



County of Wetaskiwin No. 10
BYLAW # 2025/21

A Bylaw of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of authorizing the adoption of an Area Structure Plan for the purpose of providing framework for the future development of recreational development within the land described as NW 25-45-1-W5M.

WHEREAS per Requirements of Area Structure Plan Policy, an Area Structure Plan has been prepared for NW 25-45-1-W5M.

AND WHEREAS the proposed Area Structure Plan has been widely circulated and discussed in accordance with notification and procedural requirements outlined in Section 606 (1) and 633(1) of the *Municipal Government Act*.

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

PART 1 - TITLE


1. The document attached to this Bylaw as "Schedule A", together with accompanying maps, is hereby adopted as the "Firefly and Fiddle RV Resort Area Structure Plan – NW 25-45-1-W5M":
 - a. To develop recreational development within the existing 77 acre parcel of land described as NW 25-45-1-W5M.

PART 2 - EFFECTIVE DATE

2. This Bylaw shall come into force and take effect upon the date of Third and Final Reading.

READ for the FIRST TIME this	<u>10</u>	day of	<u>June</u>	, A.D.,	<u>2025</u>
READ for the SECOND TIME this	<u>24</u>	day of	<u>June</u>	, A.D.,	<u>2025</u>
READ for a THIRD and FINAL time this	<u>24</u>	day of	<u>June</u>	, A.D.,	<u>2025</u>


COUNTY REEVE Josh Bishop

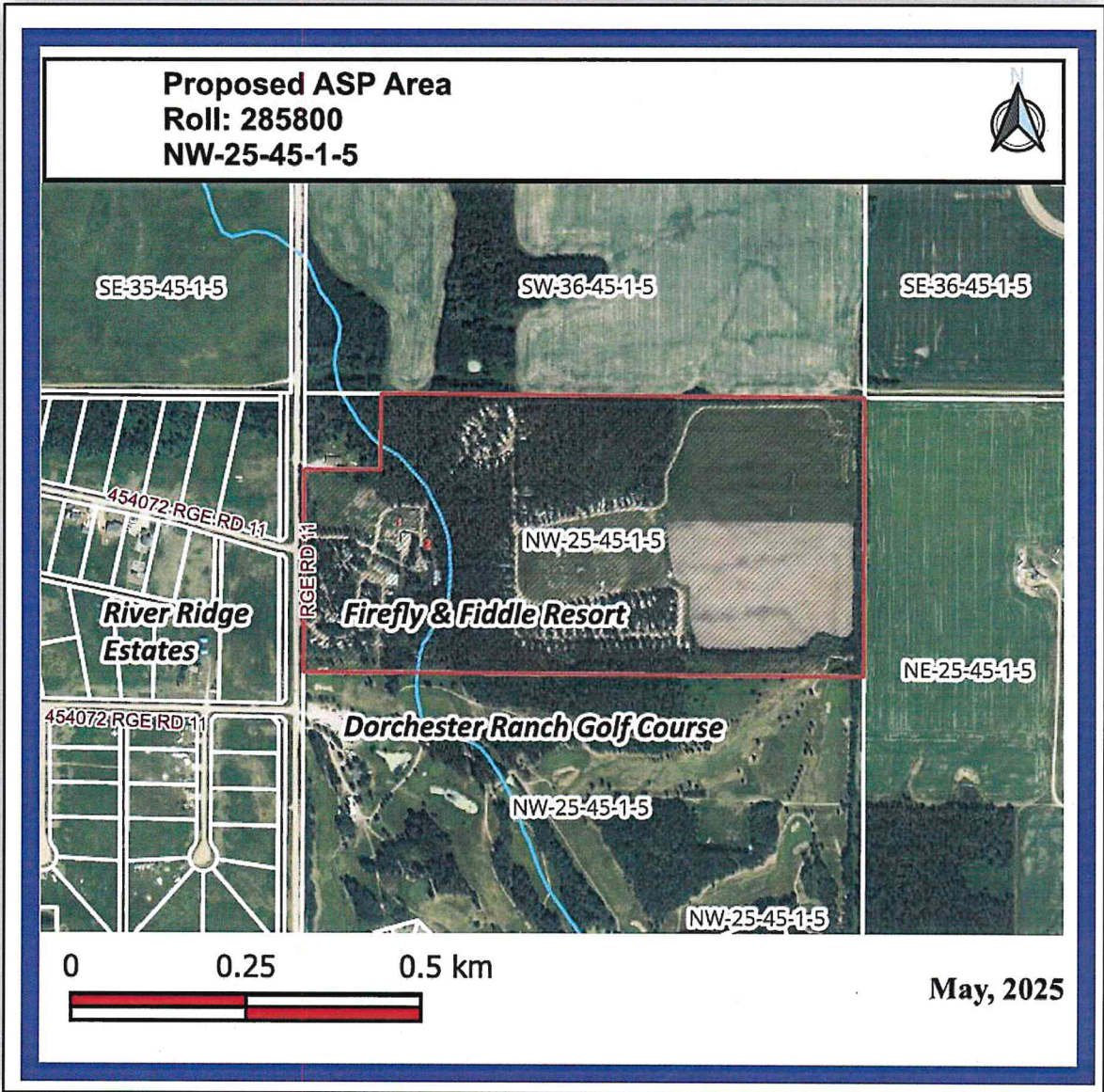

CAO Scott MacDougall





County of Wetaskiwin No. 10
BYLAW # 2025/21

SCHEDULE "A"



**County of Wetaskiwin
Area Structure Plan
Firefly & Fiddle RV Resort
NW 25-45-01W5
454065 Range Road 11, Westeros
Firefly and Fiddle RV Resort INC.**

Proposed 09 May 2025

Plan prepared by Paul Jarvis
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1 Introduction

Firefly & Fiddle (formerly Whispering Spruce) RV Resort is a 34 year old established family campground located on a 77 acre section 5 kilometres south of Pigeon Lake on Range Road 11. It has 146 fully serviced (power, water, sewer) seasonal sites and 15 group/nightly sites (power and water). Note: the 15 group/nightly sites currently do not have County approval. There are also the following amenities or features: heated year-round bathrooms and concession building, seasonal shower/washroom building, heated outdoor swimming pool, pickleball, volleyball and basketball courts, 2 children's playgrounds, horse shoe pits and a mini animal zone.

The resort sits directly north of Dorchester Golf Course.

The Area Structure Plan (ASP) describes the new owners' proposal and puts it into a regional, cultural, and local context.

THE AREA STRUCTURE PLAN envisions the following:

- The addition of 38 new fully serviced seasonal RV sites while preserving most of the existing tree cover. **Map 8 - Expansion Block Layout.**
- Approval of the existing 15 group/nightly sites currently already in operation as well as 7 new group/nightly sites to be built.
- The development of new recreational facilities some of which may include a mini-museum, slippery slide water amenity, golf driving range, tree orchard and public mini-golf. This is shown on **Maps 6 & 7 - East and West Amenities.**
- The connection of 39 original sites developed in the early 1990's to the County of Wetaskiwin's forced sewer main. Currently these site's sewers are emptied manually. Waste is disposed of at

the sewer treatment facility located at the north east corner of the property. The location is shown on **Map 5 - Sewer System**.

These developments nicely meld with the best interests of the County and align with the County of Wetaskiwin Municipal Development Plan. The region has been earmarked by the County as a recreational playground. Stronger tax revenues, increased tourism and new utility levies help improve the economic sustainability of the region.

On May 04, 2025 all residents and land owners with 0.5 miles of the proposed development received a Public Engagement Letter (see **Appendix 3**) as per the ASP Policy document. There were no objections or concerns to the proposed Area Structure Plan during the 2 week period ending May 19, 2025.

2 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 land uses other than agricultural development on good soil, which is defined as land with a farmland assessment rating (FAR) of more than 30%. Of the 77 acres comprising the subject approximately 35 acres is listed at a 41% rating and the remainder is assessed below 30%. The proposed development is in the below 30% region.

Land use bylaw:

The land is currently zoned General Commercial, which includes allowance for campgrounds as discretionary use. This ASP does not seek changes with zoning.

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, any new development at Firefly & Fiddle RV Resort will be subject to the Pigeon Lake Area Concept Plan (ACP), adopted by the County in 2014. The ACP strongly encourages recreational development.

This support for recreational development is subject to two guiding principles to protect the quality of water near 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 the ASP.

3 Inter-municipal 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 is the Village of Pigeon Lake (5.0 km distance) which is well beyond the range.

Firefly & Fiddle RV Resort land is not near any inter-municipal boundary - thus there is no need to adhere to the inter-municipal development plan (IDP) adopted between adjacent counties.

4 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 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.

There are no wells or pipelines on the subject property. The closest producing well and pipeline is in NE 1/4 Sec 25 about 250 meters east of the eastern property border.

Oil and gas operations do not limit development at Firefly & Fiddle RV Resort.

- Sour oil and gas** 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.
- There are 2 sour gas installations within 1,500 metres of the property. **Map 10 - Sour Gas Locations.** The first well, located 50 ft North of the property was cut and capped and is officially "Abandoned". The second, located 800 ft east of the property is currently active. The owners of this well "I3 Energy" have been contacted. Their view is that the well will have zero impact on the land use planning proposed by the ASP. Current amenities and camping sites lie closer to this well than the proposed new sites. See **Appendix 2 - Correspondence with I3 Energy Senior Surface Land Analyst**
- Abandoned wells** There are no abandoned oil or gas wells on the property.
- Sewer lagoons** Overnight accommodation must be at least 300 metres from sewer lagoons.
- There is a sewer lagoon located at the NE of the property. This lagoon was last used in 2016 before the new sewer facility was commissioned. This lagoon will be decommissioned according to provincial standards.
- Waste disposal sites** 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.
- Nearest waste disposal site is the Lakedell transfer station, 10 kilometres to the north-west in NE 15-46-1-5.

Proximity to highways A municipality must not approve subdivision or development within 1,600 metres of a provincial highway without the prior approval of Alberta Transportation (AT).

The closest highway is Highway 13, 4700 metres north as the crow flies, and 4900 metres by road, so AT's approval is not required.

Airports 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 and Wizard Lake Airport.

Transport Canada designates the area as Class E airspace, with no commercial traffic lower than 2,200 feet above ground level.

The proposed development is compatible with area flight operations.

Historical resources The land in question is not included in the 2020 Historic Resources Listing published by Alberta Culture. No further investigation is necessary under section 5.5(j)(A) of the provincial Subdivision and Development Regulations.

Natural environment A review of Alberta government policies does not reveal any conflict with environmental regulations. There is a small ravine in the Expansion area which will not be affected. Protective measures are described in the Stormwater Management section of this ASP.

Regional plans 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.

In summary, it is not necessary to get the approval of any senior government department for the proposed development.

5 Neighbouring Land Uses

County GIS mapping shows the following neighbouring land uses:

- Directly west of the property is River Ridge Estates residential development consisting 46 registered lots.
- Directly south of the property lies Dorchester Golf Course.
- South of the golf course is the development formerly listed as Cavallo Ridge Recreational Community with 200 plus developed and for sale lots.
- Additional 20 residences on acreages within 2 km of the property; 6 of which have driveways on the route to the property via Range Road 11.

Much of the land within the 2 km radius (See **Map 2 - Location - Range Road 11**) is used to raise grain, hay, and oilseed crops with some remaining natural tree cover especially along the Battle River and ravine located approximately 700 metres to the southwest.

There is oil and gas activity in the area, which includes sour gas.

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

There is no conflict currently between this well-run development and the neighbouring land uses.

6 Present and Former Uses of the Land

The present development on 77 acres is shown on **Map 3 - Present Development**. The existing RV sites are located in 3 zones. To the west, closest to Range Road 11, are the original 39 sites constructed in 1992-93. Next to these sites is a concession, outdoor swimming pool and children's playground.

Moving slightly east and north of this is the maintenance shop, owner's residence, animal corrals, small barn and quonset.

Approximately 150 meters near the north border is a circular loop with 25 RV sites built in the late 1990's.

Continuing south from the circular loop are the remaining 82 seasonal sites nestled in the forest (constructed in 2005). Centrally located is a large multi-use field with basketball, volleyball, pickle ball courts, horseshoe pits, children's playgrounds as well as a washroom/shower building and cookhouse.

The eastern 32 acres of field has historically been rotated between oats and hay or used as horse pasture.

Surrounding land is heavily forested - bush, spruce, pine, willow, and poplar patches in abundance.

The land includes an intermittent creek which crosses the property (entering at the North end of the property, exiting onto Dorchester golf course) and flows into the Battle River.

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

Prior to the past 30 years of operation as an RV Resort the property contained the current residence, a quonset, and a small barn, all built in 1977. Some of the land was horse pasture.

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

7 Slope and Natural Drainage - Expansion Block

Map 9 - Slope and Natural Drainage shows the contours across the the proposed expansion site (one metre vertical interval). The slope is uniformly down from a high point of 902 metres in the north-east corner of the expansion block, to 890 metres at the west side of the block, marked by the existing road, a drop of 12 metres. The average gradient is 1%.

Water drains naturally from east to west collecting in the shallow ravine running through the expansion block.

Water well logs show that the material underlying the 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.

See Section 16 - Storm Water Management for the engineered water handling system that is to be incorporated into the development.

8 Proposed Development

The proposed development consists of 3 projects:

- a series of new amenities or recreational facilities
- approval of existing 15 nightly sites developed in 2005 plus seven new nightly sites
- expansion of 38 new seasonal sites

A. New Amenities

Firefly & Fiddle proposes a number of new amenities to add to the existing facilities. These plans are based on client feedback about age and space limitations, bather load capacity for water activities, and the changing needs of families. These amenities help address every age group of this intergenerational family park and also serve to add a peripheral section for some public access to certain amenities. This park has evolved into a nature and sport resort that aims to expand enjoyment and participation of its patrons and also aims to create a link to the general public.

- **Mini-Golf:** this publicly accessible 18 hole feature would be constructed near the west property border close to Range Road 11. See location on **Map 6 - West Amenities**. Formerly used as a horse pasture the development will be mostly wood, plastic and concrete construction. It will be situated fairly close to several of the animal corrals. Parking and access to the entrance will be directly to the south as shown on the diagram.
- **Museum:** owners propose converting the old barn into a mini-museum focused on nature or local culture with adjacent parking for the general public. The existing barn is under-used and this repurposing creates educational/cultural awareness and more desirable employment possibilities (attracting consistent staff is a very relevant issue for rural business). See location on **Map 6 - West Amenities**.
- **Slippery Slide or Spray Park:** A new water feature for families located near the NE of the property on existing cleared land. See location on **Map 7 - East Amenities**. Water pumped in a closed system loop supplies water for the slide mechanism.
- **Driving Range:** Demand is high in the park for a practice golf area. Our teens and those who are not quite convinced to be on a course would have easy access to an entry level opportunity. See location on **Map 7 - East Amenities**. Located at the NE corner of the property on previously cleared land.
- **Dog Off Leash Area:** a new fenced in area located on the NE side of the property allows dog owners a place to exercise their animals. Today's RVers rate bringing their dog as one of the top needs in an RV park. Keeping this growing trend safe and equitable to all is key.
- **Tree Orchard:** Approximately 8 - 10 acres of existing cleared land will be re-populated with a range of deciduous and coniferous species to enhance the natural beauty of the park. It is also part of how we intend to encourage new planting when sites lose their trees. The trees are not for sale nor part of any business venture. See location on **Map 7 - East Amenities**.

B. Nightly Sites

Firefly & Fiddle currently has a total of 15 nightly camping sites (non-seasonal lease holders) located in the large field on the east side of the property. These sites have electrical and domestic water supply but no sewer service.

These sites were developed in 2005 by the previous owner without a County development permit. They are an integral part of the resort as they allow extended family and friends who cannot obtain a seasonal lease to join in on the lease-family's long-term experience. These sites are also how the park creates exposure to the general public to experience this natural hideaway and its generous community. It is the goal of the owners to put these sites into the Area Structure Plan, along with a total of seven new nightly sites. In this way they will be eligible to receive proper permitting. See **Map 7 - East Amenities** shows the existing and new nightly sites.

C. Site Expansion

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
Firefly & Fiddle	77	206	2.7
Zeiner Park	120	123	1.0
Westview	78	57	0.7

All sites at Firefly & Fiddle are seasonal or nightly. They are not subdivided or purchased sites; they will continue to be leased. This is the system used in many parks eg. Wizard Ridge in Leduc County, Wood Pines in Wetaskiwin County, Rustic River in Clearwater County, Pine Lake in Red Deer County, and many more. Leases give the management greater ability to enforce standards, neighbourly behaviour, and maintain density of nature's foliage.

The typical site will conform with the dimensions of existing sites in the park at 35 feet wide and 100 feet deep. This leaves a substantial belt of trees along each side and at the back of the lot to provide privacy. All sites will be serviced with water, sewer, and electricity. Approximately 30% of each site's area will need to be cleared.

Most leaseholders typically leave their units on site permanently. Roads are maintained year-round, but utilities are only provided during the frost-free season (May 1 - Oct. 15).

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

The expansion block proposal (see **Map 8 - Expansion Block Layout**) covers about 4.5 acres. This includes all 38 sites, road, plus a small utility building housing a well, boiler and electrical panel.

Traffic on the new expansion block will be one-way only running west to east and connecting in a loop at the west exit of the block. The road will have ample room for emergency vehicle access with parking banned on the emergency vehicle passage. Overflow parking is available near the field to the south of the expansion. Three oversized HDPE culverts provide spring and storm water runoff capability servicing the small ravine that intersects the expansion route. Culvert size recommended (381mm) in the report will be upsized to 457 mm as per County of Wetaskiwin and Remote Engineering & Consulting Ltd. recommendation. See the submitted engineering report: “Storm Water Management Assessment” and also see Section 15 - Storm Water Management for further information.

The remaining undeveloped section of the expansion block will be left in its natural state: heavily forested with the extension of a light use hiking trail in the future.

9 Environmental Impact

Approximately 50% of the 77 acres of the property is under natural tree cover. Spruce, pine, poplar, willow, shrubs and ground cover in the park provide significant habitat for area birds, animals, etc. The owners recognize the value of this natural setting and have plans to maintain and preserve it as much as possible in this expansion and within the park in general. It is well recognized that the tree density, rolling terrain with ravines, and their accompanying beauty is the park's most redeeming feature, hence its original namesake.

The owners have a productive ongoing relationship with a horticulturist at the Ministry of Agriculture and Irrigation in helping to ensure that the forest's species are healthy and thriving.

Trees that need be removed for road buildout or sites will be transplanted (whenever possible) to the new tree orchard area. A new tree orchard is being proposed to sustainably convert 8 - 10 acres of hay crop back into forest in the field located on the east side of the property. This is shown on **Map 7 - East Amenities**.

The only tree disturbance outside the campsites will be minor clearing for walking trails. No motorized activities will be allowed beyond golf carts. This is a greater protected area than would be dedicated as municipal or environmental reserve if the property were being subdivided.

The sewage management system outlined in Section 14 will ensure that no effluent contaminates the local forested regions.

The disturbance footprint will minimize the land use impact through careful and detailed site planning. Best environmental practices will be employed during the construction phase of sites and internal routes as well as in daily future operations.

10 Quiet Enjoyment of Neighbouring Properties

The resort is managed so that it has minimal impact on the neighbours.

There are some residences on the eight adjacent quarters. Traffic from Highway 13 along Range Road 11 will pass driveways to six residences all of which are well back from the road.

The proposed park front area for mini-golf and museum will be accessible to neighbours and the general public.

The management has set strict rules concerning the conduct of people on site. The rules are attached as **Appendix 1**. Most importantly, fireworks, weapons, and off-road vehicles are not allowed. Management has tried balancing the seasonal campers with limited number nightly sites to keep harmony and tenant morale high.

A resident manager is on duty 24/7 during the season to enforce the rules. The owners currently also reside onsite and have a hands-on philosophy in this operation.

11 Access to the Site

Traffic to the resort is along the 5 km stretch along Range Road 11 after departing Highway 13. This is a recently paved road with an 80 km/hr speed limit; reduced to 50 km/hr 300 meters north of the property.

Because the sites of the expansion are leased, most units will remain on site long term. There will be very little additional 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 park in their daily vehicles.

It is anticipated there will be an increase in traffic along Range Road 11 with the development completion of 38 new leased sites and seven nightly sites. As has been the pattern with current lease holders, they sporadically come and go from their sites during the week while nightly site campers tend to concentrate their movement mainly on weekends.

As per Registration document 172042920 and Order Number: 41375950 caveat at Alberta Government Services Land Titles Office there is a local improvement levy in place for the recovery costs of construction and paving of Range Road 11. This amount has been set at \$175,000 for Firefly & Fiddle RV Resort and is being paid over a 25 year payment schedule in annual increments of \$12,580.54 at an interest rate of 3.41%

Dust control: Dust from Range Road 11 has been an issue for all residences along the road as well as existing lease holders at Firefly & Fiddle. With the completion of the paving of Range Road 11 in October 2022 dust should not be of concern going forward.

12 Internal Roads

As part of the development any internal roads will be designed, constructed, and maintained by the owner. No cost or responsibility will be passed on to the County.

Internal roads will be built to a high enough standard to allow emergency vehicles and RV egress. Road width, curvature, surface, and load-bearing capacity will be determined by an engineer to meet suitable standards. This will be specified in the development permit.

The single new road required by the expansion will be a one-way loop running west to east through the expansion and connecting back to the existing road at the exit of the expansion block forming a loop. There will be no cul-de-sacs required allowing emergency services two ways to access every site.

13 Water Supply

Currently, the Resort holds 2 water licences from Alberta Environment. Licence 1 (Licence No 00379404) allows a maximum of 377 cubic metres (m³) per year. This well provides water to 39 RV sites, washrooms and showers and for swimming pool top up. Licence 2 (Licence No 00380231) allows a maximum of 188 m³ per year. This well provides water for 107 sites plus washrooms and showers.

Both wells are tested in the spring as per the health authority and approved for domestic use. No water bodies are on the property (surface water). Wastewater is hauled to the NE corner of the property from a closed system. Water level readings are taken 3 times per year but not required by Alberta Environment.

A new water licence will be required for this ASP in support of the 38 seasonal and seven nightly sites to be built. To support an application to Alberta Environment, the owner engaged Envirowest Engineering Inc., an independent firm of hydrogeological engineers, to confirm that there is sufficient groundwater to supply the proposed development.

The full report titled “Preliminary Groundwater Availability Assessment” has been submitted to the county.

The crucial points from the Envirowest Engineering report are as follows:

"It is concluded based on the information reviewed, that the proposed development would not have significant impact on the local groundwater resources. Water use was estimated from published information and the assessment was based primarily on the data for area wells.

The estimated water use for the proposed development is 1,250 m³ per year per household and 7,938 m³ per year for the recreational facilities. This withdrawal rate represents 7 percent of the long term safe pump rate for wells located in close proximity. The long term safe pump rate is one which would unlikely impact water resources in the area and was based on a conservative estimate of 2/3 of the drawdown of the well being available for exploitation. An additional factor of 0.7 was applied to the safe withdrawal rate.

It is concluded that adequate water resources likely exist in the area of the proposed development. The predicted water withdrawal rate is not expected to adversely impact water quantity in wells in close proximity to the site."

Once the ASP is approved, the owners will apply to Alberta Environment for necessary approval and licences to build and operate a new water well on the property . Water pumped from this well will feed into a shallow pipe serving every new site. As it will be above the frost line, it will be blown out each fall. This is the method currently used for water supply at the existing sites of the park.

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

14 Sewage Treatment

Firefly & Fiddle has in place a Sewage Treatment System located at the NE corner of the property. This system was designed by Soilworx Inc. in 2015 and commissioned in spring of 2016. The system was built in consultation with Superior Safety Codes Inc. and approval was received from Government of Alberta - Municipal Affairs on 10/28/2015 (Permit No CWT S 0061 15 RD).

The system design comprises a series of buried tanks for storage (39,000 Imp. gal) & retention of sewage. It includes two individual open discharge points with an enhanced end distribution system at the discharge points, and a control panel system that provides timed and maximum dosing not exceeding the allowable daily dose volume (450 gal/day per discharge point) for the development.

Historical data logged by the former owner has been accepted by Municipal Affairs in determining the 900 gal/day allowed maximum flow discharge based on an average determined of 714 gal/day.

Currently, there are 2 systems of sewage collection at Firefly & Fiddle:

The original 39 sites do not have any sewer system; once a week the sewer from each RV is collected directly from the RV's internal tank via a honey wagon. This is then disposed of at the sewer treatment system.

The remaining 107 sites have gravity based sewer collection pipes that feed a sewer vault (closed system). There are 4 of these vaults that are pumped out weekly and disposed of at the sewer treatment system.

The new expansion block with 38 seasonal sites will have a similar gravity based closed system with a new storage vault and be pumped out weekly. After discussion with Alberta Municipal Affairs and Superior Safety Codes it has been proposed that the best option for sewage disposal is a pump-and-haul approach. These discussions consisted of a virtual call with Brian Cherneske (a permitting and development safety codes officer) and Raymond Hajjar (vice president of Superior Safety Codes). Mr. Cherneske worked on the original permit in 2016 including the variance that was given. The current sewer treatment system onsite is at maximum capacity for the size of the property. A 3rd party trucking service will be contracted to haul and dispose of effluent (from the new vault servicing the expansion 38 sites) to the Westrose Dump Station (LS No. 1).

The monthly cost of the pump-and-haul system to be determined at the development agreement stage (permitting) between Firefly and Fiddle and the County of Wetaskiwin.

The 15 group/nightly sites as well as the proposed seven new nightly sites do not have any connection to any sewer system and this will remain so.

The Alberta Private Sewage Systems Standard of Practice recognizes this as an acceptable method of treating sewage in campgrounds.

This facility is 6 km from the Pigeon Lake area. There is very little risk of contact with this watershed; no major water systems are within close proximity of this system.

The permit to operate states that in the event that the system cannot keep up with the flow the owner must contract an approved hauler to remove and dispose of any excess wastewater at an approved facility at the owner's cost. This scenario has never arisen thus far.

15 Storm Water Management

A "Storm Water Management Assessment Report" has been developed by Remote Engineering & Consulting Ltd. and was completed in April of 2022. The full report has been submitted to the County alongside this document.

This report was undertaken specifically to address the development of additional lots in the proposed expansion block and determine the impact of the development on the existing surface

water drainage within, and downstream, of the existing property. These proposed improvements and their impact on surface water drainage are identified and discussed in the report.

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 complete the expansion will have 38 new lots consisting of gravel pads and one new interconnecting gravel road. This will slightly increase the runoff from snow melt and heavy rainfall.

The following excerpts outline the most relevant recommendations of this report:

Regarding the existing topography....

"The overall drainage basin is approximately 0.11 km² and consist of relatively flat, well drained, agricultural land east of the existing campsite. The basin within the existing campsite, and surrounding area to be developed, is well forested and has numerous low-lying areas which would act to provide storage and dampen peak runoff. Drainage from the agricultural land, as well as the campsites, is directed to a natural draw which drains westward, north of the proposed campsites, which then turns south and drains into existing natural watercourses after leaving the subject property. Flows downstream of the development site remain within the natural watercourse and travel through the Dorchester Ranch Golf course before eventually draining to the Upper Battle River."

Conclusions.....

"Based on the above noted analysis, it was noted that there are almost no changes anticipated to the total peak or volumetric outflow associated with the additional campsites or proposed roadway development."

"It is not anticipated that the proposed development be required to detain stormwater. The maximum flow depth is estimate to be between 0.75 m and 1.00 m for the 1:100 year flow which is expected to stay well within the channel banks. See Figure #3 Contour and Flooding Plan."

- *"The analysis was completed for the proposed development and was noted to have no notable effects on the peak or volumetric outflows from the design property. There is no increased risk of flooding on neighbouring properties as a result of this development.*
- *There is no requirement to provide additional onsite storage of stormwater due to the development of these campsites (as defined in the configuration proposed by WSR)."*

The approximate site locations are shown on **Map 8 - Expansion Block Layout**. The actual sites and capacities will be determined with engineering input and discussions with Alberta Environment and the County at the time of development.

16 Fire Protection

The closest fire station is at Lakedell, 7 km away by road. Chief Wayne Benson of the South Pigeon Lake Fire Department estimates their effective response range to be between 25 - 30 km depending on the terrain. Firefly & Fiddle RV Resort is a straight 2 km east on Highway 13 and 4.5 km straight south on Range Road 11; an easy route with a response time, including mobilizing local personnel, estimated to be 20-25 minutes. Available equipment includes 2 pre-loaded pumper trucks and Pigeon Lake water source which is sufficiently near to facilitate efficient water hauling for effective fire fighting.

In June of 2022 the owners participated in a voluntary audit by the South Pigeon Lake Fire Department at the property. The current Fire Safety Plan as part of the *Firefly & Fiddle Emergency Response Plan* has been developed with consultation of South Pigeon Lake Fire Department to incorporate the new expansion site requirements as well as improved clear access/egress for emergency vehicles. This *Firefly & Fiddle Emergency Response Plan* has been submitted to the County of Wetaskiwin alongside this document.

The owners 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.

17 Waste Management

Solid waste from all parts of the operation are collected by a 3rd party contractor (A1 Waste Removal) on a weekly basis. Site lease holders and nightly campers dispose of waste via onsite 40 cubic meter bins located at convenient points in the resort. Other waste generated onsite is hauled to the transfer station at Lakedell (8 kilometres).

18 Zoning

No rezoning required. Campsites, RV parks, and recreational commercial use (Eg. sporting amenities: mini-golf, slippery slide, golf driving range, green house, mini-museum) all fall under discretionary use which is encompassed by the current General Commercial zoning.

19 Municipal Reserves

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

20 Employment

Based on the experience managing the existing RV park, the owners expect to employ an additional 2 to 3 people on site complementing the 9 existing employees (full time and part time). The positions are as follows: a resident manager, a utilities and maintenance technician, three people for vegetation control, office manager, four concession workers, green house worker, recreation coordinator and special events person. There will also be additional opportunities for local tradespeople.

21 Timing of Development

As previously noted, the owner intends to develop an expansion to the RV park (38 new sites) in one stage starting in 2025.

Construction of the new amenities will begin the following year (2026) initially with the development of the mini-golf and conversion of the current barn into a mini-museum.

Development of the tree orchard, driving range and slippery slide amenity timelines still to be determined.

Development of seven new nightly camping sites will commence in fall of 2026.

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

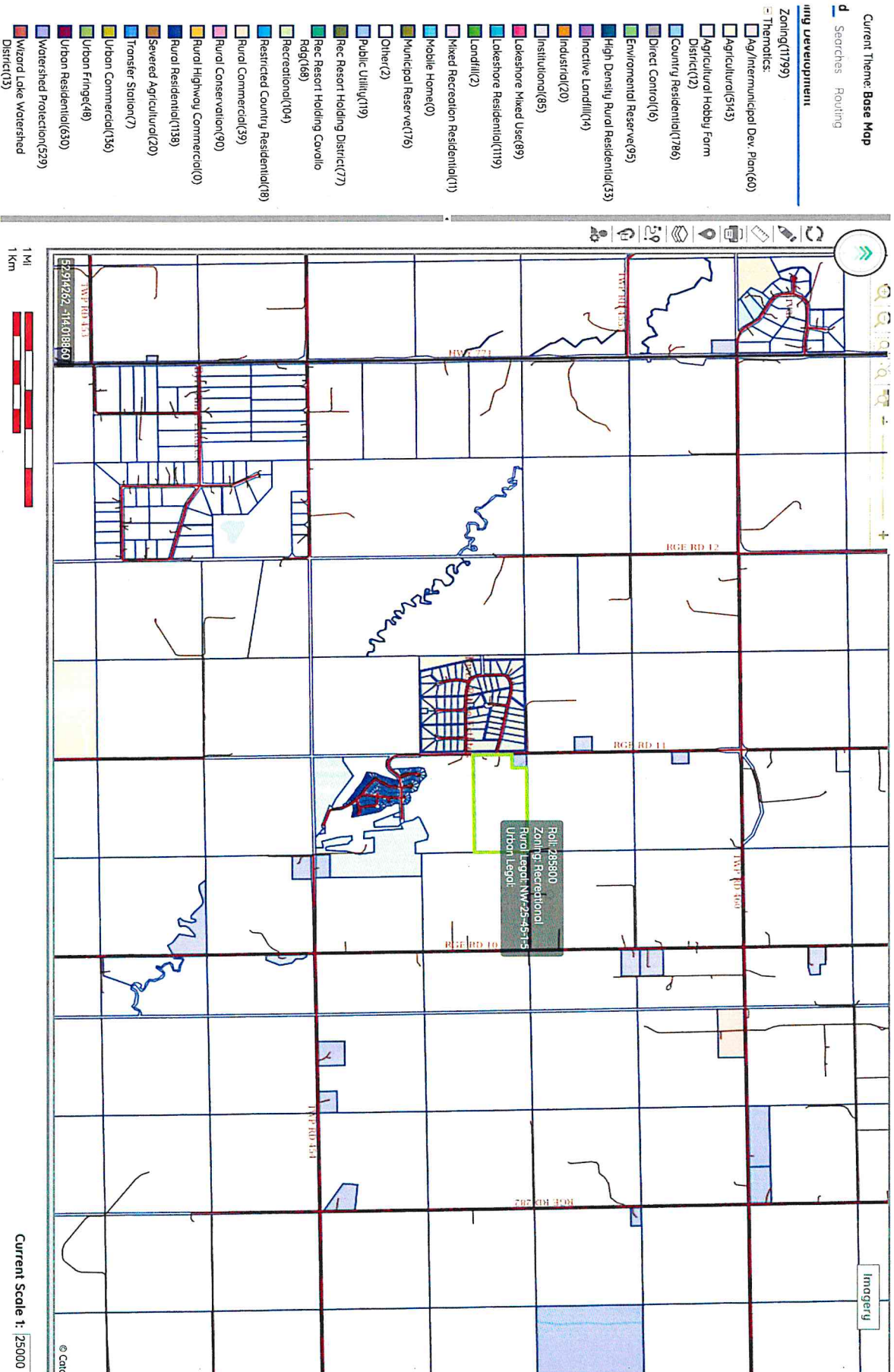
The owner also recognizes that under its Policy 61.1.6 the County may deem this ASP invalid if development does not start within three years of the date of approval.

22 Conclusion

The development proposed in this ASP is consistent with the County's current planning. 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 additional employment for local people. This growth will add light-use recreational value beyond the leaseholders while preserving the tree cover and water quality of the area. It is a 'Win for All' plan that is sensitive to its impact on animals, neighbours, ravines and nearby Battle River.

MAPS & APPENDICES

MAP 1



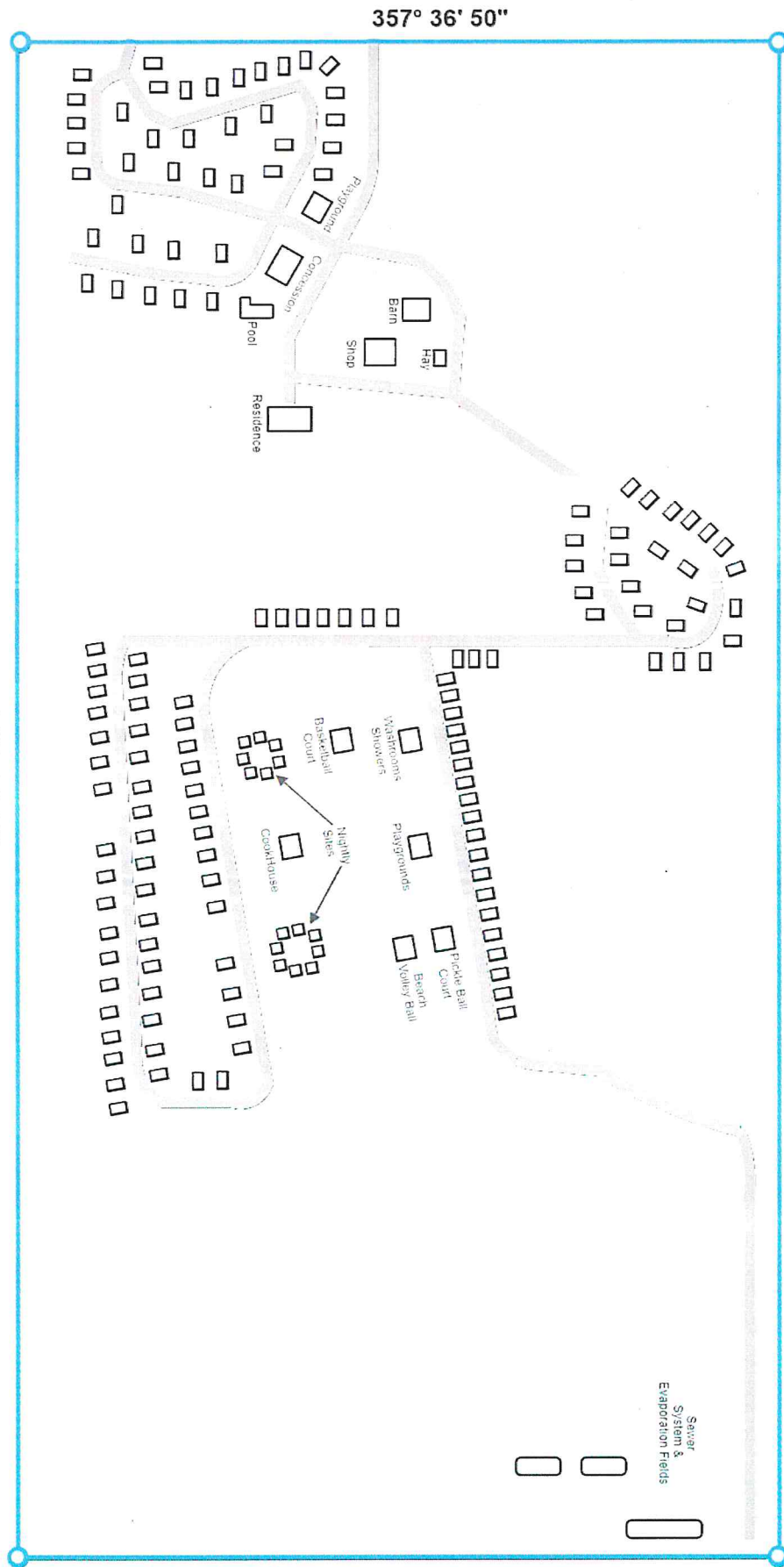
MAP 2



Location - Range Road 11

MAP 3

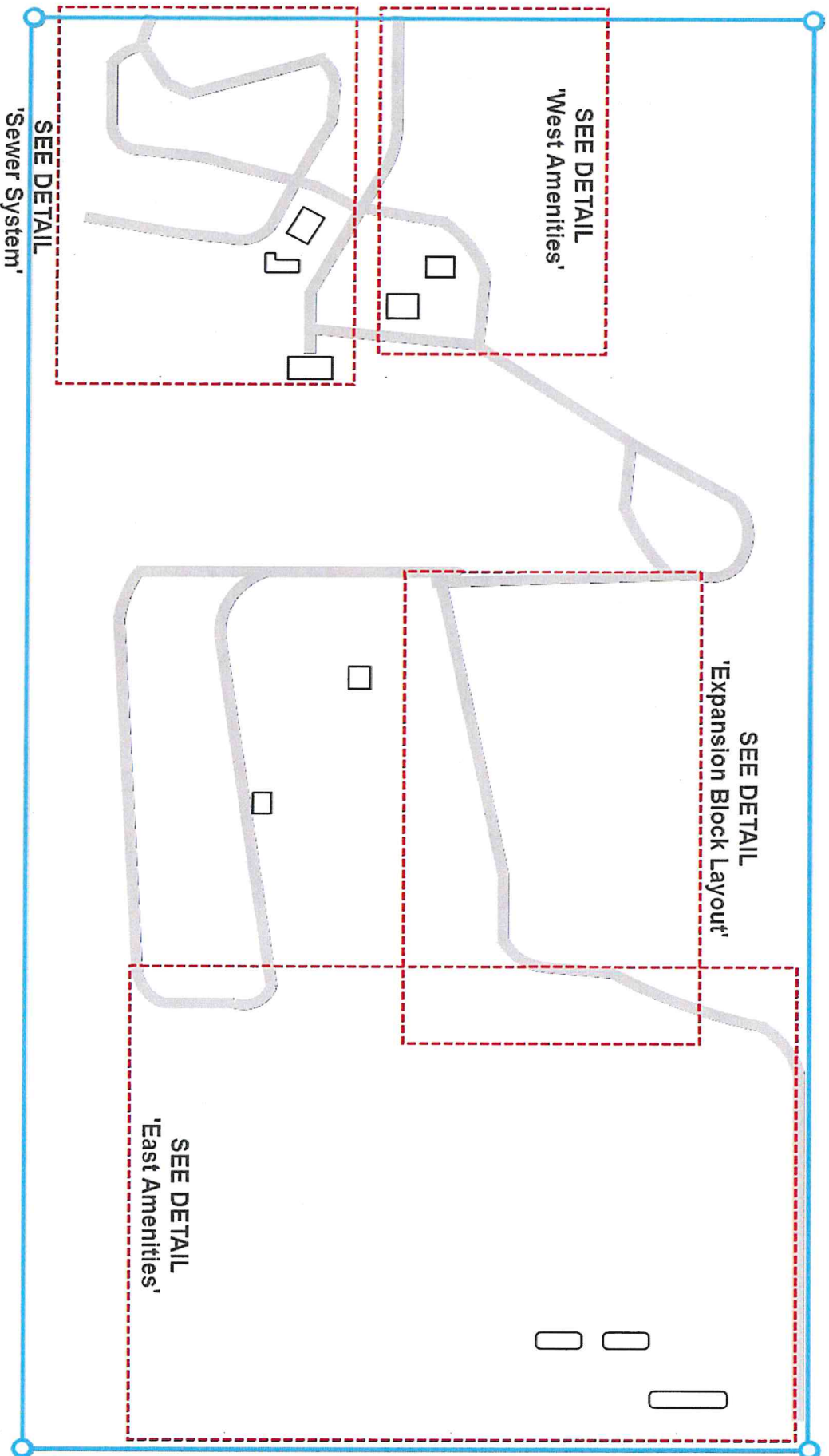
SW 1/4 Sec 36
Twp 45 - Rge 1 - W 5M
87° 46' 15"



Present Development

NE 1/4 Sec 25
Twp 45 - Rge 1 - W 5M

MAP 4

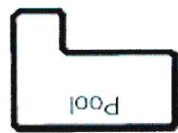


MAP 5

Existing 39
Lower Loop
RV Sites



Concession/
Office



Residence

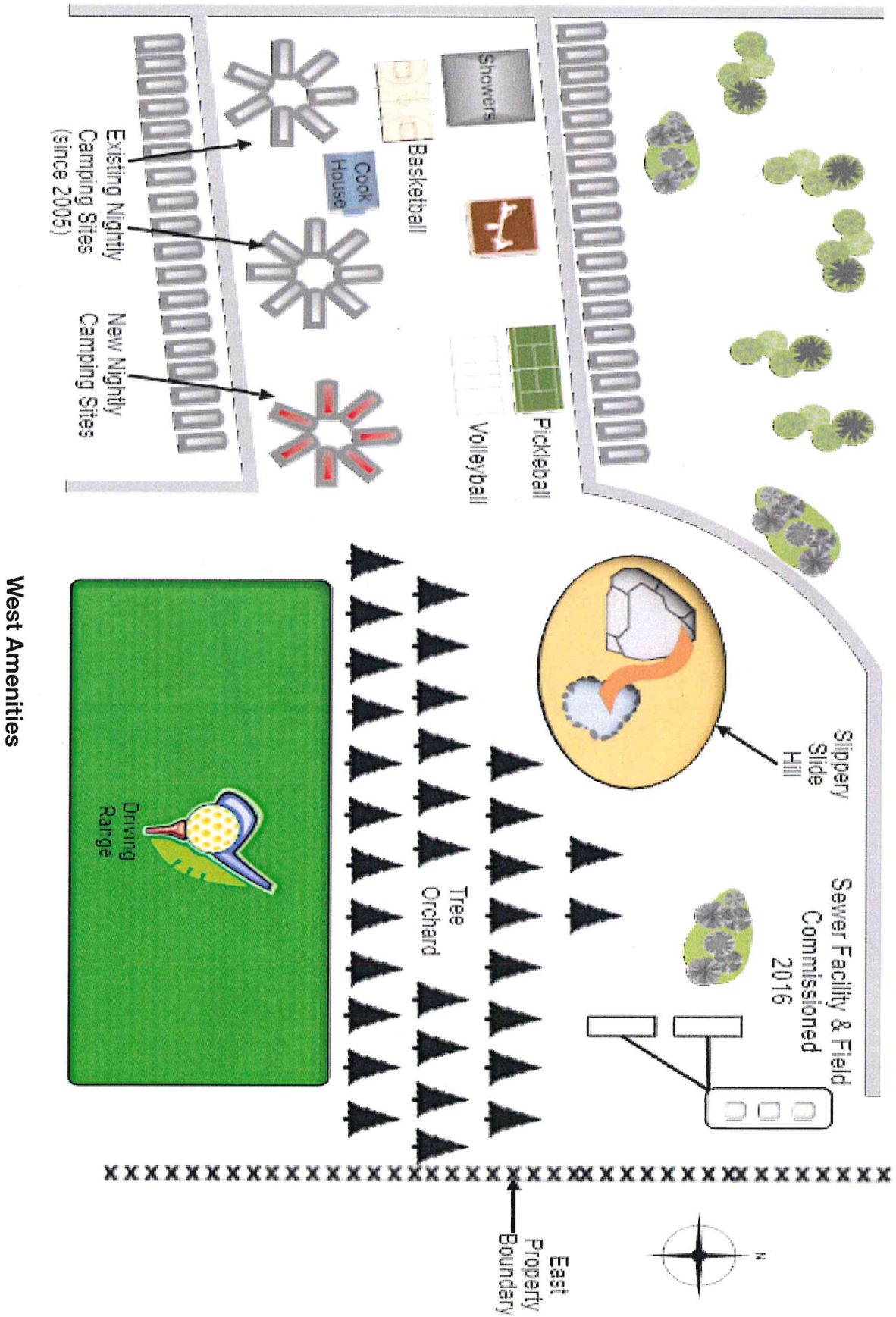


Range
Road
11

Sewer System

Sewage Tank
(Buried)

MAP 6



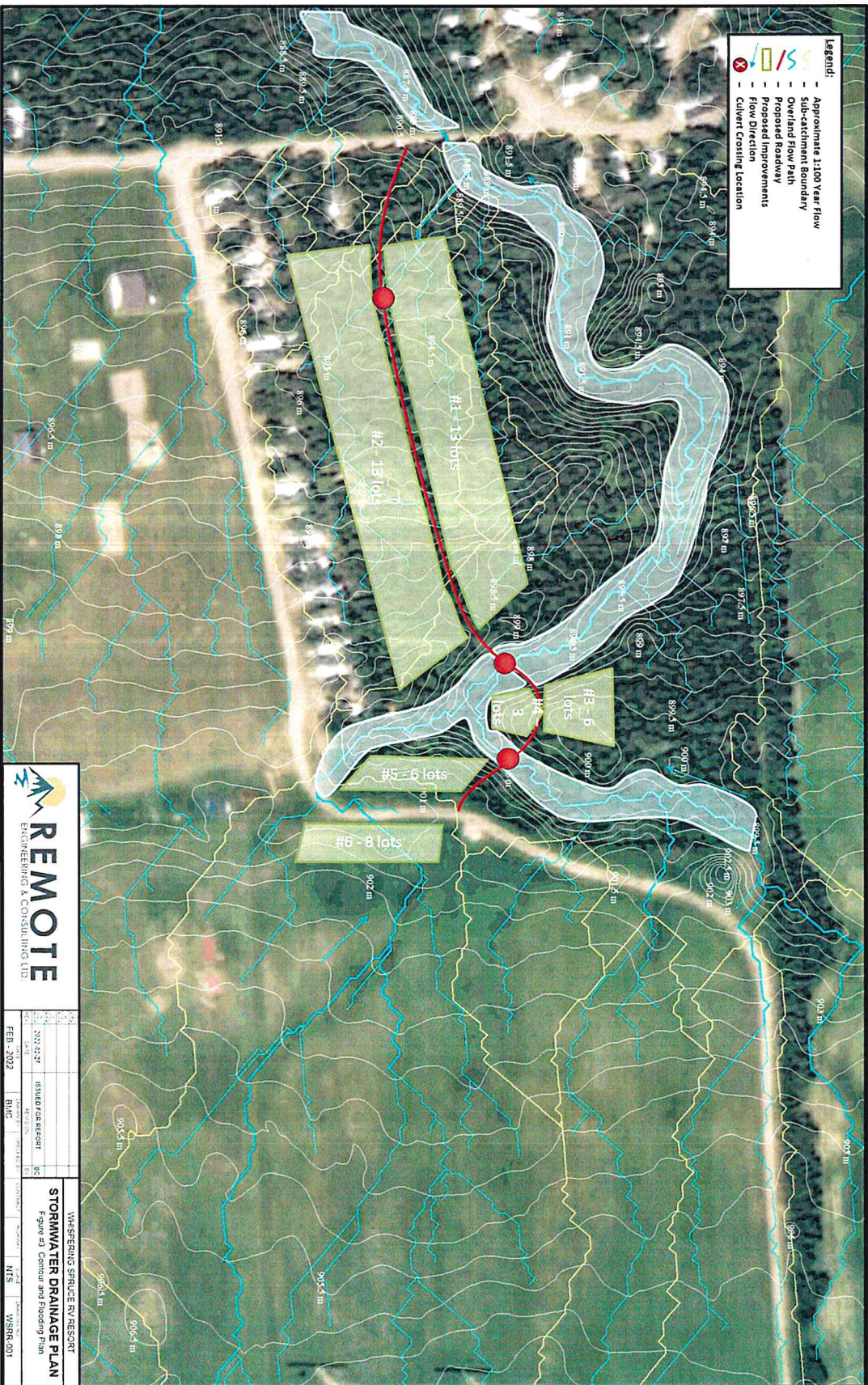
MAP 7



MAP 8

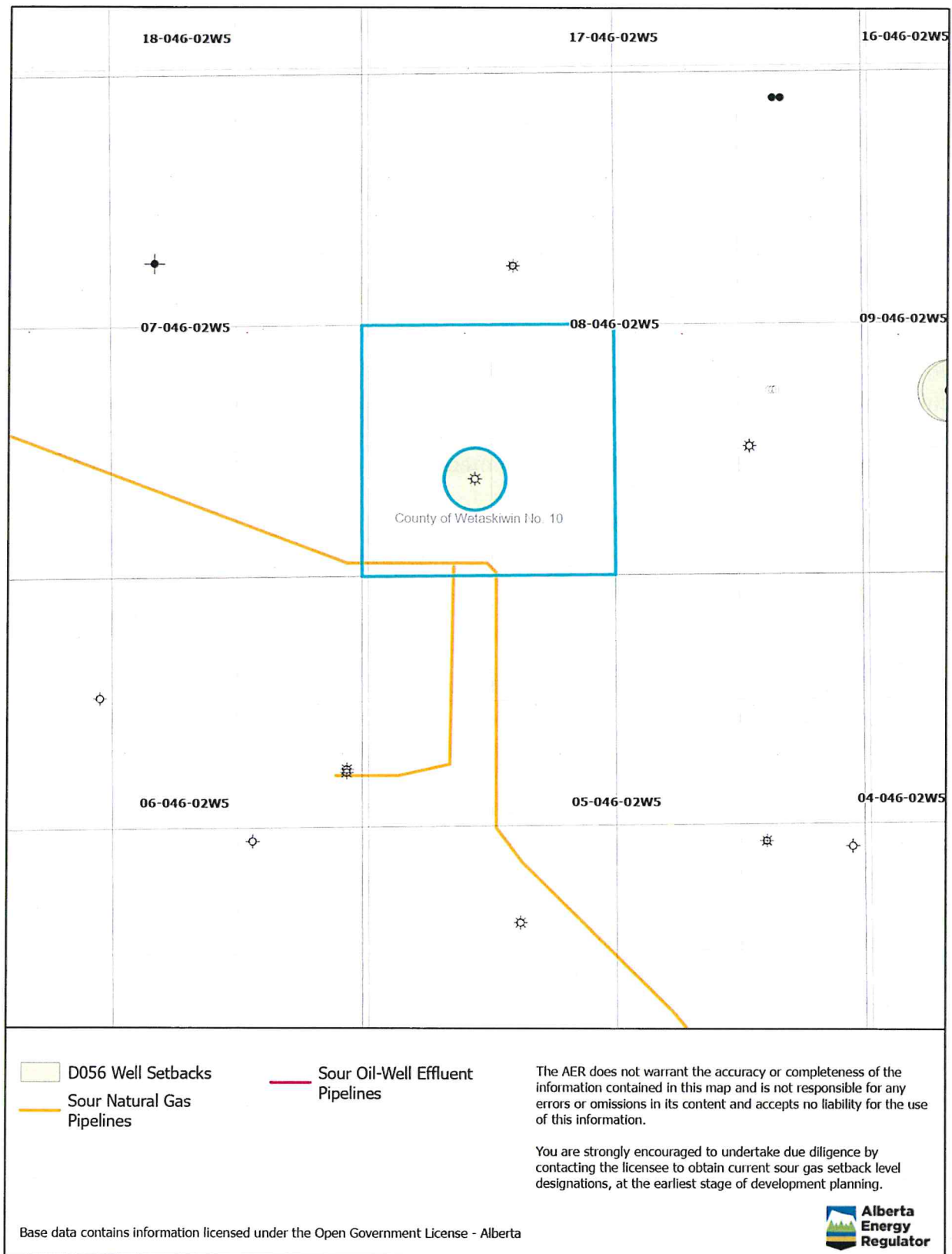


MAP 9



Slope and Natural Drainage - Expansion

MAP 10



Sour Gas Locations

Appendix 1: Rules Governing Behaviour of Leaseholders and Visitors

Purpose:

The operator runs 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, electrical and sewer service are not 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 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. Additional tents are only 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 are posted at the entrance as well as on social media.

To reduce the risk of fire, cigarette butts must be disposed of properly, and fireworks are not allowed anywhere on the property except for the annual July 1st holiday firework display which is strictly regulated by management.

Emergency access:

In order to facilitate access by emergency vehicles, no parking is allowed on internal roads. Pigeon Lake Fire Department conducted an audit on emergency access during the summer of 2022. All recommendations from audit are being implemented.

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 grounds 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. boundaries of the property are clearly marked. Leaseholders and their guests must not trespass beyond those boundaries except for golfers traversing to and from Dorchester Golf Course located directly to the south of the property.

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: Correspondence With I3 Energy

Amy Fletcher <afletcher@i3.energy>

Feb 1, 2024, 8:41 AM

to me ▾

Good morning Paul,

Thank you for reaching out and providing this information.

We have reviewed internally, and at this point do not have any concerns or conditions, in regards to your proposed expansion within proximity to i3's well (100/15-25-045-01 W5M).

Should this email response not suffice for the County, please let me know.

Thank you and have a great day.

Amy Fletcher

Senior Surface Land Analyst



I3 ENERGY

I3 Energy Canada Ltd.

500, 207 – 9th Ave SW, Calgary, AB T2P 1K3

D: 587-943-4815

E: afletcher@i3.energy

Appendix 3: Public Engagement Letter

Firefly and Fiddle RV Resort Inc.
Mailing address:
PO Box 237, RR 2
Westerose, AB
T0C 2V0



Website: FireflyandFiddle.com
e-mail: FireflyandFiddle@gmail.com
Office: 780-586-2249

May 04, 2025

Public Engagement Letter – to landowners adjacent to below land location

RE: Proposed Area Structure Plan at: NW 25-45-01W5 for Firefly and Fiddle RV Resort Inc.

Dear Sir/Madame,

We are writing this letter to inform you of a proposed Area Structure Plan as required by the County of Wetaskiwin.

The involved parties would like to make the following changes:

The current owner would like to build an additional 38 full service RV sites and 7 new nightly/group sites. Also, obtain approval for 15 group/nightly sites pre-existing since 2005.

Additionally, they seek to develop a series of new amenities including: cultural museum, golf driving range, tree orchard, slippery slide water feature and public mini-golf.

Currently, the property is consists of an 87 acre undivided parcel consisting of 32 acres of field rotated between oats and hay or used as horse pasture. The remaining 55 acres comprise the RV park, personal home and wooded areas.

No changes to the existing land ownership, land use designation or subdivision is required.

We strive to be good neighbours and community members. If you have any questions or concerns, please contact us at the above numbers by May 19, 2025. You can also contact Lindsay Jacobsen at the County of Wetaskiwin at (780) 352-3321 ext. # 2253.

Thank-you for your consideration,

Jacqueline Goudreau and Paul Jarvis

Firefly and Fiddle RV Resort Inc.

