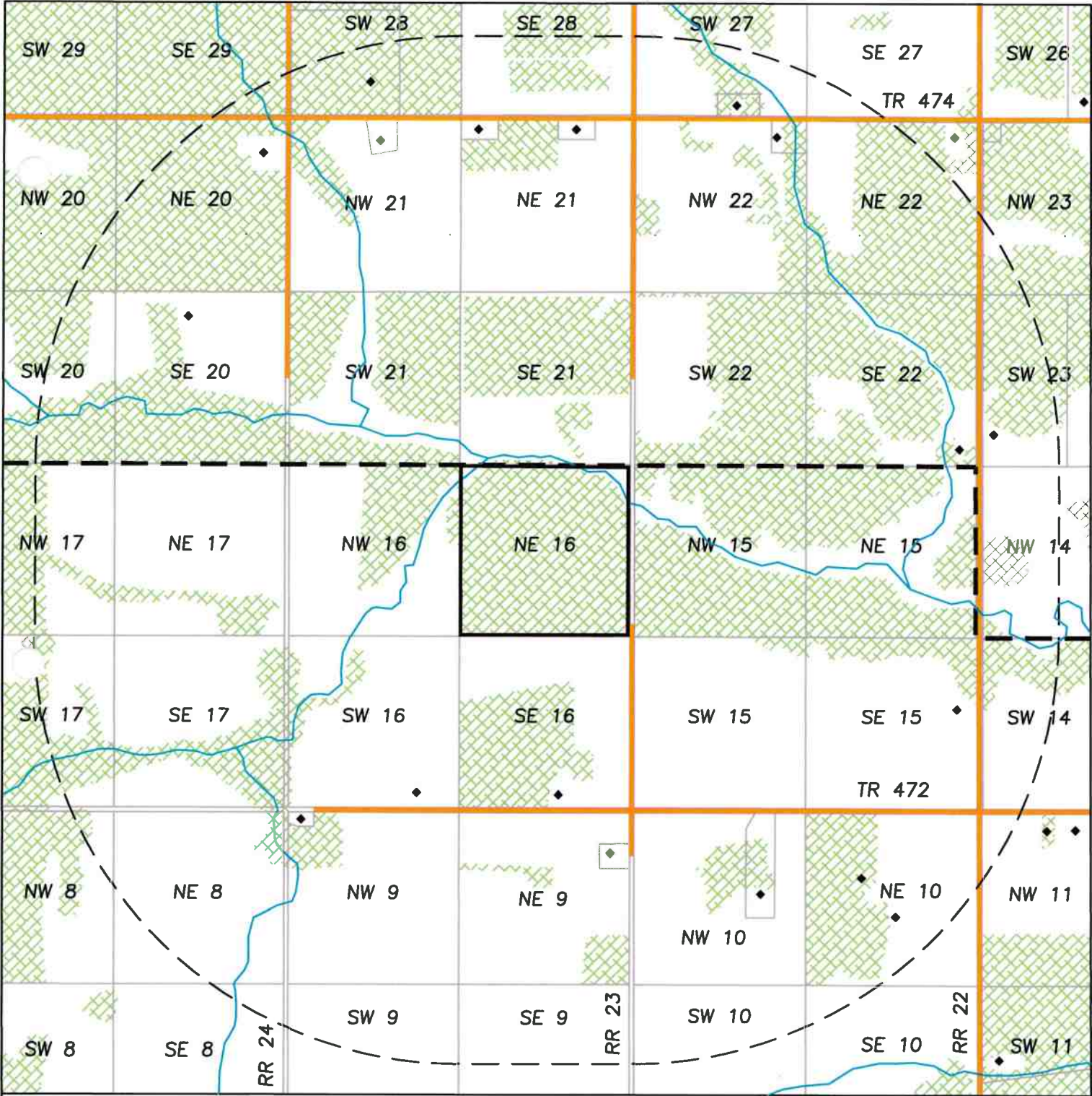
Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 1
Location

- Paved roads outside subdivisions
- - - Pigeon Lake watershed



0 1 2
Kilometres

Base maps from AltaLIS rotated 0.5 degrees clockwise round 0,0



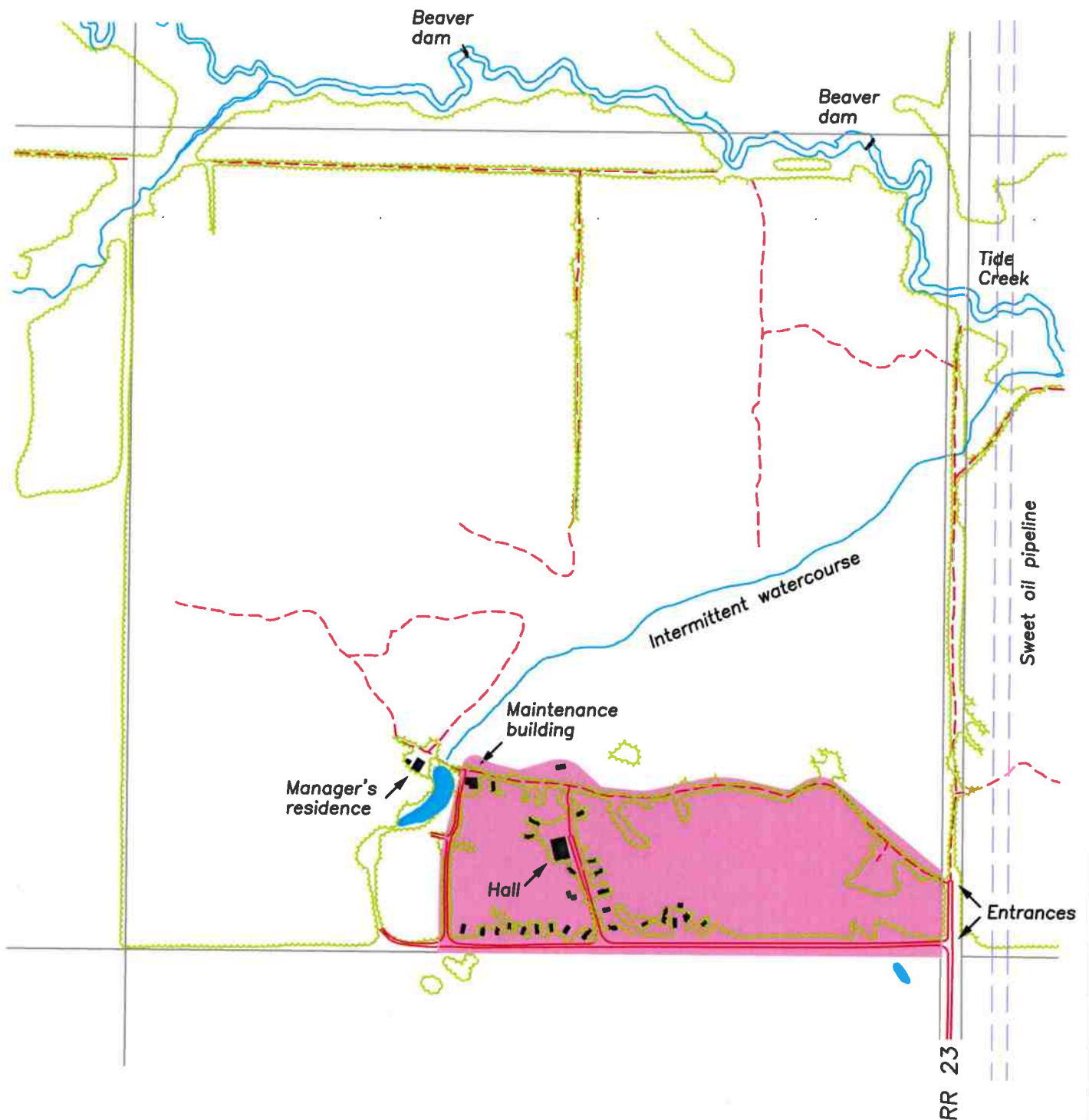
**Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 2
Neighbourhood**

- ◆ Residences
- Tree cover (from Google Earth)
- Developed roads
- Municipal boundary
- - - 2,000m from subject property



500m

No CFOs in area bounded by Hwy 13, Hwy 771, Hwy 20, and lake



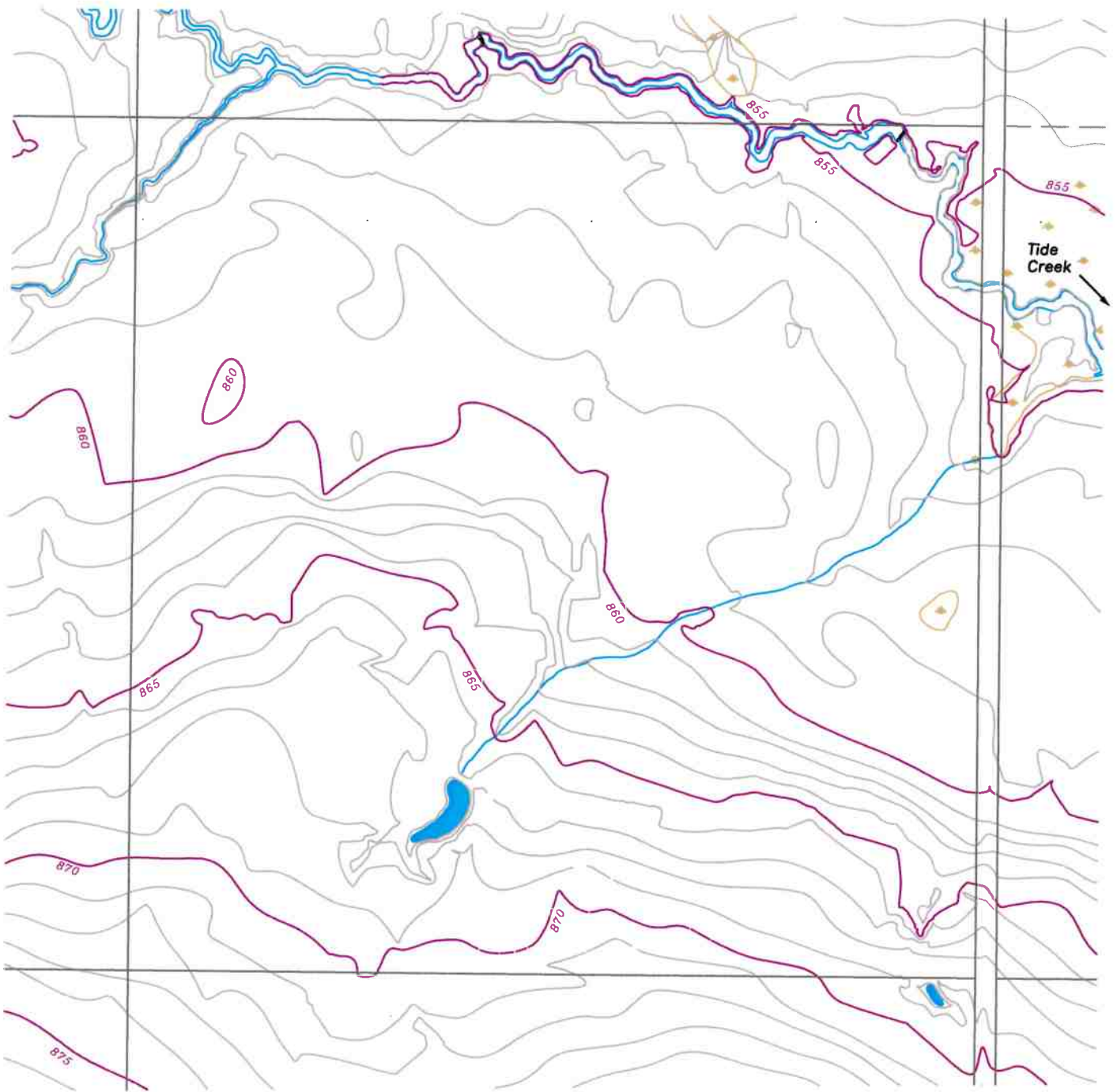
Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 3
Present Site Development

From air photography

- == Gravel roads
- Trails
- Tree line
- Buildings and permanent RVs
- Present campsite development



100m

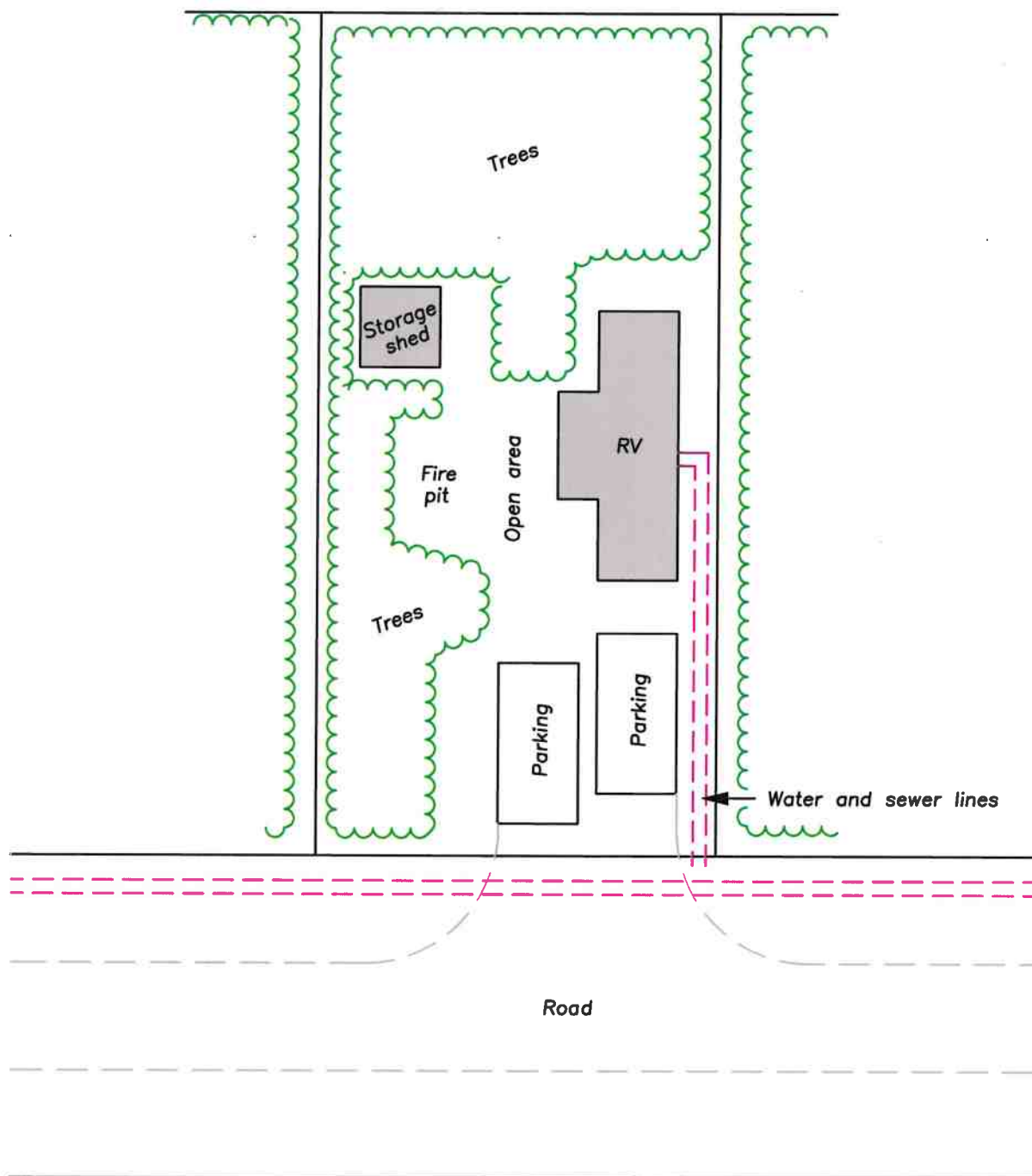


**Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 4
Slope and Natural Drainage**

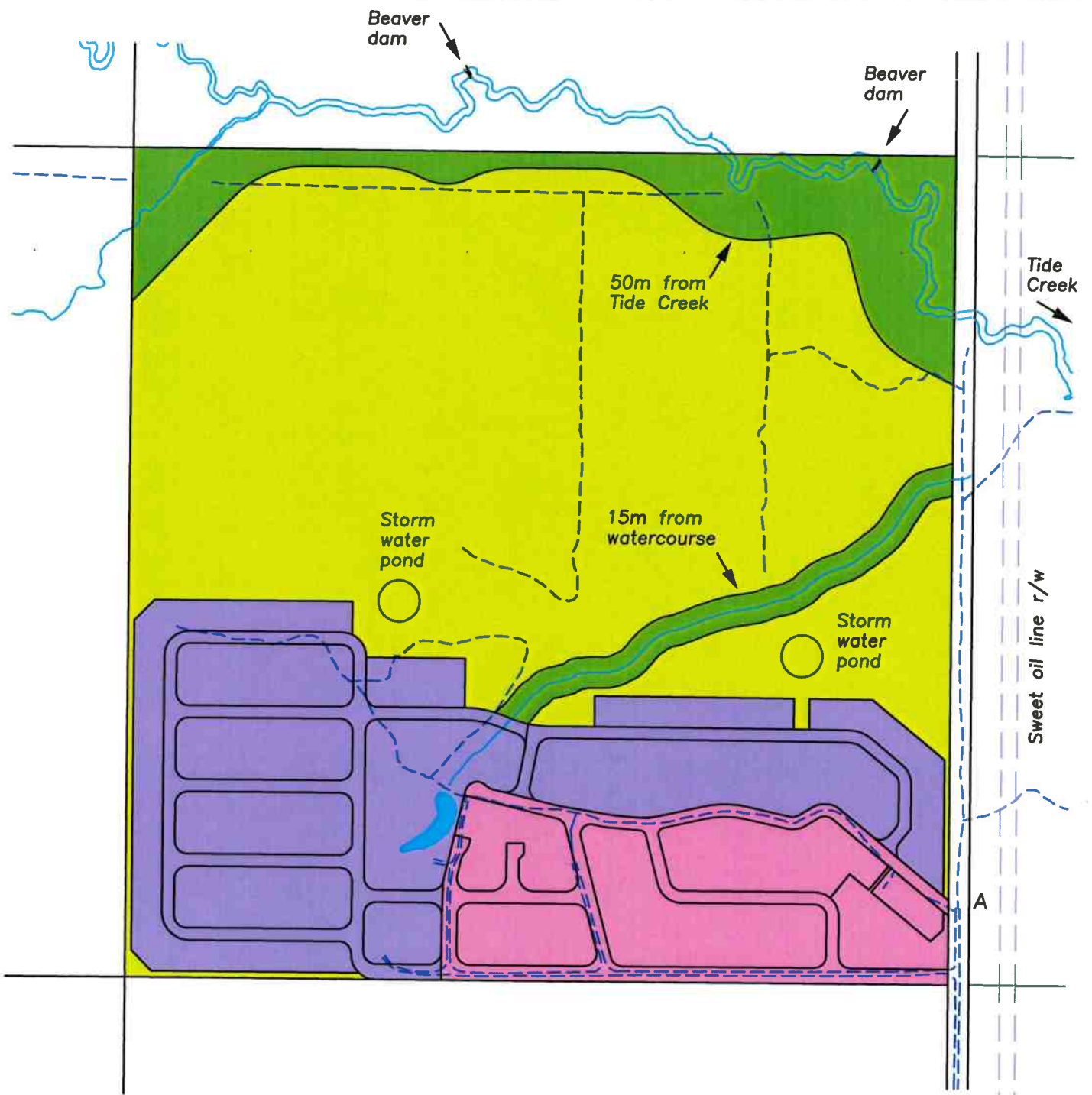
From 2015 air photography



100m









Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 5
Typical Site Layout



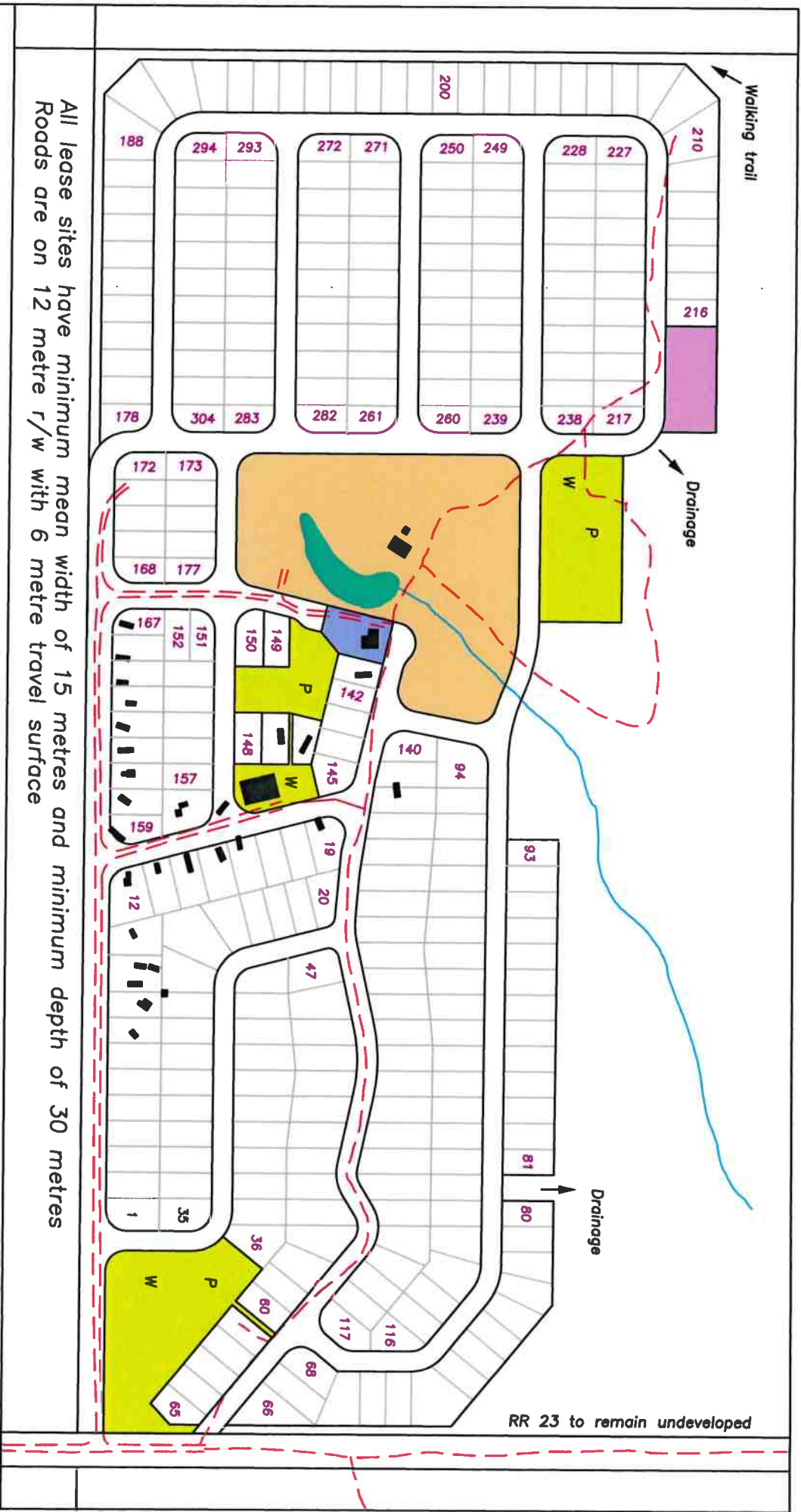
RR 23 to remain undeveloped north of Point A

Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 6
Development Concept

-  Existing roads
-  Existing trails
-  20 acres infill
-  39 acres new development
-  83 acres minimal development
-  18 acres no development



100m



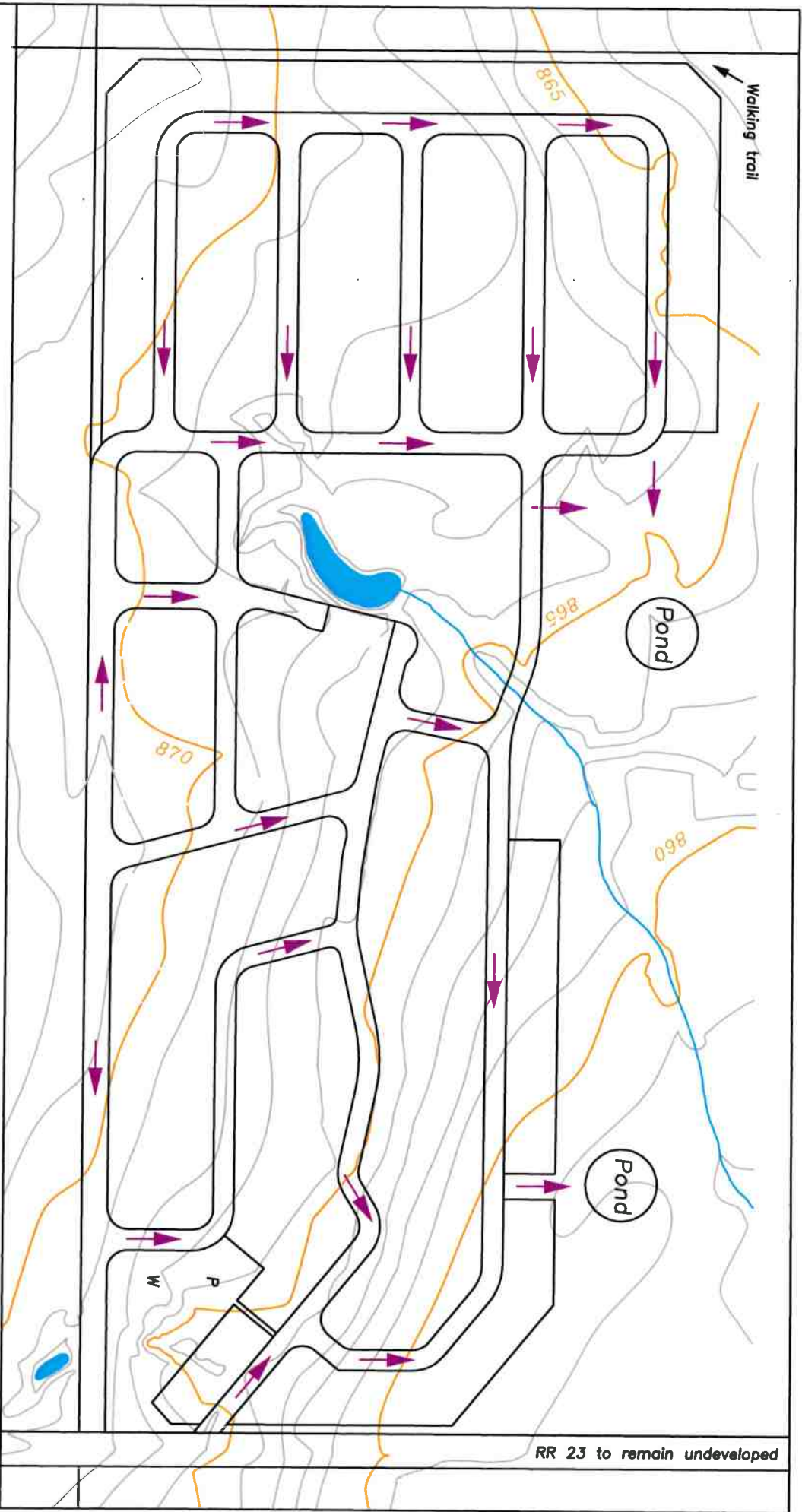
Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 7
Proposed Campground Layout

Boundaries may be adjusted slightly
to accommodate existing site conditions

- Existing roads & trails
- Existing buildings and permanent RVs
- Guest area
- Maintenance compound
- Manager's residence
- Common facilities:
 - W Washroom
 - P Play area



50m



Area Structure Plan
Wood Pines RV Resort
NE 16-47-2-5
Map 8
Proposed Drainage Plan

Contour interval one metre

Storm flows carried in surface ditches
into two detention ponds as shown



50m