



**HILAH AYERS**

**AREA STRUCTURE PLAN**



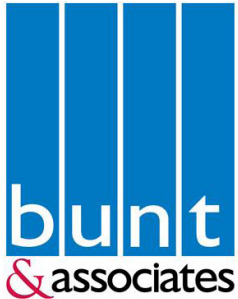
# **ACKNOWLEDGMENTS**

Prepared for County of Wetaskiwin No. 10

**Consulting team:**



**In association with:**



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**Version 4.0**

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# 01 INTRODUCTION

## 1.1 Purpose

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The purpose of the Hilah Ayers Area Structure Plan (ASP) is to provide a framework for the development of two parcels of land located to the north of Pigeon Lake, the Summer Village of Silver Beach and the Summer Village of Argentinia Beach, east of the Summer Village of Golden Days, and all within the County of Wetaskiwin No. 10. As provided in Section 633 of the Municipal Government Act, 2000, c.M-26, an Area Structure Plan must describe the proposed land uses, population density, transportation routes, public utilities, sequence of development or staging, and any other matters, including those related to reserves of an area proposed for development.

## 1.2 Location and Plan Area

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The Hilah Ayers Area Structure Plan (the Plan Area) comprises approximately 62.22 hectares (153.75 acres) within a kilometer north of the Pigeon Lake shoreline. The Plan Area is bounded by NE ¼ SEC. 24, TWP. 47, RGE. 1, W.5th M. to the north, 50 Street (Range Road 10) to the east, NE ¼ SEC. 13, TWP. 47, RGE. 1, W.5th M. and the twelve lot Anderson Meadows subdivision to the south, and SW ¼ SEC. 24, TWP. 47, RGE. 1, W.5th M. Located in the northeast corner of the quarter section is an existing CR zoned property that is not included in the ASP boundary. The location of the ASP Boundary relative to Highway 616, Pigeon Lake and other identifiable landmarks can be seen in **Map 1: Location** below. **Map 2: Plan Area** shows a closer view of the location of Plan Area.

The legal description of the subject site is SE ¼ SEC. 24, TWP.47, RGE.1, W.5th M.

## 1.3 Landownership

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The Plan Area comprises of 62.22 hectares (153.75 acres) of land held under two Certificate of Titles in the name of AT PROPERTIES LTD.

# 02 EXISTING CONDITIONS

## 2.1 Existing Land Use and Development

At present the Plan Area consists of the Hilah Ayers Wilderness RV Park which includes 208 seasonal Recreational Vehicle (RV) lots and 34 overnight sites with amenities including park space, nature trails, and laundry facilities. It also includes recreation amenities for RV park patrons such as mini-golf, beach volleyball court, horseshoe pits, and playgrounds. The current Hilah Ayers Wilderness RV Park site also includes an events field which is the site of the Pigeon Lake Music Festival and other weekend concert series. The lands within the Hilah Ayers ASP Plan Area are currently zoned General Commercial (GC). The Plan Area is currently designated as within the West Agricultural Policy Area and within the Developed Lakes Policy Areas in the County of Wetaskiwin No. 10 Municipal Development Plan and designated as Reserves, Parks, etc. within the Pigeon Lake North Intermunicipal Development Plan.



Image source (all): hilahayers.com (2025)

## 2.2 Adjacent Land Use

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The Plan Area lies north of Argentinia Beach and Pigeon Lake. Adjacent to the east limit of the Plan Area is 50 Street (Range Road 10) which is controlled by the County of Wetaskiwin No. 10. This is a paved rural collector road that provides access to the existing development within the Plan Area. To the east of 50 Street (Range Road 10) is a mix of country residential lots and natural features, including treed areas and small water bodies. Southeast of the Plan Area is the Anderson Meadows country residential subdivision consisting of 12 lots and 70 Avenue which is a gravel collector roadway that provides access to the subdivision and becomes 51 Street, which is terminated in a bulb. The remainder of the quarter section to the south remains undeveloped at the time this ASP was written. The lands to the west and north are zoned Agricultural (AG) but are not currently residentially occupied.

## 2.3 Site Features

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### 2.3.1. Topography

The highest elevation within the Hilah Ayers ASP Plan Area is 865 m which is within the west central portion of the Plan Area. The lowest elevation is 837 m located in the southern portion of the Plan Area. The overall elevation difference within the Plan Area is approximately 28 m with natural drainage patterns into three different catchment areas. The topography of the Plan Area can be seen in **Map 3: Existing Conditions**.

### 2.3.2. Soils

A Biophysical Assessment completed by Ecoventure in April 2025 found that soils in the Plan Area consisted of Dark Gray Luvisol on medium textured loam and clay till or Orthic Gray Luvisol on medium textured loam or clay loam till. Land capability class descriptions for agriculture within the Plan Area are recorded as agricultural Class 3 with moderately severe limitations, subclass D.

### 2.3.3 Natural Areas

A field visit completed by Ecoventure on October 2, 2024, found that the Plan Area consists of the selected grass mix and canola in the cultivated areas of the Hilah Ayers ASP Plan Area. Natural areas within the Plan Area contained Boreal mixedwood with dominant aspen, common balsam poplar, black spruce, white spruce, jack pine, and occasional white birch. The understory includes moss, lichens, wild sarsaparilla, dewberry, prickly rose, horsetail and green alder.

The Biophysical Assessment completed by Ecoventure in April 2025, found one shrubby swamp within the Plan Area approximately 11.69 ha in size. Wetland avoidance efforts are recommended by incorporating a 15 m wide buffer around the wetland area to protect ecosystem function and hydrology.

Four watercourses were also identified within the Plan Area and a 10 m wide riparian setback is recommended. The locations of the watercourses and wetland within the Plan Area can be seen in **Map 3: Existing Conditions**.

#### 2.3.4 Historical Resources

A Historical Resources Act approval application was made to determine if there are any historical resources within the Plan Area. After a review of the area, it was determined that there are no historical resources within the Plan Area and that a Historical Resources Impact Assessment is not required.

#### 2.3.5 Oil/Gas Well Sites and Pipelines

A search of the Plan Area concluded that there are no Oil/Gas Well Sites and **Map 3: Existing Conditions** shows the absence of these Well Sites with the nearest abandoned well (#0291428) located approximately 485 m north of the Plan Area.

# 03 LEGISLATIVE FRAMEWORK

## 3.1 Municipal Government Act

The Municipal Government Act (MGA) is a provincial document that guides how municipalities operate and how local governments should govern and plan for growth. The Hilah Ayers Area Structure Plan has been prepared within the statutory context of Part 17 of the Municipal Government Act. The MGA states that an Area Structure Plan must describe:

- The sequence of development proposed for an area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area, either generally or with respect to specific parts of the area;
- The general location of major transportation routes and public utilities; and
- Any other matters, including matters relating to reserves, as the council considers necessary.

## 3.2 Pigeon Lake North IDP

The Pigeon Lake North Intermunicipal Development Plan (IDP) was adopted by the County of Wetaskiwin No. 10 and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach in 2021. The Plan Area is identified as future Parks and Recreation Area as illustrated in Map 2 – Future Land Use in the IDP. The Hilah Ayers ASP conforms with the Pigeon Lake North IDP and an amendment will not be required. **Table 1** below provides the specific sections of conformance.

| Intermunicipal Development Plan Policy                                                                                                                                                                                                                                     | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4.5.2</b> Seasonal camps, campgrounds, intensive recreational uses, and institutional uses (such as emergency services, community centres, etc.) may be allowed within this area on sites that can be designed to exclude wetlands and environmentally sensitive areas. | The proposed uses are all located outside of the wetland, watercourses and buffers identified in the Biophysical Assessment.                                                                                                                                                                                                                       |
| <b>4.5.4</b> The retention of tree cover shall be encouraged within the Parks and Recreation Area.                                                                                                                                                                         | The theme of the development is “wilderness”, and existing developments have shown a desire to maintain a significant tree cover over and around the RV site developments in particular. This will be carried forward to new developments, which will maintain as much of the existing trees as possible when located within a heavily treed area. |

| Intermunicipal Development Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>4.5.5</b> Proposed recreational uses in the IDP Plan Area shall not cause off-site nuisance to adjacent properties in the form of noise, dust, or other impacts. Potential off-site nuisances may be mitigated through the use of landscaping, buffers, hours of operation, and site/building design.</p>                                                                                                                                                                                                                                                                                                     | <p>Off-site nuisances will be minor in nature related to the proposed uses, many of which are existing in some capacity already. All new proposed uses are intended to be located away from existing developments on all sides of the parcel, with significant setback and landscaping buffering existing and proposed development. Noise is a major part of the existing use as an Event Facility for the Pigeon Lake Music Festival</p> |
| <p><b>4.5.6</b> At the time of subdivision or development application, the County may require supporting studies and information to accompany the application in order to assess the suitability of the site to support the proposed development:</p> <ul style="list-style-type: none"> <li>a. Traffic Impact Assessment;</li> <li>b. Environmental Impact Assessment;</li> <li>c. Wetland Assessment;</li> <li>d. Biophysical Assessment; and/or</li> <li>e. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.</li> </ul> | <p>The ASP was prepared and is supported by a TIA, Biophysical Assessment and other technical documents. Further study and technical studies will be required at the time of Development Permit, including a Wetland Assessment in particular for crossings over identified water courses.</p>                                                                                                                                            |
| <p><b>5.2.10</b> The Environmental Reserve, Environmental Reserve Easements, and/or Conservation Reserves shall be established in accordance with Section 664 of the MGA. The boundaries of these areas shall normally be defined using the recommendations from a Biophysical Assessment and/or wetland assessment, provided by the development proponent.</p>                                                                                                                                                                                                                                                     | <p>Wetland, water courses and relevant buffers are delineated and shown as recommended in the Biophysical Assessment. Confirmation and legally establishing those boundaries will occur at the Development Permit stage.</p>                                                                                                                                                                                                              |
| <p><b>5.2.13</b> The retention of wetlands in the IDP area shall be encouraged by the participating municipalities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>A significant wetland and watercourses identified by the Biophysical Assessment are proposed to be retained and kept in their natural state. Development buffers have also been proposed to support their retention and sustainability.</p>                                                                                                                                                                                            |
| <p><b>5.2.15</b> All new developments in the IDP area shall be designed to reduce risk from wildfires. Where appropriate, the participating municipalities will consider the inclusion of FireSmart Canada recommendations in their respective LUBs.</p>                                                                                                                                                                                                                                                                                                                                                            | <p>An emergency management plan for the site and activities was submitted as part of this ASP, including details regarding wildfire mitigation and management. FireSmart principles have also been included in the ASP.</p>                                                                                                                                                                                                               |

| Intermunicipal Development Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                          | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.1.3</b> Proposed developments in the IDP area near established roadways and highways shall utilize existing access points. Proposed new access points to existing roadways and highways will require the approval of the affected municipalities and/or Alberta Transportation.                                                                                                                                                            | Existing access points into the site are being utilized for the expansion, and no new accesses are proposed. Any upgrades to those accesses will be completed at the developers cost at the time of Development Permit.                                                                                                                   |
| <b>6.2.6</b> Provisions shall be made to control stormwater runoff to predevelopment rates though the use of site design, on-site storage, and stormwater management facilities. The use of low-impact stormwater management facilities to control water quantity and quality shall be encouraged and best management practices shall be considered as measures to control stormwater amount and quality and reduce its impacts on Pigeon Lake. | Stormwater runoff from the proposed development will be controlled through intermediate stormwater management facilities proposed at various locations throughout the plan area. These facilities will handle major storm events and convey drainage at pre-development rates to the wetland, which ultimately discharges to Pigeon Lake. |
| <b>6.2.7</b> Where a new development is proposed that may impact surface water flows within an adjacent municipality, a Stormwater Management Plan shall be required at time of ASP development, subdivision or development application, which satisfies the stormwater system design standards of the affected municipalities.                                                                                                                 | A Stormwater Management Report was prepared and submitted as part of the ASP. Further details will be provided at Development Permit stages prior to development occurring. This will include relevant Water Act applications and approvals through AEPA as required.                                                                     |

Table 1: Intermunicipal Development Plan Conformance

### 3.3 Municipal Development Plan

The County of Wetaskiwin No. 10 Municipal Development Plan (MDP), Bylaw 2023/05 “Your County, Your Future” identifies the Plan Area within the West Agricultural Policy Area and within the Developed Lakes Policy Areas. The ASP conforms with the policies of the MDP as well the Plan Vision, Principles, and Goals shown in **Table 2** below.

| Municipal Development Plan Policy                                                                                                                                                     | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7.1.3</b> Support expanding and diversifying employment opportunities through a balance of tourism, recreation, agriculture, residential, commercial, and industrial uses (p. 22). | The expansion of tourism, recreation, and commercial uses provided within this ASP will expand and diversify employment opportunities within the County of Wetaskiwin No. 10 through additional RV lots available for camping and seasonal use as well as an event venue which will offer additional tourism, recreation and employment opportunities. |

| Municipal Development Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>8.1.1</b> Recognize and conserve areas with significant landscape, environmental and biophysical features through the use of available municipal land use planning and management tools including area structure plans, the Land Use Bylaw, Environmental Reserves, and Environmental Reserve Easements (p. 23).</p>                                                                                                                                                                                                                                                                                                                                                                               | <p>This ASP recognizes significant landscape, environmental, and biophysical features in the form of an existing wetland and various watercourses across the site. This ASP seeks to conserve these areas through the use of Environmental Reserves (ER) to limit future development within or near these features.</p>                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>8.1.3</b> Require that Environmental Reserves primarily remain in their natural state. The County may use Environmental Reserve lands for public parks and trails where the use does not negatively impact the environmental condition of the site or adjacent waterbody, wetland, or watercourse (p. 23).</p> <p><b>8.3.4</b> Dedicate natural areas, including creeks, natural drainage channels, ponds, ravines, springs, and wetlands as Environmental Reserves, in accordance with the Act, Provincial Guidelines, or as recommended by a professional report (p. 24).</p> <p><b>16.3.3</b> Minimize the clearing of vegetation within residential and recreational developments (p. 51).</p> | <p>This ASP notes future Environmental Reserve (ER) designation of an existing wetland to provide a riparian buffer as recommended by the Biophysical Assessment completed by Ecoventure in April 2025. This would allow the preservation of these natural areas and avoid future impacts of any development in alignment with the purpose stated in the MDP Subsection 8.3.1 about the conservation of environmentally significant areas. The uses within this ASP can be integrated into the natural environment, minimizing the clearing of trees. Crossings through or across ER lands will require Water Act approvals and have been minimized and proposed in less impactful areas where required.</p> |

| Municipal Development Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>9.1.5</b> Consider supporting commercial recreation subdivision and developments, including multi-lot recreational uses, in locations that exhibit the following characteristics:</p> <ul style="list-style-type: none"> <li>a. Landscape features such as scenic views, treed areas, waterbodies or watercourses;</li> <li>b. Proximity to public recreational amenities;</li> <li>c. Access to developed County roads;</li> <li>d. Situated on poor quality agricultural land; and</li> <li>e. Sufficient availability of water and wastewater services (p. 25).</li> </ul> | <p>The Plan Area exhibits many of the aforementioned characteristics:</p> <ul style="list-style-type: none"> <li>a. Landscape features such as treed areas, wetlands, and watercourses existing within the Plan Area. There are also potential opportunities for scenic views and integration of future development into the natural features.</li> <li>b. The Plan Area is near to existing public recreational amenities along the shore of Pigeon Lake.</li> <li>c. The Plan Area has direct access to 50 Street, which connects south to the Hamlet of Mulhurst and north to Highway 616.</li> <li>d. The fragmentation of this quarter section by natural features does not make it a prime location for an agricultural use.</li> <li>e. There are existing water wells across the Plan Area and appropriate water and wastewater services are being planned for.</li> </ul> |
| <p><b>9.1.7</b> Require developers to design recreational developments to include onsite services for potable water supply, wastewater collection and management, stormwater, management transportation and other relevant services to the satisfaction of the County (p. 25).</p>                                                                                                                                                                                                                                                                                                  | <p>This ASP will expand upon existing servicing to provide future private onsite servicing to the satisfaction of the County of Wetaskiwin No. 10.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>10.4.4</b> Where appropriate, development shall incorporate natural drainage course or natural water features, such as bio swales or ditches, for storm water management as opposed to installing piped systems (p. 30).</p>                                                                                                                                                                                                                                                                                                                                                  | <p>This ASP has been developed with a Stormwater Management Plan that incorporates existing natural drainage and watercourses across the Plan Area with supplementary culverts and stormwater ponds to help control outflow down to Pigeon Lake.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>11.3.2</b> Support recreation, tourism, and residential developments in appropriate locations (p. 35).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>This ASP will support the expansion of existing recreation and tourism development in this area. The Plan Area is within the Developed Lakes Policy Areas and there is an existing cluster of recreation, tourism, and residential developments, which makes it an appropriate location for expanding this type of development without further fragmentation of agricultural lands.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Municipal Development Plan Policy                                                                                                                                                                                                                                                                                                                                                    | Hilah Ayers ASP Conformance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>12.1.8</b> Require buffering where a commercial development is adjacent to multi-lot country residential developments or agricultural operations.</p>                                                                                                                                                                                                                          | <p>Buffers are provided through a combination of increased setbacks, fencing and landscaping. The majority of the activities related to the development are located away from the existing residential developments, with the primary uses located adjacent to existing development being primarily RV sites, which is compatible and less impactful than existing residential development.</p>                                                                                                                                                                                                    |
| <p><b>12.1.9</b> Support commercial development outside of hamlets on sites with the following characteristics:</p> <ul style="list-style-type: none"> <li>a. Access to highways or located at major intersections;</li> <li>b. Sufficient availability of water and wastewater</li> <li>c. Services; and</li> <li>d. Situated on poor quality agricultural land (p. 38).</li> </ul> | <p>The Plan Area is located outside of a hamlet and exhibits many of the aforementioned characteristics:</p> <ul style="list-style-type: none"> <li>a. The Plan Area has direct access to 50 Street, which has direct access north to Highway 616.</li> <li>b. There are existing water wells across the Plan Area and appropriate water and wastewater services are being planned for onsite.</li> <li>c. The Biophysical Assessment found that descriptions for agriculture within the Plan Area are recorded as agricultural Class 3 with moderately severe limitations, subclass D.</li> </ul> |
| <p><b>16.1.4</b> Encourage commercial recreation, public recreation, and residential developments within the Developed Lakes Policy Area Overlay, in appropriate locations and consistent with any applicable statutory plan, County policy, or Watershed Management Plan (p. 50).</p>                                                                                               | <p>Most the Plan Area falls under the Development Lakes Policy Area Overlay. This area already hosts an existing commercial recreation use, is near to other public recreation and residential developments, and is in alignment with other statutory plans like the IDP, which would suggest this to be an appropriate location to expand such uses.</p>                                                                                                                                                                                                                                          |
| <p><b>16.3.5</b> Avoid development in or near permanent wetlands that would impact the integrity or functionality of the wetlands (p. 51).</p>                                                                                                                                                                                                                                       | <p>The ASP will avoid development in or near the existing wetland through future Environmental Reserve (ER) dedication, including a riparian buffer to preserve the integrity and functionality of the wetland system.</p>                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>16.3.8</b> Cluster multi-lot residential development and recreational development within the Developed Lakes Policy Area Overlay to reduce potential land use conflicts with agricultural developments and minimize servicing costs (p. 52)</p>                                                                                                                                | <p>The ASP will support the expansion of an existing recreational development within the Developed Lakes Policy Area Overlay. Adjacent to Mulhurst, the Plan Area is near an existing clustering of residential and recreational development, that already has existing road servicing and opportunities for onsite servicing, with no land use conflict with nearby agricultural developments.</p>                                                                                                                                                                                                |
| <p><b>16.3.11</b> Encourage new development to locate where municipal water and sewer services and paved roads already exist or can easily be extended (p. 52)</p>                                                                                                                                                                                                                   | <p>The Plan Area is located directly off 50 Street, which is an existing paved road with capacity to support future development. All water and sewer will be managed privately.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |

Table 2: Municipal Development Plan Conformance

### 3.4 Land Use Bylaw

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The County of Wetaskiwin No. 10 adopted its current Land Use Bylaw in December 2024. The lands within the Plan Area are already Districted as General Commercial (GC) which will accommodate the development described within the Hilah Ayers ASP.

The proposed development conforms to all regulations of the GC District. All existing uses, including the Recreational Unit Park (Hilah Ayers Wilderness RV Park) and Event Facility for the Pigeon Lake Music Festival are listed Discretionary in the GC District. The proposed uses include expansions of these existing uses, as well as a proposed Campground Use, which is also Discretionary in the GC District. Existing developments meet all other regulations within the GC District and the broader Land Use Bylaw, and all proposed developments will be required to conform to the Land Use Bylaw regulations, specifically those within Section 5.5, as well as Sections 7-10. New Development Permit (DP) applications for all development will be required following approval of the ASP, including statements and technical information related to the conformance of the proposed Uses to relevant impacts of Discretionary Uses on the surrounding areas as described in Section 10.6 of the Land Use Bylaw.

## 04 PUBLIC ENGAGEMENT

Notification letters for the Open House were mailed by the County of Wetaskiwin No. 10 on June 25, 2025, to surrounding property owners. The letters provided information on the Area Structure Plan and included the date, time, and location of the Open House.

The Open House was held on July 10, 2025, from 5:30 p.m. to 7:30 p.m. at the Mulhurst Bay Community Centre (3802 50th Avenue, Mulhurst, AB). Over the course of the event, two surrounding residents attended. A What We Heard Report summarizing the feedback received is included in Appendix A.

The feedback provided at the Open House was supportive, and no concerns regarding the ASP were raised. Throughout the notification period, only one email was received with questions being asked related to sewage and waste disposal. Furthermore, no phone calls were received during the notification and feedback period. As a result, no changes were made to the ASP, reflecting both the support expressed and the absence of additional feedback.

# 05 DEVELOPMENT CONCEPT

## 5.1 Vision and Objectives

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The general development concept for the Plan Area is shown in **Map 4: Concept Plan** which is divided into Commercial and Environmental Reserve (ER) lands. The vision for the Plan Area is to expand the current Hilah Ayers Wilderness RV Park, strengthen the park's role as a regional destination for family-oriented, seasonal recreation while promoting sustainable, nature-based development. This will be done by providing an additional 44 RV lots, an event venue and various other amenities to support and promote recreational activities within the Plan Area. The vision is to accommodate an increase in long-term seasonal RV stays while maintaining the character, ecological integrity, and quiet enjoyment associated with the existing park. Access to the existing development is fenced and gated along the easterly portion of the Plan Area.

The Hilah Ayers Area Structure Plan is guided by the following **objectives**:

- 01 To expand the RV park campground in a manner that is consistent with and complementary to the existing development.
- 02 To provide high-quality RV campground sites supported by appropriate servicing and amenities.
- 03 To protect and integrate environmental features into the park layout and event venue.

## 5.2 Land Use Plan

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### 5.2.1 Commercial

The Commercial development within the Plan Area includes both existing and proposed development. The existing development within the Plan Area is located along the east portion of the site and contains 208 seasonal RV sites and 34 overnight sites with various private amenities for campers and visitors including walking trails, outdoor movie theatre, shower and laundry facilities, mini-golf course, horseshoe pits, beach volleyball court, and parks. Two existing parking areas with a total of 40 stalls provide visitor and overflow parking as required. The current Hilah Ayers Wilderness RV Park is also home to the Pigeon Lake Music Festival which is held annually over a weekend in the summer. No changes are proposed to these existing uses or developments as part of the ASP.

New developments proposed include the expansion of the Hilah Ayers Wilderness RV Park in other areas of the site, including 44 new RV sites (for a total of 252 RV sites at full build-out), an indoor event venue with a capacity of 150 people, a campground with up to 682 sites, and various other supporting amenities for visitors. The RV sites are intended to be approximately 167m<sup>2</sup> in area with a minimum width of 10m, which matches most of the existing sites. They will be serviced with power connections and water and sanitary systems already in place. Similar to existing sites in the area, new sites will have minimal tree clearing to enhance privacy between lots as well as maintain the "wilderness" theme of the RV Park.

The indoor event venue is proposed to include one reception-style building and is planned to be located in the west portion of the Plan Area between the two proposed pockets of new RV sites. Onsite parking will be provided adjacent to the event venue, and access to the event venue and parking spaces is planned to be via the existing north access. Campgrounds are proposed within the central portion of the plan area and can accommodate up to 680 campsites. Outdoor camping areas are utilized only during events, while two geodomes are planned to provide year-round camping opportunities. Potential amenities included in the expansion include a lookout tower, a bonfire pit, and a multi-functional stage to be utilized for smaller events and as amenities for RV Park visitors. At full build-out, the site's maximum capacity is 3,000, which would only be achieved during sold out events occurring on-site such as the Pigeon Lake Music Festival.

Phase 2 is intended for additional amenities accessory to the RV Park and may Recreational, Commercial and Recreational, Extensive uses. Existing treed areas are to remain and are not proposed for development. The general layout can be seen on **Map 4B: Concept Layout**.

|                     |                                                                                                                          |
|---------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>OBJECTIVES</b>   | Support a compact, efficient layout that minimizes environmental impact.                                                 |
| <b>Policy 5.2.1</b> | Development shall occur in clusters around a looped internal road system to support efficient servicing and circulation. |
| <b>Policy 5.2.2</b> | Locate all new RV sites away from significant environmental features and buffers to promote environmental integration.   |
| <b>Policy 5.2.3</b> | Limit tree clearing within RV sites to ensure adequate separation and screening between sites is maintained.             |

### 5.3 Environment

A Biophysical Assessment was completed by Ecoventure in April 2025, to guide environmentally sensitive design for the proposed expansion of the Hilah Ayers Wilderness RV Park. The site contains four ephemeral watercourses and one shrubby swamp wetland (11.7 ha). These features will be preserved through setbacks (10 m for riparian areas, 15 m for wetlands) and avoided in the development layout. Several wetland crossings within the Plan Area will use a Type 1 bridge structure or alternative structure as approved by Alberta Environment and Protected Areas (AEPA) through a Code of Practice application. This application includes a design of specific water crossings prepared by a professional Engineer, as well as contingency and ongoing maintenance plans that address risks and mitigation measures specific to each crossing, and compensation may be required through Water Act regulation as a concurrent process. These structures are designed and approved for each instance of to maintain hydrologic connectivity while following best practices and applicable regulations in the Code of Practice for Watercourse Crossings regulation under the Water Act. Chosen locations for watercrossings are based on recommendations from the Biophysical Assessment and are in the least impactful areas to maintain the health and function of watercourses. They are proposed in areas of low waater levels as well as where crossing distance is minimized. Avoidance of higher value or areas of higher impact is prioritiezed in their location. Ongoing maintenance of these crossings shall be confirmed with AEPA and included in the Development Agreement required at the Development Permit stage. Other than approved crossings, development near wetlands and watercourses shall be avoided with appropriate buffers maintained to minimize hazards and prevent adverse impacts to those natural features. The site supports common boreal vegetation and wildlife but contains no rare

species or critical habitats. Best management practices, including runoff control, soil conservation, native planting, and regulatory permitting, will be applied to ensure long-term ecological health and compliance with County and provincial standards.

| <b>OBJECTIVES</b>   | To incorporate environmentally responsible design that avoids or minimizes impact to sensitive ecological systems.                                                                               |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy 5.3.1</b> | Maintain a minimum 10 m buffer from all identified ephemeral watercourses and a 15 m buffer around the identified wetland.                                                                       |
| <b>Policy 5.3.2</b> | Implement low-impact development practices, including bridge crossings, native vegetation retention, and erosion control.                                                                        |
| <b>Policy 5.3.3</b> | Conduct pre-disturbance wildlife sweeps and monitor for compliance with the Alberta Wildlife Act and Migratory Birds Convention Act.                                                             |
| <b>Policy 5.3.4</b> | Require Code of Practice / Water Act approvals for all crossings and access through the ER lands and their buffers, as well as their ongoing maintenance prior to development in affected areas. |

## 5.4 Reserve Dedications

Reserve dedication for the Hilah Ayers RV Park expansion will focus on protecting the large shrubby swamp wetland (11.7 ha) located in the southwest portion of the Plan Area and associated ephemeral watercourses through Environmental Reserve. These features provide critical ecological functions and are already being preserved through integrated buffers and avoidance in the concept plan. Dedication will be compelled through Subdivision and Plan of Survey at the time of initial Development Permit application, and an agreement confirming responsibility for ongoing maintenance of improvements within ER lands shall be required between the landowner and the County.

| <b>OBJECTIVES</b>   | To protect significant environmental features and provide recreational or open space benefits to the community.                                                                                                                                                                                              |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy 5.4.1</b> | The delineated wetland (WL24-01) and associated ephemeral watercourses shall be dedicated Environmental Reserve (ER) and registered as a Plan of Survey to ensure long-term environmental protection of environmentally significant and sensitive areas through subdivision at the Development Permit stage. |
| <b>Policy 5.4.2</b> | A Memorandum of Understanding (MOU) shall be required as a condition of Development Permit approval to confirm ongoing maintenance for all improvements within ER dedicated lands.                                                                                                                           |

## 5.5 Land Use Statistics

| <b>Land Use</b>       | <b>Area in Ha (ac)</b>      | <b>% of GDA</b> | <b># of lots</b> |
|-----------------------|-----------------------------|-----------------|------------------|
| <b>Gross Area</b>     | <b>62.22 Ha (153.75 ac)</b> | <b>100%</b>     | <b>3</b>         |
| Commercial            | 46.30 Ha (114.41 ac)        | 74.41%          | 2                |
| Environmental Reserve | 15.92 Ha (39.34 ac)         | 25.59%          | 1                |

Table 2: Land Use Statistics

# 06 TRANSPORTATION

## 6.1 Traffic Generation

---

A Transportation Impact Assessment (TIA) was completed in June 2025 by Bunt & Associates to evaluate traffic impacts associated with the proposed expansion of the Hilah Ayers RV Park, including 44 new RV sites, campground and an event venue with 150 person maximum capacity. At full build-out and in consideration of maximum capacity (3,000 people) the site is anticipated to generate up to 279 peak hour trips during a typical Friday PM period, with 190 peak hour trips projected during a Saturday event. A copy of the TIA has been submitted under separate cover.

## 6.2 External Roadways

---

The transportation network surrounding the Plan Area includes 50 Street (Range Road 10), a rural collector that provides primary access to the site through two existing T-intersections. Based on the results of the TIA, upgrades to the existing roadway and intersection infrastructure are not required. The analysis determined that both access points will continue to operate at acceptable levels of service during all assessed peak periods at full build-out, and no changes to intersection treatments are warranted.

## 6.3 Internal Roadways

---

Development areas will be accessed internally via a network of existing and new private roadways that connect to 50 Street (Range Road 10) at two locations. These existing access points will be retained to support the expanded development and will provide circulation throughout the site. Internal private roads will extend from these access points to service the proposed RV sites, event venue, and supporting amenities. Road widths of 8m are proposed for all Primary Roads that will support two-way travel, emergency access, and service vehicle circulation. Secondary Roads are located within existing development areas, have widths of 6m and are not intended for heavy traffic. The surface of internal roads will be gravel to maintain consistency with the wilderness theme. Where noted, dedicated pedestrian circulation paths will be constructed adjacent to internal roadways and shall be a minimum of 1.0m in width, with a consistent gravel surface, and signage delineating the pedestrian infrastructure where practical. Shared internal access points will be maintained where practical to ensure connectivity and efficient movement within the site. The proposed internal roadway and pedestrian network is illustrated in **Map 4B Concept Layout**.

Where crossings over mapped watercourses are planned, approvals for said crossings through a Code of Practice for Watercourse Crossings application to AEPA will be required prior to development. Type 1 bridge crossings are anticipated, which have a minimum width of 8.72m and sensitive pier-like structures per the Code of Practice regulations to maintain environmental connectivity and health.

## 6.4 Per Lot Road Contribution

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In accordance with County Policy 61.1.15, a Per Lot Road Contribution shall be imposed at the time of Subdivision or Development Permit.

# 07 SERVICING

## 7.1 Water Supply

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### Water Servicing

Each development component within the Plan Area will be serviced by a private water system utilizing the existing groundwater wells on site, as outlined in the Water and Sewer Servicing Memorandum prepared in support of this ASP. Water will be distributed through a trickle-feed system to a series of dedicated cisterns that maintain 24-hour storage capacity for domestic and emergency use.

- The RV sites will be serviced by multiple cisterns, each supplied by a trickle-feed system drawing from existing wells.
- The event venue will be provided with a dedicated cistern and constant-pressure pump to maintain required service levels.
- A new shower house will also be connected to the water system through its own cistern.

All cisterns will be equipped with distribution pumps sized according to County of Wetaskiwin No. 10 design standards and capable of maintaining a residual pressure of 40 psi at service connections. Water demand calculations and cistern sizing have been completed in accordance with County standards and submitted under separate cover.

## 7.2 Sewage Disposal

---

Sewage disposal for the Plan Area will be managed through isolated holding tank systems, as outlined in the Sewage Servicing Evaluation prepared in support of this ASP. Each major facility will be assigned a dedicated tank, with waste to be removed via pump-and-haul servicing.

- The RV sites will be grouped and serviced by a series of holding tanks, sized to accommodate weekly pump-outs during peak season.
- The event venue will be serviced by its own dedicated holding tank, designed to manage event-based peak flows.
- The shower house will also have a separate holding tank, appropriately sized for daily use.

Tanks have been specified in accordance with the Alberta Private Sewage Systems Standard of Practice (2021) and County of Wetaskiwin No. 10 Design Standards. Final tank sizing and layout will be confirmed at the detailed design stage and be approved through the Alberta Building Code.

An Off-Site Sewer Levy shall be collected in accordance with Bylaws 2007/38 and 2008/42 prior to Development Permit approval.

## 7.3 Stormwater Management

---

Stormwater for the proposed RV Park expansion will be managed through four primary drainage basins and associated stormwater infrastructure, per **Map 6: Stormwater Management**. Two stormwater management facilities are proposed, one near Watercourse #1 in the northwest portion of the site, and one near Watercourse #3 in the central area, to accommodate runoff from new RV sites and associated amenities. Additional drainage features include culvert-controlled discharge for the event venue area (Basin C) and a channel outflow for a small cluster of RV sites near Watercourse #3 (Basin D). These facilities are shallow (under 0.3m in depth) and will be dry swales for the majority of the year. During storm events or during spring runoff, they will contain water and convey runoff to the wetland at pre-development rates. As they are shallow depressions that are mostly dry, there should be no safety concerns with uses in close proximity to these facilities, however if required at the time of Development Permit, a chain link fence and/or signage may be installed to the satisfaction of Wetaskiwin County.

The development's stormwater infrastructure has been designed in accordance with Alberta Environment and Protected Areas Stormwater Management Guidelines, including consideration of a 1:100 year, 24-hour storm event. A HydroCAD model was used to assess the runoff and size of the proposed ponds to ensure appropriate attenuation and sedimentation. The ponds have been designed to settle 85% of particles greater than 0.075 mm in size and all runoff from the site will ultimately be discharged to Pigeon Lake, which has been deemed an Adequate Outlet under AEPA criteria. A Stormwater Management Plan has been prepared and submitted under separate cover, and further details, including approvals by AEPA through Water Act applications will be required at the Development Permit stage.

## 7.4 Shallow Utilities

---

Power connections are intended to be provided to all new areas of the development and will be provided through new connections from existing services located within the Plan Area.

# 08 DEVELOPMENT CRITERIA

All required planning policies are in place to support the development of the Hilah Ayers ASP. This ASP and all supplementary documentation, including the County of Wetaskiwin No. 10 statutory planning documents, directs and controls all development within the Plan Area. Policies, text, and mapping information contained within this ASP may be amended from time to time to remain current and relevant in response to broader or more specific issues affecting the Plan Area. Any amendments to policy, text, or mapping information contained within the Hilah Ayers ASP shall be in accordance with all relevant County policies.

At the time of Development Permit applications, Water Act applications and approvals through Alberta Environment and Protected Areas will be required for proposed crossings of designated Environmental Reserve lands as well as for stormwater management facilities, as required.

At the time of Development Permit applications, dedication of ER lands shall be initiated and required as part of the initial DP application, to the satisfaction of the County of Wetaskiwin.

At the time of Development Permit, a Development Agreement shall be required in accordance with Land Use Bylaw between the County and the developer.

# **09 IMPLEMENTATION**

## **9.1 Phasing**

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The development is intended to occur in one phase which will include the 44 RV lots, event venue, internal private roads, and supporting amenities.

## **9.2 Commencement**

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Development is anticipated to begin in Fall 2026 with the expansion expected to be completed between 2026 and 2029.

## **9.3 Expiry**

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This ASP will have an expiry date of three years following approval, in accordance with standard County policy.

# **10 RELATED DOCUMENTS**

The Hilah Ayers ASP was prepared through the guidance of supporting technical studies, all of which have been submitted in conjunction with this ASP document. All have been prepared in accordance with County of Wetaskiwin No. 10 Terms of Reference, where applicable, as well as Provincial and Federal standards.

## **10.1 Technical Reports and Studies**

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### **10.1.1 Water and Sewer Servicing Memorandum**

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A Water and Sewer Servicing Memorandum was prepared by Lexus Engineering to provide a sewer and water servicing evaluation for the expanded development of the Hilah Ayers RV Park under this ASP. The evaluation examined sewage tanks and water cisterns, assessed daily water demands, and determined the size, location, and number of storage tanks and cisterns to adequately service the water and sewer needs of the Plan Area.

### **10.1.1 Stormwater Management Plan**

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The design of on-site stormwater management systems was prepared by Bolson Engineering and Environmental Services in June 2025, under a Stormwater Management Plan to ensure proper drainage on and off-site is maintained post-development. Two on-site storm ponds are proposed to accommodate runoff from new RV sites and associated amenities. The storm ponds are sized and designed to accommodate a 1:100 Year 24 Hour rainstorm runoff volume and Pigeon Lake was determined to be an adequate outlet for outflows based on AER directives. Additional drainage features include culvert-controlled discharge for the event venue area (Basin C) and a channel outflow for a small cluster of RV sites near Watercourse #3.

### **10.1.3 Transportation Impact Assessment**

---

Bunt & Associates completed a Transportation Impact Assessment (TIA) in June 2025 based on the 44 RV lot expansion and 150-person event venue proposed in this ASP. The proposed new RV lots were estimated to generate in the order of 10 two-way trips in the weekday AM peak hour and 40 two-way trips in the Friday PM peak hour during peak season of the RV park. The combination of the new RV lots and event venue are anticipated to generate in the order of 100 two-way trips on a Saturday afternoon.

Upon the addition of site generated traffic to 50 Street and the site accesses, the site access intersections are anticipated to continue to operate at good levels of service. No upgrades to existing intersections or roadways have been identified.

#### **10.1.4 Biophysical Assessment**

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A Biophysical Assessment was completed in April 2025 by Ecoventure to inform the environmental planning and design of the proposed expansion of the Hilah Ayers Wilderness RV Park. The assessment included desktop analysis and field verification of soils, vegetation, watercourses, wetlands, and wildlife, and concluded that the site is suitable for low-impact recreational development.

The assessment recommends maintaining a 10-metre vegetated buffer along all ephemeral watercourses and a 15-metre setback around the identified wetland (WL24-01) to preserve ecological function and hydrology. Where a crossing is required, a low-impact Type 1 bridge structure should be used to minimize disturbance. Regulatory submissions, including a Wetland Assessment and Impact Report (WAIR) and Code of Practice Notifications, are required through the Digital Regulatory Assurance System (DRAS) prior to development. A pre-disturbance wildlife sweep is recommended to identify any sensitive species or habitats, and all waste management should include wildlife-proof containers to limit attractants. Soil stripping, storage, and replacement should be carefully managed to maintain soil quality, with disturbed areas re-seeded using native species and protected with erosion and sediment control measures. Watercourse crossings must comply with Alberta's Code of Practice for Watercourse Crossings, and site grading should minimize impacts to surface and groundwater systems. Ongoing monitoring and control of invasive vegetation, in accordance with the Alberta Weed Control Act, are also advised.

#### **10.1.5 Phase 1 Environmental Site Assessment**

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A Phase 1 Environmental Site Assessment (ESA) was completed in December 2024 for the ASP to determine if the site had been subject to actual or potential environmental contamination. The assessment followed CSA Z768-01 and Alberta Environment and Protected Areas and Parks (2016) standards and included historical aerial photo review, land title searches, regulatory database reviews, interviews, and a site inspection. Two small areas of surface staining were noted on-site, one beneath a haul truck and one between buildings and fuel tanks but were determined to pose low environmental risk. The aboveground fuel tanks lack secondary containment, and it is recommended that standard spill response and containment measures be implemented as part of ongoing operations. No environmental concerns were identified from adjacent lands.

There were no records of spills, enforcement actions, storage tanks, or historical contamination from provincial databases, and no further environmental investigation (i.e., Phase 2 ESA) is required at this time. The site is considered suitable for continued and expanded recreational use based on current conditions and regulatory records.

## 10.1.6 Emergency Management Plan (EMP)

---

An Emergency Management Plan (EMP) was prepared in support of this ASP, providing details on emergency preparedness measures, personnel, and procedures for daily operations and during events. An existing EMP was already in place for the RV Resort and for Events. It was broadened to encompass all proposed and future developments. Generally, the EMP provides:

- Information on staffing, their scopes and required training, including full-time, part-time, volunteer and contract staff during regular operation and for events.
- Information on equipment and materials for use during emergencies, including their locations and procedures for use by staff and personnel. This includes medical equipment always available (defibrillator, EpiPens, Narcan/Naloxone kits, and general first aid supplies) as well as fire suppression systems (mobile water tank and hoses) available at all times.
- Requirements for internal roadways functioning as emergency access routes, including requiring clear travel paths and clearances on both sides to accommodate emergency vehicles when needed.
- Specific Emergency Response Plans (ERP) for general emergencies and for events, outlining procedures, locations for emergency equipment and facilities, and contact information for staff responsible during emergencies.
- Describing the rules and responsibilities all visitors to the site agree to through Terms and Conditions Agreements prior to entry, restricting potentially dangerous use of the site. This includes prohibiting open campfires anywhere on-site except for designated areas where staff are involved in their management, insurance requirements for RV Park visitors covering the entire site in the event of negligence and damage, and other general requirements focused on the safety of all visitors.
- Identification of possible risks and their mitigation measures

# **11 MAPS**

**Map 1: Location**

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**Map 2: Plan Area**

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**Map 3: Existing Conditions**

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**Map 4: Land Use Concept Plan**

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**Map 4B/4C: Concept Layout**

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**Map 5: Transportation**

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**Map 6: Stormwater Management**

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Not To Scale

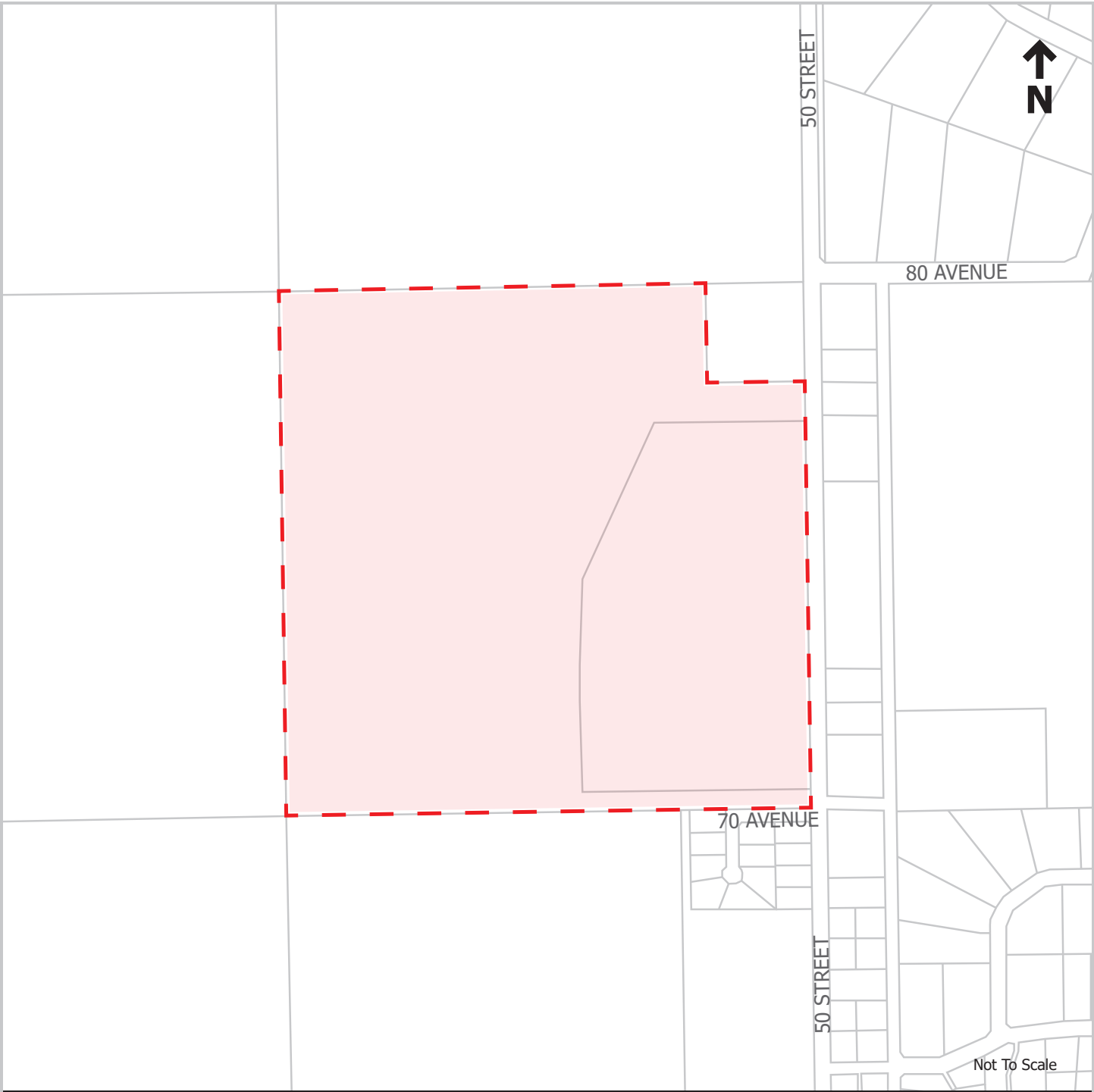
## LEGEND

Plan Area

## MAP 1: LOCATION

**HILAH AYERS**  
**AREA STRUCTURE PLAN**  
SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**



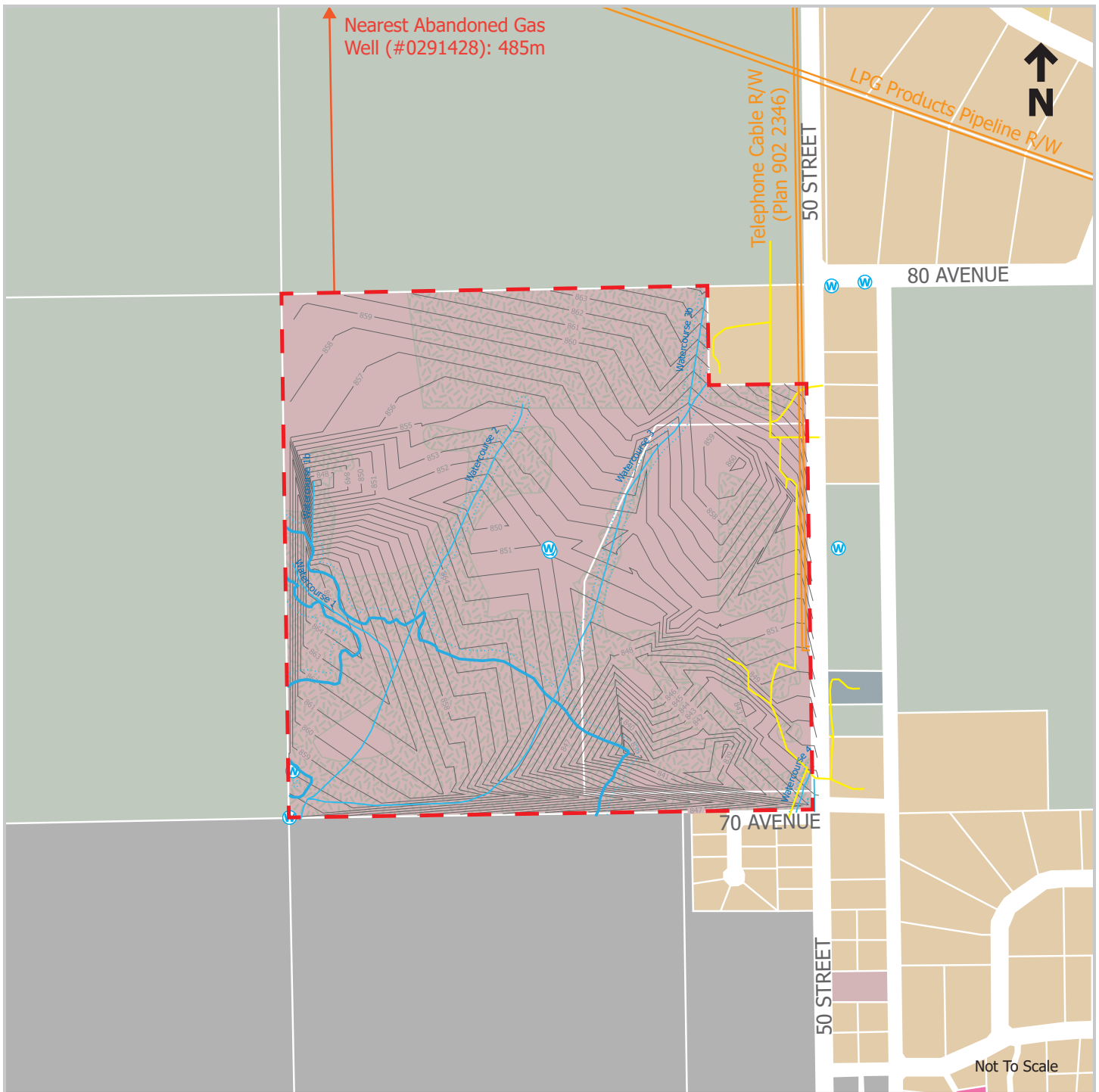
**LEGEND**

 Plan Area

**MAP 2:  
PLAN AREA**

**HILAH AYERS  
AREA STRUCTURE PLAN**  
SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**



## LEGEND

- |                                                                                                                   |                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <span style="border: 2px dashed red; padding: 2px;"> </span> Plan Area                                            | <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;"> </span> Tree Cover             |
| <span style="background-color: #f4cccc; border: 1px solid black; padding: 2px;"> </span> General Commercial (GC)  | <span style="border: 2px solid blue; padding: 2px;"> </span> Wetland                                            |
| <span style="background-color: #fce4d6; border: 1px solid black; padding: 2px;"> </span> Country Residential (CR) | <span style="border-bottom: 2px solid blue; display: inline-block; width: 50px;"> </span> Watercourse           |
| <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;"> </span> Agricultural (AG)        | <span style="border: 1px solid blue; border-radius: 50%; padding: 2px; text-align: center;">W</span> Water Well |
| <span style="background-color: #cfe2f3; border: 1px solid black; padding: 2px;"> </span> Hamelt Residential (HR)  | <span style="border-bottom: 1px solid grey; display: inline-block; width: 50px;"> </span> Contours              |
| <span style="background-color: #bcbddc; border: 1px solid black; padding: 2px;"> </span> Direct Control (DC)      | <span style="border-bottom: 2px solid yellow; display: inline-block; width: 50px;"> </span> Gas Line            |
|                                                                                                                   | <span style="border: 2px solid orange; padding: 2px;"> </span> Right-of-Way                                     |

## MAP 3: EXISTING CONDITIONS

**HILAH AYERS**  
**AREA STRUCTURE PLAN**  
 SE 24-47-1-W5M - County of Wetaskiwin

# E1NS



## LEGEND

- Plan Area
- Commercial
- Environmental Reserve (ER)
- Wetland
- Watercourse
- Riparian Buffer (10-15m)

## MAP 4: LAND USE CONCEPT

**HILAH AYERS**  
**AREA STRUCTURE PLAN**  
 SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**



## LEGEND

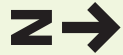
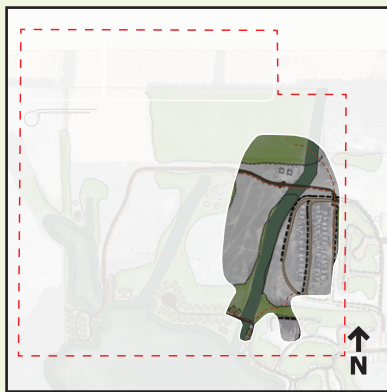
- Plan Area
- Primary Roadway
- Secondary Roadway
- Existing Pedestrian Pathway
- Proposed Pedestrian Pathway

\* See Map 4C for additional details

## MAP 4B: CONCEPT LAYOUT

**HILAH AYERS  
AREA STRUCTURE PLAN**  
SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**



**HILAH AYERS**  
WILDERNESS RV PARK

## LEGEND

- A - Shower House/Water Station/Laundry Facility/Dump Station
- B - Bottle Depot
- C - Events Field
  - 1 - Stage
  - 2 - Reception Hall
  - 3 - Pigeon Statue
  - 4 - Bar & Kiosk
  - 5 - Food Shelter
- D - Onsite Residence
- E - Food Trailer
- F - Water Feature
- G - Public Parking
- H - Horseshoe Pits
- I - Gazebo
- J - Beach Volleyball Court
- K - Playground
- L - Community Fire Pit
- M - Waste Disposal
- N - Park Office/Water Station
- O - Mini Golf Course

- Pet Waste Stations
- Washroom
- Overnight Sites
- Seasonal Sites



← To Mulhurst Bay

To HWY 616 →

# MAP 4C: CONCEPT LAYOUT - EXISTING DEVELOPMENT

**HILAH AYERS**  
**AREA STRUCTURE PLAN**  
SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**



## LEGEND

- Plan Area
- Commercial
- Environmental Reserve (ER)
- Wetland
- Watercourse
- Riparian Buffer (10-15m)

Access Points

## MAP 5: TRANSPORTATION

**HILAH AYERS**  
**AREA STRUCTURE PLAN**  
 SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**



## LEGEND

- |                                                                                                                    |                                                                                   |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <span style="border: 2px dashed red; padding: 2px;"> </span> Plan Area                                             | <span style="border: 1px solid red; padding: 2px;"> </span> Basin                 |
| <span style="border: 2px solid blue; padding: 2px;"> </span> Wetland                                               | <span style="background-color: blue; padding: 2px;"> </span> Stormwater (SW) Pond |
| <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span> Watercourse               |                                                                                   |
| <span style="border-bottom: 2px dotted blue; width: 20px; display: inline-block;"></span> Riparian Buffer (10-15m) |                                                                                   |
| <span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Contours                 |                                                                                   |
| <span style="color: blue; font-size: 24px;">➔</span> Drainage Direction                                            |                                                                                   |

## MAP 6: STORMWATER MANAGEMENT

**HILAH AYERS  
AREA STRUCTURE PLAN**  
SE 24-47-1-W5M - County of Wetaskiwin

**E1NS**

# ● **APPENDIX A - PUBLIC ENGAGEMENT SUMMARY**