

BY-LAW NUMBER 2013/35

BY-LAW NO. 2013/35 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 a Recreational Vehicle Resort development of the area known as "Berube Last Resort" in SE 2-46-7-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, as per Policy 6606, an Area Structure Plan has been prepared SE 2-46-7-W5M.

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

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

(a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the "Berube Last Resort" SE 2-46-7-W5M.

2. This by-law comes into effect on the date of third reading.

READ: A First time this 4 day of July, A.D., 2013.

READ: A Second time this 15 day of August, A.D., 2013.

READ: A Third time and finally passed this 15 day of August, A.D., 2013.


REEVE


SECRETARY-TREASURER

L. & C. Berube

***Berube's Last Resort
RV Park***

Area Structure Plan

SE ¼ Section 02 – 46 – 07 – W5th

*County of Wetaskiwin
Alberta*

MH

Project Planning

July 2013

L. & C. Berube

***Berube's Last Resort
Area Structure Plan***

SE ¼ Section 02 – 46 – 7 – W5th

*County of Wetaskiwin
Alberta*

Consultant Team:

AREA Consulting Inc.
HCL Ltd.
Pals Surveys and Associates Ltd.
MH Project Planning Ltd.

- Civil Engineering & Traffic Assessment
- Groundwater Supply Analysis
- Legal & Topographical Survey
- Land Planning & Project Management

July 2013

**Berube's Last Resort - Area Structure Plan
County of Wetaskiwin, Alberta**

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County of Wetaskiwin, Alberta

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Berube's Last Resort RV Park - Area Structure Plan County of Wetaskiwin, Alberta

1.0 INTRODUCTION

This proposed Area Structure Plan ("*Berube's Last Resort RV Park*") is located close to the western edge of the County of Wetaskiwin. The development of this proposed recreational vehicle resort, to be operated seasonally, is a logical evolution of the leisure opportunities available in this portion of the County. The site lies immediately north west of the intersection of Provincial Highways 13 and 22, and is in close proximity to Buck Lake, Washout Creek Natural Area and numerous other outdoor recreation destinations.



View of Buck Lake from Highway 13

The requirement to prepare an Area Structure Plan as an integral part of the hierarchy of statutory planning documents comes both from the Province's Municipal Government Act, RSA 2000, Chapter M-26 and County of Wetaskiwin Area Structure Plan Policy 6066.

1.1 Plan Purpose

In terms of detail and scope, an Area Structure Plan makes the intermediate step between the County's Municipal Development Plan and site specific zoning and development permit approvals, prior to the physical development of the property.

Berube's Last Resort RV Park - Area Structure Plan County of Wetaskiwin, Alberta

The level of detail contained within the Area Structure Plan will describe the land uses proposed for the subject lands having due regard for the general land use designations of the County's adopted Municipal Development Plan and Land Use By-law; the sequence of development proposed for the plan area; the density of population that could be expected to be generated from the type, pattern and intensity of land uses proposed; and the location of major transportation routes and public utilities that may be required to serve the plan area as well as the surrounding rural population.

By preparing and ultimately adopting an Area Structure Plan, the County together with the land developer can reach agreement on the fundamental design prior to the preparation and submission of more detailed development plans. In order to ensure compatibility of the proposed Area Structure Plan's land use concept and the land use pattern envisioned for the County as a whole, the Municipal Government Act requires conformance with the County of Wetaskiwin's approved Municipal Development Plan.

This current Plan will examine in detail its compliance with the statutory context under which the proposed land use pattern has been prepared; the site's specific natural features and man-made constraints to development; the proposed pattern of land use for the development of this recreational community; and the sequence of development under which this land area could reasonably proceed, having regard to the orderly extension of services and infrastructure.

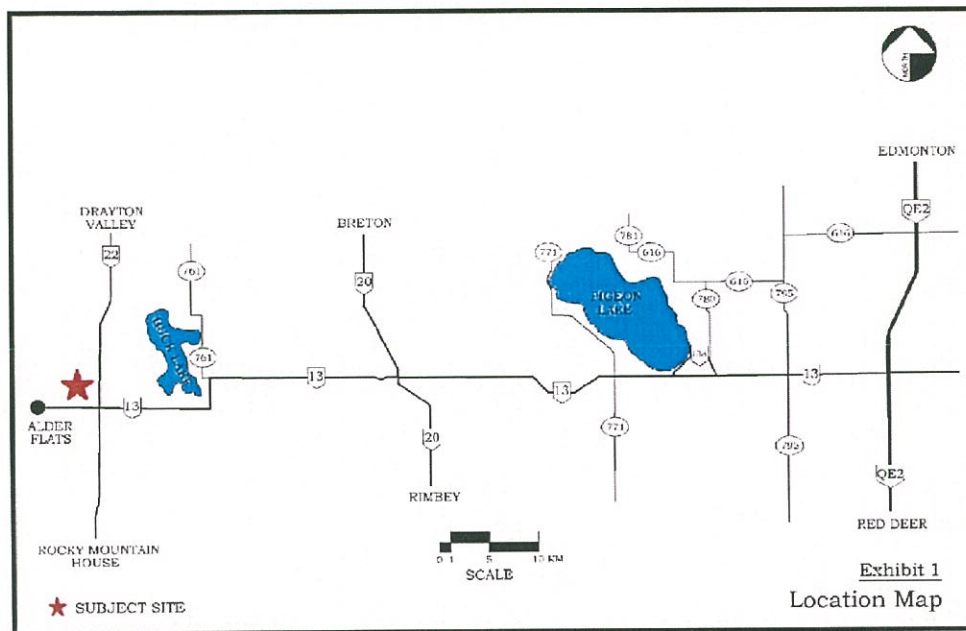
This Area Structure Plan has been prepared on behalf of the registered land owner of all the lands within this Area Structure Plan; *Charles and Louise Berube*.

1.2 Plan Location

The plan area comprises 37.8 hectares (93.4 acres) within the south east Quarter Section 2 – Township 46 – Range 5 – west of the 5th Meridian, County of Wetaskiwin, Alberta. As shown in Exhibit 1: Location Map, the plan area is located in the western-most portion of the County, north of Highway 13 and west of Highway 22. These adjacent transportation corridors provide direct access to the urban populations in Drayton Valley, some 40 kilometres to the north; and Rocky Mountain House, a distance of 65 kilometres south. An extensive variety of all-season recreational opportunities associated with Buck Lake are located less than 12 kilometres to the east of the proposed Area Structure Plan.

The Hamlet of Alder Flats is situated about 4 kilometres to the west, accessible directly from Highway 13.

Berube's Last Resort RV Park - Area Structure Plan County of Wetaskiwin, Alberta

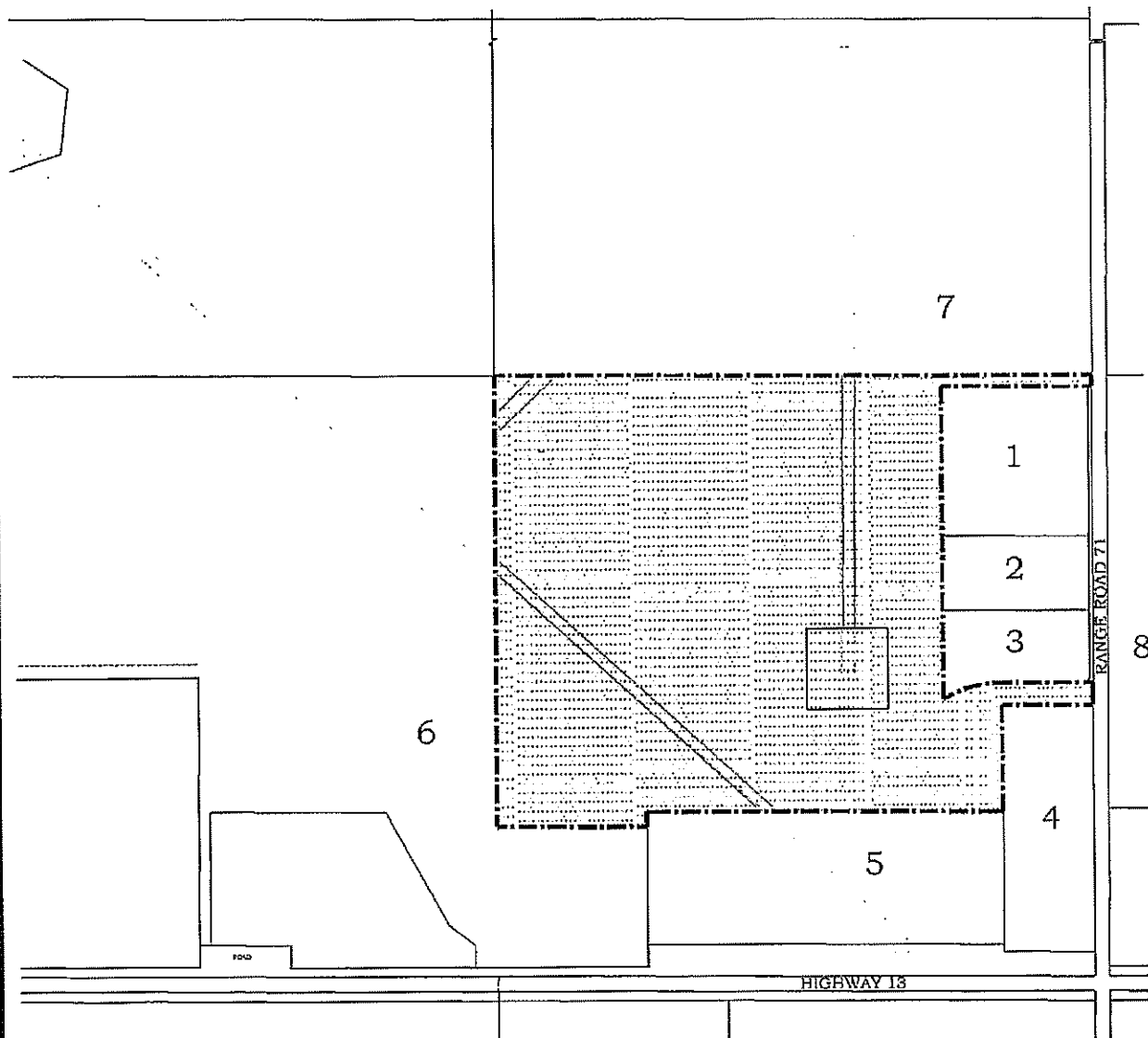


Direct access to the Province's two principal urban municipalities, Edmonton and Calgary, is available via Queen Elizabeth Highway 2 which is located approximately 85 kilometres east along Highway 13. Specific to the Edmonton Capital region, is an urban population in excess of 1 million people within 1 ½ hours driving distance from this proposed recreational development. An additional 150,000 people live in the Red Deer region, less than 1-hour drive to the southeast.

1.3 Land Ownership

As stated previously, all of the lands included in the proposed Area Structure Plan are under a single ownership. The property is encumbered by a number of resource and utility-related registrations which are described in the next paragraph. The ASP title area and registered easements and rights-of-way are shown in Exhibit 2: Land Ownership.

The location of adjacent properties in relation to the proposed ASP are identified in Exhibit 2, and detailed in the table which follows.



--- ASP Boundary

6 Adjacent Land Owner

Exhibit 2

Land Ownership /
Registrations



June 2012

AREA STRUCTURE PLAN
WETASKIWIN COUNTY

**Berube's Last Resort RV Park - Area Structure Plan
County of Wetaskiwin, Alberta**

Table 1: Land Ownership

Registered Land Owners	Description	Hectares	Reference Number
Charles & Louise Berube	SE ¼ Sec. 2 - 46 - 7 - 5	37.8	ASP
Wallace and Carol Porter	Lot 3, Block 2 Plan 752 1399	3.93	1
Leonard Alexander	Lot 2, Block 2 Plan 752 1399	1.97	2
Wesley and Stavey Skinner	Lot 1, Block 2 Plan 752 1399	1.97	3
Shane Norgaard and Rhonda Bruynooghe	Lot A, Plan 4980 TR	4.05	4
Lindsey & Monica Miller	Lot 4, Plan 002 0716	8.56	5
Doug and Karen Groves	Lot 1, Block 1, Plan 0326077	45.8	6
Wayne C. Jensen	NE ¼ Sec. 2 - 46 - 7 - 5	64.7	7
Kevin Seely	Lot 1, Block 1 Plan 032 6077	3.25	8

1.4 Title Registrations

There are three private utility rights-of-way within the ASP area including a 2-hectare resource lease to Bumper Development Corporation. This lease encloses an operating well stem, associated access road and connecting pipeline from the wellhead extending north off the site. In addition to the registered lease, the land owners have a crossing agreement with Bumper Corp. which allows mutual access over the constructed access roadway from Range Road 71. This agreement also permits crossing of the utility pipeline outside the lease area for roads required to serve the proposed RV resort.

The other utility rights-of-way are in favour of Pembina Pipeline Corp. and Alder Flats Gas Co-op and are located in the western and northwest areas of the Area Structure Plan. Both of these utility r/w's are located outside the area proposed for development of the recreational vehicle resort and will remain undisturbed.

**Berube's Last Resort RV Park - Area Structure Plan
County of Wetaskiwin, Alberta**

2.0 PLAN CONTEXT

Statutory Context

2.1 County of Wetaskiwin No. 10 Municipal Development Plan, 2010

The future direction and pattern of growth for the County has been established by the adoption of the Municipal Development Plan in July 2010.

The proposed recreational vehicle resort is generally in conformance with the objectives of the Municipal Development Plan. A number of specific MDP objectives are cited below which support the re-designation of this property to recreational use and the development of the proposed RV campground.

Objective 1.2 Protect Agricultural Land

- this property is currently districted Agricultural however it is not considered to be productive agricultural land as defined in the MDP;
- the development of this land for recreational uses will not contribute to the loss of traditional farming nor grazing lands.

Objective 3.1 Protect Environmentally Sensitive Areas

- a large component of this property is currently forested and a significant portion of this tree cover will remain undisturbed;
- a band of forested area approximately 125 metres in width will be retained as a buffer between existing rural residences and the proposed RV campground development;
- as this land will not be subdivided Environmental Reserve parcels will not be dedicated however other methods of preserving portions of this land in their current undeveloped state could be achieved through environmental stewardship and/or registration of easements;
- in addition to the tree buffer already mentioned, the balance of the property outside the RV campground will remain under the current Agricultural District in its native forested condition;
- the land required to accommodate the RV campground accounts for less than 20% of the total land area and the balance of the property will remain in its natural forested condition.

Objective 3.3 Protect Ground Water Supplies

- a groundwater assessment has been completed by Hydrogeological Consultants Ltd. in support of this multi-site RV campground;

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- the investigation included a review of the local hydrology, chemical analysis of ground water; water well survey, aquifer tests, prediction of impact to groundwater diversion and quality of groundwater under AENV guidelines;
- the assessment concluded that seasonal groundwater diversion from this proposed development will not adversely affect nearby water wells nor the aquifer in this location;
- chemical analysis confirmed that groundwater from this property is within recommended limits to meet health objectives.

Objective 3.4 Storm Water is Maintained to Protect Natural Drainage

- a comprehensive storm water management plan and site grading plan has been prepared for this development to ensure that storm flows associated with this development will not cause flooding nor contamination of the local drainage courses;
- the storm water management plan requires the construction of two retention ponds and will utilize the existing drainage course and wetlands as integral components of the overall storm water system.

Objective 3.5 Retain Existing Tree-Cover

- although this objective is directed toward lands adjacent or near to lakes and watercourses, this development will retain a very significant portion of the existing trees and natural vegetation on the property.

Objective 6.1/6.2 Commercial/Recreational

- this proposed RV campground will provide a seasonal recreation opportunity in close proximity to Buck Lake, Washout Creek Natural Area and many other outdoor leisure pursuits;
- the site is very well accessed from both Highways 13 and 22;
- the recreational development is proposed on lands that are not agriculturally productive;
- technical studies and engineering plans prepared in support of this proposed RV campground demonstrate that water, sewer and transportation systems will be constructed to adequately service the development without impacts to existing infrastructure and groundwater.

Objective 8.2 Community Services

- sanitary sewage generated on a seasonal basis by this development will be hauled to the Alder Flats lagoon;

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- this development will contribute to the capital expansion of the lagoon to handle increased waste volumes by payment of a one-time off-site levy which will be charged per unit (RV site).

Implementation of the Plan

- this Area Structure Plan will provide the background information necessary for County Council to consider the application to redistrict a portion of this property to R- Recreational;
- the proposed RV resort is listed as a discretionary use under Section 9.3 (d) of the County's land Use Bylaw No.95/54;
- the proposed development concept complies with all setbacks established under this district.

Areas for Growth Potential

- the location of this proposed development, Highways 13 and 22, is within the area designated for potential growth;
- this Area Structure Plan has been prepared to provide a comprehensive guide for the development of this recreational resort in this area of the County which warrants special attention.



Exhibit 3: Aerial Photograph of Site

**Berube's Last Resort RV Park - Area Structure Plan
County of Wetaskiwin, Alberta**

SITE CONTEXT

2.2 Site Features

Exhibit 4 presents the physical features existing on the site, both man-made and natural. The topographical form of the property was determined on-site by an Alberta Land Surveyor and identified a minimum ground elevation of 917 metres in the south east portion and a high point of 927 metres in the northwest portion of the Plan area. A minor drainage course passes through the property from the southeast and then generally north and northwest to low-lying wetlands before leaving the north edge of the site. Further to the north, off the subject site, this drainage course flows into Washout Creek.

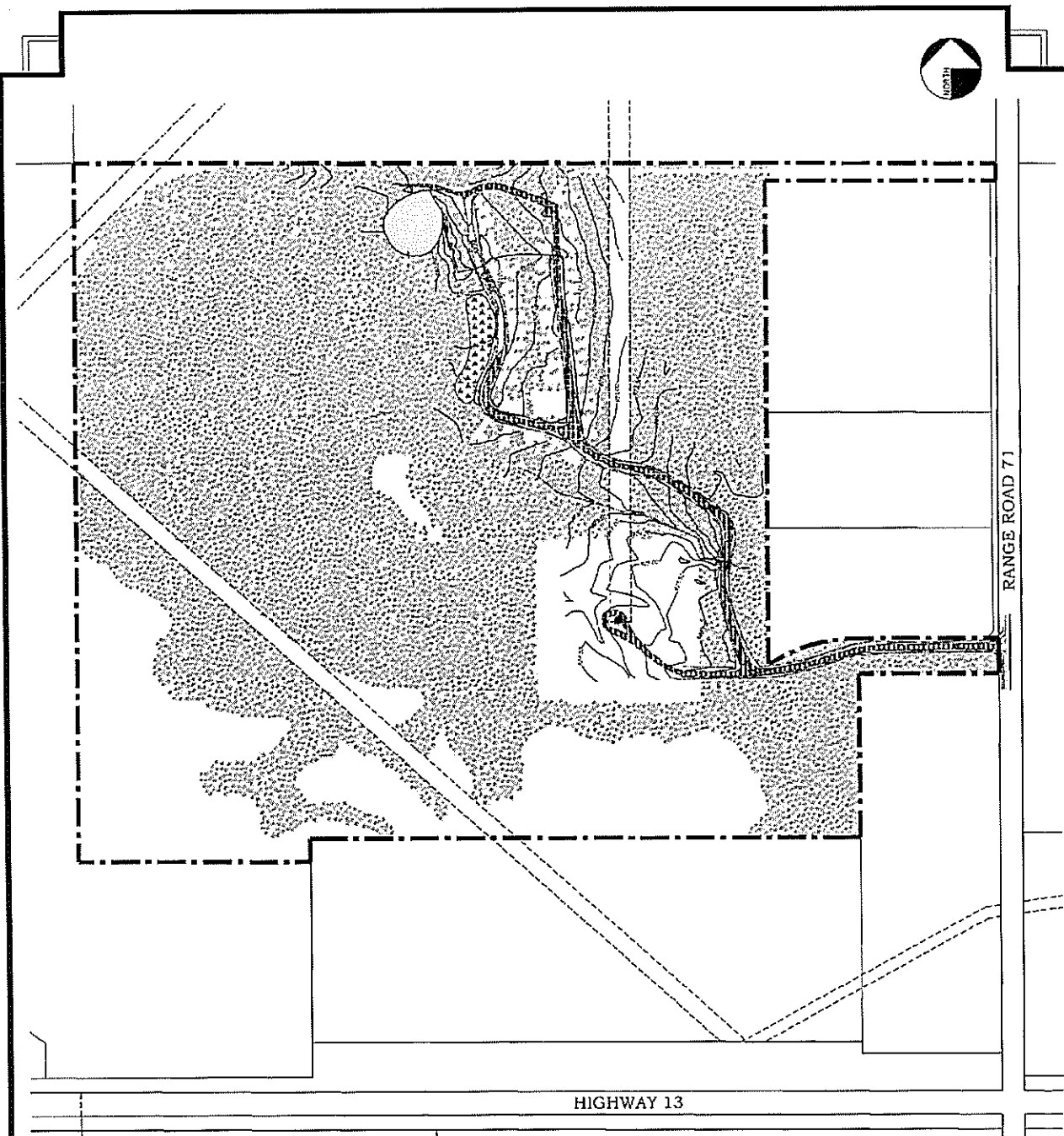


On-site growth of Aspen, Birch and Balsam Poplar, typical of the region


Much of the property remains substantially tree covered with the exception of the areas cleared for resource and utility rights-of-way and recent activities directly associated with the development of the proposed RV resort. The site photograph above illustrates the current level of vegetation and the tree growth typical of this region. The land is generally flat and there are no areas of significant slope.


2.3 Groundwater Investigations

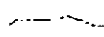
A water test hole was drilled on the property by D & D Water Well Drilling & Servicing Ltd., on June 4, 2009. The well was completed to a total depth of 36.6 metres below grade.




--- ASP Boundary


 Tree Cover


 Pond

 Drainage Course

 Roadway

 Utility R/W

 Contours Lines

 Low Area / Wetlands

* Gas Well

Exhibit 4

Physical Features

MH

June 2012

AREA STRUCTURE PLAN
WETASKIWIN COUNTY

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An analysis of the potential impact on existing groundwater by the proposed RV resort was completed by Hydrogeological Consultants Limited (HCL) in November 2009. HCL's investigations were prepared in support of the diversion and use of 10.8 m³ per day of groundwater to serve the needs of the RV resort during its five-months of operations per year. The conclusion reached by HCL's analyses shows that this level of water use will not adversely affect nearby water well users nor the aquifer from which it will draw. Chemical analysis performed on water samples taken from the on-site well confirmed that recommended limits for health objectives have not been exceeded, as set by Alberta Environment.

A full copy of HCL's report and analyses has been submitted to the County of Wetaskiwin together with this proposed Area Structure Plan. Prior to the preparation and submission of this ASP, a groundwater-licensing application was submitted by the property owner to Alberta Environment for their review and approval. The County has reviewed this study and agrees with the findings.

2.3 Archeological Considerations

A brief review of this property with Alberta Community Development, Historic Site Services did not identify any previous archeological sites of interest within this quarter section. Accordingly, no further historical investigations of this property have been undertaken as part of this planning process.



View north on R.R. 71 at intersection with Highway 13

Berube's Last Resort RV Park - Area Structure Plan County of Wetaskiwin, Alberta

3.0 LAND USE CONCEPT

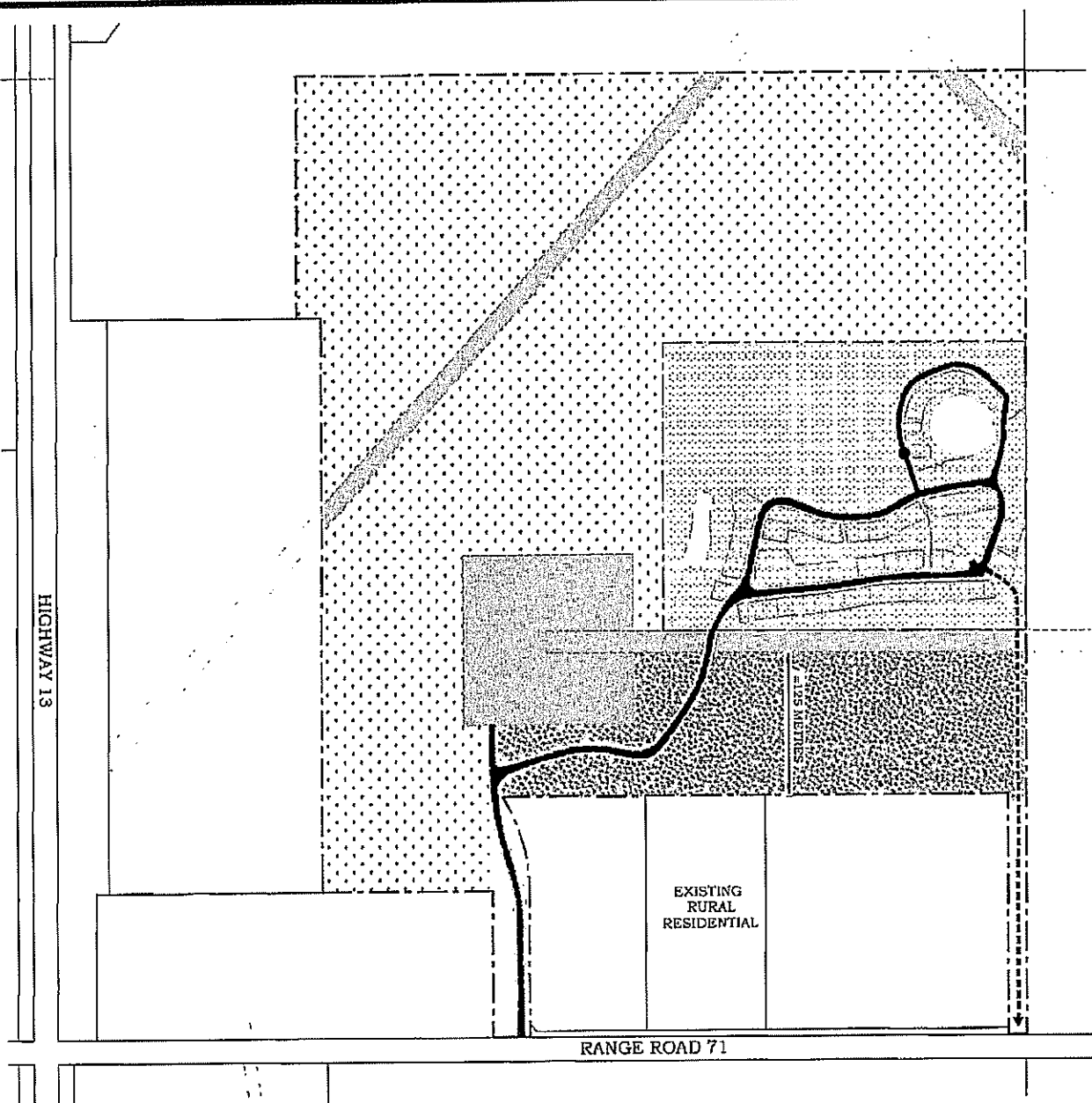
3.1 Recreational Community Design

The recreational vehicle resort (RV campground) proposed by this Area Structure Plan is enclosed by the substantial growth of trees which comprises the vast majority of land within its boundaries. The overriding design principle followed faithfully throughout the design stage of this recreational community is tree retention and minimal disruption to the natural environment. The retention of the forested areas of the Plan serves to provide an effective natural buffer between adjacent rural residential land owners fronting onto Range Road 71 and this seasonal community. This substantial tree cover is an integral component of this recreational community's high-standard of appeal and appearance. The combination of natural separation spaces and walkways between RV sites into the community's network of local linkages, connections to the storm ponds/wetlands and existing utility corridors creates a variety of passive recreational opportunities for the resort's seasonal guests.

The proposed overall land uses proposed and their configuration is illustrated in Exhibit 5, Proposed Land Use which follows this page. Greater detail of the various components of the RV park is shown in the Development Concept, Exhibit 6, following page 11.



The proposed recreational vehicle park use has been situated internally within the property and together with the provision of identified 'transition strips' and maintenance of existing trees/vegetation elsewhere, the potential for impact of this land use on neighbouring rural residential properties has been minimized.



- ASP Boundary
- ▨ Agricultural
- ▨ Resource / Utilities
- ▨ Primary Vehicle Access
- Emergency Access

- ▨ Recreational Vehicle Park
- ▨ Forested Buffer

Exhibit 5
Proposed Land Use

AREA STRUCTURE PLAN

WETASKIWIN COUNTY

MMH

June 2012

**Berube's Last Resort RV Park - Area Structure Plan
County of Wetaskiwin, Alberta**

3.2 Recreational Vehicle Park

This recreational development is intended to be operated seasonally each year from May until October. A total of sixty (60) RV sites ('units') are proposed with associated community amenities and facilities within a land area of 7.3 hectares. The property comprises 37.8 hectares in its entirety and the balance of the site in excess of 30 hectares, will remain in its natural vegetated and forested condition.

A forested, separation space of 125 metres will be provided to the east of the RV campground and the existing rural residences. This natural buffer could be preserved by registration of an environmental easement or other means. Environmental Reserve parcels will not be dedicated since no subdivision will occur as a result of this recreational development.

As stated this resort will be operated seasonally only with a limited potential to offer storage facilities for recreational vehicles and associated equipment. The RV park will be enclosed by a boundary fence and security measures will be implemented during both the operating season and winter closure. The owners/operators of the resort will not permit all-terrain-vehicles (ATV's) to enter the resort nor will storage be offered for ATV's to be used elsewhere.

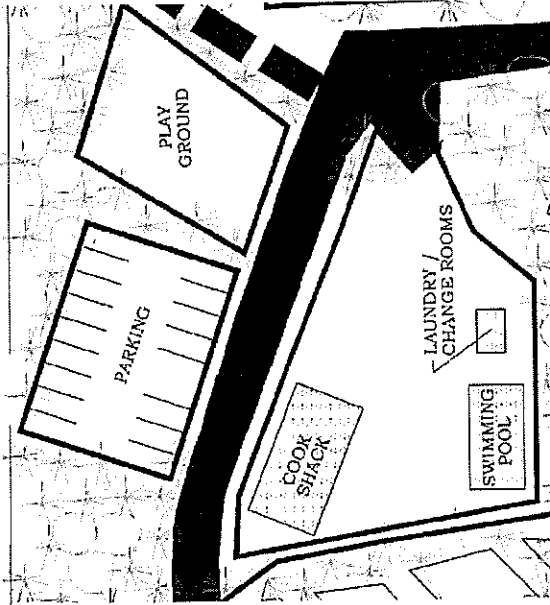
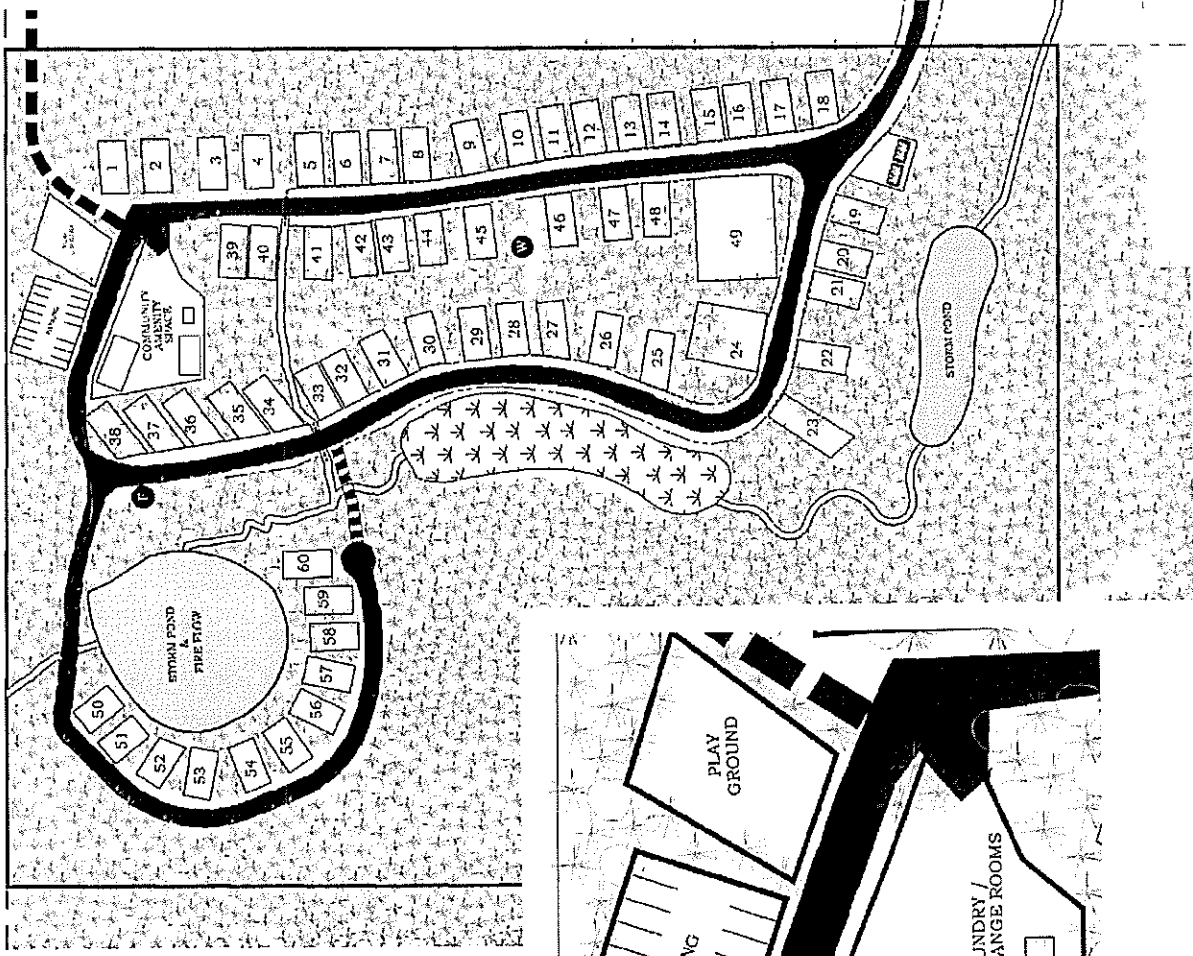
The layout of the individual RV sites tends to follow naturally-occurring enclaves so that natural vegetation provides separation spaces between adjacent pads. All RV sites are served by a local roadway with primary access taken from Range Road 71. A secondary, emergency access road will also be constructed with direct connection to R.R. 71 along the north edge of the property.

In support of the RV camp users there will be a number of community facilities and recreation opportunities provided in the north-central portion of the resort. In addition to personal facilities such as washrooms and showers, a shelter-type structure and 'cook shack' will be available. Recreational opportunities will include a swimming pool, children's playground and horse shoe pits. To accommodate visitors to the resort, a hard-surfaced parking lot will be constructed. An extensive system of trails/walkways will be developed throughout the RV park to provide further passive recreational opportunities.

Details of the proposed water and sewer services which will be provided for park users are described in detail in Section 4 of this Plan.

3.3 Open Space

When taken overall, this RV development's community areas, natural spaces and walking trails account for well in excess of ten percent of the land area designated for the RV campground.



**Amenity Space
Detail**





-  Fire Hydrant
-  Waste Receptacles
-  Washroom
-  RV SITE

Exhibit 6
Development Concept

AREA STRUCTURE PLAN WETASKIWIN COUNTY

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Municipal Reserve parcels will not be dedicated due to the lack of subdivision of the lands however the proposed development concept will provide resort guests and visitors with ample recreational opportunities, both active and passive.



3.4 Schools and Student Generation

As this proposed development is seasonal, recreational accommodation only, there will be no students generated as a result of this land use. Accordingly, there will be no impact on the utilization of area schools nor busing to these facilities.

3.5 Other Land Uses

The RV park accounts for only one-fifth of the total area within the Area Structure Plan. The remainder of the land holding will be left under the current Agricultural District and no disturbance of this area is proposed. Some areas of significant tree cover and vegetation, specifically the 'buffer strip' in the eastern portion of the plan area, will be preserved. The method of enforcement will be determined in consultation with the County of Wetaskiwin.

The resource lease and associated well head equipment owned and operated by Bumper Development corp. will be maintained.

Berube's Last Resort RV Park - Area Structure Plan
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Existing resource lease and well head equipment on site



Adjacent lumber yard land use to the south, fronting Highway 13

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County of Wetaskiwin, Alberta**

4.0 TRANSPORTATION and UTILITIES

4.1 Traffic Impact Assessment

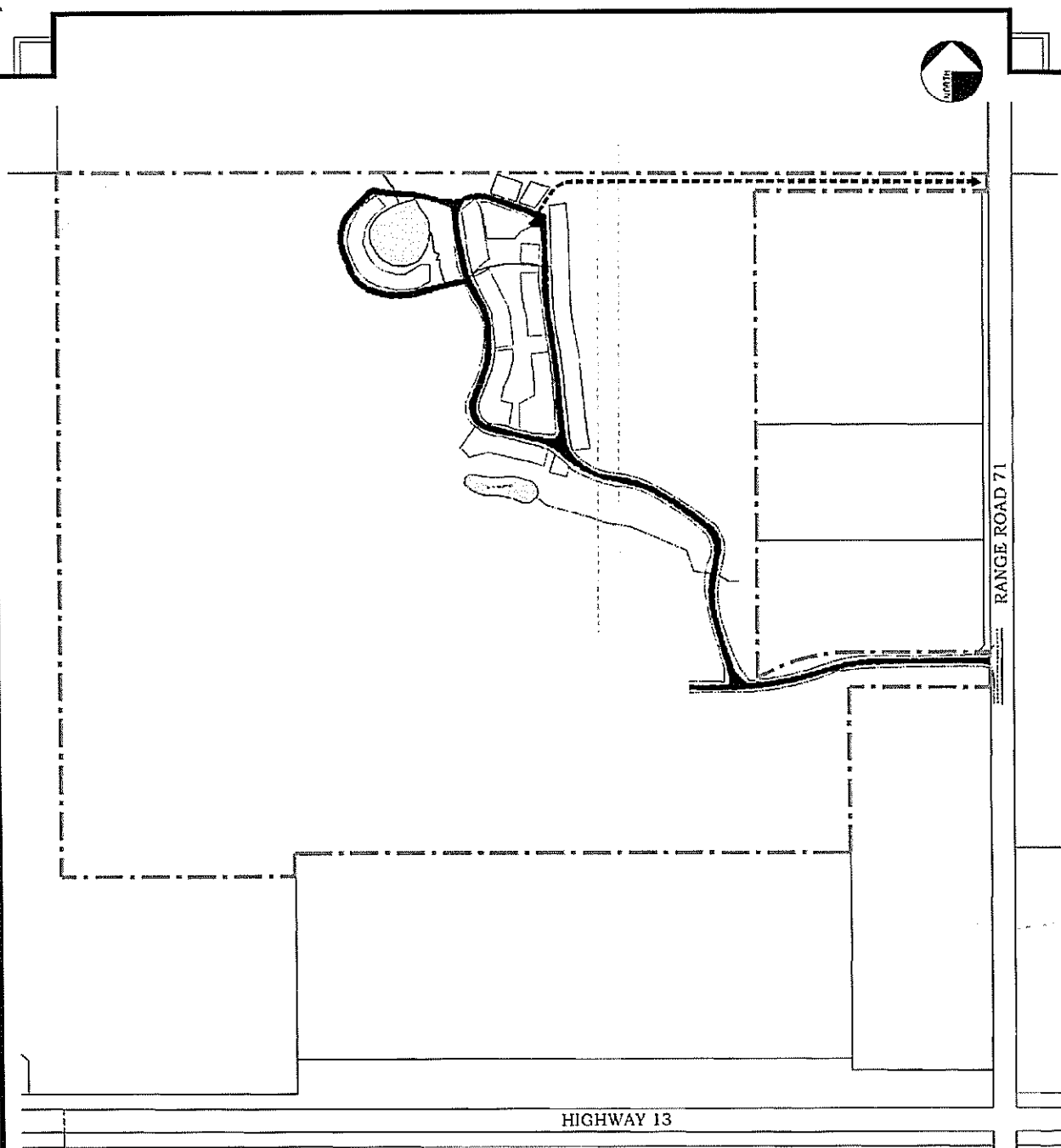
The TIA document considers the potential impacts to the operating conditions placed on the intersections of Highway 13:04 and Highway 22:28, Highway 13:04 and Range Road 71, and Range Road 71 and Access Road by Mrs. Berube's proposed Berube's Last Resort Recreational Vehicle Park.

The transportation network in the ASP lands is to consist of a single local, loop roadway with one primary connection to the existing Range Road 71 collector roadway. A secondary emergency access route will be provided which also connects to RR 71. Exhibit 7 presents the proposed roadway network in the vicinity of proposed development; the following roadway network is used.

The intersections were evaluated using current traffic data provided by Alberta Transportation and Mrs. Berube. This data was then projected to determine future traffic volumes. Utilizing the existing and future projected data, the operating conditions were evaluated for three scenarios: current traffic conditions; 2013 traffic conditions, and 2030 traffic conditions. The findings from these evaluations are summarized below.

- For above three scenarios, a Type IIb, a Type IIIb and a Type IVb intersection treatment is warranted for traffic on Highway 13 and Highway 22 intersection. A Type 1b, and 1a intersection treatment is warranted at Highway 13 and Range Road 71 intersection, and Range Road 17 and Access Road intersection.
- The intersection's current LOS has an overall rating of A during the a.m. peak hour and p.m. peak hour for all three intersections.
- For the projected 2013 background and projected 2013 post-development volumes, the intersection operates at an overall LOS A for the a.m. peak hour and p.m. peak hour for all three intersections.
- For the projected 2030 background and projected 2030 post-development volumes, the intersection operates at an overall LOS A for the a.m. peak hour and p.m. peak hour for all three intersections. The intersections will have sufficient capacity to accommodate future demands during the peak hours.
- For all scenarios, the intersections remain unsignalized.

Based on the evaluation and findings contained within this report, the proposed development is expected to have a minimal impact on the operating conditions at the intersections. The proposed Berube Last Resort RV Park can be constructed on existing operating condition.



- ASP Boundary
- Primary Vehicle Access
- Emergency Access

Exhibit 7
Transportation



June 2012

AREA STRUCTURE PLAN

WETASKIWIN COUNTY

**Berube's Last Resort RV Park - Area Structure Plan
County of Wetaskiwin, Alberta**

4.2 Local Roadways

The transportation network in the ASP lands is to consist of a single local, loop roadway with one primary connection to the existing collector roadway to the east; Range Road 71. A secondary emergency access route will be provided which also connects to RR 71. All roads within the RV Park are privately owned and maintenance is the responsibility of the land owner.

The County's Policy #6615; Pavement and Road Contribution Fee, requires payment of a contribution fee, charged on a per lot basis. Due to the seasonal nature of this recreational use the developer will pay ½ of the prevailing rates.

In a manner satisfactory to the County, the developer will provide dust control annually on Range Road 71 for a distance of 300 metres north of Highway 13.

Exhibit 7 presents the proposed roadway network for the ASP lands.

4.3 Storm Water Management

The site consists of an area of approximately 37.8 hectares (93.4 Acres) of natural vegetation varying from low-lying foliage to shrubs and natural Aspen, Pine and Birch trees. Approximately 4.14 hectares will be developed into summer use for Recreation Vehicle Park. Based on the review of the Major Drainage Concept Plan below, the subject site consists of a rolling topography. There is one major distinct drainage basin that flow in one direction eventually ending up into a branch of Washout Creek north west of the proposed development. The branch or tributary creek of Washout Creek is approximately 500 to 600 meters west of the proposed pond. Washout creek is 2.5km north of tributary.

The site was original treed. Based on NTS 1:50,000 topographic mapping the majority of the surface runoff will flow to the northwest corner of the quarter section. A small sub basin along the north east-west property line. A natural drainage course does flow in that same direction, see Plan below.

An examination of the existing ground contours below indicates a maximum relief across the site of approximately 10.5 meters from 927.0 to 916.5 meters.

Exhibit 8 presents the proposed stormwater system to serve the RV resort, comprising one pond as well as existing natural seasonal wetlands. The stormwater management facility is located in the northwest portion of the development; it's also expected to provide fire flow capacity.

4.3.1 Storage Requirements

Through pre-development hydrological analyses completed for numerous developments in the greater Edmonton region, typical peak flow rates ranging

**Berube's Last Resort RV Park - Area Structure Plan
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between 2.5 to 7 L/sec/ha have resulted. For this study area a peak release rate of 2.5 L/sec/ha will be used to determine the additional volume of water that has resulted as a result of the proposed development. The difference between the post development peak flow vs the pre-development release rate will be used to calculate the additional required storage.

An existing natural low area south of the proposed pond will not be disturbed also the natural drainage course will not be disturbed. It's expected that the increase in water level will help contribute to the sustainability of the wetland.

4.3.2 Drainage System and Design Parameters

The concept plan of the proposed system of ditches and culverts along the main road will convey storm runoff to the pond in the northwest corner of the site. The existing natural drainage will continue to convey drainage to the natural low area and into the storm water management facility.

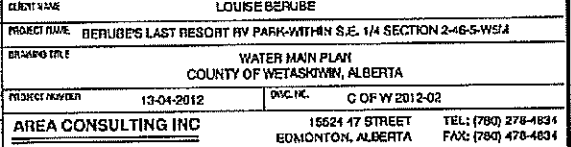
The proposed stormwater management facility and their respective design parameters, is summarized in the following Table:

Stormwater Management Facility	Type	Catchment Area (ha)	Pond Volume (m³)	Design Outflow Rate (l/s)
Northwest Pond	Wet Pond	4.15	2,436	0.01
	Wetland	natural	natural	natural

The storm facilities are to be designed and constructed in accordance with Alberta Environment Standards and Guidelines.

4.4 Fire Protection

The County of Wetaskiwin requires 4,000 gallons per 3 Units or (3 campsites). Our client is proposing to develop 60 Units. The total volume required to be stored in the ponds permanent/wet storage is 80,000 gallons or 303 cubic meters. Assuming the top one meter is still frozen in early spring the actual



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remaining storage in the pond between elevations 917 and 915.5 is 750 cubic meters for emergency fire protection use.

The existing storm pond will have to be drained and excavated to match the design on the engineering drawings, shown in Exhibit 8.

A dry hydrant will be installed northeast of the proposed pond. The invert of pipe at the pond for the dry hydrant will be installed 0.25m above the bottom of the pond. The north access and road to the dry fire hydrant will be constructed to meet county's engineering standards.

4.5 Water Service

As described previously in *Section 2.3: Groundwater Investigations*, the water requirements for this development will be provided by a single, water well. A complete description of this analysis as well as water quality test results is presented in Section 2.3. The County has reviewed the Groundwater Supply Report prepared for this development and supports the conclusions of this study. Exhibit 9 presents the proposed water servicing scheme.

4.6 Sanitary & Solid Waste

Sanitary sewage produced by each recreational vehicle will be stored on each site and hauled to Alder Flats lagoon for appropriate treatment. The County administers an Offsite Sewer Levy for this service which will be charged to each site of this seasonal development at one-half of the prevailing rates. There will be no in-ground piping nor communal storage facility for sanitary waste. Solid waste and trash materials will be collected on site in a secure garbage enclosure located near the entry into the campground. Two metal garbage bins with tamper-proof lids will be installed within the enclosure. Regular disposal of this waste will be hauled off-site to a local landfill site or other available facility.

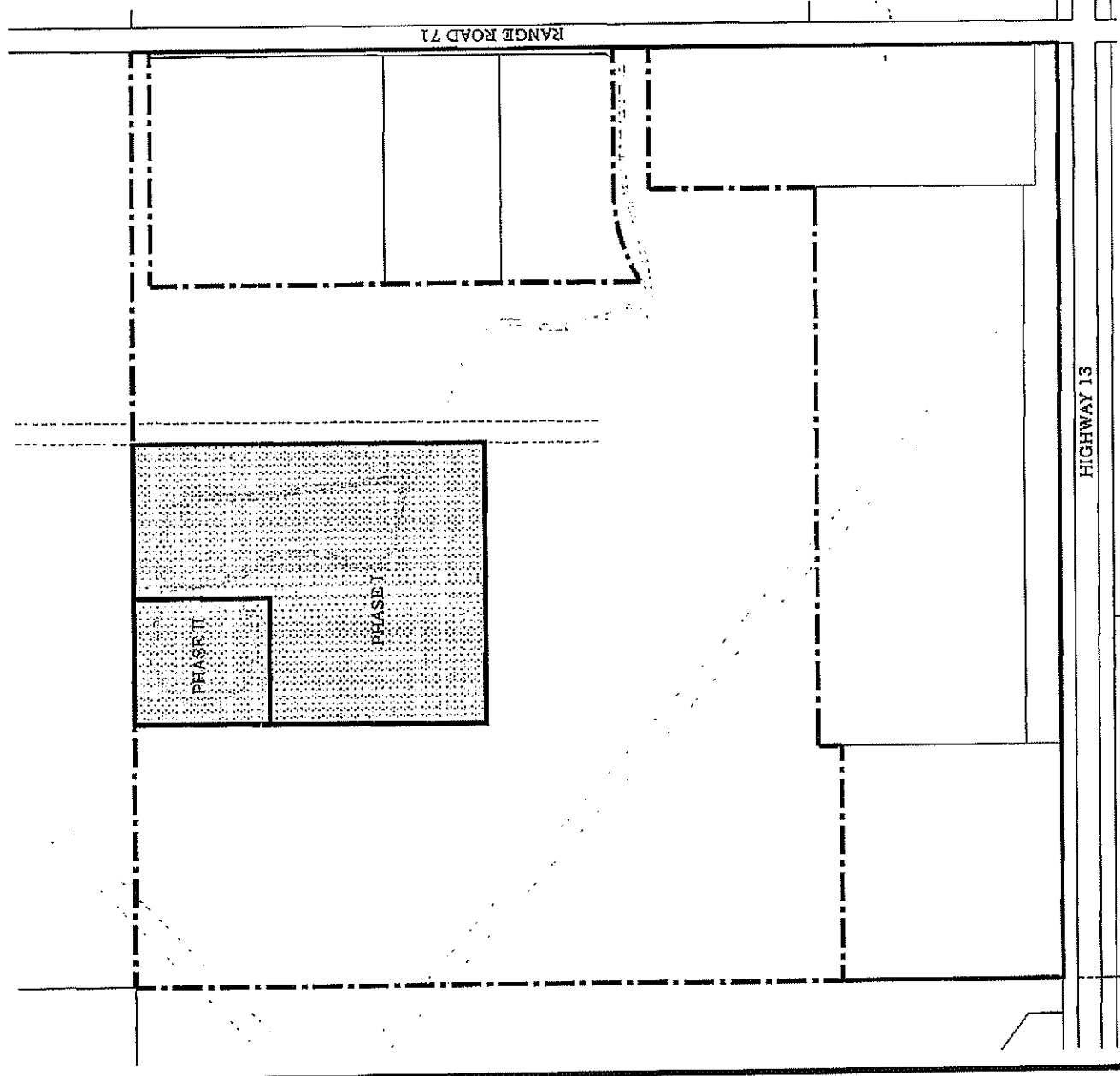
4.7 Shallow Utilities

It is anticipated that power and telephone services will be provided through extensions of the existing systems. Due to the seasonal nature of this proposed recreational development, natural gas service will not be required.

4.8 Development Staging

The proposed RV resort is to be developed in two stages. The initial stage will include 49 pads and associated community amenities with a full loop road providing access to each RV site. The subsequent stage will create an additional 11 sites located around the northern storm pond.

Exhibit 10 shows the locations and extent of these two development stages.



--- ASP Boundary

Exhibit 10
Development Staging



June 2012

AREA STRUCTURE PLAN
WETASKIWIN COUNTY

**Berube's Last Resort RV Park - Area Structure Plan
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5.0 COMMUNITY CONSULTATION

5.1 Initial Public Meeting

A public meeting was held in the Alder Flats Community Hall on Saturday, February 16th 2013. The meeting was open from 12:00pm until 4:00pm and provided a number of exhibits including a recent aerial photograph; physical features of the site; proposed land use; proposed development concept; engineering drawings; proposed redistricting and development staging.

Approximately twenty-three (23) invitations to the meeting were mailed to adjacent and surrounding property owners at least two weeks prior to the event.

A copy of the meeting invitation follows this chapter of the ASP report.

A total of eight (8) people attended who are the owners of five (5) properties immediately adjacent to the subject site.

The meeting was conducted as 'drop in' and discussions were held both individually and as a group throughout the 4-hour meeting time.

Comment sheets were available for attendees to fill out at the meeting however none of these were completed during the open house. A number of people took sheets with them and suggested that they would forward completed comments directly to the County's Planning Department and/or the applicant.

The following report section includes a summary of comments and questions provided by adjacent owners as well as responses provided by the project consultants; MH Project Planning and Area Consulting, and the project owners/operators; Charles and Louise Berube, that took place during open house.

5.2 Questions and Comments

Comment/question:

Why doesn't the treed buffer continue south of the entry road?

Response:

The land use south of the entry road will not be used for the RV park activities and will remain zoned as Agricultural, so there is no reason to provide a buffer from the existing rural residences in this location which currently co-exist without buffer.

Comment/question:

Will existing water wells be affected by the RV development?

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Response:

Groundwater supply testing and analysis was completed in 2009 by Hydrogeological Consultants Ltd. and they concluded no adverse impact on existing nearby water wells users or the aquifer; a copy of HCL's report and license application to Alberta Environment has been submitted to the County together with this Area Structure Plan.

Comment/question:

Many drivers speed up and down Range Road 71 causing dust and gravel flying onto adjacent residential properties; how will this development control dust and prevent excessive speed on RR 71 and will the entry road be hard surfaced rather than graveled due to increased traffic?

Response:

Although traffic accessing the RV site will increase, speed will be reduced on Range Road 71 as a result of the vehicle turn movements into the development; excessive speed by drivers on RR 71 is outside the scope of this Area Structure Plan and is a law enforcement issue; the roads to the RV park from RR 71 will be constructed to meet the County's requirements which have gravel surfaces.

Comment/question:

RV Park will have negative impacts on adjacent homes due to traffic and noise and we do not support the proposal.

Comment/question:

Adjacent property values will decrease due to the RV park – we are opposed.

Comment/question:

Will hunting be allowed in the RV park?

Response:

Within the RV resort there would certainly be no hunting; on the balance of the property maintained as agricultural, the use of firearms would be subject to County and Provincial regulations.

Comment/question:

How will the seasonal operation of the resort and the buffer be guaranteed especially if the development was sold and no longer operated by the Berube's?

Response:

Operational restrictions imposed on the RV park that exceed various County bylaws regulating noise, etc. could be included in a legal document registered against the title to the property which would be binding on subsequent property owners/RV park operators; the area of land to be preserved in its current treed condition as a buffer can also be controlled by registering a form of easement,

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possibly as an environmental stewardship; the precise means of securing the integrity of the buffer area and trees will be determined in consultation with the County of Wetaskiwin.

Comment/question:

The current roadway access into the RV park from Range Road 71 is shown on the resource access road which is understood to be 'temporary' and therefore not a valid form of entry into the development.

Response:

We are not aware of this restriction and will contact the resource lease holder Bumper Development Corporation, to determine what steps, if any, are required to address this issue; the development concept includes a second, emergency access at the north edge of the development directly to Range Road 71.

Comment/question:

We are very concerned about weekend users of the RV park keeping late night hours and noisy partying, etc.

Response:

The operation of the RV park will not allow short-term use, such as daily or weekends, rather the users of the park will be required to enter into season-long rental/lease agreements.

Comment/question:

In order to reduce noise and dust impacts from traffic entering the RV site the entry road should include a solid screen fence to a height of eight to ten (8 - 10) feet on both sides of this roadway.



View of entry road from Range Road 71

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Response:

Currently both sides of the entry road from RR 71 are heavily treed and the installation of a large timber fence would very likely result in the loss of a significant number of these trees; there are currently no plans to fence this entry roadway.

Comment/question:

Will the RV's be removed from the site at the end of each season?

Response:

As mentioned previously, all the users of the RV park will be long term and for the most part, remain for subsequent seasons; RV's will be allowed to remain on their sites all year although there would be no access to the RV's during non-operational times of the year; by keeping the RV's on site, the impact of

frequent and/or 'end-of-season' move outs will be eliminated; additionally, there is no nearby RV storage facility with capacity to accommodate the users of the RV park; there is no intention to provide RV storage to anyone other than seasonal renters of the resort.

Comment/question:

A fence must completely enclose the RV park to prevent trespassing on adjacent properties, particularly those with livestock.

Response:

A significant portion of the property is already fenced however there are no plans to install further perimeter fencing specifically around the RV park; edges of the proposed RV park which are currently not fenced are heavily treed and it is believed that installation of fencing will require the removal of an unwarranted amount of existing trees and vegetation.

Comment/question:

What kind of uses will occur in the portion of the park labeled as 'community amenity space' ?

Response:

This area is for the use of RV park users only, not open to the general public, and could include laundry and shower facilities, partially enclosed 'cook shack' (covered area with picnic tables and BBQ's), playground, surface parking and open air swimming pool.

Comment/question:

So many RV sites with the uncontrolled use of fire pits and BBQ's will create a significant fire hazard with potential to spread to adjacent residential properties. For this reason and others, we are opposed to this development.

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Response:

The operation of the RV park will not allow 'uncontrolled' fires. Outdoor camp fires and cooking of food will take place only in designated, fire pits and/or grills provided. Most RV's have enclosed, interior kitchens with stoves, etc.; the development will include two (2) constructed storm water management facilities (storm ponds) with capacity to provide fire flows for fire-fighting purposes, built to County requirements and connected to an on-site fire hydrant.

Comments/question:

How will sewage and sanitary waste be controlled, including odors?

Response:

Each RV site will have an enclosed containment system (tank) that will be pumped out on a regular schedule and transported to the Alder Flats lagoon for treatment. The system will be 'closed' and so there will be no impact of odors on adjacent properties. Solid waste and trash will be collected on site in a secure wildlife-proof, garbage enclosure in a designated location. Disposal of waste from these bins will occur regularly and hauled to an available landfill.

Comment/question:

How will you prevent surface water from running off the RV site and on to adjacent properties, particularly those with livestock possibly harmed by contamination from this development?



Storm pond to control runoff and provide capacity of fire fighting

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Response:

The development includes two (2) constructed storm water management ponds which have been engineered with capacity to hold and control the runoff of surface flows. There is no intent to divert existing drainage courses so that the natural drainage patterns will be maintained. These storm ponds will prevent excessive surface flows from entering into these drainage courses as they flow off site through adjacent properties.

5.3 Conclusions

The public Open House included a good exchange of ideas and information and was well attended relative to the number of immediately adjacent properties.

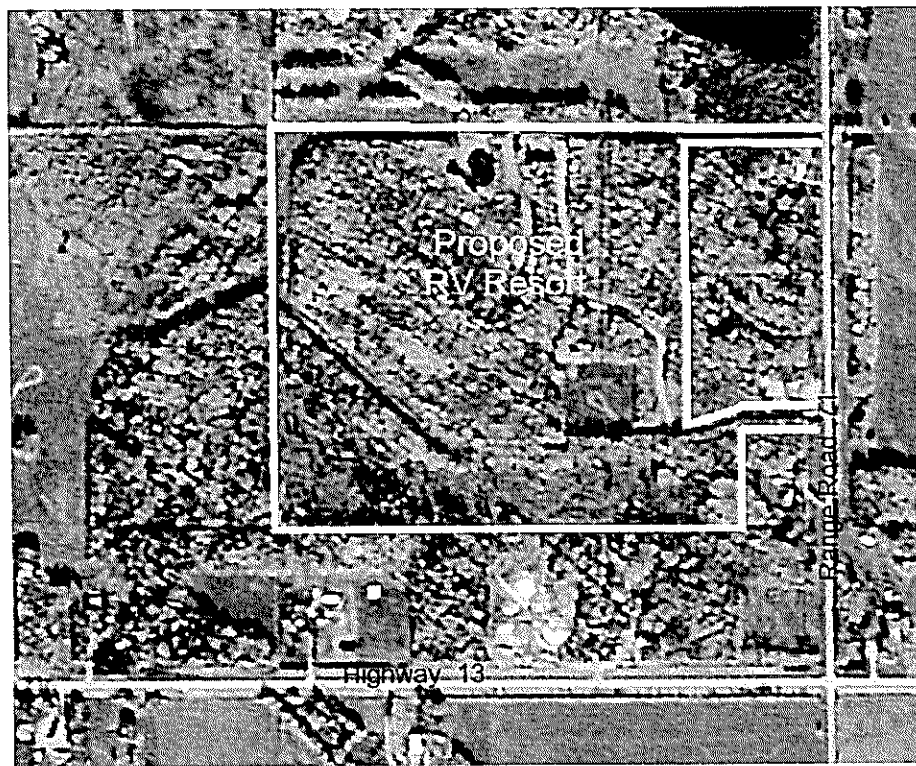
With the exception of the potential for fire hazards and traffic-related concerns on Range Road 71, there were no specific comments nor objections raised with respect to the layout nor the number of RV sites proposed by the Area Structure Plan and its associated redistricting. Initially most of the meeting attendees arrived with negative perceptions towards the proposed Recreational Vehicle land use plan. During the course of the Open House and our thorough discussion of all aspects of the RV resort, many of the property owners' concerns appeared to be effectively addressed to the extent that a number of them expressed their conditional support for the project. The conditions attached to their support primarily cited assurances that the promises made with respect to operations of the RV park would be honored and registered in some fashion against the title to the property.

No changes have been made to the proposed land use plan as a result of the comments received from area property owners through this consultation process.

PUBLIC OPEN HOUSE INVITATION
Saturday, February 16, 2013

Proposed Area Structure Plan and Rezoning
SE 2 – 46 – 7 – W5, County of Wetaskiwin
by Louise & Charles Berube

You are invited to attend a public information session to view our plans for this proposed Recreational Vehicle resort, to be operated seasonally, on a portion of this quarter section located north west of the intersection of Highway 13 and Range Road 71. The plans will show the proposed layout of the sixty (60) RV rental pads; community facilities; the extent of natural areas to be protected to act as a buffer from adjacent residences; roadway accesses; and the utility infrastructure required to serve this development.



The Open House will be a 'drop-in' format where you can come view our plans and ask questions of the project consultant team.

Date: Saturday, February 16th 2013 **Time:** 12:00pm to 4:00pm

Location: Alder Flats Community Hall, Tower Room (upstairs)

A copy of the proposed Land Use Concept is shown on the reverse side of this letter. —>

You will have the opportunity to provide your comments and concerns at the Open House. At any time you may send your questions and/or comments directly to:

Marshall Hundert MH Project Planning Ltd. (780) 909-0558

mhundert@shaw.ca

**Berube's Last Resort RV Park - Area Structure Plan
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6.0 IMPLEMENTATION

6.1 Land Use By-law Amendment

The entire property is currently districted AG - Agricultural. Redistricting a portion of the property which corresponds to the location of the proposed RV park from Agricultural to R, Recreational will be required in order to permit the development of this recreational vehicle resort. The area of this proposed re-districting is 7.285 hectares.

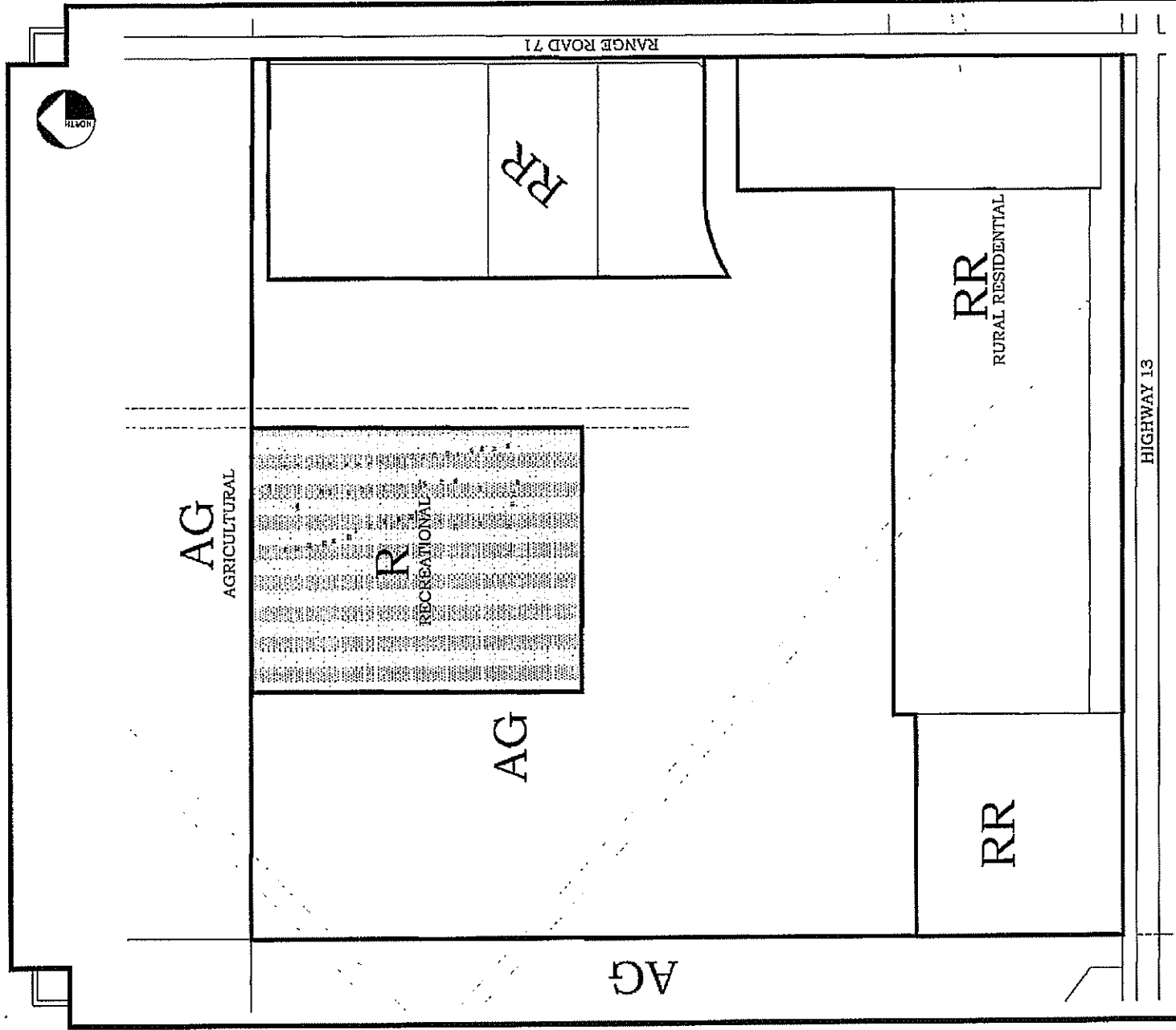
The balance of the property; 30.5 hectares, is to remain in its current Agricultural designation. This will ensure that no further development occurs outside the identified recreational vehicle park boundary and that the undisturbed, forested buffer will remain between the existing rural residences and the proposed RV resort.

Exhibit 11 shows the proposed redistricting as well as the surrounding land use districts.

6.2 Development Approvals

There is no intent to create individual "parcels" but rather to maintain the single property configuration and single-title ownership. Accordingly, no subdivision of land is proposed by this Area Structure Plan.

Following approval for the re-districting to R - Recreational, subsequent construction activities on the site will require development and building permit applications and approvals from the County of Wetaskiwin. Certain infrastructure components such as the storm water management facilities, will require additional review and approvals from Alberta Environment and other regulatory authorities.



AG, Agricultural to R, Recreational

Exhibit 11

Proposed Districting