

## **BY-LAW NUMBER 2011/44**

BY-LAW NO. 2011/44 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of the area known as Dorchester Ranch in NW 25-45-1-W5M, Plan 072 5900, Block 1, Lot 1 and SW 25-45-1-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, an Area Structure Plan has been prepared for NW 25-45-1-W5M, Plan 072 5900, Block 1, Lot 1 and SW 25-45-1-W5M.

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 2000, Chapter M-26, and amendments thereto, including:

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

1. The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Dorchester Ranch Area Structure Plan" in NW 25-45-1-W5M, Plan 072 5900, Block 1, Lot 1 and SW 25-45-1-W5M*.
2. Dorchester Area Structure Plan By-law 2005/58 is hereby repealed in its entirety and replaced by the Area Structure Plan, dated May 15, 2012 the following amendments:
  - 1) Pavement of the linking road, Range Road 11, is required from the development to Highway 13, as per the Pavement and Per Lot Road Contribution Fee policy #6615;
  - 2) Should intersection upgrades be required for the intersection of Highway 13 and Range Road 11, the developer is responsible for any costs and will take this matter into account with the work necessary for Black Bull Road;
  - 3) Further information is to be provided for the sewage system proposed for the development. Regarding this, Administration and the developer shall review the options of onsite treatment or a transmission line to an off-site treatment facility;
  - 4) Coordinated zoning between districts including Recreational (R) and Resort Recreational Holdings District (RRH) to allow for both recreational and traditional style homes demonstrating the long term viability of the community;
  - 5) Defining the long term responsibility for potable water supply.
3. This by-law comes into effect on the date of third reading.

READ: A First time this 8th day of December, A.D., 2011.

READ: A Second time this 15th day of May, A.D., 2012.

READ: A Third time and finally passed this 15th day of May, A.D., 2012.

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER



**DORCHESTER RANCH  
AREA STRUCTURE PLAN  
AMENDED 2012**

Approved by Council \_\_\_\_\_  
The County of Wetaskiwin No. 10

Landowner / Developer  
Mountain Shores Land Ventures Ltd.

Prepared by:  
Brown and Associates Planning Group  
Calgary Alberta

Additional Amendments Prepared by:  
Southwell Trapp & Associates Ltd.  
May 15, 2012

## CONTENTS

<b>1.0 INTRODUCTION</b>	<b>1</b>
1.1 Purpose of the Plan .....	1
1.2 Background to the Area Structure Plan .....	1
1.3 The Approval Process .....	1
1.4 Plan Implementation .....	2
1.5 Plan Review and Amendment.....	2
1.6 Legislative Framework .....	2
Municipal Government Act .....	2
The Municipal Development Plan .....	3
<b>2.0 THE PLAN AREA</b>	<b>5</b>
2.1 Regional Location .....	5
2.2 Boundaries of the Plan Area .....	5
2.3 Planning Context .....	5
2.4 Natural Areas and Topography and Drainage .....	8
<b>3.0 PLAN GOALS AND PRINCIPLES</b>	<b>11</b>
3.1 Developer's Commitments .....	11
<b>4.0 PLAN POLICIES</b>	<b>12</b>
4.1 The Plan Concept .....	12
4.2 RECREATIONAL RESORT POLICIES .....	13
4.2 Environmental and Municipal Reserve Lands .....	15
RESERVE LAND POLICIES.....	15
4.3 Transportation .....	15
TRANSPORTATION POLICIES .....	16
4.4 Utility Servicing .....	18
Ground Water Supply and Distribution .....	18
Wastewater collection .....	19
Storm Water Drainage .....	19
Fire Protection Water Source .....	19
20Shallow utilities.....	20
SERVICING AND UTILITIES POLICIES .....	21
<b>5.0 PLAN IMPLEMENTATION</b>	<b>24</b>
5.1 Approval Process .....	24
APPROVAL PROCESS POLICIES .....	24
4.2 Phasing of Development .....	25

FIGURES

Figure 1: Regional Location.....	Page 6
Figure 2: Aerial Photograph .....	Page 7
Figure 3: Land Use Plan.....	Page 9

**Appendix One      Recreation Facility**

**Appendix Two      Utilities**



---

## 1.0 INTRODUCTION

---

### 1.1 Purpose of the Plan

The Dorchester Estate Area Structure Plan (ASP) has been prepared pursuant to the Municipal Government Act, the County of Wetaskiwin Municipal Development Plan Bylaw 98/55, and Requirements for Area Structure Plans Policy 6606.

The purpose of the Area Structure Plan is to provide for the orderly development of a golf course and recreational resort within the Plan Area. An Area Structure Plan is more detailed than the Municipal Development Plan (MDP) and is intended to provide a more specific county policy framework to guide subsequent land use redesignation, subdivision, and development approvals within the Plan Area.

### 1.2 Background to the Area Structure Plan

The Plan Area is located on the north side of the Battle River valley, and is 4 miles south of Westeros.

The Plan Area contains the South ½ of NW 25-45-1-W5M, all of SW 25-45-1-W5M and a portion of the SE 25-45-1-W5M (Plan 0725900) for a total area of 271.63 acres.

An 18 hole golf course has been developed within the s ½ NW 25-45-1-W5M and SW 25-45-1-W5M. The vision for the development is to integrate recreational resort lots within the bounds of the plan area. The rolling topography and wooded landscape provide an ideal setting for a golf course integrated with recreational resort lots.

The key natural features of the site will remain and be incorporated into an environmentally appropriate site development that will complement and enhance the golfing experience and the resort environment.

### 1.3 The Approval Process

The County of Wetaskiwin requires Council approval of an Area Structure Plan (ASP) as a prerequisite to resort development. A conceptual plan was reviewed with the planning staff of the County of Wetaskiwin and the West Central Planning Agency. Next, the Draft Amended ASP was prepared for circulation and discussion.

The landowner personally contacted the adjacent landowners and they are generally supportive of the proposed resort development and golf course.

The Proposed Dorchester Estate Area Structure Plan Amendment was advertised and presented at Public Hearings of Council on \_\_\_\_\_.

A community open house meeting was convened at the Dorchester Ranch Development office in Pigeon Lake Village on June 1, 2011. Written comments from the open house were forwarded to the County Planning Department.

#### **1.4 Plan Implementation**

The Dorchester Ranch Area Structure Plan, as amended, was adopted by bylaw in accordance with Part 633 of the Municipal Government Act, will become a statutory document of the County of Wetaskiwin. The ASP does not supersede, repeal, replace, regulate, or otherwise diminish the County of Wetaskiwin County Development Plan or other statutory plans in effect in the Plan Area, but is consistent with the Municipal Development Plan subject to services and paving.

Prior to development of the site, the policies of the Area Structure Plan will have to be incorporated into amendments to the Wetaskiwin Land Use Bylaw, and approval of subdivision plans and their associated conditions of subdivision approval.

#### **1.5 Plan Review and Amendment**

Changing considerations may necessitate periodic review and occasional amendment of the ASP. Council, through monitoring of subdivision and development approvals, may initiate amendment of the ASP in accordance with the Municipal Government Act. In addition, the landowner or the landowner's agents may request amendment of the ASP in accordance with application requirements and procedures of the same Act.

#### **1.6 Legislative Framework**

##### **Municipal Government Act**

Pursuant to Part 633 of the Municipal Government Act (MGA), the Council of the County of Wetaskiwin is permitted via by-law to adopt an ASP as a statutory document. Section 633 of the MGA states:

- 1. For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.*

2. *An area structure plan*

a) *must describe*

- i. *the sequence of development proposed for the area,*
- ii. *the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- iii. *the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- iv. *the general location of major transportation routes and public utilities,*

b) *may contain any other matters the council considers necessary.*

**The Municipal Development Plan**

The County of Wetaskiwin adopted a new Municipal Development Plan (MDP) in 2010 to guide future growth throughout the county. The MDP establishes long-range goals, objectives, and policies that summarize the expectations for growth and development.

The Dorchester Ranch Area Structure Plan as amended has been prepared to be consistent with, and conform to the policies of the Municipal Development Plan. The objectives of the MDP which apply to the Dorchester Ranch Area Structure Plan as amended are as follows:

***"Objective 6.2 Recreational development respects the existing community character***

*Recreational development has various degrees of impact on adjacent lands. In addition to boat launches and parks at the lakes, there are several golf courses and campgrounds as well as museums and trails in the County which act as visitor attractions.*

*6.2.2 Recreational uses should be located on poor agricultural land.*

*6.2.3 Notwithstanding any previous subdivision, the subdivision of a parcel from a quarter section may be allowed for a recreational use.*

*6.2.4 Developers may be required to demonstrate the economic viability of the proposed recreational use prior to subdivision approval.*

*6.2.5 Developers are required to provide information on water supply, proposed sewer systems, transportation and other relevant services as well as environmental impact assessment prior to subdivision approval.*

*The plan area is designed for fee simple titles. Parcel size, access, road dedications, and utility services are designed to conform to County of Wetaskiwin standards as approved within this document.*

---



---

## 2.0 THE PLAN AREA

---

### 2.1 Regional Location

Figure 1 illustrates the Plan Area within the context of Pigeon Lake and Westeros. The Plan Area is located on the north side of the Battle River valley, and is 4 miles south of Westeros.

### 2.2 Boundaries of the Plan Area

The Dorchester Estate Area Structure Plan incorporates 271.63 acres comprising the South ½ of NW 25-45-1-W5M, all of SW 25-45-1-W5M and a portion of SE 25-45-1-W5M (Plan 0725900). The adjacent unopened road allowances located on the west and south perimeter of the quarter section are additional to the plan area. Detailed boundaries of the Area Structure Plan are illustrated in Figure 2.

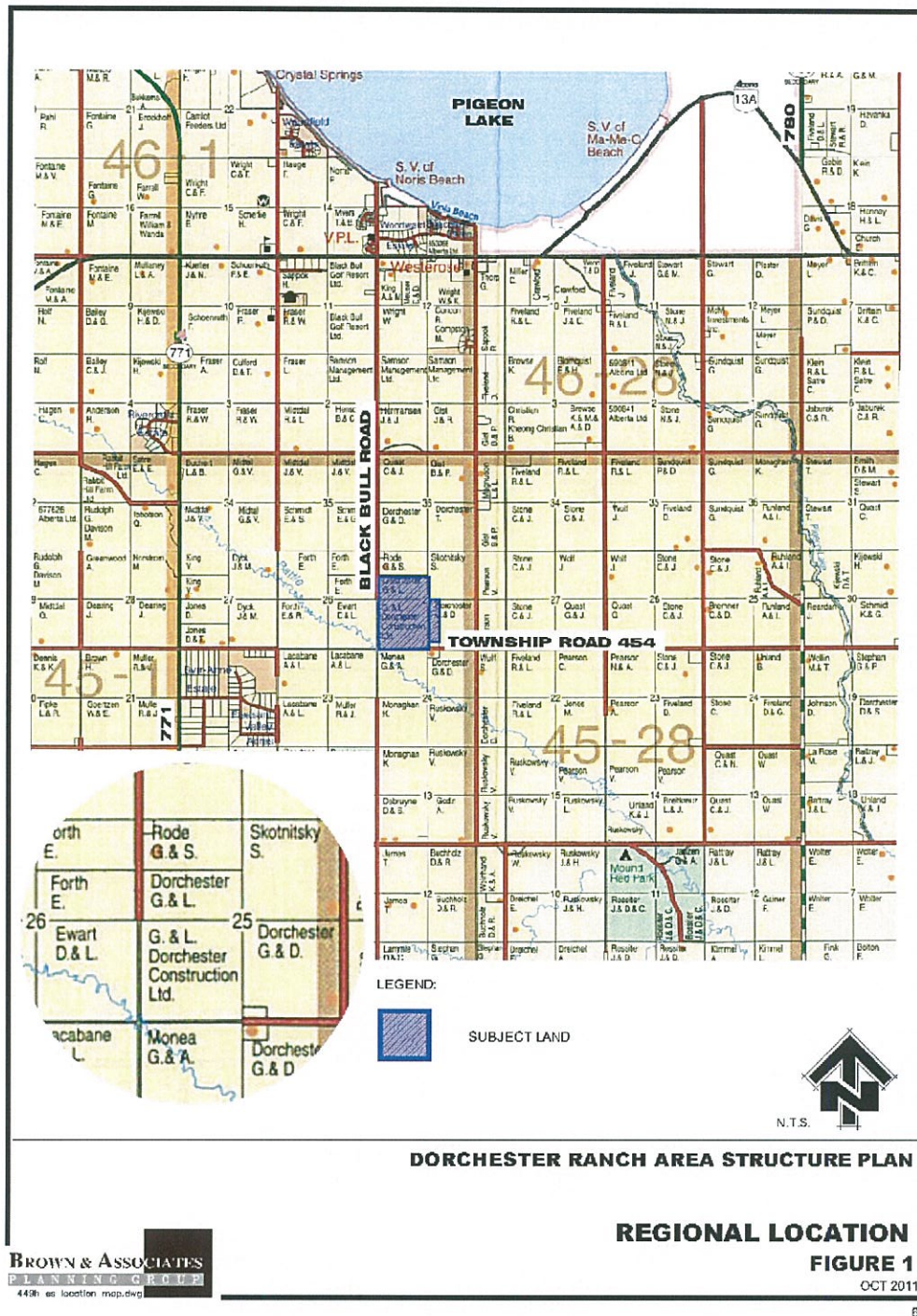
Land contained within the Plan Area includes the following areas and titles.

S ½ NW 25-45-1-5	Title 872 312 132	32.4 ha.	80 ac.
Plan 0725900;1;1 SW 25-45-1-5, and Portion SE 25-45-1-5	Title 112 106 675	77.55 ha.	191.63 ac.
Total Plan Area		109.95 ha	271.63 ac

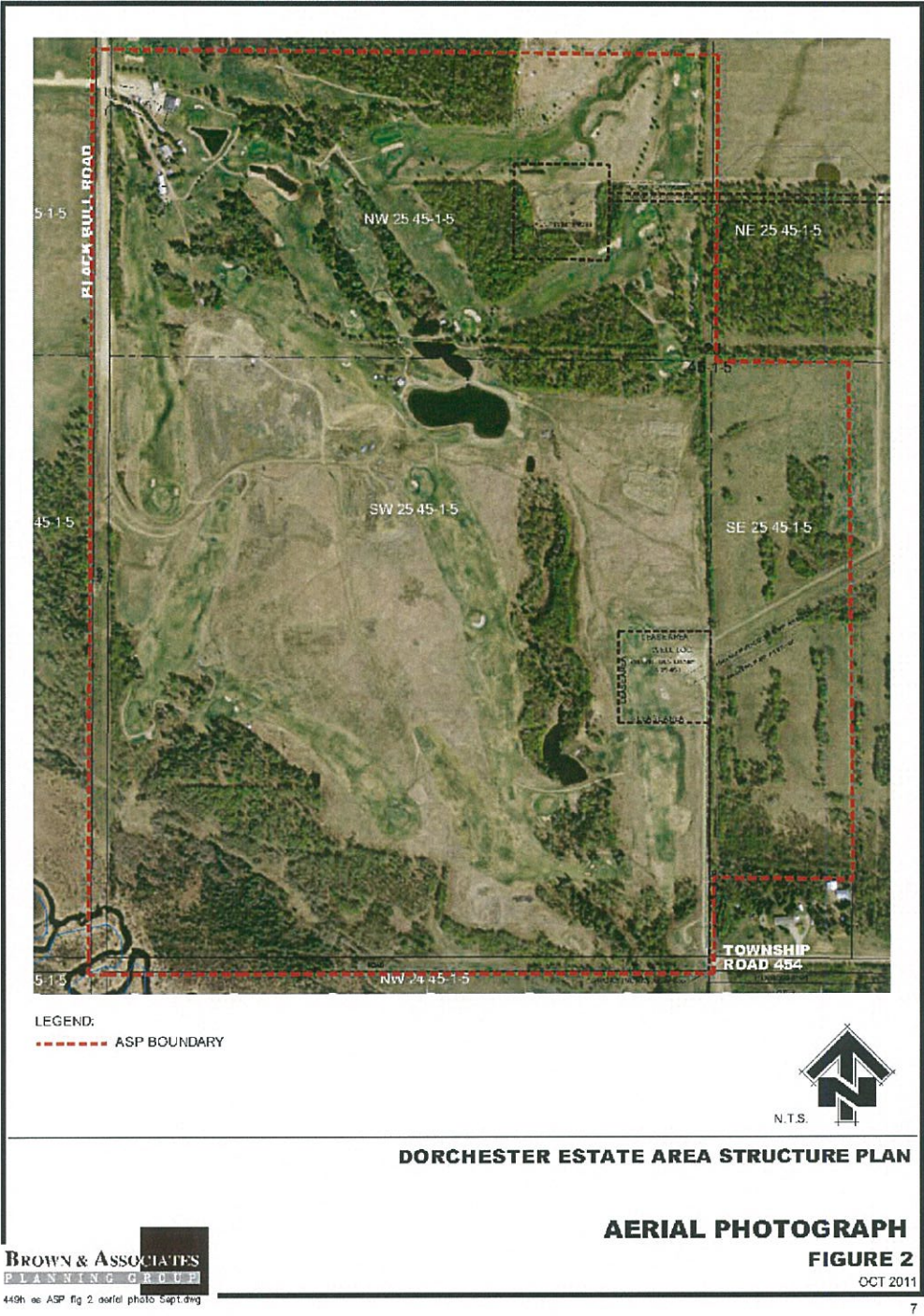
### 2.3 Planning Context

Access to the Plan Area is via Black Bull Road (Range Road 11) on the west side and Township Road 454 on south east side.

Existing and past agricultural use of the property has been limited to grazing of cattle and horses. Similar agricultural uses occur on the surrounding lands. The buildings within the Plan Area are those associated with the golf course and the gas well lease.







Two gas wells are located in the Plan Area as shown on Figure 2. The operation of the well located in the NW 25-45-1-W5M has been suspended. The well located in SW 25-45-1-W5M is currently operational and the EUB development setback of 100 metres from the wellhead is required. The wellhead is offset from the centre of the lease area. The well operator advised that the well may be abandoned in future.

Alberta Culture and Community Spirit has advised there are "no concerns for archaeological resources" within the portion of the Plan Area within the west ½ 25-45-1-W5M, and site-specific study is not warranted. The easterly 30 acres in SE 25-45-1-W5M will require clearance from Alberta Culture and Community Spirit prior to subdivision and development approvals.

## **2.4 Natural Areas and Topography and Drainage**

The plan area is comprised of gently rolling topography with a general slope southwestwardly towards the Battle River valley.

Figure 2 illustrates areas of tree cover. The plan area is located in the Central Parkland Natural Region and has been extensively cleared and cultivated. Sweetgrass Consultants Ltd. conducted a wildlife assessment in October 2004 on a portion of the plan area. Native habitats on the upland have become fragmented and are very limited. Important native habitats in the Battle River lower valley will be protected.

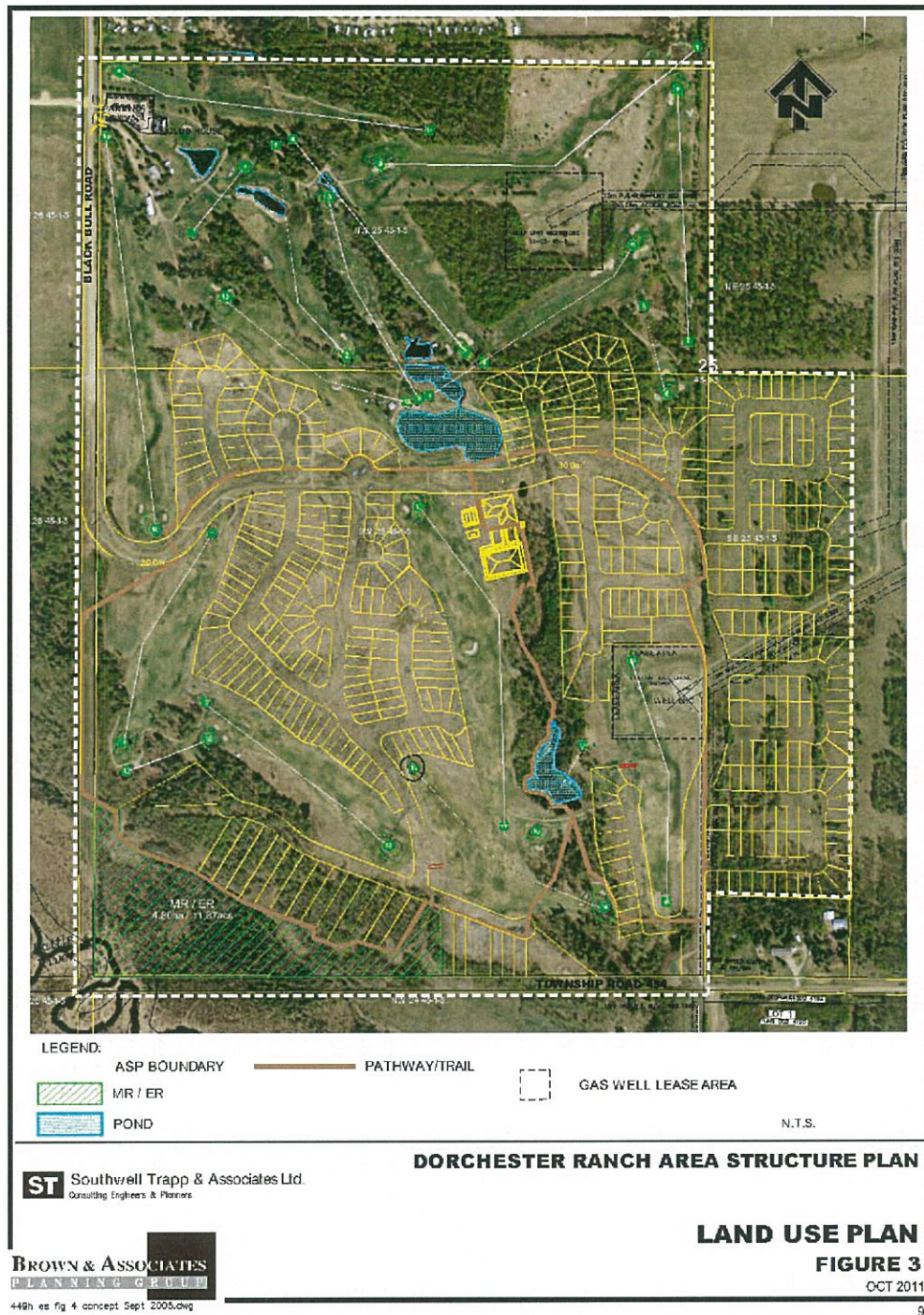
Extensive grading is not necessary as natural landforms and natural drainage is well suited for golf course and resort cluster lot layouts.

There are no topographical constraints to development of the golf course, roads, and resort lots. Grading on site is limited to areas for golf tee boxes and greens, irrigation ponds, roadways and ditches, and recreational resort pads.

Storm water surface flow from offsite and through the Plan area will not be significantly altered. Post development storm water/snow melt will be transferred through the site to the Battle River valley in a similar manner as pre-development storm water. A storm water management report will be provided in support of detailed engineering drawings at the subdivision stage to identify the routing of stormwater.

The slopes of the Battle River Valley are tree covered. Natural drainage in the area is well established with overland drainage flowing from a northeast to southwest direction. Drainage channels in the slopes appear to be well established to accommodate surface runoff.





The top of bank is generally accepted as the limit of developable land. In Land Use Bylaw 95/54, the following definition applies:

**"Bank break** means the point at which land begins to slope sharply downward to a water-body, watercourse or valley floor and is above the elevation of a floodplain."

Levelton Consultants Ltd. conducted an evaluation of the south facing slopes overlooking the Battle River. Their assessment indicates the south facing slopes appear to be stable. There are no signs of slumpage or sliding and no evidence of water seepage. Slopes of 25% or less are fully developable.

The "top of bank break line" is considered to be located where the land begins to slope sharply downward greater than 25%.

Recreational resort lots are proposed overlooking the Battle River. The proposed lots are fully developable with slopes less than 25%. Levelton Consultants Ltd. have completed a subsurface drilling program to confirm that a setback line at the land use reclassification and subdivision stage is not applicable. This site-specific geotechnical review was completed to determine that development can occur safely. Any development on land with slopes from 15% to 25% shall be reviewed by a geotechnical engineer to confirm any construction details that might be necessary for safety purposes.

Details of roads and rear lot lines along the south ridge will be further determined at subdivision stage in accordance to more detailed slope stability analysis by a geotechnical engineer licensed in the Province of Alberta including analysis to determine if a slope stability setback is necessary.



---

## 3.0 PLAN GOALS AND PRINCIPLES

---

### 3.1 Developer's Commitments

- The goal of the Dorchester Ranch ASP as amended is to provide a framework for orderly and efficient development of a recreational resort lots and golf course that is consistent with the environmental features of the site.
  - Dorchester Ranch demonstrates economical and environmentally appropriate resort development on land with varied and interesting topography.
  - Dorchester Ranch provides an alternative for resort lots for owners who wish to retire to a golf course and prefer a 'low maintenance' dwelling and property.
  - The areas will be developed in concentrated blocks or "clusters" which provide for efficient water and sewer servicing, short access roads, and views of the golf course and open space.
  - A proposed community centre will include meeting rooms, showers, laundry facility, and recreation equipment for children.
  - The licensed water well and licensed sanitary sewer systems will be built by the developer, and designed to Alberta Environment standards and County of Wetaskiwin standards.
  - The golf course grading plan retains the natural drainage patterns. Grading in the resort lots is limited to the areas required for roads, ditches, and recreational vehicle pads.
  - The lower Battle River valley will be retained in a natural state. Any developments on the upper portions of the valley will be done sensitively, with a design objective to give a natural appearance after completion.
  - The developer will register Restrictive covenants for architectural controls on titles. These controls would be responsible to ensure that development is high quality and low maintenance.
-

---

## 4.0 PLAN POLICIES

---

### 4.1 The Plan Concept

Dorchester Ranch is proposed to be a comprehensively designed recreational resort and golf course community.

Figure 3 illustrates the conceptual plan. The Concept identifies major land use components. Figure 3 is conceptual. The precise boundaries of the golf course and resort lots are to be determined at the land use and subdivision stage.

- Recreational lots integrated throughout the golf course and aligned to complement the views over the Battle River valley. Clustering of small lots enhances the golf course design and supports the extension of shared water and wastewater utility systems.
- Environmental protection areas include the Battle River floodplain, lower valley slopes, and treed areas at the south end of the property. These treed lands provide a buffer and permanent protection for a wildlife movement corridor along the Battle River valley. There shall be no development in the Battle River floodplain.
- Slopes greater than 25% adjacent to the Battle River valley will be dedicated for public ownership as Environmental Reserve / Municipal Reserve or left in lots and covered by a restrictive covenant or conservation easement. This will be determined at subdivision stage.
- A new county road connection between Black Bull Road and Township Road 454 facilitates fire and emergency access to the surrounding area.
- Approximately 440 lots for recreational vehicle units and cabins are proposed in accordance with the availability of water from the tested well and additional well licenses. Lot frontages will conform to the County's required frontages as approved by Council in this document.
- Community water service and wastewater collection systems will provide services to the dwellings.

	<b>HECTARES approximate</b>	<b>ACRES approximate</b>
Gross Area	109.95	271.63
Golf Course	61.0	150.0
Open Space Environmental Reserve, Municipal Reserve	4.8	11.86
Recreational Resort Lots Phase One, Phase Two, Phase 3	30.28	74.82
Roads 30 metre r-o-w	5.39	13.32
Roads 20 metre r-o-w	8.48	20.96

## **RECREATIONAL RESORT POLICIES**

- 4.1.1 A total of approximately 440 lots are conditional on proof of water supply to the satisfaction of County Council. The conceptual plan is illustrated on Figure 4. Precise boundaries of the golf course and recreational lots are to be determined at the land use and subdivision stage.
- 4.1.2 The minimum lot size shall be 416 square metres with a minimum width of 12.8m or larger. Mean width shall be 12.8m or larger.
- 4.1.3 Lot frontages will conform to the County's required frontages as approved by Council in this document. Variances to the front, rear and sideyard setbacks listed in the RRH zoning will be required due to the nature of recreational units and the proximity to the golf course for safety concerns.
- 4.1.4 A 100-metre development setback is required from the wellhead located in SW 25-45-1-W5M. The wellhead is offset from the well lease area. In the event the well is abandoned, the lands may be developed in conformity with EUB guidelines. The well located in NW 25-45-1-W5M has been suspended. EUB guidelines shall be conditions of development approval.

4.1.5 No agricultural uses shall be permitted within designated resort lot areas regardless of lot size.

4.1.6 Development on recreational lots shall comply with the terms of a Restrictive Covenant to be registered against the Title of each lot. Terms of the Restrictive Covenant are subject to finalization at the Land Use Redesignation and Subdivision stage of the approval process. Issues to be included are:

- building envelope area, front, rear, and side yards
- storm water management responsibilities
- architectural controls by restrictive covenants
- fencing
- driveway apron location and culvert dimensions
- site grades
- building grades to be set by developer
- solid waste collection responsibility
- dog owners code of conduct

4.1.7 All recreational lots shall have direct access to a public road. However, no direct access will be allowed from lots to the new municipal public through road.

4.1.8 Site grading should be minimized to retain the existing slopes and as much of the natural vegetation as possible. Wherever possible site grading should be limited to roadways, driveways, building sites, outdoor patio areas, and other grading that is required to meet County servicing and development standards.

4.1.9 Development of recreational resort lots should recognize the function of the lower Battle River valley natural areas through enforcement of on-site landscaping and development guidelines. No development shall be allowed in the Battle River floodplain/floodway.

Levelton Consultants Ltd., a geotechnical engineer licensed to practice in Alberta has provided confirmation that slopes greater than 25% are stable and developable.

4.1.10 The boundary between the reserve parcels and lots shall be fenced.

## **4.2 Environmental and Municipal Reserve Lands**

Pursuant to the Municipal Government Act (MGA), a subdivision authority may require the provision of Environmental Reserve land at the time of subdivision. At the discretion of the subdivision authority, land that consists of a natural drainage course, or that is subject to flooding, or is unstable in its natural state may be required to be dedicated to the Municipal as public Environmental Reserve land. The lands in the Plan Area that qualify as Environmental Reserve under the statutory provisions of the MGA are those lands associated with the Battle River flood plain that traverses the south side of the Plan Area.

In addition to Environmental Reserve land, the Municipal Government Act provides for the dedication of Municipal Reserve land at the time of subdivision. Up to 10% of the gross developable area of the lands to be subdivided may be required to be dedicated for Public Park or taken as cash in lieu of the 10% land requirement. It is recognised that the County's preference is to require dedication rather than cash in lieu. A deferred reserve caveat shall be placed on golf course lands regarding any under or over dedication of municipal reserves/

### **RESERVE LAND POLICIES**

- 4.2.1 Protection of natural areas in the lower Battle River valley as wildlife movement corridors is proposed through dedication of Environmental and Municipal Reserves. Approximately 11.86 acres would be dedicated as public ownership.
- 4.2.2 The dedication of Environmental and Municipal Reserves is to be determined at the subdivision stage to the satisfaction of County Council.
- 4.2.3 A Deferred Municipal Reserve caveat will be placed on the golf course that will defer the dedication of Municipal Reserves to any future subdivision of the golf course lands.

## **4.3 Transportation**

As illustrated in Figure 4, a new road between Black Bull Road to Township Road 454 will serve the resort lands. This new road connection improves fire and emergency access in the local area. Short cul-de -sac and loop roads will connect lots to the new road. The adjacent unopened road allowances (Range Road 11 and Township Road 454) that are not required for access to the quarter may be closed by bylaw.

## **TRANSPORTATION POLICIES**

- 4.3.1 The developer is required to dedicate land and construct a new county road with an 8 meter carriageway on a 30-metre right of way, between Black Bull Road and Township Road 454, generally as illustrated on Figure 3.
- 4.3.2 All roads shall be built to County of Wetaskiwin standards by the developer.
- 4.3.3 All onsite roads will be paved, and the County will assume long-term maintenance of all roadways in the plan area.
- 4.3.4 Access roads to lots will be a 20 metre right – of – way. Shallow utilities as applicable would be located in 5 metre wide easements on both sides of these 20 metre roads.
- 4.3.5 Gravel pathways will be provided along one side of the new through road generally as illustrated on Figure 3. Other roads in the plan area will have very low traffic volumes and no sidewalks are necessary.
- 4.3.6 Golf cart crossings of roads will be located generally as illustrated on Figure 3. The "Off-highway Vehicle Act R.S.A. 2000" applies. Drivers must stop before crossing the roadway. The golf course operator will be responsible for "stop signs" and appropriate warnings and, signage instructing pedestrians and cart operators.
- 4.3.7 A portion of Range Road 11 will be reopened to provide access to the site. Unopened road allowances not required by the development may be closed by bylaw.
- 4.3.8 Connection must be made to TWP Road 454 to provide secondary access to the site.
- 4.3.9 The Developer recognises that County Policy 6615 requires the Developer to pave Range Road 11(Black Bull Road) from the location of the Area Structure Plan to the intersection of Highway 13,  
Mountain Shores Land Ventures Ltd. will be responsible to build and construct the linking road, Range Road 11 from Highway #13 to the development entrance as per County Standards. Security will be on a draw down basis which will be funded as follows:
  - \$1M Cash at time of registration (titles) of Phase 1 – allowing phase 1 lots to be registered
  - \$2.4M irrevocable Letter of Credit on or before time of registration (titles) of Phase 1. As Phases 2 and 3 go forward , each Phase will replace it's share of the LOC with cash payments.



The monies will be held in a trust account with the County of Wetaskiwin. This money will fund the construction of the linking road and will be released on a draw down based on percentage of work completed. The Contractor for the road construction will be bondable for materials and labour. The Contractor will also name the owner, the County of Wetaskiwin and the engineer in the project insurance as a named insured.

Road construction shall be completed to CCC stage by November 1, 2013 or other dates subject to the approval of the County of Wetaskiwin. In the event that the initial road construction is not completed by the agreed date, then the County retains the right to draw on the securities provided to complete the work.

Upon completion of the road any unused portion held in trust will be returned to the Developer.

Any levy contributions previously collected towards the Black Bull Road will be used towards construction costs.

Endeavours to assist for five years will start with the earliest of the Phase 3 start or the May 15, 2017 date.

Levy rate to be applicable to current construction costs which will be reviewed and adjusted accordingly March of each year as per the County of Wetaskiwin's Levy Policy. The rate will be based on actual construction costs divided by the number of lots. The current rate of \$2000 per unit will be revised.

#### 4.3.10 Highway 13 Intersection:

Mountain Shores Land Ventures Ltd. commits to completing a traffic impact assessment at the intersection of Highway 13. Based on the traffic impact assessment, should intersection upgrades be determined for the intersection of Highway 13 and Range Road 11, Mountain Shores Land Ventures Ltd. will be responsible for upgrade costs. ISL Engineering has been contracted to complete a TIA on that intersection. Their work program is currently being reviewed by Alberta Transportation for acceptance prior to the TIA being completed.

#### **4.4 Utility Servicing**

Water supply and sewage disposal will be established without creating adverse impacts on the natural environment or the groundwater aquifer in the vicinity of the Plan Area. All utilities necessary to service each lot will be provided at the expense of the developer and built to the standards of Alberta Environment and the County of Wetaskiwin. Operation and ownership will be discussed and negotiated with the County. Any Benefitting lands outside the Dorchester site will be required to contribute their share of facility cost to the developer.

#### **Ground Water Supply and Distribution**

Ground water source wells will supply the development. Recreational resort lots would be serviced by a licensed wells, central reservoir, pump house, treatment plant, and pressurized loop system.

The water system will be designed and built to Alberta Environment standards and County of Wetaskiwin standards at the sole cost of the developer.

Groundwater Exploration and Research Ltd. conducted a feasibility assessment of existing water well information in October 2004. A copy of that report is available under separate cover.

In June 2005, 2 new wells were drilled on the property to assess the water source at a depth of 90 meters below the surface. An aquifer test was conducted on June 16-18. Groundwater Exploration and Research Ltd. analyzed the findings and a copy of that report is available under separate cover. The well was pumped at a rate of 29 Cgpm for 24 hours followed by 24 hours of recovery. The maximum drawdown was 18 metres and after 24 hours, the water level in the observation well had recovered 87.9 percent. In accordance with the Alberta Environment municipal allocation, every household user is entitled to divert up to a maximum of 244 cubic metres per year or 0.666 cubic metres per day for a communal well system. A license under the Water Act No. 00231011-00-00 allows for an daily diversion of 135 cubic meters and an annual diversion of 49,442 cubic meters. Based on aquifer test data, the water-bearing zone is capable of supporting up to 202 lots using this concept. Additional lots will require additional site well licenses.

Pending subdivision approval, there will be a need to prepare a formal groundwater supply evaluation report for submission to Alberta Environment. As part of the report there will be a requirement to address

any impact on neighbouring wells. A review of existing Alberta groundwater licenses indicates no licensed users within an 800-metre radius of the new production wells. Operation of the domestic well will not, therefore, interfere with any licensed user existing at the time of subdivision application.

### **Waste Water Collection**

Mountain Shores Land Ventures Ltd. commit to connecting to the proposed regional sewage system tying to the Mulhurst lagoon. The tie in point is anticipated to be about 100m north of Highway 13 in Pigeon Lake Village. This will be based on an upgrading fee for the Mulhurst lagoon not to exceed \$2,034 per lot for the first phase which is guaranteed by the County to the end of 2012. Subsequent phases will be based on current levy charges at the time of entering development agreements. There will be no connection fee to tie into the proposed regional pump and forcemain system.

The resort lots will be serviced via gravity mains to a lift station that pumps to the future regional system. Prior to the construction of the regional system, wastewater may be collected from the lift station wet well acting as a holding tank and piped or tanker truck hauled to an appropriate treatment facility.

### **Storm Water Drainage**

The storm water drainage system will be designed to collect storm runoff onsite and transfer it to holding ponds. Storm water will be used for golf course irrigation. At the subdivision stage, a Storm Water Management plan will be prepared by the developer to the satisfaction of the County of Wetaskiwin. This report will identify storm water management for the golf course as well as the resort lots.

### **Fire Protection Water Source**

A dry hydrant will be installed adjacent to the new county road near the large central pond. The water source is to be licensed for fire protection as well as incidental use by the County for other municipal purposes. Access to the pond and dry hydrant will be to the satisfaction of the County of Wetaskiwin.

### **Shallow Utilities**

All cabin lots would be serviced with underground natural gas, electrical power and, telephone service. RV lots are supplied with electric service only. Some consideration may be given for natural gas distribution to portions of the recreational lot area.

## **SERVICING AND UTILITIES POLICIES**

- 4.4.1 Development of the recreational resort lots will require proof of a suitable groundwater supply in conformity with the Provincial Water Act.
- 4.4.2 Alberta Environment approvals, permits, and licenses will be obtained by the developer for water supply wells, water treatment, distribution systems, and wastewater collection systems. Water and wastewater systems shall be to Alberta Environment and County of Wetaskiwin standards at the sole cost of the developer.
- 4.4.3 The existing seasonal drainage gully will be maintained in its existing configuration. Culverts throughout the golf course and the resort lots will be detailed in the storm water management report to be provided by the developer at the subdivision stage.
- 4.4.4 Storm water runoff from developed areas shall be contained within the Plan Area and directed to holding ponds.
- 4.4.5 In order to maintain the natural character of the landscape, storm water flows from lots will be directed to the intervening natural area and golf course as they flow toward the natural drainage course. Based on the small amount of hard surface associated with this development, these flows will not be significantly greater than existing pre-development flow rates.
- 4.4.6 Erosion prevention measures, including site grading, ditch checks and landscaping, shall be employed as required and as appropriate throughout the Plan Area.
- 4.4.7 Shallow utilities services on the resort roads shall be provided underground.
- 4.4.8 The resort lots will be serviced via gravity mains to a lift station that pumps to a mechanical treatment plant that discharges treated sewage to a pressure distribution septic field sized for the project. This treatment plant is to be completed with the project Phase 1. During construction, wastewater may be collected from the holding tanks and piped or hauled by tanker truck to an appropriate treatment facility.
- 4.4.9 The wastewater collection system shall be designed and built by the developer to Alberta Environment standards to the satisfaction of County Council.
- 4.4.10 The Council Approved wastewater lot levy in effect at the time of subdivision will apply.

- 4.4.11 Garbage collection and disposal will be the responsibility of the homeowners.
- 4.4.12 A dry hydrant will be installed by at the sole cost of the developer adjacent to the new county road near the large central pond. The water source is to be licensed for fire protection as well as incidental use by the County for other municipal purposes. Access to the pond and dry hydrant will be to the satisfaction of the County of Wetaskiwin. The standards of NFPA 1142 will apply to the pond.





---

## 5.0 PLAN IMPLEMENTATION

---

### 5.1 Approval Process

Adoption of the Dorchester Ranch Area Structure Plan as amended (ASP) as a Council approved bylaw is the first step toward implementation of development within the Plan Area. The ASP provides a framework of land use policies that must be met prior to approval of subsequent land use redesignation (zoning) bylaws and subdivision plans for specific lots within the Plan Area. The Dorchester Ranch ASP as amended is adopted only after a statutory Public Hearing of County Council, and appropriate consultation with key stakeholders including nearby landowners and county staff. All development within the plan area must be consistent with the policies of the approved area structure plan.

At the time of land use redesignation, subdivision, and development permits, additional technical information may be required in order to confirm the technical feasibility and design of the proposed land uses. Following a statutory Public Hearing of Council, the Land Use Bylaw will be amended to reflect the land uses as proposed, and generally as illustrated in this Area Structure Plan. A Development Agreement between the County and the landowner/developer will be a condition of subdivision approval to ensure the provision of roadway and utility infrastructure in accordance with county standards. Recreation Resort Holdings will be applied for which allows for a golf course, RV lots, cabin lots, a recreation center, public open space, and public roads.

A subdivision application will be submitted to the County after appropriate land use bylaw amendments are in place to accommodate the physical layout of the planned land uses. Subdivision approval may subject to County Approval, be phased over time to correspond with a logical and efficient sequencing of infrastructure and development.

#### **APPROVAL PROCESS POLICIES**

- 5.1.1 The policies contained within this ASP shall be reviewed and implemented by the County of Wetaskiwin at its discretion.
- 5.1.2 The golf course and recreational resort areas would be designated to a land use district such as the Recreational Resort Holdings District (RRH).

## **5.2 Phasing of Development**

Phase 1 consists of the following:

- Extension of the new county road between Black Bull Road and Township Road 454.
- Licensing of the water wells, water treatment system, and distribution system.
- Licensing of the sanitary sewer collection system.
- Approx. 159 recreational lots and 24 cabin lots.
- Incremental extension of internal roads, water service, sewer service, and gas, electric and telephone services.

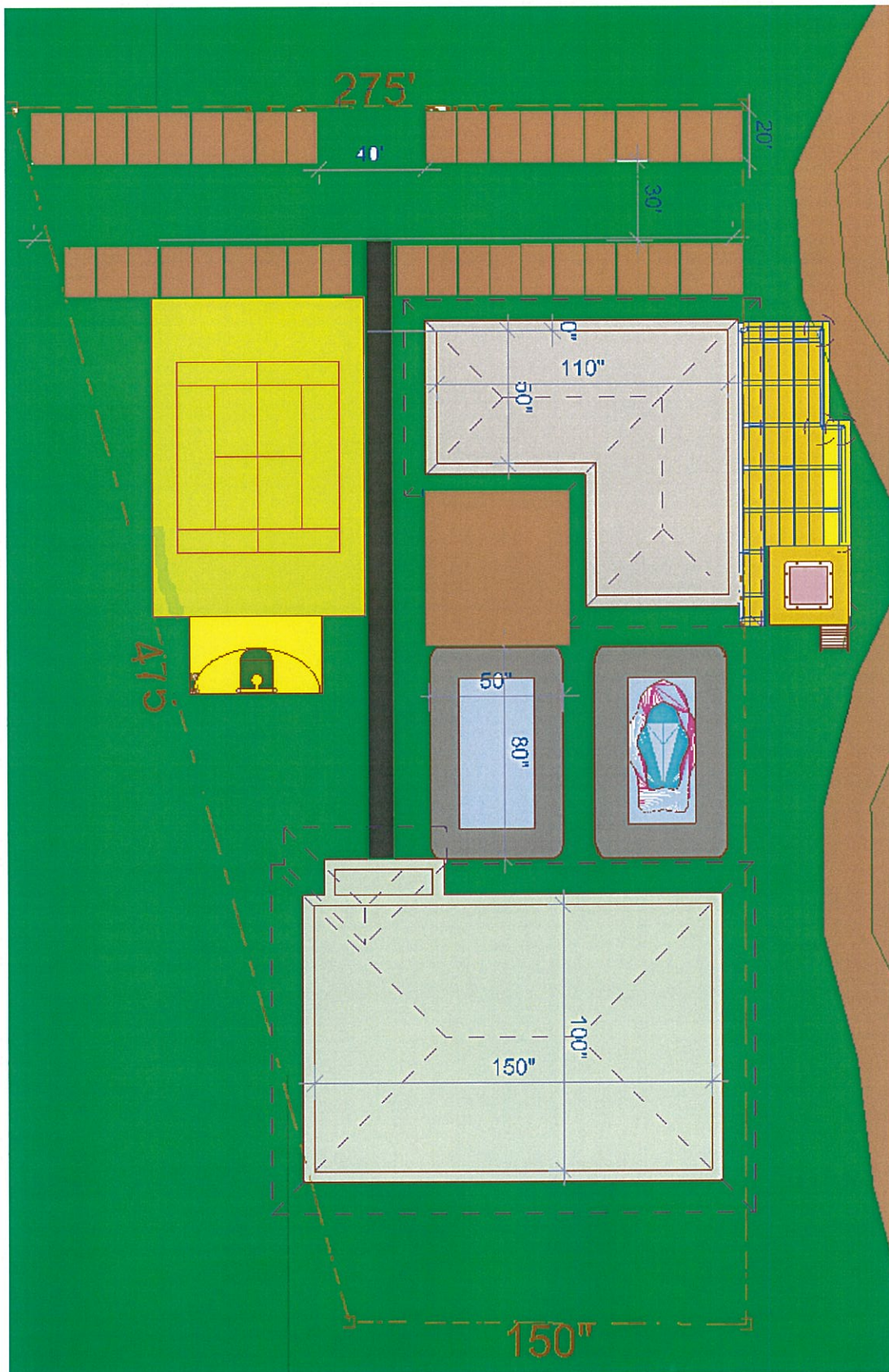
Phase 2 consists of the following:

- Approx. 88 recreational lots.
- Subject to verification of additional water source.
- Additional water system licensing.
- Additional sewer system licensing.
- Incremental extension of infrastructure.

Phase 3 consists of the following:

- Approx. 172 recreational lots.
- Subject to verification of additional water source.
- Additional water system licensing.
- Additional sewer system licensing.
- Incremental extension of infrastructure.

Proposed Recreation Layout





**PHOTO EXAMPLES OF RECREATION FACILITY**

**(Please note these photos are examples of existing facilities and are for reference purposes only)**





**PHOTO EXAMPLES OF RECREATION FACILITY**

**(Please note these photos are examples of existing facilities and are for reference purposes only)**





## **APPENDIX TWO**

### **UTILITIES**

Example photos and sketches are attached of the proposed utilities

### **Attachments**

- Water & Sewer System Examples

## **APPENDIX ONE**

### **RECREATION FACILITY**

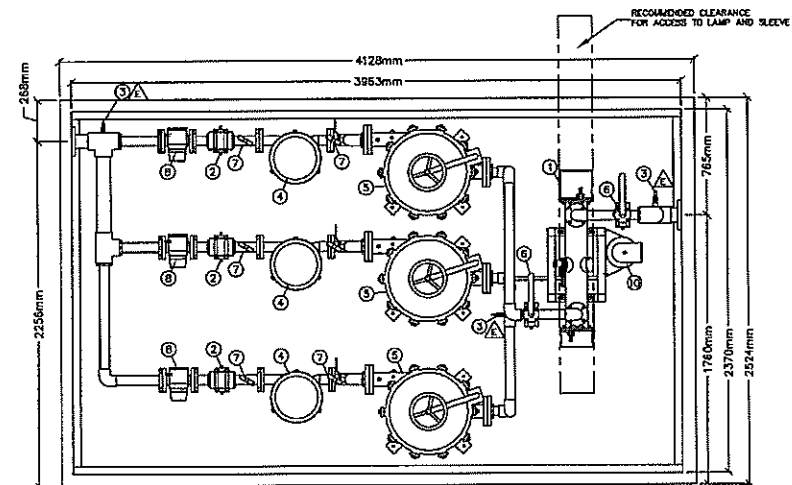
Ownership at Dorchester Ranch RV & Golf Resort includes privileged access to the Community Club, featuring such items as:

- Community Recreation Center
- Outdoor Swimming Pool and Year-Round Hot Tub
- Kid's Splash Park
- Community Hall with full kitchen facilities (accommodating 100 people)
- Men's and Women's Change Rooms with Showers
- Fitness Center
- Barbecue and Picnic Tables
- Outdoor Games Area for Tennis, Basketball, Volley Ball
- 24 hour Laundry Facility Building

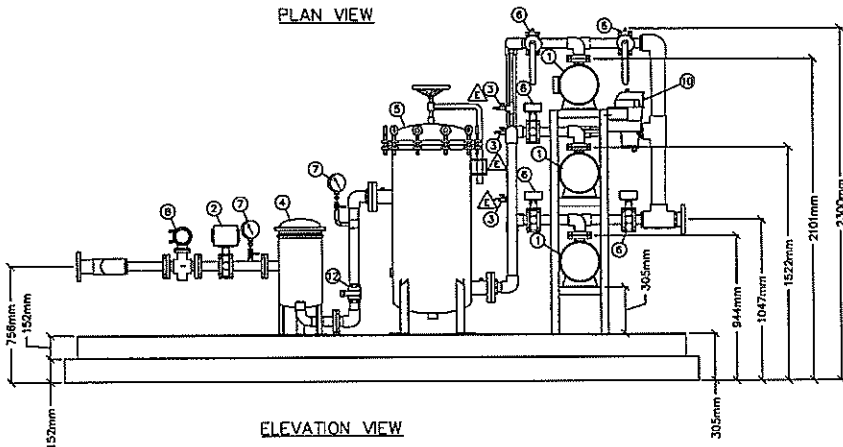
### **Attachments**

- Sketch showing proposed layout
- Photos

# WATER SYSTEM EXAMPLE – SKETCH LAYOUT

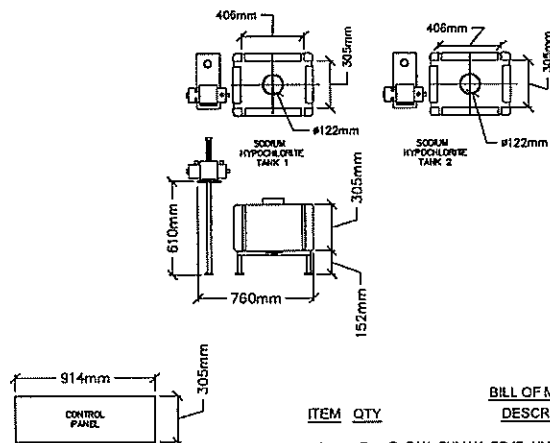


PLAN VIEW



ELEVATION VIEW

## LOCATION OF COMPONENTS TO BE DETERMINED



## BILL OF MATERIALS DESCRIPTION

ITEM	QTY	DESCRIPTION
1	3	R-CAN SUVAM-2C/2 UV DISINFECTION SYSTEM
2	3	50mm KEYSTONE #61L BUTTERFLY VALVE W/ EP12 ELECTRIC MODULATING ACTUATOR
3	5	6mm CHEMLINE BALL VALVE PVC
4	3	5 MICRON FILTER - HARMSCO HURRICANE 90 HOUSING
5	3	1 MICRON FILTER - HARMSCO HURRICANE 3XHUR170FL HOUSING
6	6	50mm KEYSTONE #61L BUTTERFLY VALVE
7	9	ENFM SERIES 6211 LIQUID FILLED STANDARD PRESSURE GAUGE, 4" DIAL
8	3	50mm ABB CDPA-XE FXE4000 MAGNETIC FLOW METER -INTEGRAL MOUNT, 4-20mA OUTPUT (INFLUENT)
9	1	HACH CL17 FREE RESIDUAL CHLORINE ANALYZER (EFFLUENT) (SHIP LOOSE)
10	1	HACH 1720E TURBIDIMETER W/ SC100 CONTROLLER (EFFLUENT)
11	2	STORAGE, MIXING AND DOSING SYSTEM C/V - 1 PROMINENT GALA 1620NB DOSING PUMP SYSTEM - 1 12 GALLON POLYETHYLENE SOLUTION TANK
12	6	50mm HAS B-3 BRONZE BALL VALVE

**Photos of Water System Example**

**(Please note these photos are examples of existing facilities and are for reference purposes only)**





**PHOTO EXAMPLES OF WATER SYSTEM BUILDING**

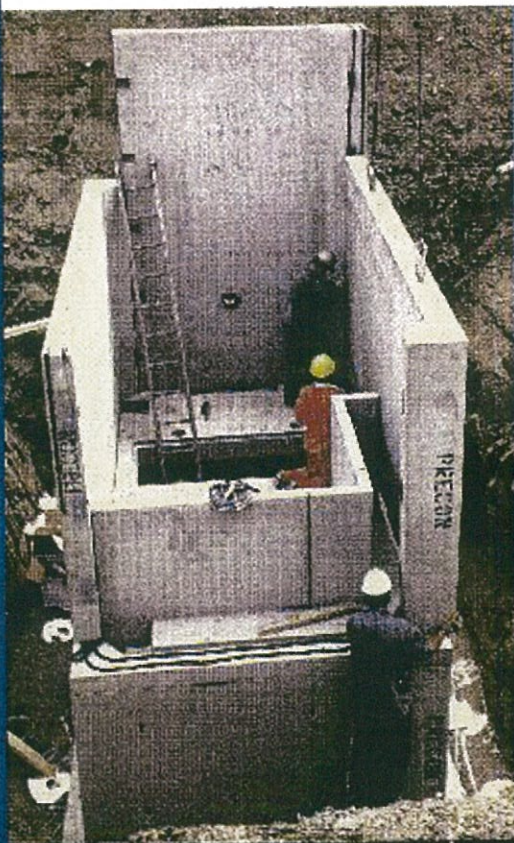
**(Please note these photos are examples of existing facilities and are for reference purposes only)**





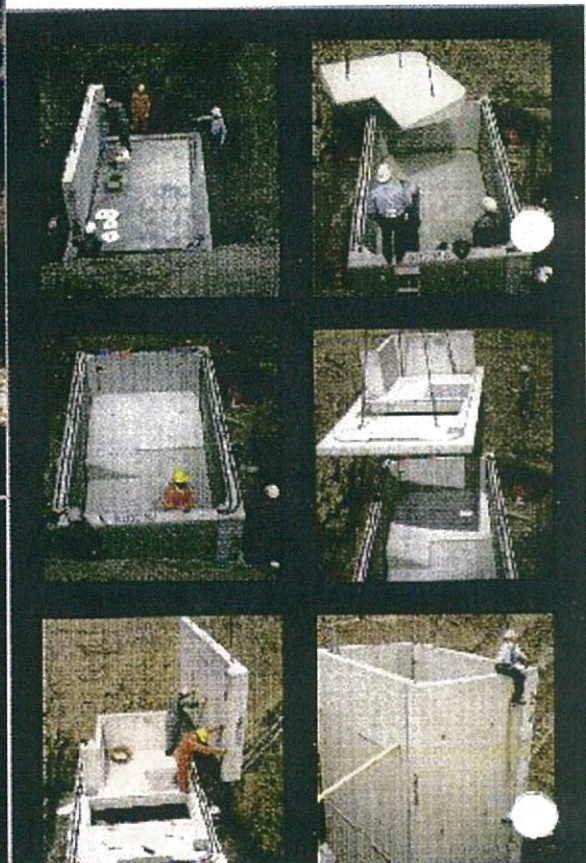
## EXAMPLE OF SEWAGE SYSTEM

### STANDARD PRECAST STRUCTURES



OVERALL STRUCTURE DIMENSIONS							
MODEL	ID WIDTH (W)		ID LENGTH (L)		MODEL	ID DEPTH (D)	
	mm	Feet	mm	Feet		mm	Feet
LS 1515	525	3'00"	1525	5'00"	50	3200	10'40"
LS 1518	675	4'00"	1510	5'00"	52	3250	10'80"
LS 2525	910	6'00"	2510	8'20"	55	3500	11'60"
LS 2530	1010	8'20"	3020	9'90"	57	3750	12'30"
LS 3040	1000	9'80"	4020	13'20"	60	4200	13'80"
					62	4250	14'00"
					65	4500	14'80"
					67	4750	15'70"
					70	5000	16'50"
					72	5250	17'40"
					75	5700	18'80"
					77	5750	19'00"
					80	6000	19'80"

- Cast-in flanges & pipe for easy leak proof connections
- Wet well/dry well combinations
- Separate wet well & dry well chambers



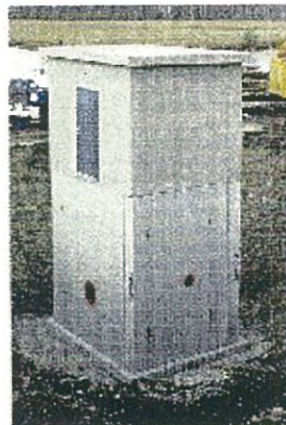
C13

## LIFT STATION

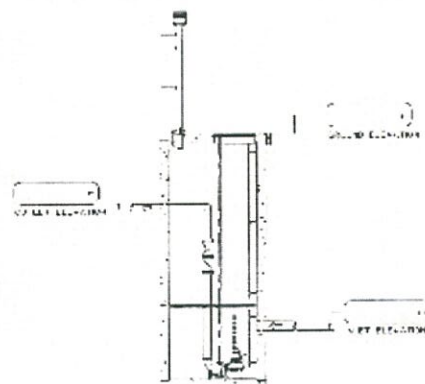
**PRECON**  
precast products



## EXAMPLE OF SEWAGE SYSTEM



STANDARD WELL WELL LIFT STATION



WELL: [ ] FLOW: [ ]  
PUMP: [ ] VALVE: [ ]

FIGURE 1



**EXAMPLE OF RESERVOIR**

**(Please note these photos are examples of existing facilities and are for reference purposes only)**



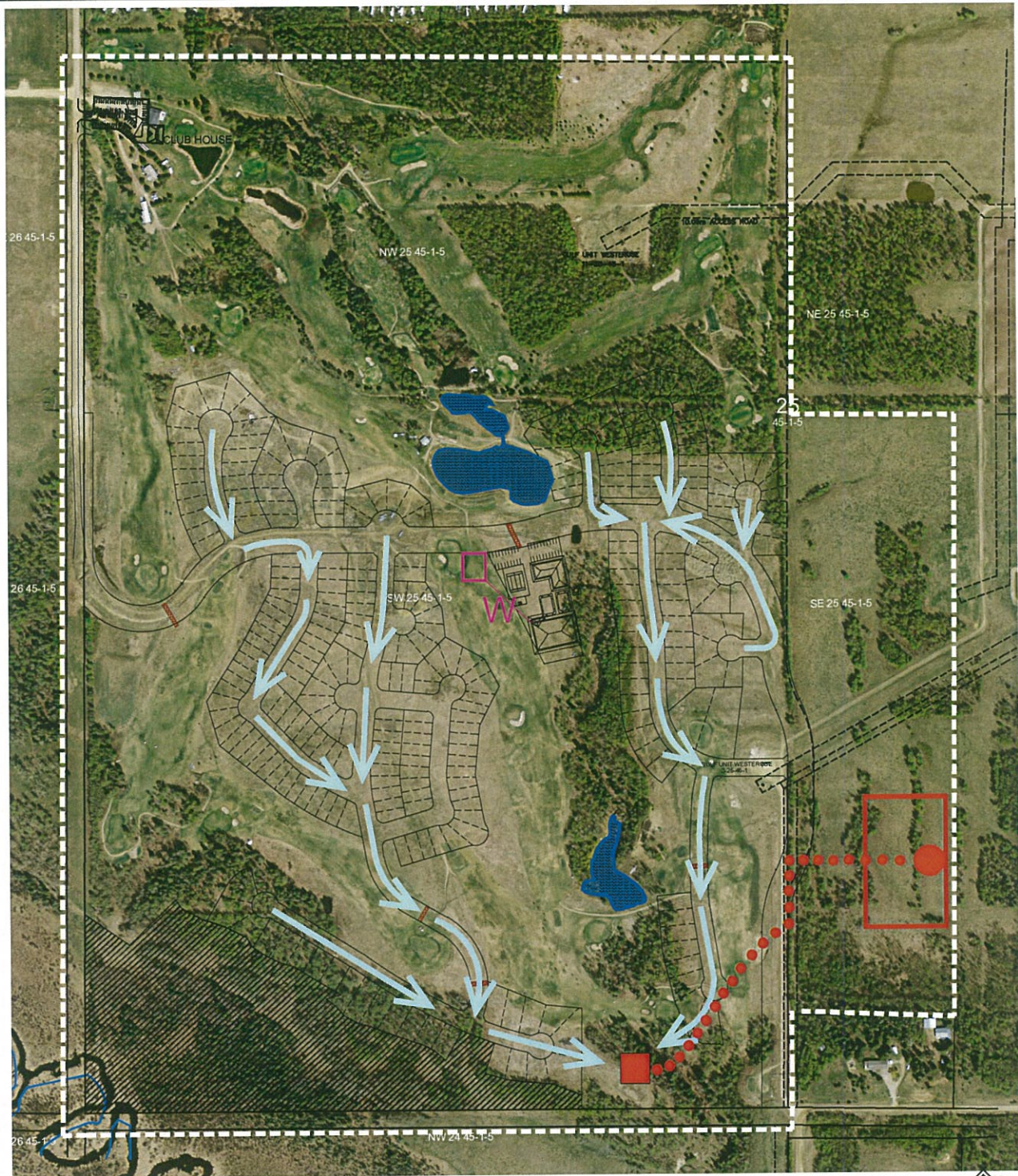


**PHOTO EXAMPLE OF UNDERGROUND SERVICES**

**(Please note these photos are examples of existing facilities and are for reference purposes only)**







**LEGEND:**

==== ASP BOUNDARY

➔ DIRECTION OF FLOW



SEWAGE TREATMENT PLANT  
& TILE FIELD



LIFT STATION



WATER TREATMENT PLANT  
& STORAGE



LIFT STATION  
FORCE MAIN



**DORCHESTER ESTATE AREA STRUCTURE PLAN**

**WATER & SANITARY SEWER  
SERVICING CONCEPT**



1. Pavement of the linking road, Range Road 11, is required from the development to Highway 13, as per the Pavement and Per Lot Road Contribution Fee policy #6615;
2. Should intersection upgrades be required for the intersection of Highway 13 and Range Road 11, the developer is responsible for any costs and will take this matter into account with the work necessary for Black Bull Road;
3. Further information is to be provided for the sewage system proposed for the development. Regarding this, Administration and the developer shall review the options of onsite treatment or a transmission line to an off-site treatment facility;
4. Coordinated zoning between districts including Recreational (R) and Resort Recreational Holdings District (RRH) to allow for both recreational and traditional style homes demonstrating the long term viability of the community;
5. Defining the long term responsibility for potable water supply.