

BY-LAW NUMBER 2009/13

BY-LAW NO. 2009/13 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 Wicked Witch R.V. Resort Area Structure Plan (SW 19-46-27-W4M, Plan 012 4310, Lot 6) 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 for SW 19-46-27-W4M, Plan 012 4310, Lot 6.

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 "*Wicked Witch R.V. Resort Area Structure Plan in (SW 19-46-27-W4M, Plan 012 4310, Lot 6)*".

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

READ: A First time this 12th day of February, A.D., 2009.

READ: A Second time this 12th day of February, A.D., 2009.

READ: A Third time and finally passed this 12th day of February, A.D., 2009.



REEVE



SECRETARY-TREASURER

Wicked Witch R.V. Park
Appendix "A"

**WICKED WITCH R.V. RESORT
AREA STRUCTURE PLAN**

THIRD SUBMISSION

Prepared for:
1364023 Alberta Ltd.

Prepared by:
Prism Engineering Inc.

Project No.: 071012

THIRD SUBMISSION: JANUARY, 2009

**WICKED WITCH RV RESORT
AREA STRUCTURE PLAN**

TABLE OF CONTENTS

INTRODUCTION	1
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	1
1.5 Plan Review and Amendment	2
1.6 Interpretation	2
THE PLAN AREA	3
2.1 Regional/Municipal Location	3
2.2 Boundaries of the Plan Area	3
2.3 General Physical Description	3
EXISTING PLANS AND STUDIES	4
LAND USE AND CONCEPTS	4
4.1 The Plan Concept	4
4.2 Plan Goal and Vision Statement	5
4.3 Principles of Development	5
4.4 Environmentally Sensitive Areas	7
4.5 Environmental and Amenities/Green Space	8
TRANSPORTATION	8
UTILITY SERVICING	9
6.1 Water Distribution System	9
6.2 Sanitary Sewer	9
6.3 Storm Water Management	10
6.4 Shallow Utilities	10
SITE GRADING	10
PROTECTIVE SERVICES	11
PUBLIC INPUT	11
PLAN IMPLEMENTATION	12
10.1 Approval Process	12

LIST OF FIGURES

Figure 1.0	Location Plan
Figure 2.0	Existing Survey Plan
Figure 3.0	Topographical Features Plan
Figure 4.0	Development Concept Plan
Figure 5.0	Transportation Plan
Figure 6.0	Water Supply System
Figure 7.0	Sanitary Sewer System
Figure 8.0	Storm Water Management
Figure 9.0	Staging Plan
Figure 10.0	Typical Design Detail Features
Figure 11.0	Preliminary Road Upgrade Plan

APPENDIX

Appendix A	Land Title Certificate
Appendix B	Preliminary Geotechnical Site Investigation
Appendix C	Phase 1 Environmental Site Assessment
Appendix D	Domestic Groundwater Investigation
Appendix E	Relevant Excerpts
Appendix F	Preliminary Wicked Witch RV Resort By-Laws
Appendix G	Preliminary Restrictive Covenant

INTRODUCTION

1.1 Purpose of the Plan

The Wicked Witch Recreational Vehicle Resort Area Structure Plan (ASP) has been prepared pursuant to the County of Wetaskiwin No. 10 Municipal Development Plan. The purpose of this plan is to provide for the orderly development of a Recreational Vehicle Resort within the Plan Area. An ASP is more detailed than a Municipal Development Plan (MDP) and is intended to provide a more specific municipal 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 within Lot 6, Plan 012 4310 of the South West quarter of Section 19, Township 46, Range 27, West of the 4th Meridian. The Plan Area includes approximately 13 hectares (33 Acres). This parcel of land is presently owned by 931924 Alberta Ltd. See Figure 2.0 – Existing Survey Plan & Appendix A – Land Title Certificate.

1.3 The Approval Process

As per the County of Wetaskiwin Policy #6606, Council requires an ASP for any proposed subdivision that will result in there being three or more lots on a quarter section. This ASP was developed to ensure the best possible blend of current development practices and concepts for the site. A draft ASP was submitted to the County of Wetaskiwin in January of 2008. The second submission of the ASP was submitted in November 2008.

Once the ASP has been deemed complete by administration, the proposed plan will be referred to all required government departments, agencies and adjacent municipalities. Once responses have been received and the plan is deemed ready by administration, a public hearing will be held. Prior to the public hearing, the proposed plan will be advertised as per Section 692 of the Municipal Government Act. All input from key stakeholders and the general public will be considered and reviewed prior to the final draft of the Wicked Witch RV Resort ASP being submitted to council.

1.4 Plan Implementation

The Wicked Witch RV Resort ASP, adopted by bylaw in accordance with Section 633 of the Municipal Government Act, will become a statutory document of the County of Wetaskiwin. The ASP does not supercede, repeal, replace, regulate, or otherwise diminish the County of Wetaskiwin Municipal Development Plan or other statutory plans in effect in the plan area.

To be fully implemented, the ASP may have to be incorporated into other municipal planning documents. These documents include the County of Wetaskiwin Municipal Development Plan and the Land Use Bylaw. In practice, this ASP will be implemented

through commitments to public and private improvements that are embodied in the ASP policies contained herein.

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 an amendment to the ASP in accordance with the Municipal Government Act. In addition, the landowner or the landowner's agents may request an amendment of the ASP in accordance with the application requirements and procedures of the same act.

1.6 Interpretation

In this ASP, the following interpretations shall apply:

"ASP" or **"Plan"** means the Wicked Witch RV Resort Area Structure Plan.

"Council" means the Council of the County of Wetaskiwin.

"Landowner" means the registered owner of lands within the ASP boundary.

"County" Means the County of Wetaskiwin No. 10

"MDP" means the County of Wetaskiwin No. 10 Municipal Development Plan.

"Qualified Professional" means a professional engineer, geologist, or geophysicist who practices in the Province of Alberta.

"Subdivision Approving Authority" means the Council of the County of Wetaskiwin No. 10

THE PLAN AREA

2.1 Regional/Municipal Location

The Wicked Witch RV Resort ASP encompasses approximately 33 acres of land located in Lot 6, Plan 012 4310 within the S.W. ¼ Section 19, Township 46, Range 27, West of the 4th Meridian. The Plan Area is located roughly 400 meters east of the Pigeon Lake Indian Reserve No 138A, 3 km east of the edge of Pigeon Lake (Ma-Me-O Beach) and 5 km east of Westeros. The current access to the Plan Area is roughly 400 meters east of the intersection of Primary Highway 13A & Secondary Highway 780. See Figure 1.0 – Location Plan.

2.2 Boundaries of the Plan Area

The ASP Plan Area is located within the east half of the quarter section. The Plan Area is bounded by quarter lines to the north. The Plan Area is bounded on the west by Lot 1, Plan 792 2374. The Plan Area is bounded to the south and east by the existing Wicked Witch 9-Hole Golf Course perimeter boundaries. See Figure 2.0 – Existing Survey Plan & Figure 4.0 – Development Concept Plan.

2.3 General Physical Description

Existing Land Use

Currently the majority of the ASP Plan Area is vacant/agricultural land. The Wicked Witch 9-Hole Golf Course is located to the southeast of the plan area.

Soil Conditions

A geotechnical investigation was carried out in November 2007 by Sabatini Earth Technologies Inc. As per the investigation, the soil profile in the borehole locations generally consists of a thin layer of topsoil over clay till, followed by bedrock (siltstone, clay shale and/or sandstone) that extended beyond the termination depth of the boreholes. Please see Appendix B - Preliminary Geotechnical Site Investigation.

Topography and Vegetation

The general sloping of the land is towards the northwest corner of the site. Natural grasses and trees cover the majority of the site with a natural water course running through the northwest corner of the Plan Area. A burn pit is located near test hole 07-4. During construction of the proposed development the burn pit will be removed and remediated as per the Phase 1 Environmental Site Assessment compiled by Sabatini Earth Technologies Inc. See Appendix C. It is proposed that this northwest portion will remain as undisturbed Environmental Reserve. See Figure 3.0 – Topographical Features Plan & Figure 4.0 – Development Concept Plan.

Archaeological and Historical Assessment

Historic Management and Resources state that there are no previously recorded historic resources in the SW ¼ 19-46-27-W4 and that since the land appears to be previously disturbed, there is low potential to encounter intact historical resources.

In compliance with the Historical Resources Act, should any historic resources be encountered during any activities associated with land disturbance operations, the Historical Resources Management Branch will be contacted immediately. It would then be necessary for the Historical Resources Management Branch to issue further instructions regarding the documentation of these resources. See Appendix E – Relevant Excerpts.

EXISTING PLANS AND STUDIES

A Municipal Development Plan (MDP) is a statutory plan which provides a general framework for land use planning within a municipality. The County of Wetaskiwin MDP allows for Recreational and High Density Rural Residential within the county. The County may require the developer to prove the suitability of the site. The Developer has conducted studies on the site suitability. This development is not in contravention of the MDP.

The Pigeon Lake Watershed Management Plan and Developers Guide (2000) was created for developments within the Pigeon Lake Watershed. This development is not located within the Pigeon Lake Watershed. See Appendix E – Relevant Excerpts.

LAND USE AND CONCEPTS

4.1 The Plan Concept

The Wicked Witch RV Resort ASP is proposed as a recreational vehicle development that is designed to be compatible with the surrounding residential uses and to retain the topographical and environmental aspect of the site.

The Wicked Witch Land Use Plan Consists of two major components.

- a) Individually owned and serviced recreational lots providing for the use of parking and occupation of recreational vehicles or park model homes on a temporary/seasonal basis. If a Park model home is constructed, it will conform to CAN/CSA Z241 SERIES 92 "PARK MODEL TRAILERS". Park model homes will not be allowed to be fixed to the ground or have a permanent foundation and will be no larger than 50 square meters in size. To ensure that park model homes are used for seasonal residence only, shallow services will be provided.
- b) Green space is present in the form of a combination of environmental reserve and municipal reserve throughout the site. Wherever deemed reasonable the environmental reserve and municipal reserves will be connected by a series of pathways.

The intention of the Wicked Witch RV Resort is to be registered as a bare land condominium. This will ensure that all property owners in the plan area share a common interest in the ownership and the maintenance of their private lots. The new recreational

lots will be registered with condominium by-laws and restrictive covenants as part of the Wicked Witch RV Resort development. The common area will be for private roads and utilities within the RV Resort which will be maintained by the condominium association. The perimeter of the plan area will be enclosed by a fence with a possible gate at the entrance. The improvements within the development, including roadways and utilities, will be designed and constructed to County standards. The Wicked Witch Golf Course, which is located to the southeast of the plan area, will remain as is.

4.2 Plan Goal and Vision Statement

The goal of the Wicked Witch RV Resort ASP is to provide a framework for the orderly and efficient development of a RV Resort that is consistent with the topographical features of the site and compatible with the land uses and lifestyles of the surrounding area.

4.3 Principles of Development

Pattern of Development

All Development shall be in accordance with the statutory policies and municipal standards in effect at the time development is approved. Patterns of development should reflect the natural form and character of the land and in particular preserve the natural area in the northwest corner of the site. It is estimated that there will be approximately 160 RV lots within an area encompassing approximately 13 hectares. A typical lot will be approximately 370m² (4,000ft²) in area with the typical lot being 15m wide and 25m deep. See Figure 10.0 – Typical Design Detail Features.

Natural Environment

The natural landform of the site will be retained wherever possible and reasonable. Site grading will be limited to that which is required for roadways, stormwater/fire retention ponds, RV lots and utility services. Distinctive natural features of the site will be retained and incorporated where feasible. There will be an Environmental Reserve dedicated in the northwest corner of the Plan Area. Whenever feasible, existing trees and bush will remain to be incorporated into the resort design.

In the vicinity of the ER parcel will be two public utility lots dedicated as Stormwater Management Facilities. Municipal Reserve areas shall be dedicated as required for interconnecting trails and park space. The golf course will remain as a recreational facility. See Figure 4.0 – Development Concept Plan.

Character of Development

Comprehensive design of local roads, community pathways, stormwater/fire retention ponds, condominium by-laws and restrictive covenants shall provide a high quality character that will give the Wicked Witch RV Resort a distinctive identity within the broader area. Site development will create a positive image and identity within the county.

Community Integration

Site design will integrate the natural features of the site. Every effort will be made to incorporate the existing trees and landscape into the design to keep its natural feel and to benefit the future resort tenants.

Pedestrian access will be provided to the municipal reserves and environmental parcels on site. The site will be designed as to encourage pedestrian traffic through the site by means of local roadways, sidewalk and/or connecting trails.

Existing Road Plan 5544 R.S. will serve as the main access to the site and will be upgraded to handle the increased traffic volumes as well as being designed to have a minimum impact on the adjacent residences. The existing roadway will be upgraded to minimum County standards.

Infrastructure

Infrastructure shall be provided in accordance with County standards to ensure adequate capacity for all services, including potential future gas service, to the proposed area. Infrastructure will be designed to minimize impacts to the environment and to surrounding properties.

Phasing

The Development of the RV Resort will be undertaken over a number of years with phases of development commencing from the south end of the site towards the northeast. The timing and configuration of these phases will be determined by market demand and service availability.

Gross Area	13.39	33.09	
Environmental Reserve	0.91	2.25	
Gross Developable Area	12.48	30.84	100%
Residential Areas			
Recreational vehicle lots	6.90	17.05	55%
Roads Area			
Local Residential	2.80	6.92	22%
Parking/storage	0.56	1.38	5%
Amenities/Green Space			
PUL/Stormwater Management	0.72	1.78	6%
Municipal Reserve Dedication	1.27	3.14	10%
Clubhouse Area	0.23	0.57	2%
Total Non-Residential Area	5.58	13.79	45%
Net Residential Area	6.90	17.05	55%

The quantities shown above are approximate only, subject to change at the subdivision stage.

4.4 Environmentally Sensitive Areas

The County of Westakiwin Municipal Development Plan requires all developments to meet or exceed the Environmental Protection and Enhancement Act. The Wicked Witch RV Resort Area does contain land that is suitable for permanent protection as a natural area and has been denoted as Environmental Reserve in the ASP. The County of Wetaskiwin and Alberta Environmental Protection shall be fully consulted and involved in dealings with environmentally sensitive areas. See Figure 4.0 – Development Concept Plan.

4.5 Environmental and Amenities/Green Space

Pursuant to the Municipal Government Act, 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, that is subject to flooding, or is unstable in its natural state may be required to be dedicated to the municipality as public environmental reserve land. The portion of land in the northwest corner of the site contains a drainage course with mature tree stands that will be protected from development and provided as environmental reserve. This encompasses approximately 0.9 hectares in size.

The Municipal Government Act provides for the dedication of Municipal and School Reserve land at the time of subdivision. Up to 10% of the gross area of the land to be subdivided, after deduction of any Environmental Reserve land is deducted, may be required as land for public parks. Municipal Reserve areas will be provided to meet or exceed the Municipal Reserve land requirements.

5. TRANSPORTATION

All roadways within the proposed development will be designed and constructed to County standards. The existing access roadway, within Road Plan 5544 R.S., will be upgraded to meet County standards after the first 25 units have been sold under a first phase registered plan. All upgrades to road plan 5544 R.S. will be completed by October 30th of the year in which the 25th unit is sold.

The Wicked Witch ASP borders distinct areas with respect to Transportation Planning as follows:

An access will be provided from Road Plan 5544 R.S. which connects to Secondary Highway 780. Based on correspondence received from Alberta Transportation, a Traffic Impact Assessment will not be required for this development. See Appendix E – Relevant Excerpts. If further subdivision or development is to occur beyond what is being proposed in this ASP, a traffic impact assessment may be required. Improvements to the flaring at the Highway 780 intersection may be required to accommodate the types of vehicles using the proposed development. A preliminary design of the required improvements has been completed, including horizontal adjustments to the existing roadway contained within Road Plan 5544 R.S. See Figure 11. Test cores of the existing roadway structure will be extracted and reported by a qualified geotechnical engineer to determine the extent of improvements required to the current road structure.

Ultimately, it is intended that there be a second access provided at the northeast corner of the site to connect future development to the east. In the interim, a second access will be provided through the golf course, connecting to Road Plan 5544 R.S. This access will function as an interim emergency access only. This access will be constructed after 25 units have been sold under a first phase registered plan. Construction of this access will be complete by October 30th of the year in which the 25th unit is sold. Based on the vicinity to both Primary Highway 13A and Secondary Highway

780, Alberta Transportation will be fully consulted and involved in dealings with transportation requirements.

The proposed private roadway through the RV Resort will be constructed as an 8m wide asphalt roadway within a 16m common area private right-of-way. The internal roadway will have an inverted cross-section, with stormwater drainage along the centerline of road. This centerline drainage will be intercepted as required via catch basin manholes.

The internal roadways will be connected and looped to promote traffic circulation. All roads within the subdivision area will be dedicated as common areas under the Bareland Condominium Act. See Figure 5.0 – Transportation Plan & Figure 10.0 – Typical Design Detail Features.

The County currently requires a Road Contribution Fee of \$2000 per lot. The Developer has requested that this fee be waived for this specific development, taking into account the required upgrades to Road Plan 5544 R.S. If the County waives the Contribution Fee, the Developer will pave the existing road located within Road Plan 5544 R.S. with a non-banned hot mix approved by the County.

To ensure that the road improvements are completed, the Developer will provide a \$2000 per unit Contribution Fee for the first phase of registration in the form of an Irrevocable Standby Letter of Credit or Cash Security. As well an agreement will be entered into with the County and a caveat placed on the title of property until all improvements to Road Plan 5544 R.S. are completed to the satisfaction of the County.

Resident and visitor parking will be accommodated via on-site stalls located within lots and common area parking/storage areas. The on-site stalls will be covered by restrictive covenant. A total of 3.5 stalls per lot are currently being provided, for resident and visitor parking (3 stalls on-site + 0.5 stalls storage).

UTILITY SERVICING

6.1 Water Distribution System

The Wicked Witch RV Resort is proposed to be serviced with a communal groundwater supply. Groundwater wells shall be installed in specific locations within the development. The groundwater will be pumped into an underground storage tank as required, treated to potable standards and distributed to each lot through an underground servicing system. The County of Wetaskiwin and Alberta Environmental Protection shall be fully consulted and involved in dealings with the water distribution system, which will be designed and constructed to County Standards. If deemed necessary, the long term operation of the water system may be operated by the County, at the discretion of the County. Fire suppression will be supplied by way of fire retention ponds located within the development. The County Fire Chief shall be consulted to determine fire retention requirements during detailed design. See Figure 6.0 – Water Supply System.

6.2 Sanitary Sewer

The Wicked Witch RV Resort is proposed to be serviced by an underground low-pressure forcemain system. Each individual lot owner will be responsible to install a septic tank. Each individual septic tank will be connected to the communal underground forcemain, which shall pump the liquid effluent to a communal holding tank. The communal holding tank effluent will then either be transported to a proper municipal treatment facility, or treated and used for irrigation purposes on the existing golf course. Ultimately, the forcemain can be connected to a future municipal trunk line. The County of Wetaskiwin and Alberta Environmental Protection shall be fully consulted and involved in dealings with the sanitary sewer system, which will be designed and constructed to County Standards. See Figure 7.0 – Sanitary Sewer System.

The County currently requires an Off-Site Sewer Levy of \$2,034 per lot. Due to the seasonal nature of this development, the developer will pay the Off-Site Sewer Levy based on a one-third rate. Therefore, one Levy Unit amount will be paid for every three recreational bareland condominium units registered.

6.3 Storm Water Management

The natural drainage of the land slopes to the northwest corner of the development. Roads and lot grading will be designed to maintain this natural water course. All roads within the development will be built with an inverted centerline swale to accommodate collection of runoff stormwater. If required, a minor underground system consisting of catch basin manholes shall be installed. The underground system will be designed to accommodate a 1 in 5 year storm event.

Underground storm piping and overland flows will be routed to two separate stormwater management ponds located in the northwest corner of the development. The ponds will be designed to accommodate major storm events. Stormwater shall be released from the pond to the environment through a control structure. When dealing with discharge and sediment control requirements, approval from Alberta Environmental Protection shall be required. See Figure 8.0 – Storm Water Management.

6.4 Shallow Utilities

Electrical and communication services shall be provided by the appropriate supplier within a utility easement. Allowance for future natural gas service will also be provided within the utility easement.

SITE GRADING

Roadway and lot grading design shall generally follow existing topography whenever possible, to lessen the impact on existing conditions. Site grading shall be designed to protect proposed lots and surrounding areas from potential flooding. Erosion prevention measures shall be employed as required throughout the Plan Area utilizing best management practices. Alberta Environment approvals shall be required to ensure sediment and erosion is controlled, and downstream impact is accounted for.

PROTECTIVE SERVICES

Development within the plan area will be covered by a 911 Emergency Service. Fire fighting response will be provided by the County of Wetaskiwin. Fire Retention Ponds will provide water for firefighting purposes through unencumbered access easements or dry hydrant installations all to the satisfaction of the County Fire Chief. The County Fire Chief shall be consulted to determine fire retention requirements at the detailed design stage.

PUBLIC INPUT

A Public Open House was held at the Wicked Witch Golf Course on October 18, 2008. All adjacent landowners were contacted a minimum two weeks prior to the open house. Advertisements were placed in the Wetaskiwin Times and Country Market newspapers. Posters advertising the open house were also placed on bulletin boards at the Falun CO-OP, Ma Me O Beach and the grocery store at the Village of Pigeon Lake. Advertisements were placed a minimum two weeks prior to the open house. Representatives from the developer and developer's engineer chaired the meeting, with approximately eight landowners in attendance. Relevant drawings and documents were on display during the open house. Input obtained from the open house is summarized below.

- **Security**

Questions were raised regarding trespassing concerns onto neighboring properties and excessive noise created by the proposed development.

Response – The proposed development will be fenced around the perimeter with a possible security gate at the entrance. The development concept plan (Figure 4.0) has been designed to ensure that no RV lots are adjacent to any neighboring landowners existing homes. As well rules will be put in place through restrictive covenants and condominium by-laws for the proposed development. These By-Laws will be enforced by the condo association and the local police. See Appendix F and G.

- **Storm Water**

Questions were raised regarding effects of the proposed development on the existing drainage of the land.

Response – Storm water will be contained and controlled via storm water management facilities. Storm water management details are addressed in Section 6.3.

- **Sanitary Sewer**

Questions were raised regarding whether septic fields or lagoons would be used for sanitary sewage disposal.

Response – No septic fields or lagoons will be used for the disposal of sanitary sewage. Sanitary sewage will be controlled via individual lot and communal holding tanks. The proposed method of sanitary sewage disposal has been addressed in Section 6.2

- **Traffic Generation**

Questions were raised regarding the impact of increased traffic generated by the proposed development on Highway 780 and Road Plan 5544 R.S. which will be the main access to the site. Concern was also expressed about the loss of trees if any upgrades are required for Road Plan 5544 R.S.

Response – The developer has been working with the County of Wetaskiwin regarding upgrades to Road Plan 5544 R.S. Preliminary design work has been completed and both parties feel that Road Plan 5544 R.S. can be upgraded to meet the increased traffic requirements for the development without having to remove any of the existing trees along the roadway. Other transportation details have been addressed in Section 5.0.

- **Bare Land Condominium**

Questions were raised regarding how a Bare Land Condominium functions.

Response – Within a Bare Land Condominium, units are created from the land. The units are defined by a legal survey plan. The owner of a Bare Land unit owns everything that is built on the specific unit (building, deck, driveway etc). The owner of a Bare Land unit is responsible to maintain their specific unit, including lawn maintenance and snow removal. The local roadways and amenities areas within the development are common property. The common property is owned and maintained by the condominium association, typically through condominium fees.

- **General Inquiries**

Questions were raised regarding dust control, pets, emergency services and parking.

Response – All internal roadways will be paved to minimize dust generated by vehicle traffic.

Pets will be permitted within the proposed development. Rules have been put in place through the condominium by-laws and restricted covenants regarding pets. See Appendix F and G.

Emergency Services will be provided by the local municipality. The storm water ponds will also serve as fire retention ponds to provide a source of water for the local fire department. See Section 8.

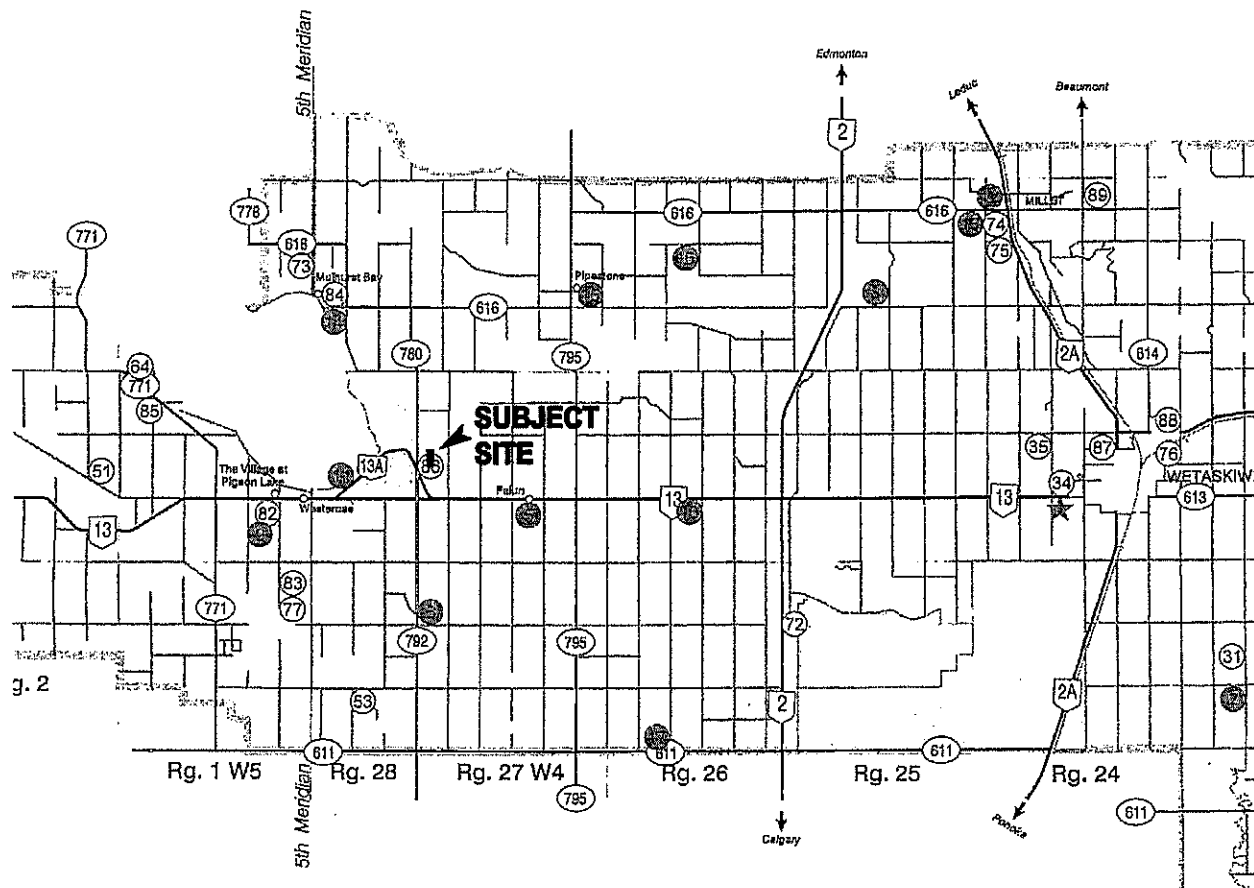
Parking will be provided via on-site stalls located within lots, and common area parking/storage areas. Details regarding parking have been addressed in Section 5.0.

PLAN IMPLEMENTATION

10.1 Approval Process

Adoption of the Wicked Witch RV Resort 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 rezoning bylaws and subdivision. All development within the plan area will be consistent with the land use concept of the approved ASP.



Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.

PRISM
ENGINEERING INC.
#214, 9622-42 AVENUE
EDMONTON, AB T6E 5Y4
PH: (780) 469-4219 FX: (780) 469-4839

DEVELOPER

1364023 ALBERTA LTD.

PROJECT

WICKED WITCH R.V. RESORT

WETASKIWIN COUNTY, ALBERTA
S.W. 19-46-27-W4M - LOT 6, PLAN 012 4310

LOCATION PLAN

SCALE:

NTS

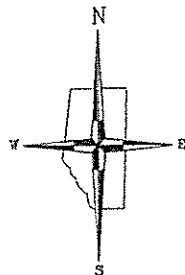
PROJECT NUMBER: 071012

DATE:

NOVEMBER, 2008

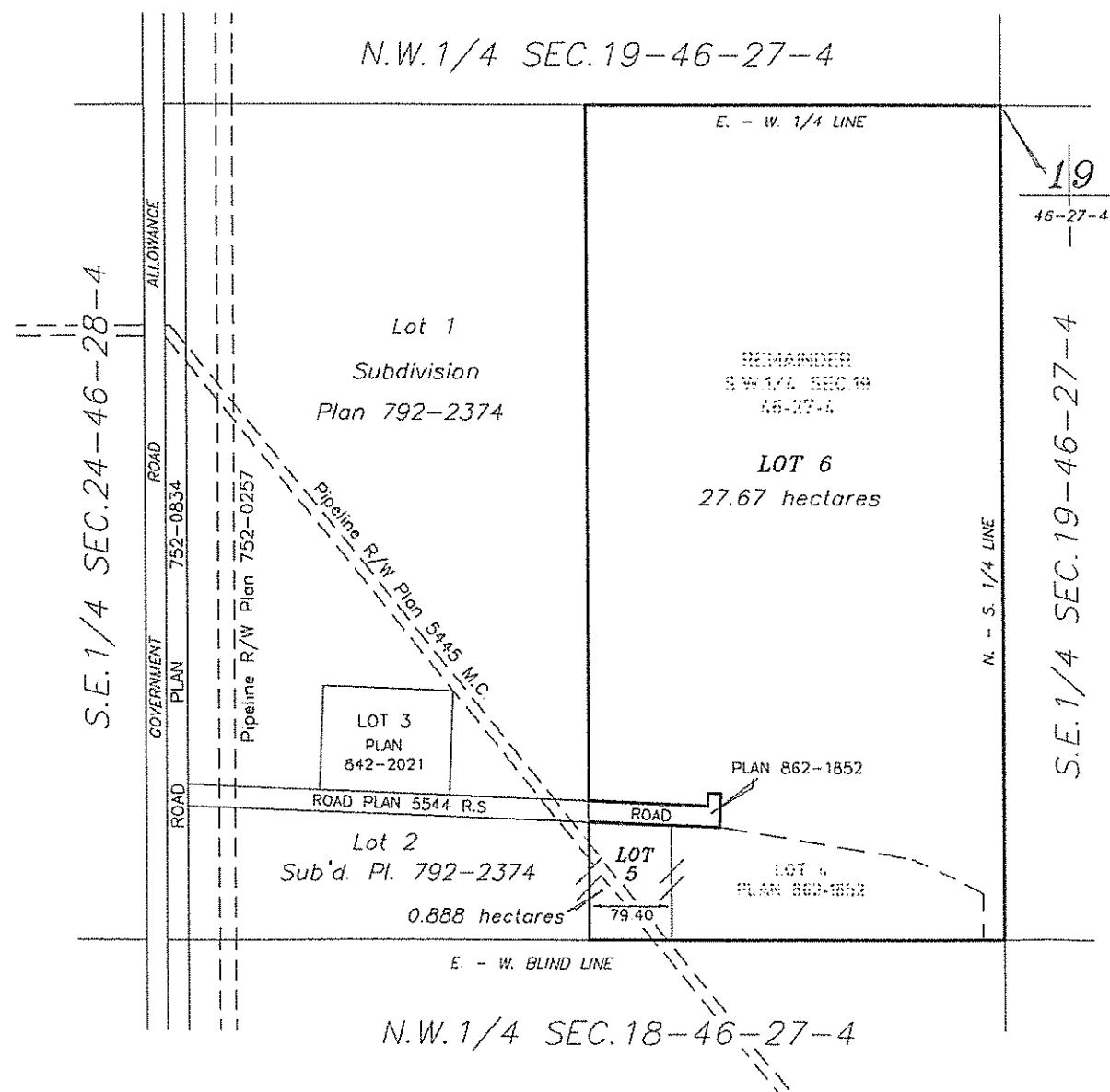
FIGURE

1.0



Abbreviations

A.L.S.	Alberta Land Surveyor
ha.	hectare
Rd.	Road
P/L	Pipeline
R/W	Right-of-Way
Sub'd.	Subdivision
N	North
S	South
E	East
W	West
QTR.	Quarter
SEC.	Section
TWP.	Township
RGE.	Range
MER.	Meridian



WEST CENTRAL PLANNING AGENCY
on behalf of the
County of Wetaskiwin No.10
File RW / 01 / 18

PLAN No. **012 4310**

ENTERED AND REGISTERED
ON **SEPT 24, 2001**

INSTRUMENT No. **012 302 292**

C. JONES
A.D. REGISTRAR
N.A.L.R.D.

DESCRIPTIVE PLAN SHOWING SUBDIVISION

OF REMAINDER OF

S.W. 1/4 SEC. 19-46-27-4

and

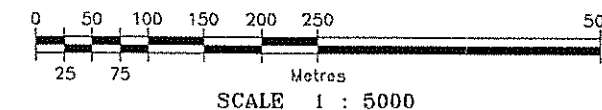
LOT 4, PLAN 862-1852

ALL WITHIN

S.W. QTR. SEC. 19 TWP. 46 RGE. 27 W. 4 MER.

COUNTY OF WETASKIWIN No.10

ALBERTA - 2001



LEGEND

All Distances are in metres and decimals thereof
Where applicable water boundaries shown as approximate only.
Area dealt with by this plan bound thus
and contains an area of 28.56 hectares
Parallel Lines are designated thus: //

REGISTERED OWNERS

OWNER/S:

ROBERT A. STEWART

RUTH ANNE STEWART

SURVEYOR

BRIAN DOYLE, A.L.S.

NOTE:

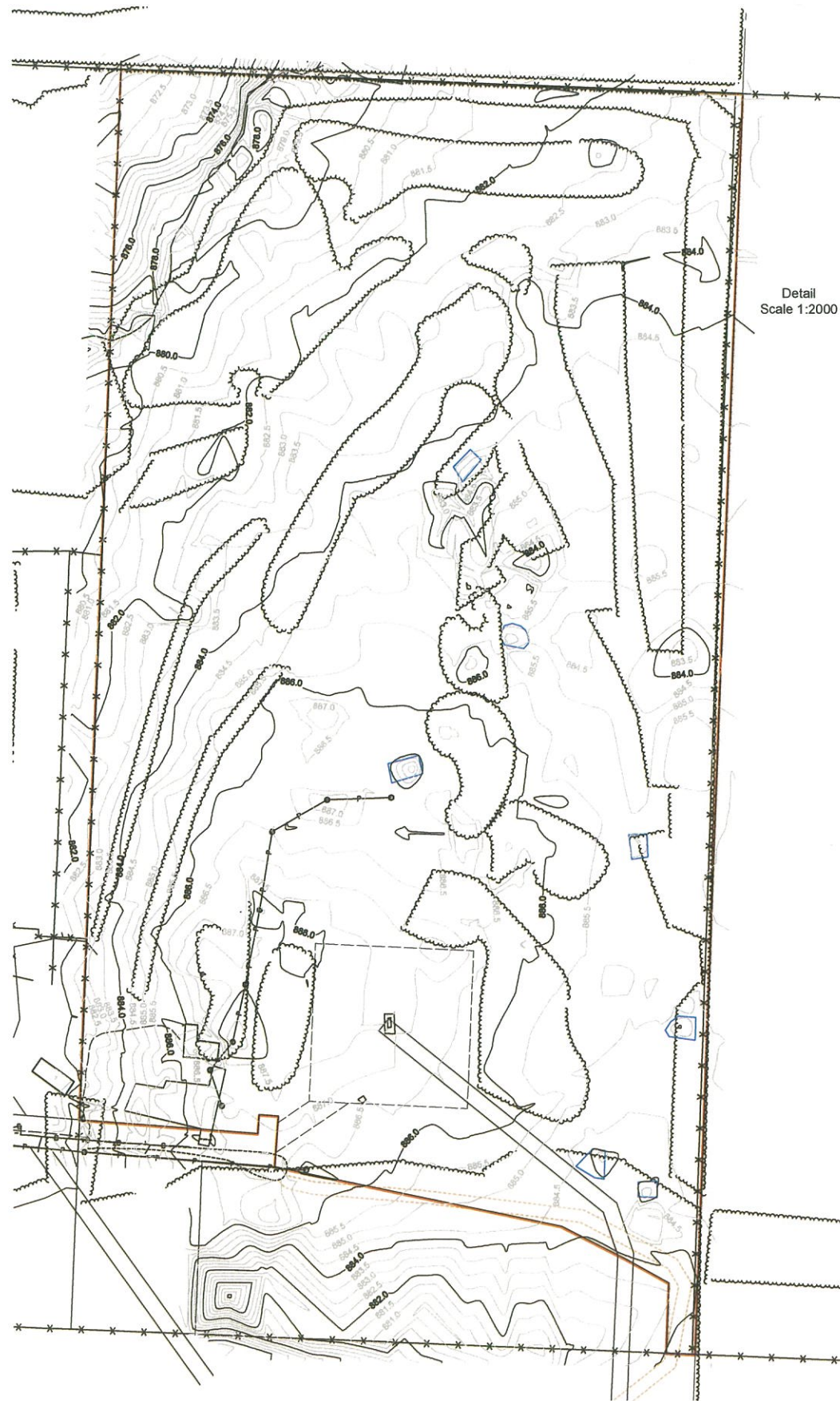
A field inspection was carried out on the
17th day of July 2001,
and boundaries have not been established
or marked on the ground.

BRIAN DOYLE, A.L.S.

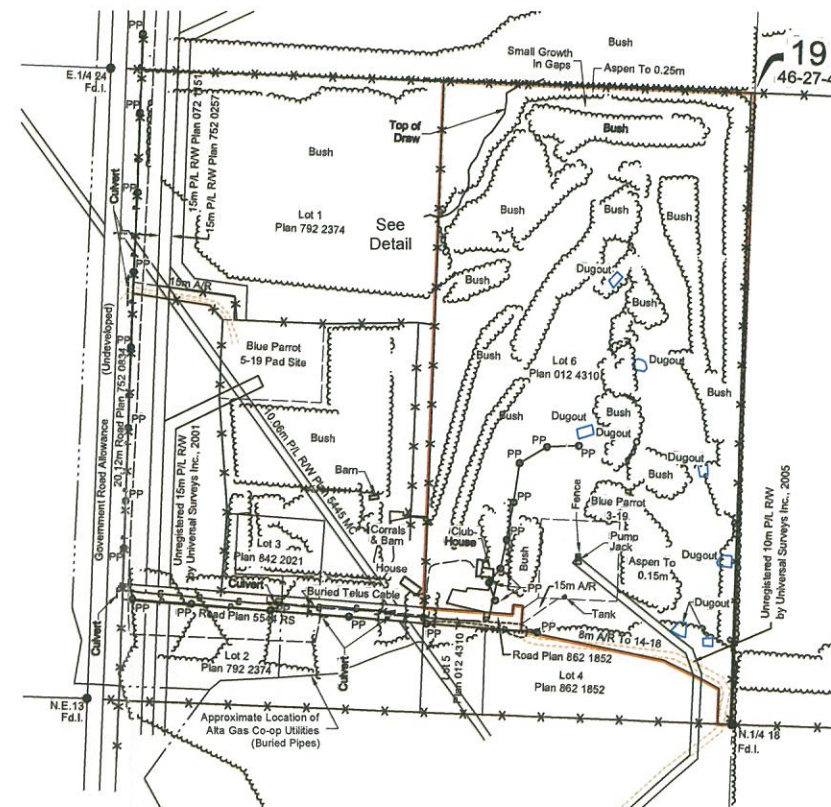
Millet, Alberta

Phone: (780) 387-4838

File Number : 01 - 196



Detail
Scale 1:2000



PRELIMINARY PLAN

SUBJECT TO CHANGE
WITHOUT NOTICE

Legend

Statutory Iron Posts (I) found (Fd) shown thus:	●	Access Road	.....
Statutory Iron Posts placed (PI) and stamped "P042" are shown thus:	○	Calculated	.....
Alberta Survey Control Marker (ASCM) shown thus:	⊙	Check measured	.....
Well Head (WH) shown thus:	⊕	Global Positioning System	.....
Temporary point placed shown thus:	△	Mark	.....
Temporary Calc'd Point shown thus:	△	Marker Post	.....
Portions referred to are bounded thus:	.....	Pipeline	.....
Iron spike found shown thus:	.....	Re-established	.....
Temporary Calc'd Point shown thus:	.....	Right-of-Way	.....
Section	.....	Sec.	.....
Township	.....	Twp.	.....
Range	.....	Rge.	.....
Meridian or Mound	.....	Power Pole	.....
Distances are in metres and between Iron Posts unless shown otherwise.	.....	Residence	.....
Iron Posts are countersunk (c.s.) unless noted otherwise.	.....	Berm/Break	.....
	.....	Crop Line	.....
	.....	Drainage	.....
	.....	Gas Co-op Line	.....
	.....	Overhead Power Line	.....
	.....	Telus Cable	.....

Prism Engineering

Plan Showing
Topographical Features

For
80 Acres Parcel
Within

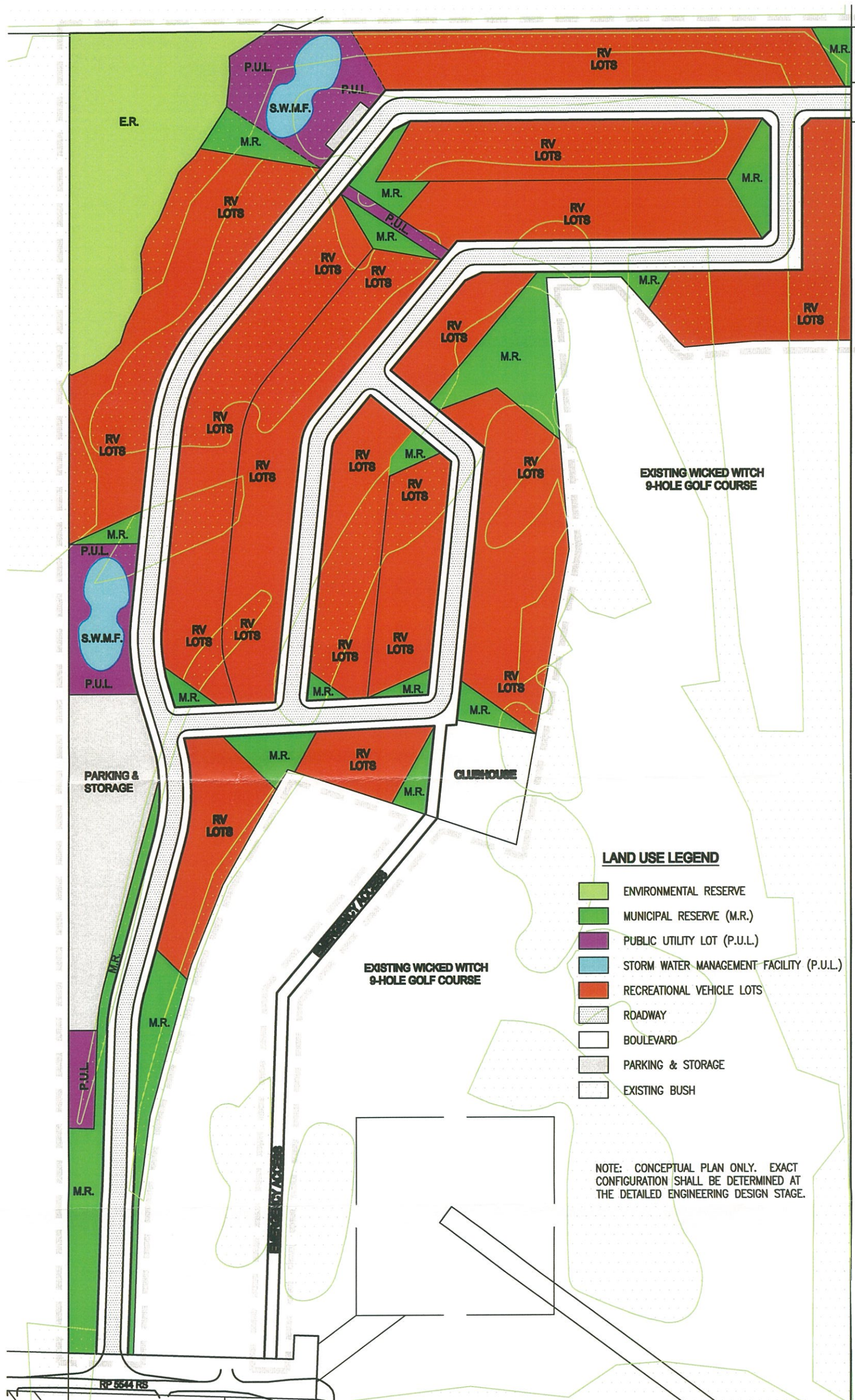
S.W.1/4 Sec.19
Twp.46, Rge.27, W.4M.

County of Wetaskiwin No.10

Scale: 1:5000

Note to Contractors:

Fugro SEGL Geomatics Ltd. is not responsible for any omissions to this plan concerning buried cables, pipelines etc. Locations of those shown are approximate and are to assist with the physical location at the time of construction. Prior to construction you must contact Alberta One Call (1-800-242-3447) for the exact location of all buried facilities (48 Hour notice required)



LAND USE LEGEND

- ENVIRONMENTAL RESERVE
- MUNICIPAL RESERVE (M.R.)
- PUBLIC UTILITY LOT (P.U.L.)
- STORM WATER MANAGEMENT FACILITY (P.U.L.)
- RECREATIONAL VEHICLE LOTS
- ROADWAY
- BOULEVARD
- PARKING & STORAGE
- EXISTING BUSH

NOTE: CONCEPTUAL PLAN ONLY. EXACT CONFIGURATION SHALL BE DETERMINED AT THE DETAILED ENGINEERING DESIGN STAGE.

Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.

PRISM
ENGINEERING INC.

#214, 9822-42 AVENUE
EDMONTON, AB T8E 5Y4
PH: (780) 469-4219 FX: (780) 469-4839

DEVELOPER

1364023 ALBERTA LTD.

PROJECT

WICKED WITCH R.V. RESORT

WETASKWIN COUNTY, ALBERTA
S.W. 19-46-27-W4M - LOT 6, PLAN 012 4310

DEVELOPMENT CONCEPT PLAN

SCALE:

1:2000

PROJECT NUMBER:

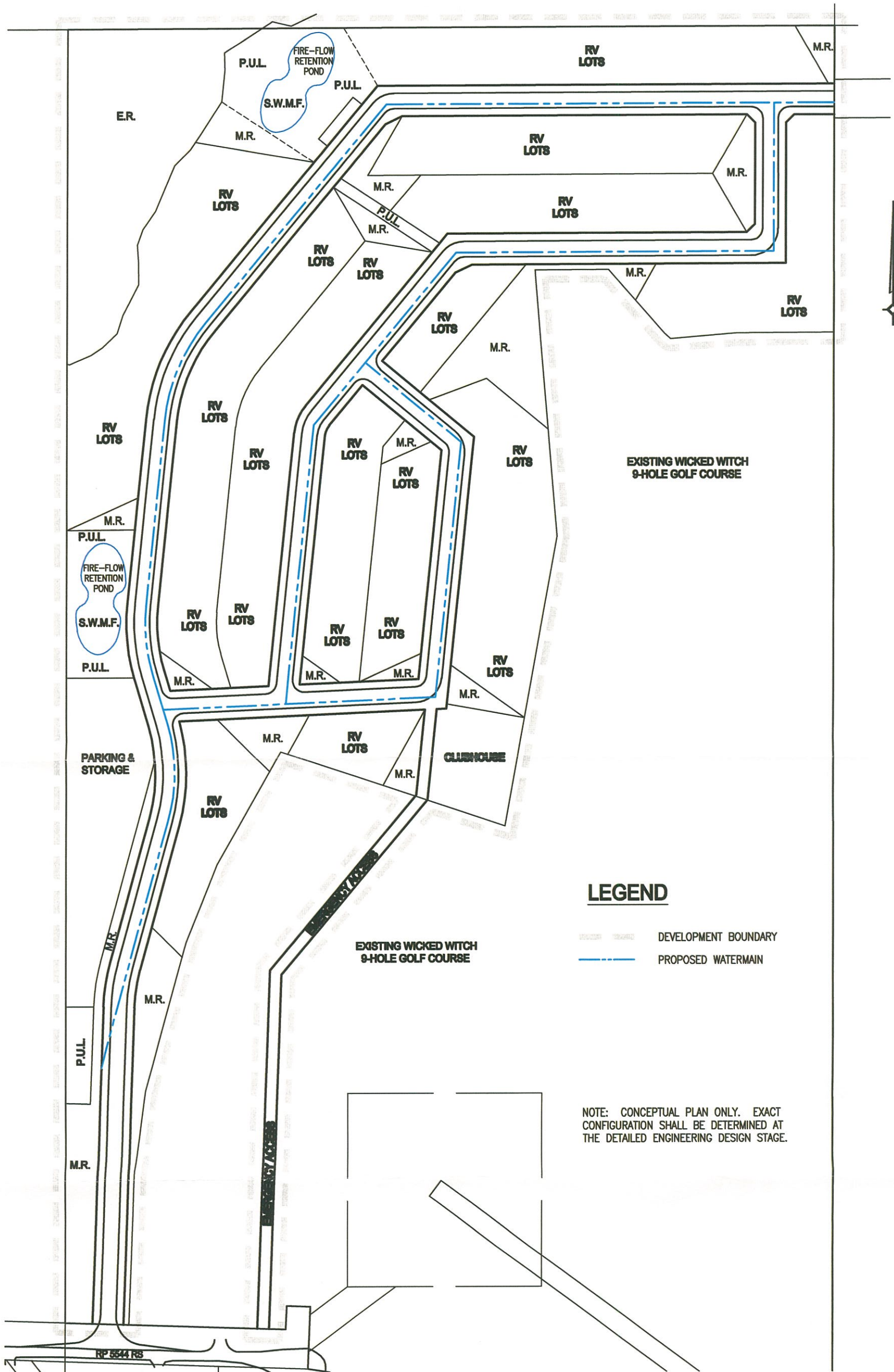
071012

DATE:

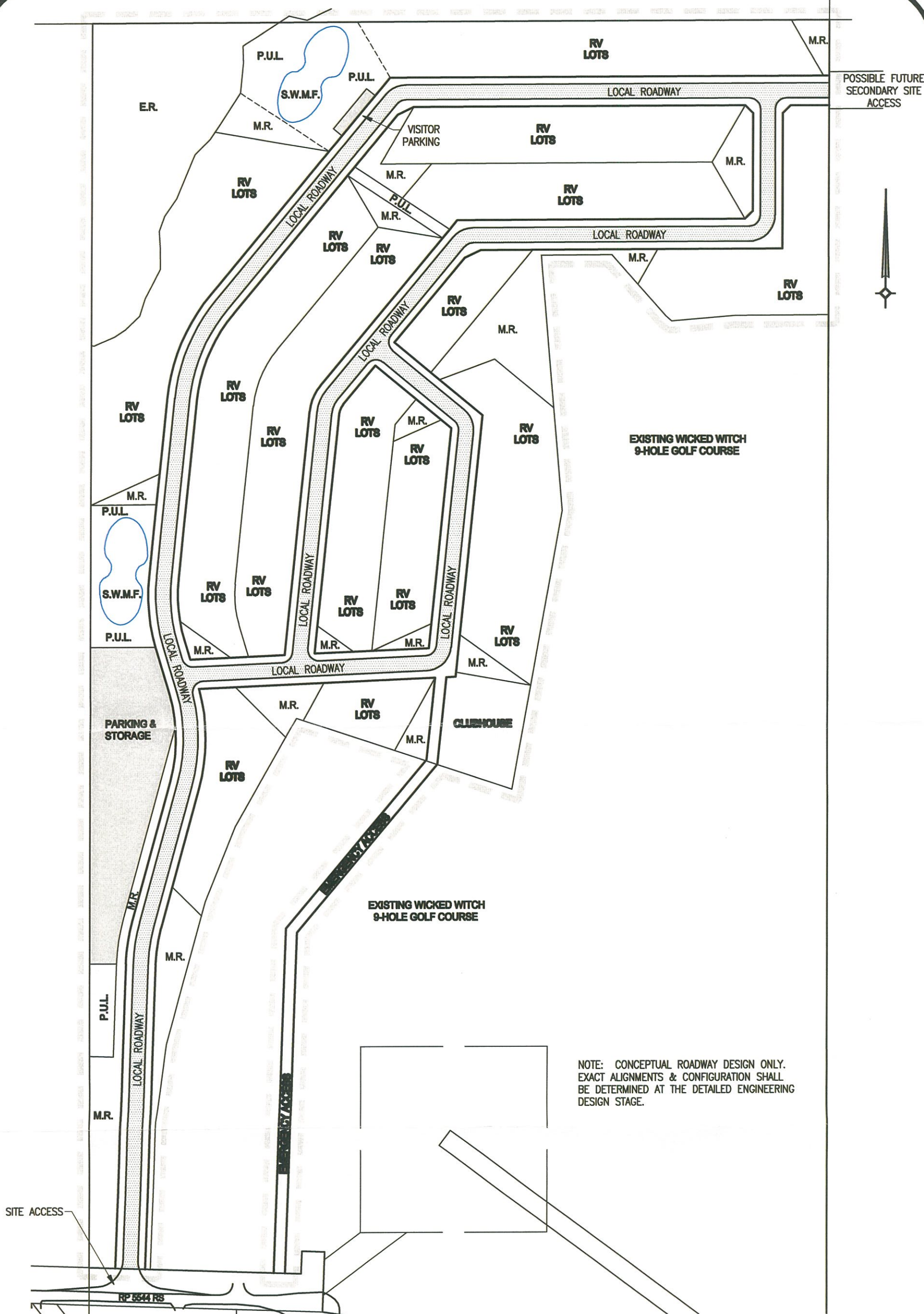
JANUARY, 2009

FIGURE

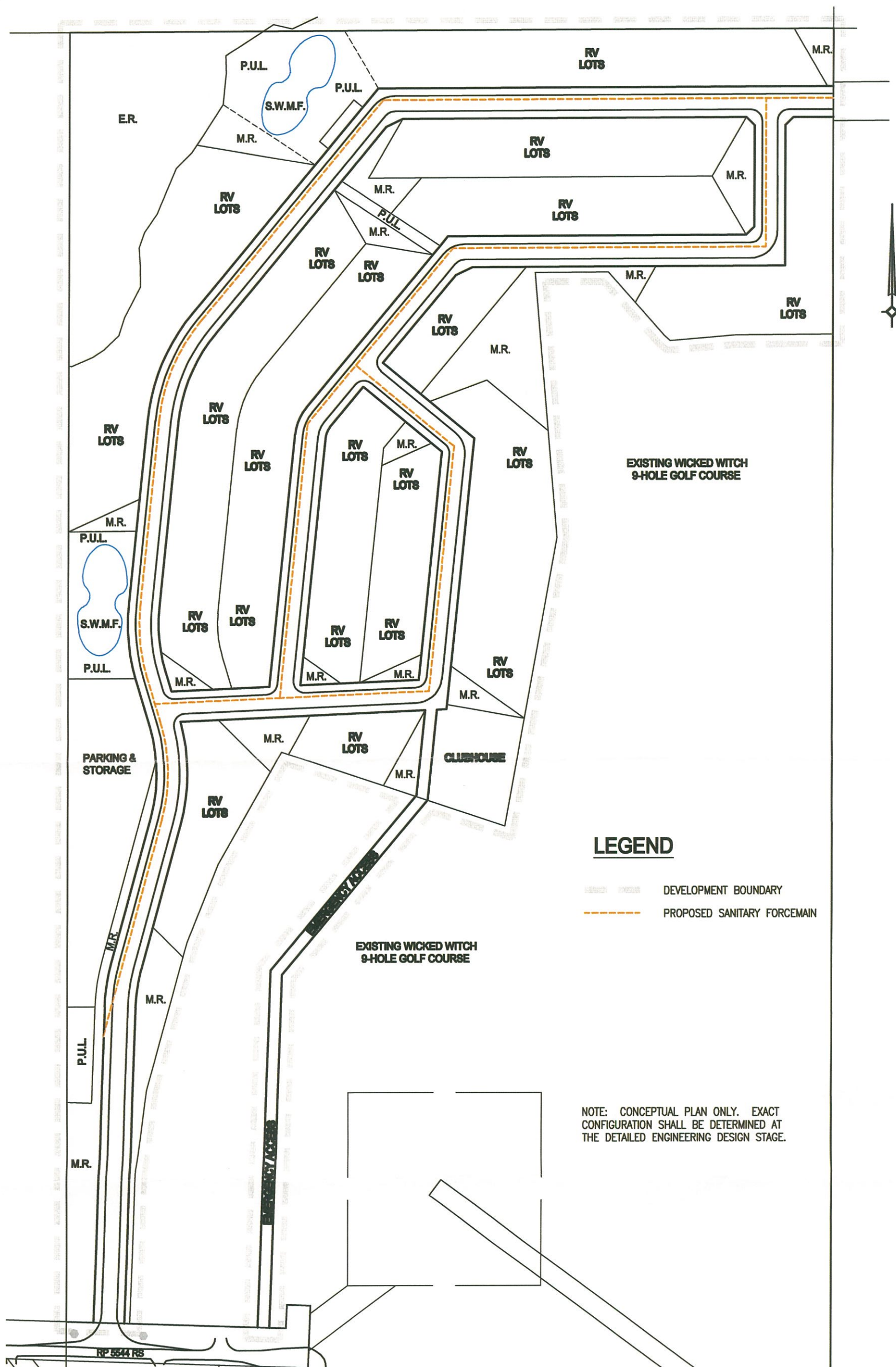
4.0



Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.



Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.



LEGEND

- DEVELOPMENT BOUNDARY
- - - - - PROPOSED SANITARY FORCEMAIN

NOTE: CONCEPTUAL PLAN ONLY. EXACT CONFIGURATION SHALL BE DETERMINED AT THE DETAILED ENGINEERING DESIGN STAGE.

Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.



PRISM
ENGINEERING INC.

#214, 9822-42 AVENUE
EDMONTON, AB T8E 5Y4
PH: (780) 469-4219 FX: (780) 469-4839

DEVELOPER

1364023 ALBERTA LTD.

PROJECT

WICKED WITCH R.V. RESORT

WETASKIWIN COUNTY, ALBERTA
S.W. 19-46-27-W4M - LOT 6, PLAN 012 4310

SANITARY SEWER SYSTEM

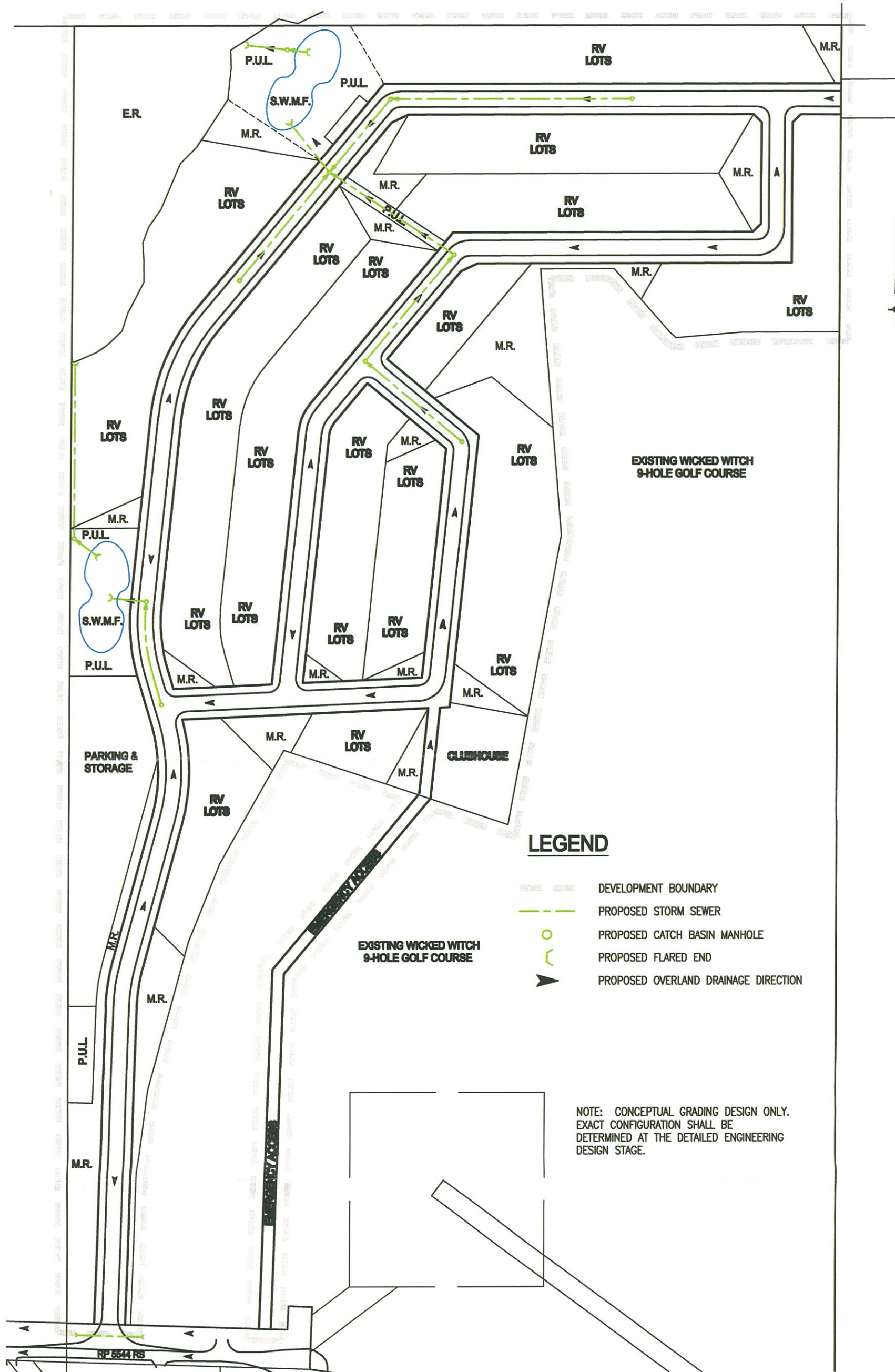
SCALE: 1:2000

PROJECT NUMBER: 071012

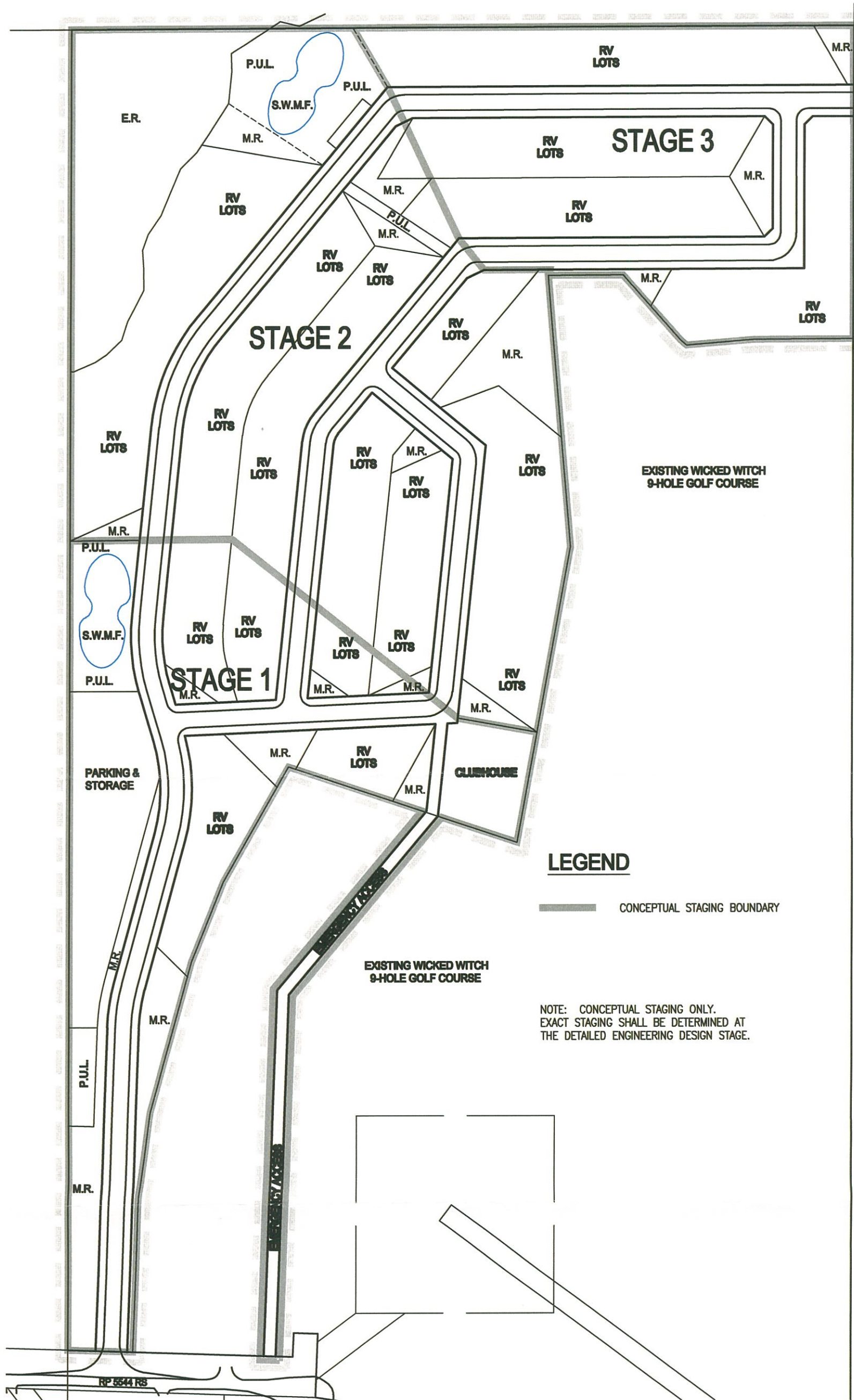
DATE: JANUARY, 2009

FIGURE

7.0



Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.



LEGEND

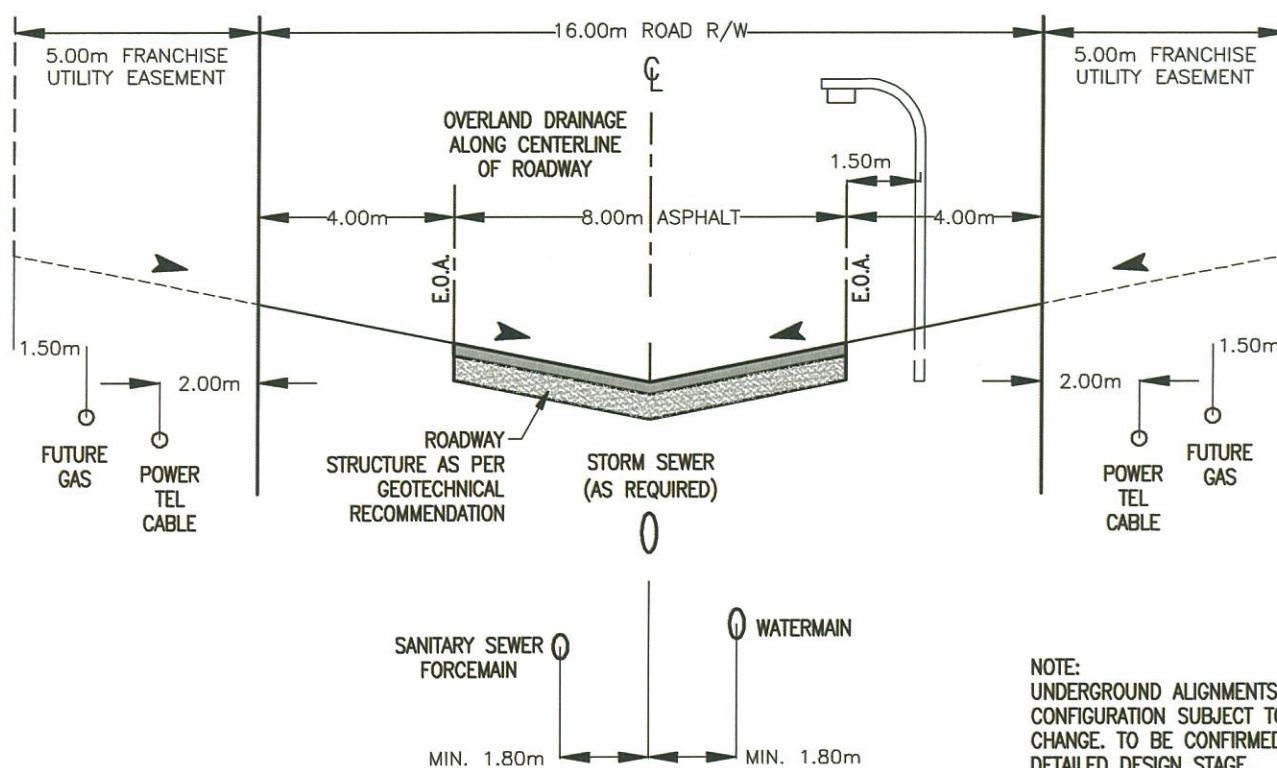
CONCEPTUAL STAGING BOUNDARY

NOTE: CONCEPTUAL STAGING ONLY.
EXACT STAGING SHALL BE DETERMINED AT
THE DETAILED ENGINEERING DESIGN STAGE.

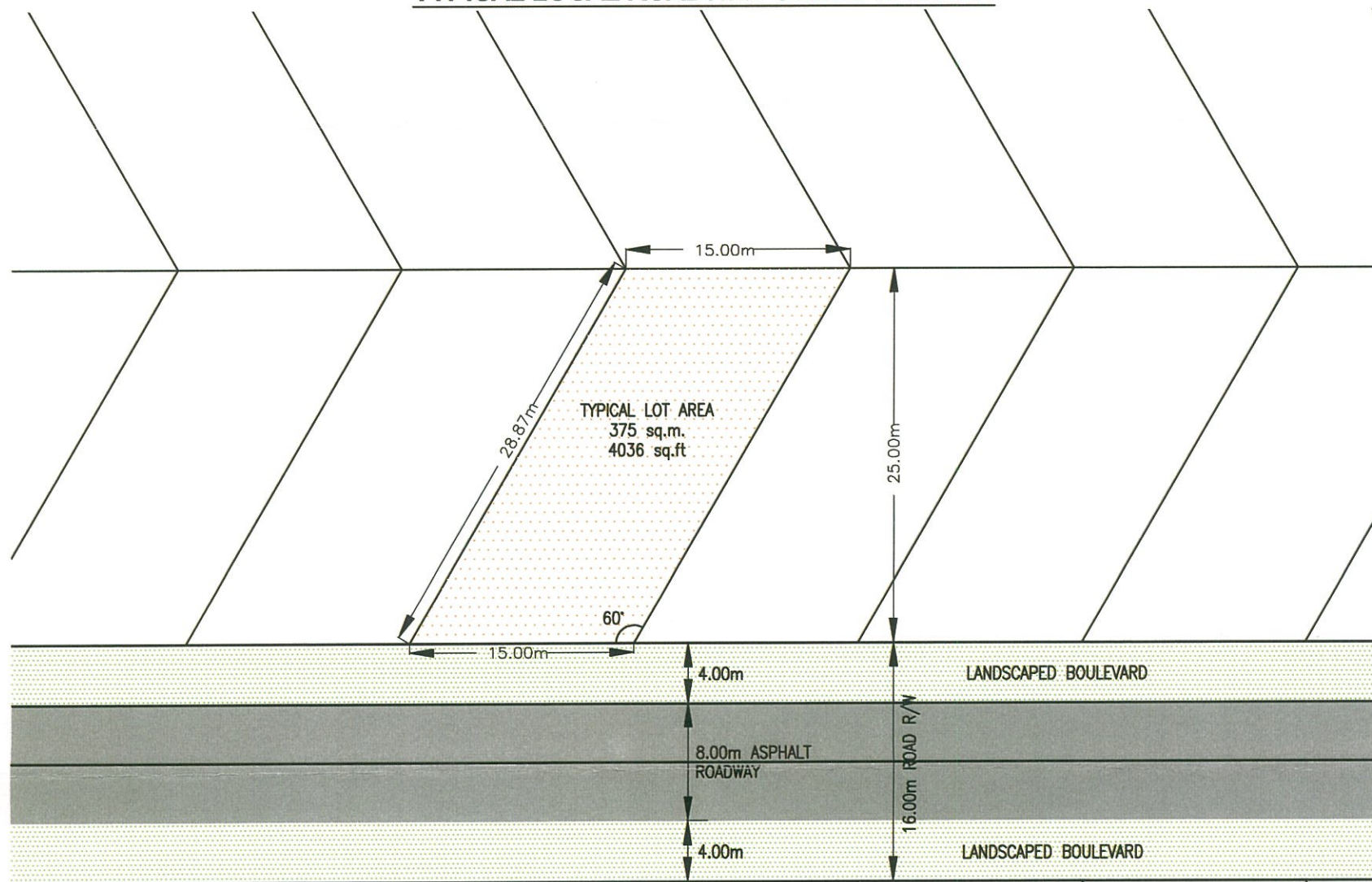
Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.

RECREATIONAL
VEHICLE LOT

RECREATIONAL
VEHICLE LOT



TYPICAL LOCAL ROADWAY CROSS-SECTION



TYPICAL RECREATIONAL VEHICLE LOT LAYOUT

Use, reproduction or revision of this drawing set is strictly prohibited without the written permission of Prism Engineering Inc. The drawing set shall not be scaled.

PRISM
ENGINEERING INC.
#214, 9622-42 AVENUE
EDMONTON, AB T8E 5Y4
PH: (780) 469-4219 FX: (780) 469-4839

DEVELOPER

1364023 ALBERTA LTD.

PROJECT

WICKED WITCH R.V. RESORT

WETASKIWIN COUNTY, ALBERTA
S.W. 19-46-27-W4M - LOT 6, PLAN 012 4310

TYPICAL DESIGN DETAIL FEATURES

SCALE:

1:2000

PROJECT NUMBER:

071012

DATE:

JANUARY, 2009

FIGURE

10.0

