

## **BY-LAW NUMBER 2009/43**

BY-LAW NO. 2009/43 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 Misty Ridge Resort Area Structure Plan (NW 6-46-5-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 for SW 35-47-28-W4M, Plan 082 4294, Block 1, Lot 3.

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:

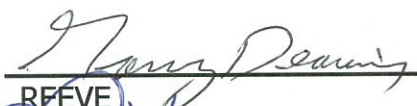
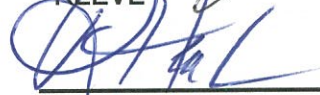
(a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as " *Misty Ridge Resort ( NW 6-46-5-W5M*

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

READ: A First time this 18 day of June, A.D., 2009.

READ: A Second time this 18 day of June, A.D., 2009.

READ: A Third time and finally passed this 18 day of June, A.D., 2009.

  
\_\_\_\_\_  
REEVE  
  
\_\_\_\_\_  
SECRETARY-TREASURER

## Misty Ridge Resort

Area Structure Plan -  
County of Wetaskiwin No. 10

Buck Lake Community

March 17, 2009  
Project: TD0326

Prepared by:  
Dawn Bouvette

Revised Copy submitted - April 22, 2009  
Revised June 8<sup>th</sup>, 2009 - Submitted DHL

- # 1 - Sewer Levy
- # 2 - Road Levy
- # 3 - Alberta Transportation
- # 4 - Additional Letters of Support

Revised June 13<sup>th</sup>, 2009 - Hand Delivered

- # 5 - Additional Line added to Alberta Transportation
- # 6 - Adjust Table of Contents
- # 7 - Community Public Gathering Summary

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## **1. Introduction**

Misty Ridge Resort is a privately owned entity that has retained various professional institutions to prepare the required documents and approvals to a development consisting of private camping lots of land located in the County of Wetaskiwin No.10 in the North-West quarter section of NW-06-46-5-W5M.

### **1.1 Policy Context**

The Misty Ridge Resort area will be subject to policies contained with the County of Wetaskiwin No. 10. Land Use Bylaw and the Municipal Development Plan

### **1.2 Ownership**

Misty Ridge Resort is owned by the Corporation of 1260434 Alberta Ltd.

### **1.3 Justification**

The size of the ASP is primarily governed by ownership. Ownership allows for development of a comprehensively designed campground with its own identity.

### **1.4 Subdivision and Bareland Subdivision**

**There is no intent to subdivide or create bareland subdivision units within the Plan Area and all internal roads, water and sewer are planned to be built to private standard and not County standards**

## 2. Characteristics

With Misty Ridge Resort our purpose is to create a natural setting campground with its own identity and sense of place with a strong community spirit, in the image of the Buck Lake Community.

### 2.1 Key Design

The following key design elements within Misty Ridge Resort endeavor to achieve the overall vision:

- Creation of a private camping area identified for the growth of Buck Lake local businesses, recreational and relaxation areas for the enhancement of our community.
- Identification of the project with distinct entrances on TWP 460A, RR 60, RR 61, RR 63 and through the hamlet of Buck Lake. Benefitting all local businesses within the Hamlet of Buck Lake.
- Open spaces integrating an existing creek and walking path creating a strong visual impact from beautiful Buck Lakes edge.
- Landscaping to beautify the area is proposed to create a more natural and friendly landscape.
- Special emphasis on creating visually pleasing atmosphere through natural landscaping and detailing.
- Provision of different types of camping lots to meet the needs of a range of market segments.
- Accommodating campers that have been a part of the Buck Lake community for up to 15 years previously.
- **These existing campers have enjoyed the community & supported the local businesses in many ways.**
- **The campground (Hauser's Cove) of these campers has been shut down due to a sub-division development.**

### 2.2 The Concept

A private campsite with between 1-90 camping units linked by landscaped lots, walking paths that will gravitate along the Beautiful Buck Lake's edge.

This development will be following the building and growth of Buck Lake area, that the other existing developments located nearby have done.

This development will have the required environmental reserve and many green spaces to keep the beauty and nature of the land.



2.2.1

The Camping Units are sized to accommodate one camping family per unit, sizes of existing lots below:

Lot #	Sq. Mt.	Sq. Ft.	Lot #	Sq. Mt.	Sq. Ft.
1	91	979.5	46	87	936.5
2	103	1108.7	47	157	1689.9
3	180	1937.5	48	132	1420.8
4	154	1657.6	49	100	1076.4
5	184	1980.6	50	122	1313.2
6	118	1270.2	51	119	1280.9
7	170	1829.9	52	139	1496.2
8	129	1388.5	53	110	1184.1
9	145	1560.8	54	121	1302.4
10	129	1388.5	55	131	1410.1
11	101	1087.2	56	89	958.1
12	88	947.5	57	174	1872.5
13	159	1711.5	58	116	1248.6
14	136	1463.9	59	181	1948.3
15	112	1205.5	60	102	1097.5
16	271	2917.1	61	135	1453.2
17	126	1356.3	62	132	1420.9
18	277	2981.6	63	168	1808.4
19	123	1323.9	64	102	1097.9
20	115	1237.9	65	134	1442.4
21	142	1528.5	66	90	968.7
22	146	1571.5	67	146	1571.5
23	144	1550	68	140	1506.9
24	107	1130.1	69	136	1463.9
25	147	1582.3	70	141	1517.1
26	91	979.5	71	145	1560.8
27	114	1227.1	72	133	1431.6
28	99	1065.6	73	122	1313.2
29	111	1194.8	74	126	1356.3
30	138	1485.4	75	123	1323.9
31	165	1776.1	76	213	2292.7
32	144	1550	77	133	1431.6
33	142	1528.3	78	209	2249.4
34	124	1334.7	79	193	2077.4
35	112	1205.5	80/82	521	5608
36	157	1689.9	81	160	2077.4
37	136	1463.9	83	170	1829.9
38	103	1108.7	84	153	1646.9
39	153	1646.9	85	193	2077.4
40	96	1033.3	86	127	1367.2
41	129	1388.5	87	168	1808.4
42	114	1227.1	88	157	1689.9
43	167	1797.6	89	159	1711.5
44	124	1334.7	90	132	1420.9



## **2.2.2 Types of Lots/Building Proposed**

There are presently two of projects that have been proposed, namely the camping lots themselves and a garage storage unit which has already been approved - development Tax Roll # 4089.00. The camping lot project differs in the size of the lots " As described in the prior page chart "but also in the dimensions of the property. In the case of the camping lots, they have been laid out in order to keep as much of the area as it's natural state as possible. The storage unit development Tax Roll # 4089.00 will accommodate storage of landscaping equipment.

## **2.2.3 Main Entrance : Range Road 60 north of TWP Road 460A (Maywood Road)**

The principal access to this development is considered the threshold, where landscaping and portals with identification and decorative trees would express a specific image the development project. In order to offer a calmer area to residents, a landscaped buffer strip is proposed bordering this route. Within this same context, a landscaped green space strip borders each side of the main entrance owned by developers. Any tree planting along this road will be planted outside of the road right of way and on the private property. Hence the re-application included in this package for leasing of the main entrance from the County of Wetaskiwin.

## **2.3 Green Spaces**

### **2.3.1 The Community Park**

A community park is located at the entrance to the lots. This park, on top of being the recreational area, is the spot where pedestrian paths cross. The roundabout, integrated within the park, will constitute the focal point of the ensemble of the project. As well as representing the pathways towards the green spaces the park will include a major landscaping element impacting the landscape of the overall project.

### **2.3.2 The Creek**

There is presently a creek that runs on the east side of this site. This body of water is conserved and constitutes a link between the walking paths and the green space where Buck Lake joins. The allure of the walking paths and the green spaces would only be increased by the passage of pedestrians, the walking paths will consist of naturally formed paths.

### **2.3.3. Green Spaces From Other Visuals**

Another large green space is planned at the extremity of the Northern side of the camping area and will integrate a storm water regulation system visible from the main road. It will contribute greatly to the greening image of the project.

#### **2.3.4 Environmental Assessment**

As part of a possible request of the County of Wetaskiwin No.10 we have taken the liberty of having a Master of Science in Zoology conduct an environmental assessment of Misty Ridge Resort. 6 pages of report plus credentials numbered 2.3.5 to follow this page.

#### **2.3.5 Intent**

**There is no intent to subdivide or create bareland subdivision units within the plan area. All internal roads, water and sewer are planned to be built to private standards and not County standards.**

## 2.4 Road Layout

The Misty Ridge Resort road layout is efficiently designed to create a an atmosphere of the traffic to disperse evenly through the roads without overloading the main road, giving alternate travel choices to the camping tenants. **All road surfaces will consist of gravel.**

### 2.4.1 Main Road

The main road herein named Alley Lane is a one way in the direction of east, integrating a full growing of trees and natural beauty. Traveling lots 69 through 90

### 2.4.2 Second Road

The second road herein named Lit'l Bit is also a one way in the direction of north, again the beauty of it's natural state on each side of the road. Traveling lots 18 through 34.

### 2.4.3 Third Road

The third road herein named Maddy Way is a one way in the direction of west, on the south side of this road is a beautiful view of Buck Lake. Traveling lots 1 through 17.

### 2.4.4. Fourth Road

The fourth road herein named as Lit'l Bit More is a one way in the direction of west, traveling through lots 35 to 68.

### 2.4.5 Fifth Road

The fifth road named Zip Across just a short road of 35 Meters from the west end of Lit'l Bit More back to the Alley Way again. There are no lots on this road.

## 2.5 Traffic Calming

Particular attention was paid to traffic calming. The grid pattern was planned in such a way as to create roads with less oncoming traffic as possible. Planting of large trees with the origins trees will permit for the reduction of the perspective's depth, which will contribute in reducing the speed of traffic. The ending of Alley Way in a roundabout will also allow for the decrease in traffic speed and the increase in safety. Along the main streets, widening at the corners and intersections will be an efficient traffic calming measure.

## 2.6 Road Summary

In junction with our friends & family atmosphere the above roads have been named after our daughters, Alex, Madison and Elizabeth (Lit'l Bit). There will be a speed limit sign posted on all roads at 15 klm per hour and these speed limits will be strictly enforced. The concern for all to feel safe about their children running to the park is of the utmost importance.

All roads will be constructed with geo-tex underlay and will be built with approved compaction clay, with the appropriate ditching slopes as per regulations.



### 3. Transportation

The Misty Ridge Resort area structure plan is at least minimum of 1 mile off major highway # 13, providing the plan area good access opportunities. There are four different options of access into the project:

Option # 1 West onto TWP 460A,  
Option #2 North onto RR # 60,  
Option # 3 North onto RR # 61 then back to the east on TWP 460A, and finally  
Option # 4 North onto RR # 63, west through Buck Lake to TWP# 460A.

Option # 1 has only 2 residents along this road, but it is a very short distant into Misty Ridge Resort, so speed will not be an issue.

Option # 2 has the benefit of absolutely no residents along this road, no one will be disturbed by dust or traffic.

Option # 3 has only 1 residents along this road and again it is a short distance.

Option # 4 has the benefit of traffic flowing through the town of Buck Lake to entice visitors to the local businesses of Buck Lake improving their sale margins.

The access roads or highways are laid out in a modified grid setting, which allows the traffic to disperse without overloading the collectors at the same time providing alternate route choices to the campers.

**Transportation Impact Assessment included in documents.**

#### **4 Servicing**

##### **4.1 Water Main Distribution**

The water main distribution network will consist of pipes of 200mm in diameter for the principal roads. This network has been approved by Alberta Environment specialists Aptrix Onsite Waste Water Inc. and Ecomark Ltd. The distribution mains will extend through the subject lands on a grid system in accordance with the Alberta Environment long range servicing requirements. All internal valve and hydrant coverage will be provided in accordance with the provinces requirements.

##### **4.2 Ecomark Report**

To Follow

##### **4.3 Stormwater Management**

The existing topography of the subject lands will facilitate drainage to a creek located at the east side of property, also 2 ponds located at the west entrance into camping area of the development. Storm water management facilities will be in accordance with the Master Drainage Plan and will be subject to the County of Wetaskiwin No. 10 guidelines.

##### **4.4 Shallow Utilities**

Shallow utility servicing to the subject lands will be provided by a certified approved electrical representative. All power, telephone if installed, distribution systems will be constructed under ground.

##### **4.5 Drawings of Electrical to follow**

**5. Conformity to the approved County of Wetaskiwin No.10 Development Plan**

**5.1 County of Wetaskiwin No. 10 has a Development Plan by-law in which certain goals and objectives are summed up for campsite developments.**

- ✓ To encourage the development of a variety of camping types to meet the needs of the campers in the County of Wetaskiwin No. 10
- ✓ To encourage development of innovative camping concepts
- ✓ To provide an attractive and positive camping environment.

**5.2 The County of Wetaskiwin Applicable Policies**

Subsequent sections of the County of Wetaskiwin No. 10 list policies to achieve this overall philosophy. The following are applicable to the Misty Ridge Resort Area Structure Plan.

- 5.2.1 The County of Wetaskiwin No. 10 encourages the development of innovative recreational development proposals, compatible with the existing lifestyle and community amenities.
- 5.2.2 The County of Wetaskiwin No. 10 encourages all recreational development to be of high quality and aesthetic appeal.
- 5.2.3 The design and development of recreational projects shall have regard for live ability of the area and open space amenities

Misty Ridge Resort is a domiciliary project planned in continuity with the recreational districts. It is a project which remains at the human scale, inserting itself perfectly into the Buck Lake scheme. Misty Ridge Resort even offers an added value with it's numerous pedestrian paths as well as its park and through its conservation of the green spaces and natural surroundings..

Misty Ridge Resort  
Box 532  
Buck Lake, AB

## 7. Road Levy Waiver

May 2<sup>nd</sup>, 2009

The County of Wetaskiwin No.10

### **Attention: David Blades**

Misty Ridge Resort has constructed a new gravel road on TWP 460A and RR 60 northbound on RR # 60. The following is a breakdown for construction of RR 60 Road Building Costs submitted in order to ask that The County of Wetaskiwin waive the Road Contribution fee policy for the lots discussed in the Misty Ridge Resort area structure plan.

Construction of this road has been surveyed by Olsen Surveyors and inspected by EXH Engineering. Submitted in the area structure plan are both their reports and findings, compaction test on the road was 99.9 % and met all county standards.

Our costs for completion of the road may be slightly higher than usual due to the fact that we had to rent equipment to meet the requirements. There was a packer on this road for well over a month in order to ensure proper compaction.

Equipment/Labor Costs	\$ 328,400.00
Gravel Costs	\$ 26,977.61
Olsen Survey Costs	\$ 7,759.45
EXH Engineering Costs	\$ 1,968.60
GeoTex Material Costs	\$ 3,542.31

**Total Costs**                      **\$ 368,647.97**

In the Road Contribution policy, the amount requested per lot or unit is \$ 2,000.00 for permanent residents. Misty Ridge has 90 existing seasonal camping lots which are weekend use and should not be in the same category as permanent lots or units. Misty Ridge Resort has invested double this amount in the county RR 60, we would ask that the road contribution fee be waived.

We would like to thank you for your consideration of this request and are available if you need any further information or clarification on the above information.

Respectfully,

Dawn Bouvette  
President  
*Misty Ridge Resort*



## 8. Sewer Tax Levy Waiver

May 2<sup>nd</sup>, 2009

Misty Ridge Resort  
Box 532  
Buck Lake, AB

The County of Wetaskiwin No. 10

**Attention: David Blades**

Regarding Off Site Sewer Levy

As per our presentation of our Area Structure Plan, we have submitted the Waster Water Treatment Plant that we purpose to construct for Misty Ridge Resort. This Waste Water Treatment Plant will enable Misty Ridge Resort to be completely self sufficient for it's septic waste. It also needs to be taken into consideration that at this point only 40 lots will be used this summer and that they will be recreational weekend use, so the septic if required to go to the Alder Flats Lagoon will be minimal prior to the Waster Water Treatment Plant becoming fully functional. It will also hopefully enable other locations within the County to take advantage and relieve the Alder Flats Lagoon of some of its waste.

Purposed time frame to start this project is July 1<sup>st</sup> 2009 upon approval of Misty Ridge Resorts ASP, estimated time for competition is 9 months from start date.

Therefore we would ask that the Off Site Sewer Levy be waived, if there is a delay in implementation of the proposed system, we would ask that any prorated levy be calculated with the consideration of future benefit to the County of Wetaskiwin.

Thank you for your consideration of this request, and we look forward to working with you on the benefit of the environment and local citizens of the Buck Lake community.

Respectfully,

Dawn Bouvette  
President  
*Misty Ridge Resort*



9.1

Office of the Operations Manager  
Central Region

#401, 4920 - 51 Street  
Red Deer, Alberta  
Canada T4N 6K8

Telephone 403/340-5166  
Fax 403/340-4876

May 26, 2009

File: 3189-10036

Dawn Bouvette  
Misty Ridge Resort  
Box 532  
Buck Lake, AB T0C 0T0

*Dawn - You should  
have received a  
copy of this  
letter.*

**RE: TRAFFIC IMPACT ASSESSMENT  
MISTY RIDGE RESORT  
HIGHWAY 13, NW 6-46-5-W5**

With reference to the above, the Department would like further clarification regarding the recommendations outlined in the above document as follows:

- The Traffic Impact Assessment has indicated that the need for intersectional upgrading does not appear in 2009 but that upgrades will be required by the year 2029 based on background traffic only. The TIA does not appear to be considering the increased traffic resulting from the 90 RV lots being proposed and the impact this development will have on the need for intersectional improvements. If the 90 RV lot development accelerates the need for the Type II intersectional improvements, then it will be required to be built at this time.
- Given the design vehicle for this type of development (recreational vehicles), the geometrics of the intersection should be checked to ensure that the radii are adequate.

We would appreciate receiving further information regarding the above prior to the Department's acceptance of this Traffic Impact Assessment.

If you have any questions or concerns, please contact me at 403-340-7179.

*Gail Long*

Gail Long  
Development & Planning Technologist  
GML/mt  
c.c. D.A. Watt Consulting  
County of Wetaskiwin

## 9. Alberta Transportation Correspondence

June 8<sup>th</sup>, 2009

Alberta Transportation  
# 410, 4920-51 Street  
Red Deer, AB, T4N 6K8

Attention: Gail Long

**Re: Traffic Impact Assessment  
Misty Ridge Resort  
Highway 13, NW 6-46-5-W5**

In response to your letter dated May 26, 2009 I present the clarifications that you requested below:

- There will not be an increase on the number of lots constructed, Misty Ridge will consist of 90 RV lots.
- Most of the prospective tenants of these lots have been traveling to Hauser's Cove (camping area just north of the Hamlet of Buck Lake) for the past 15 years and will now be coming to Misty Ridge through the town of Buck Lake and East on TWP 460A. Consisting of 2 entrances into the Hamlet of Buck Lake, where the intersections have the access turning lane already existing.
- To clarify again, that is camping development consists of annually leased camping lots, once the actual RV Units have been put on the lot, they will stay there. There will only be personal vehicles, trucks and cars coming into site.

I trust that this is the further information that you required, if there is any other information that you require, please email me at [dawn@4tech.ca](mailto:dawn@4tech.ca) or fax at 780-542-6988 **as we are hoping to work with you and meet all requirements to move forward as quickly as possible. Any requirements made by the Alberta Transportation Board will be met by Misty Ridge Resort.** Our Area Structure Plan is going to council on June 18<sup>th</sup>, if there is any possible way to the letter of Acceptance of this Traffic Impact Assessment it would be of great assistance.

Respectfully,

Dawn Bouvette  
Misty Ridge Resort  
President

## 9. Alberta Transportation Correspondence

June 8<sup>th</sup>, 2009

Alberta Transportation  
# 410, 4920-51 Street  
Red Deer, AB, T4N 6K8

Attention: Gail Long

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Misty Ridge Resort  
Highway 13, NW 6-46-5-W5**

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Respectfully,

Dawn Bouvette  
Misty Ridge Resort  
President



\*\*\*\*\*

\*\*\* TX REPORT \*\*\*

\*\*\*\*\*

JOB NO. 1439  
ST. TIME 06/08 11:17  
PGS. 1  
SEND DOCUMENT NAME  
TX IMCOMPLETE -----  
TRANSACTION OK 14033404876  
ERROR -----

## 9. Alberta Transportation Correspondence

June 8<sup>th</sup>, 2009

Alberta Transportation  
# 410, 4920-51 Street  
Red Deer, AB, T4N 6K8

Attention: Gail Long

**Re: Traffic Impact Assessment  
Misty Ridge Resort  
Highway 13, NW 6-46-5-W5**

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- Most of the prospective tenants of these lots have been traveling to Hauser's Cove (camping area just north of the Hamlet of Buck Lake) for the past 15 years and will now be coming to Misty Ridge through the town of Buck Lake and East on TWP 460A. Consisting of 2 entrances into the Hamlet of Buck Lake, where the intersections have the access turning lane already existing.
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I trust that this is the further information that you required, if there is any other information that you require, please email me at [dawn@4tech.ca](mailto:dawn@4tech.ca) or fax at 780-542-6988 as we are hoping to work with you and meet all requirements to move forward as quickly as possible. Our Area Structure Plan is going to council on June 18<sup>th</sup>, if there is any possible way to the letter of Acceptance of this Traffic Impact Assessment it would be of great assistance.

Respectfully,

Dawn Bouvette

## **# 10**

### **Community Gathering Summary**

An open house was advertised through the local business' since May 22<sup>nd</sup> dated for June 11<sup>th</sup>, 2009 from 7:00 pm to 9:00pm

This Public meeting was to give all community members the opportunity to voice their opinions on the proposed project of Misty Ridge Resort.

Misty Ridge, displayed all plans, drawings and documents for the community members to view. There were not very many community members that came out to see our exciting plans, which was a little disappointing.

Those who did attend were excited and happy to see the development taking place. They were surprised at the extent of work that has gone into the site. The extensive documentation that was available for them to view.

### **Conclusion:**

There was not one person who had any problems or disputes with the project we set forth, therefore we feel that we have the communities support in this endeavor and look forward to moving on and completing this project.

Attached are the signatures of those who did attend our informative gathering plus some more letters of support.

Dawn Bouvette  
June 13<sup>th</sup>, 2009

As a routine procedure when doing any development, we are asked to get input from community and surrounding members. Hence the request for your signature on the following petition as a show of support for our venture Misty Ridge.

We have lived in the community for over 20 years and believe this is a wonderful place for development. This end of The County of Wetaskiwin has much to offer if given the chance.

We are in the process of enhancing the beauty and growth of the Buck Lake/Alder Flats area. As most community members know there is very little camping available in our area. There have been annual campers in this area for over 15 years that now need a new home, over the years they have supported our local business and brought much to the community, it would be a shame to lose their support.

The camp ground that we are developing is on the southeast corner of Buck Lake on TWP 460A and RR # 60. It is a private campground which will be rented out on an annual basis. This would mean that the camper/fifth wheel traffic would only be a disturbance once a year or once period.

Misty Ridge will have it's own government approved septic system and waste water treatment facility. All Alberta Environment approvals will be met. We will be leaving the campground as natural as possible and will not be disturbing the beautiful surroundings in which we all live.

Printed Name	Address	Phone Number	Signature
L. BARRICK	Buck Lake	780-388-3098	L. Barrick
Jessica Pitts	Buck Lake	780-388-0086	Jessica Pitts
Tanya Pitts	Buck Lake	780-388-0086	Tanya Pitts
Mike Lentert	Winfield	780-682-2464	Mike Lentert
Bonnie Lentert	Winfield	780-682-2464	Bonnie Lentert
J. BARRICK		388-3098	J. Barrick
KIM RINK	Langley BC	604-728-9599	Kim Rink
Patrick May	Langley BC	778-552-5567	Patrick May
Steve Chmielewski	Edmonton BC	250-248-2899	Steve Chmielewski
Gary Bowdler	Camrose	678-4211	Gary Bowdler
Cheyan Pitts	Buck Lake	780-388-0086	Cheyan Pitts

## Letter of Support for Misty Ridge Resort

County of Wetaskiwin No. 10

I am a resident of the Buck Lake or Alder Flats Community, I am writing this letter in support of the campground project Misty Ridge Resort.

Misty Ridge Resort will be beneficial to our community in many ways:

- ✓ It will help the local businesses, bringing stronger economical growth.
- ✓ Which in return will help prompt employment for local residents.
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- ✓ With the Waste Water Treatment Facility, it will help clear up a lot of the environmental problems that this community has had to deal with for years.
- ✓ It will provide properly developed camping areas to many of our friends and family.

The owners of Misty Ridge Resort have gone over and above to do things properly, abiding by all provincial requirements, county requirements that were expected of them and more. This project has had a lot of hard work put into it. I feel that this project is a great asset and would like to give my full support and encourage the County of Wetaskiwin Council to do the same.

Name: STEVE SCHNEIDER

Signature: Steve Schneider

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: 780 682 3975



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Name: Tanya Pitts

Signature: Tanya Pitts

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: 780-388-0086

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Name: Jessica Pitts

Signature: Jessica Pitts

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Contact Phone Number: 780-388-0086

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Name: Mike Lenhart

Signature: mlh

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: 780-682-2461

## Letter of Support for Misty Ridge Resort

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Name: Ivy Seely

Signature: Ivy Seely

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: 780-388-3898

## Letter of Support for Misty Ridge Resort

County of Wetaskiwin No. 10

I am not a resident of the Buck Lake or Alder Flats Community, but I am writing this letter in support of the campground project Misty Ridge Resort as an Albertan. As we all know there are not near enough camping facilities in Alberta and many are being closed and this is a great benefit to the province.

Misty Ridge Resort will be beneficial to our community in many ways:

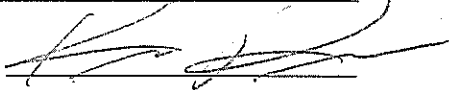
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Name: \_\_\_\_\_

*Kim Rink*

Signature: \_\_\_\_\_



You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: \_\_\_\_\_

*604-728-9599*



## Letter of Support for Misty Ridge Resort

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Name: PAUL BARILE

Signature: [Signature]

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: 780-382-3098

## Letter of Support for Misty Ridge Resort

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Name:

Patrick Meyer

Signature:

P. Meyer

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number:

778-552-5568

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Name: Donna Lebert

Signature: Donna Lebert

You may contact me to confirm the letter and get my personal views on supporting this letter, as I am anxious to see the gates open on this project and everyone being able to start enjoying it as soon as possible.

Contact Phone Number: 780-682-2464

May 2<sup>nd</sup>, 2009

Misty Ridge Resort  
Box 532, Buck Lake  
AB, T0C 0T0

Attention: David Blades

As per our meeting Friday May 1<sup>st</sup>, 2009 I have compiled the information that we discussed..

- # 1 Off Site Sewer Levy
- # 2 Road Contribution Levy
- # 3 Map showing actual distances from Buck Lake's edge to land use.  
( Our draft engineer is away on holidays hence the hand written copy, I will submit the CAD version upon his return.)
- # 4 Map of Misty Ridge Resort in conjunction with surrounding points.

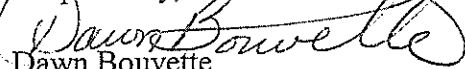
Information to follow later this week

- ✓ Fire Hydrant Proposal
- ✓ Approval Letter from Alberta Environment
- ✓ Approval Letter from Alberta Transportation
- ✓ Support Letters from Surrounding Residents and Local Businesses

Trust the information meets all the requirements you set forth to us at the meeting on May 1<sup>st</sup>. If there is anything that needs clarification or corrections please let me know as soon as possible so we can move forward with the time frame that we discussed.

I appreciate your time in this David and look forward to your response.

Respectfully,



Dawn Bouvette

President

**Misty Ridge Resort**

May 2<sup>nd</sup>, 2009

Misty Ridge Resort  
Box 532  
Buck Lake, AB

The County of Wetaskiwin No. 10

**Attention: David Blades**

Regarding Off Site Sewer Levy

As per our presentation of our Area Structure Plan, we have submitted the Waster Water Treatment Plant that we purpose to construct for Misty Ridge Resort. This Waste Water Treatment Plant will enable Misty Ridge Resort to be completely self sufficient for it's septic waste. It also needs to be taken into consideration that at this point only 40 lots will be used this summer and that they will be recreational weekend use, so the septic if required to go to the Alder Flats Lagoon will be minimal prior to the Waster Water Treatment Plant becoming fully functional. It will also hopefully enable other locations within the County to take advantage and relieve the Alder Flats Lagoon of some of its waste.

Purposed time frame to start this project is July 1<sup>st</sup> 2009 upon approval of Misty Ridge Resorts ASP, estimated time for competition is 9 months from start date.

Therefore we would ask that the Off Site Sewer Levy be waived, if there is a delay in implementation of the proposed system, we would ask that any prorated levy be calculated with the consideration of future benefit to the County of Wetaskiwin.

Thank you for your consideration of this request, and we look forward to working with you on the benefit of the environment and local citizens of the Buck Lake community.

Respectfully,



Dawn Bouvette  
President  
*Misty Ridge Resort*

Misty Ridge Resort  
Box 532  
Buck Lake, AB

May 2<sup>nd</sup>, 2009

The County of Wetaskiwin No.10

**Attention: David Blades**

Misty Ridge Resort has constructed a new gravel road on TWP 460A and RR 60 northbound on RR # 60. The following is a breakdown for construction of RR 60 Road Building Costs submitted in order to ask that The County of Wetaskiwin waive the Road Contribution fee policy for the lots discussed in the Misty Ridge Resort area structure plan.

Construction of this road has been surveyed by Olsen Surveyors and inspected by EXH Engineering. Submitted in the area structure plan are both their reports and findings, compaction test on the road was 99.9 % and met all county standards.

Our costs for completion of the road may be slightly higher than usual due to the fact that we had to rent equipment to meet the requirements. There was a packer on this road for well over a month in order to ensure proper compaction.

Equipment/Labor Costs	\$ 328,400.00
Gravel Costs	\$ 26,977.61
Olsen Survey Costs	\$ 7,759.45
EXH Engineering Costs	\$ 1,968.60
GeoTex Material Costs	\$ 3,542.31

**Total Costs**                      **\$ 368,647.97**

In the Road Contribution policy, the amount requested per lot or unit is \$ 2,000.00 for permanent residents. Misty Ridge has 90 existing seasonal camping lots which are weekend use and should not be in the same category as permanent lots or units. Misty Ridge Resort has invested double this amount in the county RR 60, we would ask that the road contribution fee be waived.

We would like to thank you for your consideration of this request and are available if you need any further information or clarification on the above information.

Respectfully,



Dawn Bouvette

President

**Misty Ridge Resort**



## County of Wetaskiwin No. 10

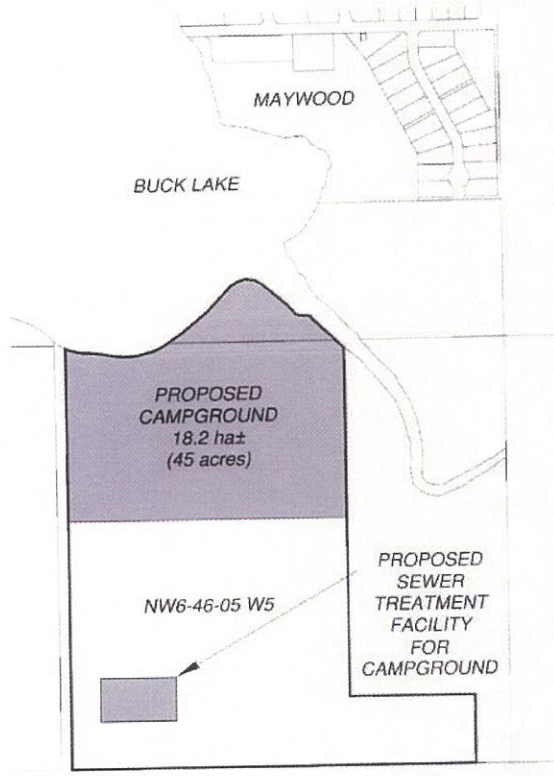
P. O. Box 6960, Wetaskiwin, AB T9A 2G5  
Phone: (780) 352-3321  
Fax: (780) 352-3486  
www.county.wetaskiwin.ab.ca

Strong Proactive Leadership • Safe Progressive Communities

File #4089.00 S

### NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Council of the County of Wetaskiwin No. 10 has been asked to adopt an Area Structure Plan for a proposed Campground and Recreation Resort which includes a Sewer Treatment Facility on the following land which is located ½ mile north of Highway 13 on Range Road 60.



#### NW 6-46-5-W5M

Before considering the adoption of the Area Structure Plan, Council will hold a public hearing at which any person claiming to be affected by the proposed Area Structure Plan may ask questions or make their views known.

The hearing will be held in the Council Chambers, County Office, 1.6 kilometres west of Wetaskiwin on Highway 13, at 2:30 p.m., Thursday, June 18, 2009

Written submissions will be accepted up to the time of the hearing and should be addressed to the undersigned at the County Office.

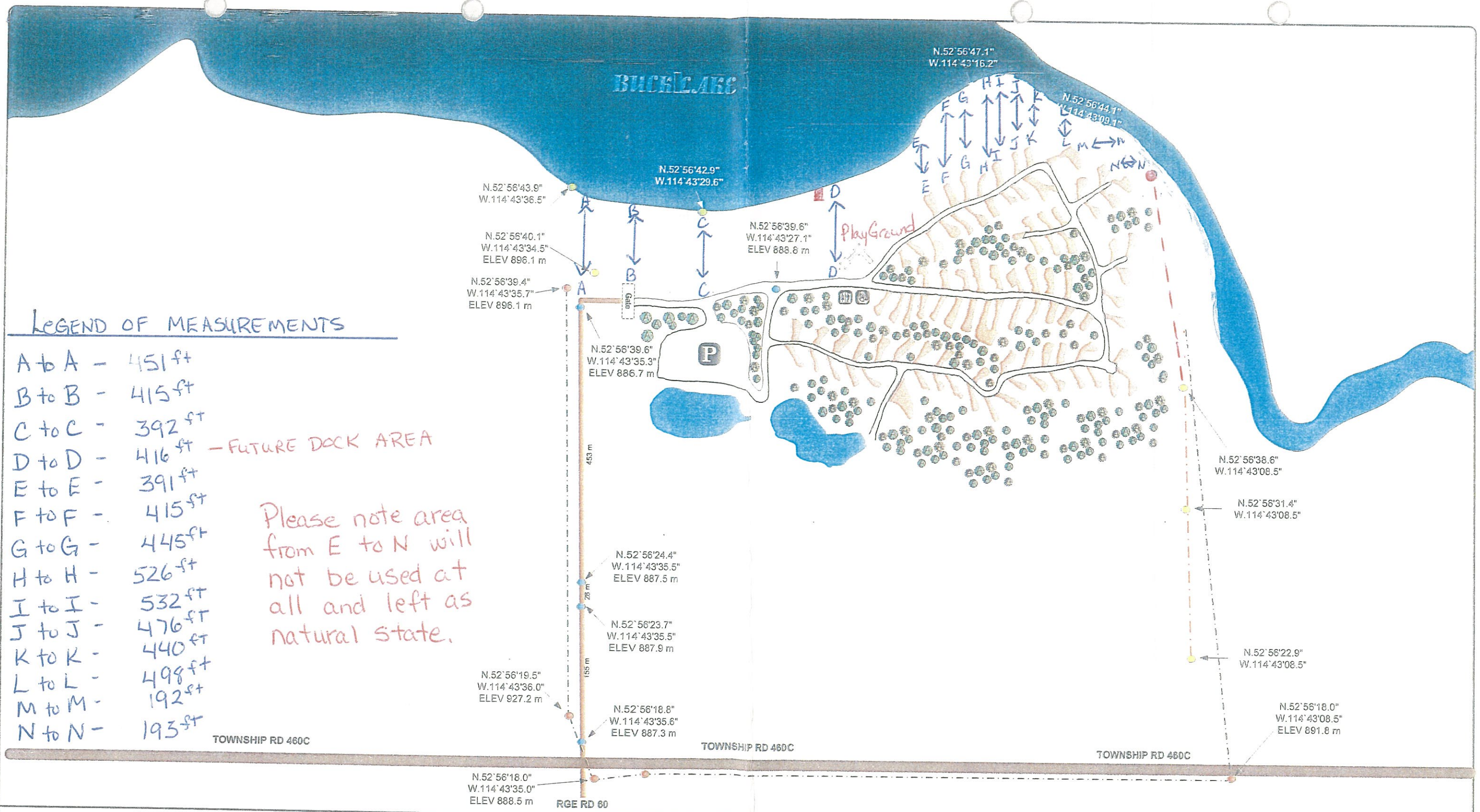
A copy of the proposed Plan may be picked up at the County of Wetaskiwin Administration Building or by contacting the Planning and Economic Development Department at 352-3321.

DAVID BLADES, A. Sc. T., LGA  
Director of Planning & Economic Development  
County of Wetaskiwin No. 10

DATES TO BE ADVERTISED:  
CONTACT PERSON:  
COSTING PROJECT #:  
G/L CODE (Only if no Project #):

June 4 & June 11, 2009  
David/Cam  
ACTIVITY: ADV  
1-2-203-61





REFERENCE DRAWING										<div><div></div><div></div><div></div><div></div></div> <div><div>N</div><div>W</div><div>E</div><div>S</div></div>		CLIENT		PREPARED BY	
<div><div></div> Road Waypoint</div> <div><div></div> Boundary Waypoint</div> <div><div></div> Shoreline Waypoint</div> <div><div></div> GPS Waypoint</div>	<div><div></div> Boundary</div>		<div><div></div> Fence Line</div>				SCALE		<div></div>						
REV	REVISION				DATE	DRAWN BY:	CHKD BY:	PROC APP	MECH APP	ELEC APP	PROJECT:				



