

BY-LAW NUMBER 2019/52

BY-LAW NO. 2019/52 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 Lot 2, Plan 9523943, (NW-15-47-24-W4M) 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, an Area Structure Plan has been prepared for Lot 2, Plan 9523943, (NW-15-47-24-W4M)

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:

The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted for Lot 2, Plan 9523943, (NW-15-47-24-W4M).

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

READ: A First time this 8th day of November A.D, 2019.

READ: A Second time this 8th day of November A.D, 2019.

READ: A Third time and finally passed this 8th day of November A.D, 2019.

REEVE

**ASSISTANT CHIEF ADMINISTRATIVE
OFFICER**



Pipestone Links Golf Course & RV Park Area Structure Plan

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1 INTRODUCTION

The purpose of the Pipestone Links Golf Course & RV Park Area Structure Plan (ASP) is to describe the current land use configuration and the potential impact of the existing developments on the natural, pre-development characteristics of the site. This ASP also identifies areas for potential future expansion of the RV Park.

1.1 PURPOSE

The intent of the Pipestone Links Golf Course & RV Park Area Structure Plan is to facilitate the rezoning of the subject property for the purpose of bringing into compliance the developments related to the existing recreational vehicle (RV) Park. Specifically, the portion of the site being occupied by the RV Park, as well as one of the areas designated for future expansion of the RV Park. These areas will need to be rezoned to the Recreational District (R) where Recreational Vehicle Use and Recreational Vehicle Park are allowed as discretionary uses.

This Area Structure Plan will provide an overview of the existing land use pattern, access and circulation onsite, and detail the existing site servicing network. It will also demonstrate how the open space features are incorporated and how both onsite and surrounding natural features are preserved and protected.

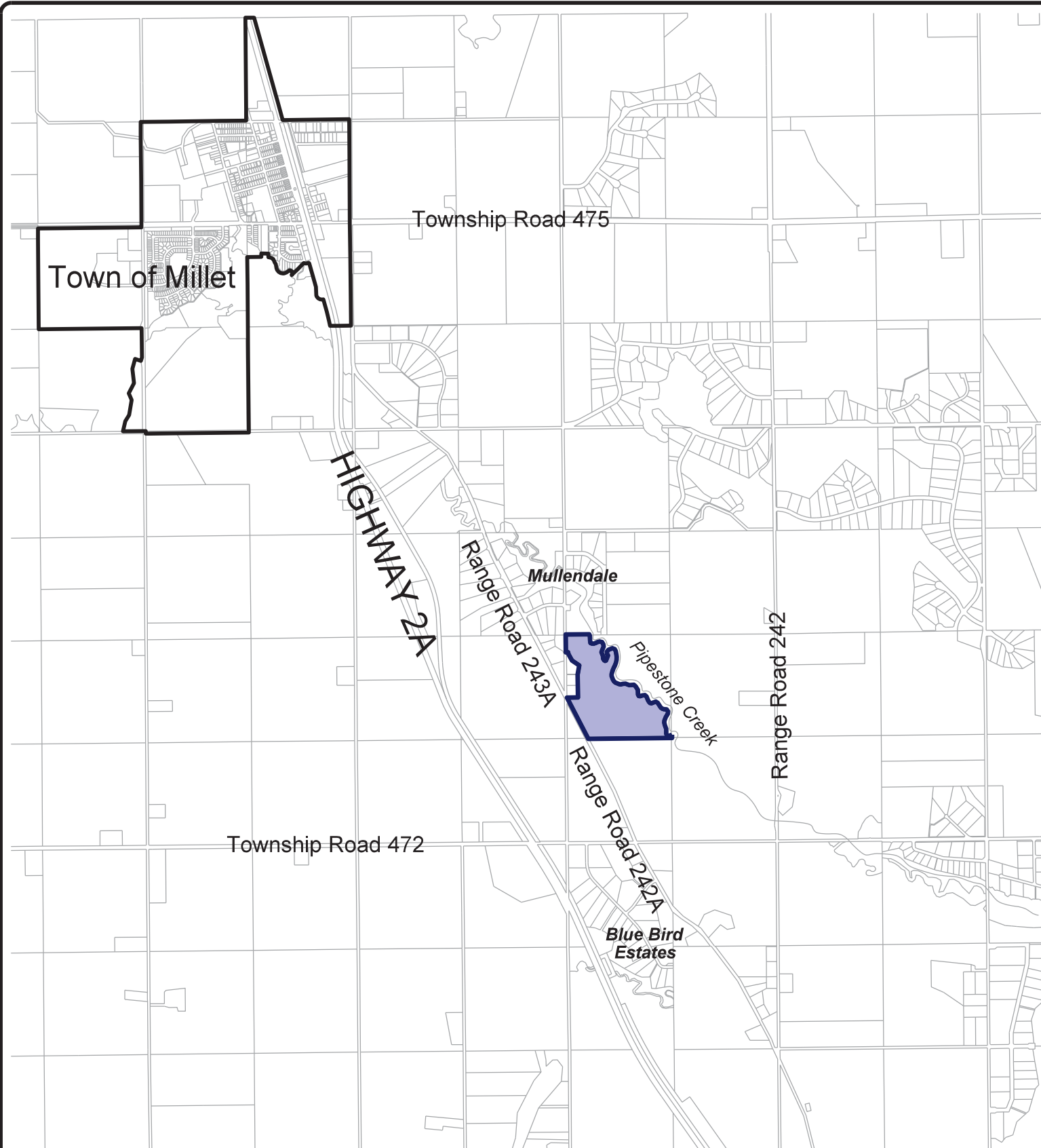
1.2 PLAN LOCATION AND PROPERTY DESCRIPTION

The plan area, located entirely in the County of Wetaskiwin, is a single 34.56 ha (85.4 ac) parcel legally described as Lot 2, Plan 952 3943. The site is approximately three (3) kilometers southeast from the Town of Millet and eight (8) kilometers northwest from the City of Wetaskiwin (see Figure 1 – Location Plan). The site is located entirely within Section 15, Township 47, Range 24, West of the 4th Meridian, occupying much of the west and south portion represented by LSDs 11, 12 and 13.

1.3 PUBLIC CONSULTATION

In accordance with the requirements of Land Use By-Law 95/54, a public hearing was held in Council Chamber at the County Office at 11:00am, Friday July 12, 2002, in connection with the proposed rezoning of the subject land (from Agricultural to Recreation) and subsequent creation of the existing 9-hole golf course. The purpose of the open house was to allow any person affected by the development proposal to ask question and express their opinions.

Following the adoption of the Pipestone Links Golf Course & RV Park Area Structure Plan the landowner intends to make an application to amend the Land Use Bylaw and rezone the subject property to the Recreation District (R). In accordance with County requirements, the County of Wetaskiwin will correspond with neighbouring landowners by sending a letter describing the purpose of the rezoning proposal and soliciting feedback. A future application to redistrict the Country Residential portion of the property may similarly require the applicant to offer



 ASP Boundary

0 0.5 1 2
kilometres



FIGURE 1 LOCATION PLAN

PIPESTONE LINKS GOLF COURSE & RV PARK
AREA STRUCTURE PLAN

PLAN 9523943 LOT 2
COUNTY OF WETASKIWIN

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neighboring landowners the opportunity to ask questions and express their opinions as they relate to the rezoning application.

2 FACTORS INFLUENCING DEVELOPMENT

2.1 POLICY CONTEXT

This Area Structure Plan has been prepared in conformance with the Municipal Government Act, and the County of Wetaskiwin No.10 Municipal Development Plan.

2.1.1 COUNTY OF WETASKIWIN MUNICIPAL DEVELOPMENT PLAN (MDP)

The County of Wetaskiwin No.10 Municipal Development Plan, Bylaw 2010/34, provides a framework for future growth in the County of Wetaskiwin by directing the decision-making process for everyday development matters. With respect to the existing RV development, the following MDP policies are regarded as pertinent:

Section 3.11 *Prior to the approval of a rezoning, subdivision and/or development application, the developer may be required to prepare environmental reports such as biophysical report, slope stability report, or environmental site assessment, prepared by a qualified professional.*

- a) *Near environmentally sensitive areas such as lakes, water courses, steep slopes, flood plains, or protected species habitat;*

The existing RV Park and golf course are located in close proximity to Pipestone Creek. In accordance with County requirements, the Landowner retained Scheffer Andrew Ltd. to conduct a stormwater management study to assess the impacts of these existing developments on the drainage systems that directs stormwater to the creek. The landowner is prepared to make all the improvements recommended by the study to ensure that predevelopment flow rates and water quality are maintained.

Section 3.4.2 *Appropriate storm water management design is required to prevent flooding and contamination of the nearby water bodies by conserving and/or regulating the run-off and snow melt.*

In accordance with County requirements Scheffer Andrew Ltd. was retained by the landowner to conduct a stormwater management study. The study was carried out for the purpose of reviewing and assessing the existing storm drainage system by considering predevelopment conditions and the impact of existing RV Park and golf course developments. The landowner is prepared to make all recommended improvements.

2.1.2 COUNTY OF WETASKIWIN LAND USE BYLAW (LUB)

The purpose The County of Wetaskiwin Land Use Bylaw 95/54 is to regulate and control the use and development of land and buildings within the municipality to achieve the orderly, economic and beneficial development of land. It is a tool used to execute the vision of the County's Municipal Development Plan.

The subject property is "split zoned" between two districts. A 3.75 ha (9.27 ac) portion of the property which encompasses the existing RV Park is designated as Country Residential District (CR) and the remaining portion of the property, where the Pipestone Links Golf Course and a detached dwelling are located, is zoned as Recreational District (R) (see Figure 2 – Existing and Proposed Land Uses). With the exception of the RV Park, the existing developments on the subject property are compliant with the Land Use Bylaw. Currently, the RV Park does not comply because the Country Residential District (CR) does not allow for this type of development either as a permitted use or as a discretionary use. It is the landowner's intention to bring the RV Park into compliance by rezoning this portion of the property from Country Residential District (CR) to Recreational District (R), where a Recreational Vehicle Park and Recreational Vehicle Use are discretionary uses.

2.1.3 SITE CONTEXT AND FEATURES

The subject property is an irregularly shaped parcel bound by Pipestone Creek to the northeast (See Figure 3 – Natural and Manmade Features). Elsewhere, the property boundaries are defined by the limits of NW-15-47-24-W4, except in the southwest corner where the property meets the edge of the right-of-way for Range Road of 243A, and to the west where one (1) Country Residential and two (2) Rural Residential lots are located.

The subject property's primary land use is the Pipestone Links Golf Course followed by the RV Park, which occupy roughly seventy (70) percent and five (5) percent of the property, respectively. Additionally, there is a single detached dwelling, and several accessory buildings, located on the north side of the internal driveway that provides access to the golf course and RV Park. The dwelling is located at the edge of a natural stand of trees that extends to the right of way of Range Road of 243A. Combined, the natural tree stand and single detached dwelling occupy roughly 4.8 ha (12 ac).

ZONE AND LAND USE AREAS			
	Hectares	Acres	%
TOTAL AREA	34.56	85.40	100.00
ZONING			
Country Residential District	3.75	9.27	10.85
Recreational District (R)	30.81	76.13	89.15

LAND USES			
Existing RV Park	1.45	3.58	4.19
RV Park Expansion Areas	1.60	3.95	4.63
Detached Dwelling and Natural Tree Stand	4.80	11.86	13.88

Table 1 - Area calculations by zone and land use

2.1.4 SURROUNDING LAND USES

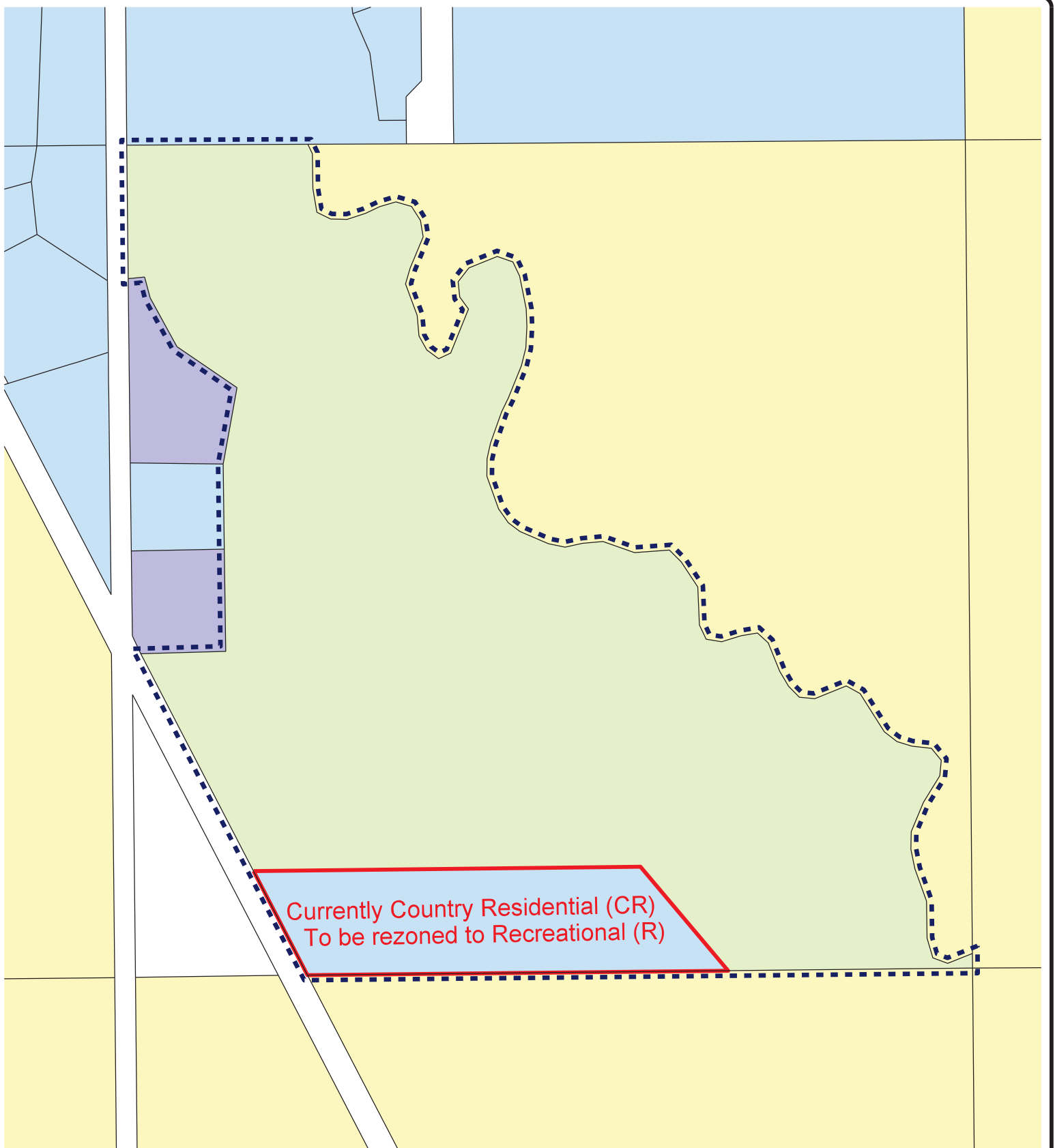
Despite being zoned for agricultural uses, the land in the northeast quadrant of NW-15-47-24-W4 (on the opposite side of the Pipestone Creek) appears to be undeveloped and uncultivated. In this location, satellite imagery reveals a sparsely vegetated landscape with coniferous tree species located along the bank of the creek. Elsewhere, the land is made-up of a contiguous swath of grassland and sizable stands of deciduous trees.

The lands to the east, south and west of NW-15-47-24-W4 are zoned for, and predominantly used for, agricultural purposes. To the immediate north and northwest the land is suitably zoned for the existing low-density, multi-lot country residential developments found in this area.

2.1.5 HISTORICAL RESOURCES IMPACT ASSESSMENT

Historical Resources Act clearance¹ was granted on November 21st, 2016. This clearance is subject to Section 31 of the Resources Act which states, “a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the minister of the discovery.” The clearance states that a chance discovery of historical resources is to be reported to the contacts identified within the listing.

¹ Historical Resources Application submitted under separate cover



- ASP Area
- Agricultural
- Country Residential
- Rural Residential
- Recreational

FIGURE 2 EXISTING AND PROPOSED LAND USES

PIPESTONE LINKS GOLF COURSE & RV PARK
AREA STRUCTURE PLAN

PLAN 9523943 LOT 2
COUNTY OF WETASKIWIN





NATURAL AND MANMADE FEATURES

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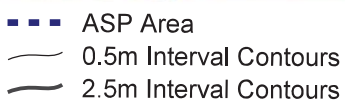
2.1.6 NATURAL CONSTRAINTS

A number of previously identified natural constraints were respected or avoided during the construction of the existing recreational and residential developments. The most significant and immediate constraint is Pipestone Creek and the narrow trench/drainage course that passes through the natural forest stand in the central-west portion of the property. It was previously determined by the current landowners that the Pipestone Creek valley, being an environmentally sensitive area that presents a risk of flooding to low-lying areas, would not be suitable for residential development or other forms of high-impact development requiring foundation construction, site grading and other earthworks. As a result, this area was instead developed into the Pipestone Links Golf Course which makes use of the natural rolling topography and water features that have been incorporated into its design.

2.1.7 TOPOGRAPHY AND NATURAL FEATURES

The Pipestone Creek valley passes through and occupies a significant area of the property between the southeast and northeast. As a result, the property has a highly variable topography ranging between 731 meters and 752 meters above sea level (see Figure 4 – Topography). The existing RV Park is located in the southwest portion of the property where the ground is elevated and terrain is relatively flat. The ground surface across the location of the Pipestone Links Golf Course can be characterized as rolling terrain with variable elevation. The topography appears to be mostly undisturbed by the golf course development.

One other significant feature of the site is a natural trench that passes through the above mentioned stand of mature trees. Starting from the west-central portion of the property, this trench directs stormwater to one of the golf course ponds and eventually drains into Pipestone Creek via a series of culverts. This trench is a natural formation and remains undisturbed by the surrounding recreational and residential developments.



PIPESTONE LINKS GOLF COURSE & RV PARK AREA STRUCTURE PLAN

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2.1.8 STORMWATER MANAGEMENT

Scheffer Andrew Ltd. was retained by the landowner to conduct a stormwater management study², in accordance with County requirements. The study was carried out for the purpose of reviewing and assessing the existing storm drainage system by considering predevelopment conditions and the impact of existing RV Park and golf course developments. Additionally, the study also evaluates the impact of a proposed expansion of the existing RV Park. In preparation of the Stormwater Management Report (SWMR), finalized in November, 2016, the following background studies and reference materials were used:

- *County of Wetaskiwin No.1 Design Guidelines and Construction Standards*, September 2010;
- *Pipestone Creek and Tributaries Floodplain Hazard Study*, Northwest Hydraulic Consultants, 2003;
- *Alberta Environment Stormwater Management Guidelines for the Province of Alberta*, January 1999; and
- *Design and Construction Standards, Volume 3: Drainage*, City of Edmonton, March 2015

The report is also based on historical aerial photography, the findings of a site inspection (conducted on May 17th, 2016), and LiDAR topographic data and imagery. The SWMR acknowledges that no record of pre-development drainage patterns exists, apart from any information that can be gathered from historical aerial photos. The report supposes that the development of the golf course, designed to follow natural ground contours, did not result in a major alteration in the pre-development topographic profile.

Current ground contours were analyzed using 2016 LiDAR data which indicate the site generally slopes from the southwest to the northeast where the site is intersected by Pipestone Creek. Pipestone Creek directs flow into Coal Lake, which forms part of the Bigstone subwatershed of the Battle River watershed. The floodplain of the Pipestone Creek has not been delineated by any studies at this location but the study suggests that portions of the golf course are likely constructed within the floodplain of the creek, and that the RV Park area and clubhouse are likely constructed above the floodplain of the creek.

An evaluation of the LiDAR data also reveals that the site is split between five (5) major drainage basins, all of which drain to Pipestone Creek (see Figure 5 – Stormwater Management). The basins were each evaluated separately since they function independently from one another. Each basin was analyzed under the 4hr and 24hr; 5yr, 25yr and 100yr storms, and rainfall, runoff, pond storage, and release rates were evaluated. The concern is that water quality from

² Stormwater Management Report submitted under separate cover

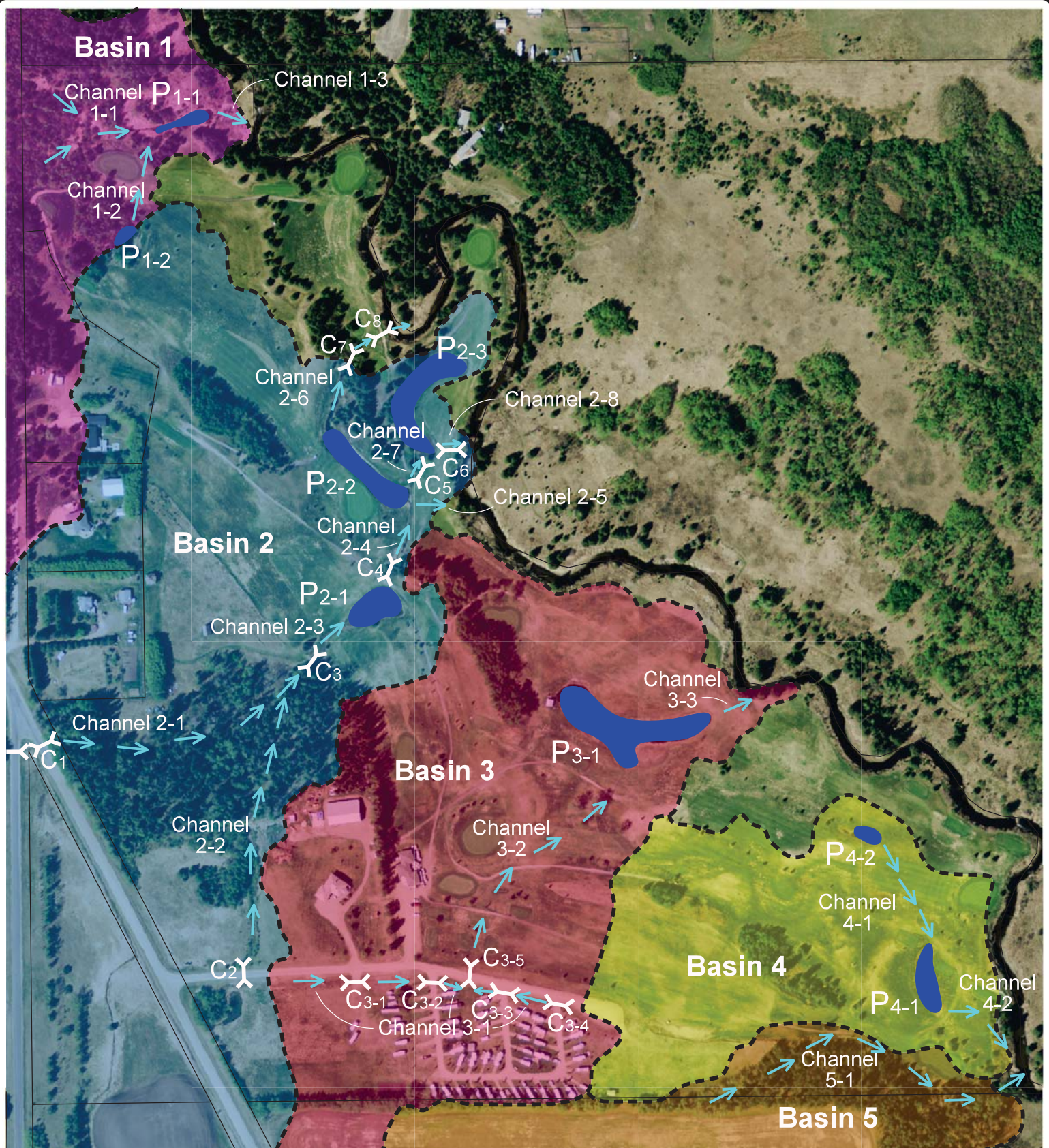


FIGURE 5
STORMWATER MANAGEMENT
PIPESTONE LINKS GOLF COURSE & RV PARK
AREA STRUCTURE PLAN

PLAN 9523943 LOT 2
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stormwater runoff is reduced when high levels of particulates and nutrients are allowed to enter the receiving watercourse. However, water quality can be enhanced through the implementation of Best Management Practices (BMPs). An evaluation of the Pipestone Links Golf Course and RV Park found that the existing conditions include several examples of BMPs discussed below.

WATER QUALITY

The site is predominantly vegetated with grasses and trees and these areas are a form of source control BMPs as they have low levels of imperviousness. The highest level of imperviousness is found at the portion of the site that is developed with buildings and concrete/asphalt surfaces, located at the upstream end of the basin. Runoff from this hard-surfaced portion of the site eventually flows through the many ponds located throughout, the vegetated areas or through the heavily vegetated grass channels. The SWMR concludes that given the different layers of treatment that runoff from the basins receives, it is not expected that downstream water quality will be negatively impacted from onsite runoff.

RUNOFF RATES & POND DISCHARGE

Based on the evaluation of the existing conditions it appears that the changes that have been made to the site have done little to increase runoff rates. The clubhouse, parking lot and RV Park are all located at the upstream end of the property and their creation appears to add little additional stormwater discharge from the site into Pipestone Creek. The additional proposed expansion to the RV Park is predicated to similarly result in minimal runoff.

Many of the naturally occurring low areas throughout the site have been filled to become water features and now function as stormwater management facilities. The study estimates that given the storage capacity of the site, the net additional runoff likely less now than under predevelopment conditions. The study also observes that pond performance, in terms of capturing runoff and attenuating discharge, will be reduced in back-to-back storm events due to the lack of outlets. The installation of additional outlets will allow for water levels to subside more quickly and improving the ability of the ponds to manage future storms.

EROSION

The site visit conducted for the SWMR revealed very little erosion present in or around Pipestone Creek where the outfalls are located. The only locations which appeared to be suffering from erosion and sediment build-up were around some of the existing culverts. The SWMR states that minor improvements should be implemented to mitigate further erosion and that regular maintenance be conducted to clean and remove sediment build-up.

RECOMMENDATIONS

The SWMR and its recommendations are based solely on the stormwater management review, conducted by Scheffer Andrew Ltd. during 2016, and do not account for any other assessments, permits or reports that may be required by the County or Alberta Environment and Parks.

- 1) The County of Wetaskiwin and Alberta Environment should approve Pipestone Links' stormwater management plan subject to the following improvements.
 - a) 100mm diameter outlet pipes should be added at NWL (Normal Water Level) to Ponds 1-1, 3-1, 4-1 and 4-2;
 - b) Riprap should be added to culverts C-1, C-4 and the inlet pipe to pond P3-1 as well as all outfalls to Pipestone Creek;
 - c) Sediment should be removed from culverts where build-up is evident; and
 - d) A regular monitoring programming should be implemented to monitoring drainage and erosion and sediment control performance.
- 2) Based on the findings of this analysis, the RV Park expansion should be allowed to proceed subject to the following:
 - a) No additional improvements are required beyond what is noted above in item 1); and
 - b) Development of the RV Park should follow existing drainage routes and be constructed similarly to the RV Park.

2.1.9 OTHER ENVIRONMENTAL STUDIES

The Pipestone Links Golf Course & RV Park ASP has been structured and prepared according to the detailed discussions shared between Scheffer Andrew Ltd. and the County of Wetaskiwin. At the time of drafting these guidelines the County of Wetaskiwin understood the purpose of the ASP to be the first step towards a Land Use Bylaw amendment to rezone the existing RV Park area from the Country Residential District (CR) to the Recreational District (R). Based on this knowledge, the County of Wetaskiwin made clear the requirement for a stormwater management study, but did not require the landowner to carry out a biophysical study or an environmental impact assessment.

2.1.10 RESOURCE EXTRACTION

On November 6, 2016, a search for wells and pipelines located on or near the subject property was conducted using the Abacus Datagraphics mapping tool. This online resource uses data from the Alberta Energy Regulator to present the locations of oil and gas facilities as well as information about extracted substances/materials, ownership, and operational status of wells and pipelines. The search revealed that no pipelines or wells are located on the subject property or within NW-15-47-24-W4.

The nearest well is located approximately 300 meters to the northwest in the neighbouring multi-lot country residential subdivision (see Image 1). The well is owned by United Can SO Oil & Gas Ltd and was last drilled and abandoned in September, 1950. The next closest well is located 1.15 kilometers to the west. The well is owned by CPC Resources and was licensed on June 23rd, 2004. The status of the well is “Drilled & Ceased”, meaning that the well was drilled and cased but not put on production. The nearest pipeline is owned by AltaGas Utilities and is located 750 meters to the east. The pipeline is operational and carries natural gas.



Image 1 – Locations of wells and pipelines

3 SERVICING AND LAND USE CONCEPT

3.1 SERVICING

3.1.1 WATER SERVICING

Prior to the establishment of the existing RV Park, which has been slowly developed over the course of the past ten (10) years, the land on the south side of the access road was tentatively planned to be developed as part of a 7-lot country residential subdivision. According to the development plan, the 2.94 ha (7.26 ac) parcel on the south side of the access would be subdivided into six (6) lots, and one (1) 0.70 ha (1.80 ac) parcel would be subdivided from the land on the north side, in the same location as the north RV Park expansion area.

In preparation for this development plan, PGA Architects Ltd. was retained to conduct a Water Tables Study and survey the local area in 2002. The study³ concluded that the site was capable of providing an adequate water supply for seven (7) detached dwellings. Specifically, the report states that *“...the diversion of 1,250 cubic meters of water per year for household purposes for each of the lots within the subdivision will not interfere with any existing household uses, licensees or traditional agricultural users.”* The current landowner appreciates that the study conducted by PGA Architects in 2002 did not anticipate the existing RV Park and they are prepared to have a second study completed to determine if the groundwater source is capable of supplying the required amount of water per year for each of the existing RV dwellings, as well as for potential expansion of the RV Park in the future.

The current water distribution system is comprised of three (3) wells. Two (2) of the three (3) wells (both licensed) and are independently being used to provide potable water to the existing RV Park and the detached dwelling and clubhouse on the north side of the access road (see Figure 6 – Water Distribution System). The third well (unlicensed) is located near the irrigation pond and is in the process of being registered. It is the landowner’s intention to have this well licensed to provide added capacity for irrigation of the golf course.

³ Water Tables study submitted under separate cover



- ASP Area
- Well Location

FIGURE 6
WATER DISRIBUTION SYSTEM
 PIPESTONE LINKS GOLF COURSE & RV PARK
 AREA STRUCTURE PLAN

PLAN 9523943 LOT 2
 COUNTY OF WETASKIWIN

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3.1.2 SANITARY SERVICING

Existing sanitary servicing infrastructure consists of two (2) holding tanks, and one (1) treatment facility that includes a septic field. (see Figure 7 – Wastewater Treatment System) One of the holding tanks is located adjacent to, and provides service to, the single detached dwelling and the second holding tank, located on the north side of the internal driveway, services the residents of the RV Park through piped a network of sewer connections.

The sanitary network operates by directing waste water from the existing RV Park into the holding tanks where solid waste settles out and the resulting greywater continues to the treatment facility and septic field. The holding tanks that temporarily store the solid waste are routinely cleaned out by private contractor. In addition, a number of portable washrooms (each equipped with holding tanks) located on the golf course are serviced and pumped out on a regular basis.

3.1.3 STORMWATER MANAGEMENT

For the most part, the natural characteristics of the site will provide for the capture, treatment, and discharge of stormwater to the satisfaction of the County of Wetaskiwin and the Province of Alberta. However, some minor engineering alternations, including the addition of culverts and riprap are being recommended to assist with the flow direction, and erosion control.

An evaluation of Pipestone Links Golf Course & RV Park found that the existing conditions include several forms of Best Management Practices (see Section 2.1.8):

- Water Quality – the site is predominantly vegetated with grasses and trees and these areas are a form of source control as they have low levels of imperviousness.
- Runoff – Stormwater from hard-surfaced portions of the site eventually flows through the many ponds, vegetated areas or through the heavily vegetated grass channels.
- Erosion – The stormwater management study revealed very little erosion present in or around Pipestone Creek where the outfalls are located.



- ASP Area
- Holding Tank
- Treatment Facility
- ▨ Septic Field

FIGURE 7 WASTE WATER TREATMENT SYSTEM

PIPESTONE LINKS GOLF COURSE & RV PARK
AREA STRUCTURE PLAN

PLAN 9523943 LOT 2
COUNTY OF WETASKIWIN



3.2 LAND USE CONCEPT

The development concept presented in Figure 8 identifies the locations of existing recreational and residential developments. The site is predominantly developed as a golf course, a recreational use that includes the Pipestone Links Golf Course Clubhouse. Elsewhere, and excluding forest stands and water features, the site is developed for residential uses. Existing seasonal residential uses are made up of the RV Park, occupying a roughly 1.45 ha (3.58 ac) area on the south side of the east half of the internal driveway, and the single permanent detached dwelling located on the north side of the driveway. Figure 8 also describes the locations of two (2) areas for potential RV Park expansion. These are located on either side of the driveway and to the immediate west of the existing residential developments. Altogether, these potential expansion areas cover 1.6 ha (3.95 ac).

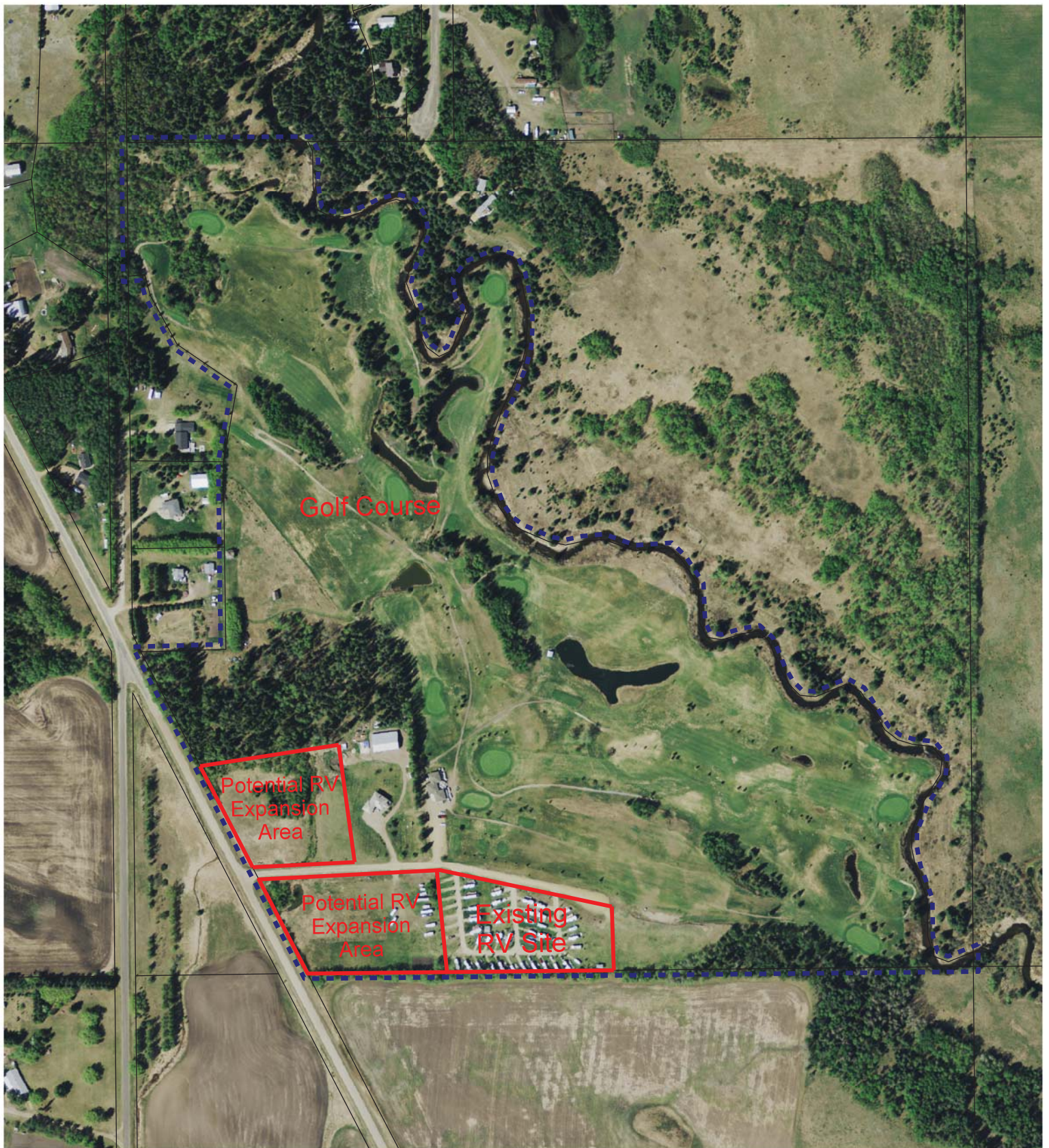
3.3 VEHICULAR CIRCULATION

Vehicle traffic enters the site along the single paved approach, located off of Range Road 242A, providing access to the RV Park, the detached dwelling and to the golf course clubhouse. This driveway is shared by residents as well as golf course staff and visitors.

Since the existing Golf Course and RV Park have been operating for a number of years without traffic or access issues, the County of Wetaskiwin did not require a Traffic Impact Assessment (TIA) to be prepared in support of this Area Structure Plan.

4 IMPLEMENTATION

Excluding the potential for future development of the RV Park in the suggested expansion areas, the Pipestone Links Golf Course & RV Park ASP does not propose any further development to, or subdivision of the subject property. All existing buildings as well as natural and landscaped areas are planned to remain in their current state following the adoption of the ASP. Should the ASP be adopted the landowner intends to make an application to amend the land use bylaw to rezone the south portion of the property from the Country Residential District (CR) portion of the property to the Recreation District (R).



--- ASP Area

FIGURE 8
DEVELOPMENT CONCEPT
 PIPESTONE LINKS GOLF COURSE & RV PARK
 AREA STRUCTURE PLAN

PLAN 9523943 LOT 2
 COUNTY OF WETASKIWIN

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Amendment to the Pipestone Links RV Park Area Structure Plan

Pipestone Links Golf Course & RV Park is located within the Millet-Wetaskiwin Acreage Study Area. The lands are situated between intensive livestock operation/farm land and acreages, making it a perfect buffer of green space and recreation for the surrounding area.

Notwithstanding the fact that there is no subdivision of lots or development of any permanent structures, we agree to abide by property line setbacks applicable to Campground and RV Park developments to allow for maintenance and emergency access etc.

The existing internal/private road to the Golf Course & RV Park is built as an all-weather access road and is of gravel construction with ditches on both sides. The internal/private road is located east off the local Range Road 242A. The RV Park is open seasonally from April 15th to October 15th, and closed for the winter months for storage only. During the winter months, the existing internal/private road serves as a driveway to the dwelling only.

As the RV Park is located within the proximity of Highway 2A, the Minister of Highways Development & Protection Act was notified in accordance with Bylaw 636(1). At this time there are no objections to the development as per email attached. *Reference: "Email Alberta Transportation Dec 6 2018"*

It is acknowledged and understood that Area Structure Plans (ASP) that have not proceeded with a development within three years of the adoption of the ASP and subsequent phases of development will, at the discretion of the County, be subject to the application of any new policy that would normally be applied to the ASP and related development thereof if it were to be approved at the time of the expiry of the aforementioned three year term.

The proposed Area Structure Plans (ASP) was presented to the general public through an open house held on December 18th, 2018 at the Pipestone Links Golf Course Clubhouse. In addition, letters were delivered to our immediate adjacent landowners and a 1/8 page ad was placed in the Pipestone Flyer for one week as per the Development Officer's instructions. One person attended the open house. He had no concerns and only asked how many existing stalls we currently have, if we were planning to expand in the future and where this expansion would be located. The response to his questions was that we have 46 existing stalls and that we might be looking to expand with an additional 40 to 50 stalls to the West of the existing RV Park in the future. Copies of the ad, letter to adjacent landowners, list of names of adjacent landowners that the letter was delivered to, and registration are attached.

Reference: "Pipestone Links Letter to Neighbours for Open House Dec 2 2018"; "Pipestone Links Open House Letter Addresses Dec 2018"; "Pipestone Links Open House Adjacent Landowners Dec 2018"; "Pipestone Links Open House Newspaper Ad Dec 6 2018"; "Pipestone Links Open House Questions & Comments Dec 18 2018"; "Pipestone Links Open House Sign in Sheet Dec 18 2018".

The Pipestone Links Golf Course & RV Park septic system has its own onsite waste treatment plant. A permit for the septic system/waste treatment plant was obtained through Alberta Permit Pro in March of 2004, permit #263488. An inquiry was also made to Alberta Environment & Parks about the requirement of a permit. Their response was: "Your wastewater system is not large enough, nor does it discharge offsite to fall under AEP legislation." Attached is a copy of a report prepared by Matrix Solutions Inc., which provides an overview of the wastewater management system. *Reference" 24693-550 Wastewater LR 2018-06-12 final V1 0"*

A new potable water report was completed to determine if there is sufficient water available as well as that the operation of the RV Park will not affect adjacent wells. A copy of the new report is included, based on a 20 year yield, and indicates that there is sufficient water available and that the RV Park well may be capable of supporting more than 300 serviced stalls. Well water samples are submitted to the local health authority for testing on a monthly basis, from April to October of each year. All wells are licenced and copies are attached. *Reference "24693-505 LR 2018-04-05 final V1.0"; "00380211-00-00"*

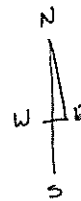
With regard to Road Contribution Fees, we feel that we should be exempt from having to pay these fees. Not once during any of the numerous meetings, before and after we decided to proceed with the ASP process, was this requirement mentioned. It wasn't brought up until the first review of the ASP. The existing internal/private road was approved for traffic volume with the development of the Golf Course and, according to our research, Road Contribution Fees weren't implemented until 2009. We feel that our ASP requirements should be grandfathered to the time the RV Park was constructed, which was prior to 2009. Also, with the addition of the RV Park, it is our experience that traffic volume has decreased rather than increased. In addition, the Road Contribution Fee refers to titled lots in the bylaws. No lots are being subdivided and/or sold off. The RV "lots" are rented RV stalls located on the same lands and title as the Golf Course. Campground and RV Park stalls should be handled differently from titled RV lots that are subdivided and sold off. Even if non-titled campgrounds and RV Park stalls are charged the half rate, the fee is extremely higher than that of titled acreage lots. The fee of \$2,000.00 per titled lot is approximately a 2% charge. Even at the half rate of \$1,000.00 per rented stall, Campground and RV Park developments are being charged approximately 75 times more than titled acreage lots and will not be able to sustain this fee. To the best of our knowledge, there are currently no bylaws specifically pertaining to Campgrounds and RV Parks. As a result, many requirements are not clear, as current bylaws pertain to subdivisions/titled lots. We also feel that some of the requirements are unfair and not feasible for these types of businesses to be successful. A separate bylaw should be in place for (businesses with) Campgrounds and RV Parks, as they are not the same as acreages and are not used as a permanent residences.

As for the zoning discrepancy, it has always been our understanding that our entire property is zoned as Recreational as per letter we received from the County dated July 17, 2002. The said letter clearly states that the rezoning to Recreational was approved for 85 acres (34 hectares), which is our entire property as indicated on our land title. The letter does not refer to any other pages or appendices, maps or figures. We feel that we should not be required to

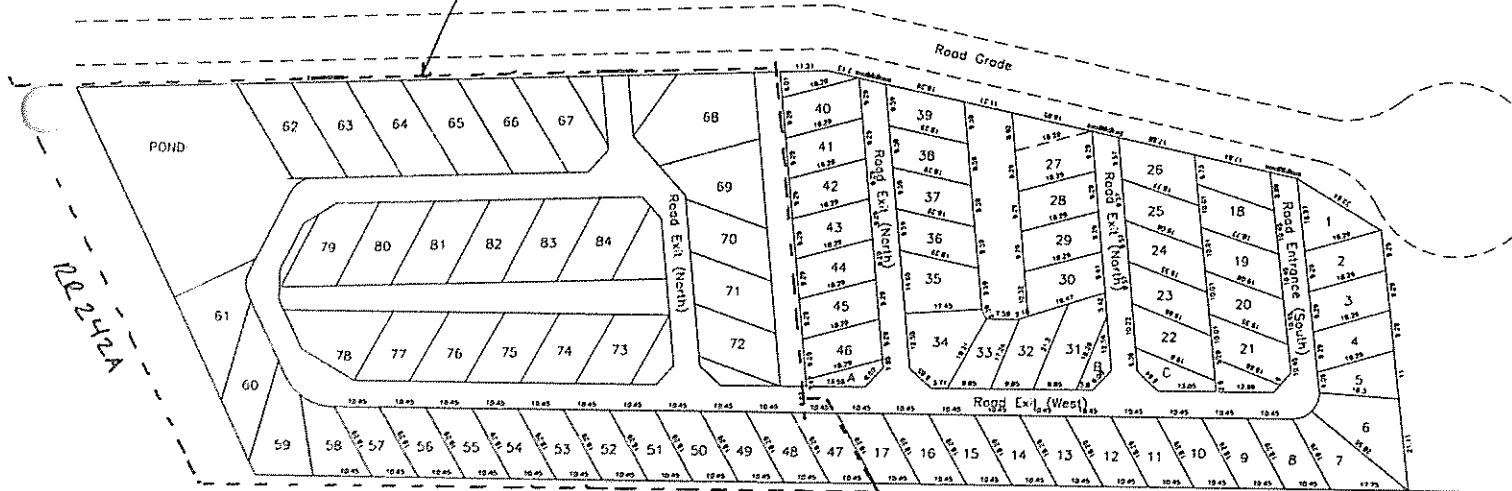
rezone the area in question on our property, as it is already zoned as recreational according to the said letter.

Along with resolving the zoning/compliance issues in respect of the existing RV Park, we are also seeking approval for the potential future expansion of the RV Park as indicated in the ASP. Expansion of the RV Park would only be applied for if it is feasible to do so. Should we decide to expand in the future, we acknowledge and understand that the County may request a building permit and that other levies may apply in order to expand. The proposed future expansion of the RV Park would consist of an all-weather road throughout the park. Setbacks would be 5 meters from the property line and 40 meters from the County road property line. We would be requesting a 75% relax on setbacks for the entire RV Park due to the fact that there would be no permanent structures and only grass and possibly some gravel in the setback areas (see Proposed Map "A" & "B").

Proposed Map "A"



Proposed
RV
Expansion



PROPOSED MAP "B"

