

River Creek Area Structure Plan

Part of SW 34-38-22-4

PREPARED FOR

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1.0 INTRODUCTION

This Area Structure Plan provides a framework for the expansion of the River Creek Campground, located at part of the SW 34-38-22-4. The Plan Area is located within the County of Stettler, adjacent to Highway 21 and the Red Deer River. The area structure plan will outline future subdivision and development plans for the area including the addition of 24 stalls from the existing 65 stalls, and the subdivision of the resort into a bareland condominium. This document is a comprehensive planning tool which provides a framework for the future subdivision and development of the property. The ASP will outline existing and future land uses, lot layouts and dimensions, vehicular and pedestrian transportation networks and access points, open space systems, and servicing standards within the specified study area. Once approved all future development onsite will abide by the policies contained within this area structure plan.

The site is proposed to be developed with Recreational Vehicle units according to the guidelines listed in the Recreational Facility District (RF). The property is anticipated to be converted into a bareland condominium, which will be maintained and operated by a condominium association. The area exhibits considerable potential for recreation development due to its natural setting, proximity to the Red Deer River, and proximity to Highway 21.

2.0 RIVER CREEK VISION

2.1 VISION

The vision is to expand the current River Creek campground to create further seasonal recreational living opportunities within the County. The area will provide opportunities for existing campground users and potential users to purchase lots through the conversion of the site to a bareland condominium ownership. The development concept will recognize the area's unique features to promote land uses which are compatible with natural/open space areas. The site's natural features will be protected and enhanced through the use of a trail system and park spaces, providing residents with the opportunity to utilize and appreciate the natural features onsite.

2.2 DEVELOPMENT GOALS AND OBJECTIVES

The Conceptual Plan reflects the following key objectives of the River Creek Area Structure Plan:

- To create seasonal recreational opportunities for the community.
- To expand the River Creek campground (addition of 24 lots) in a logical sequence to provide further opportunities for recreational resort living.
- To provide the opportunity to fully realize the development potential of the plan area by creating opportunities to protect the natural features onsite while balancing the need for recreational use.
- To protect the integrity of all roads and associated intersections affected by the development, to the satisfaction of the County and Alberta Transportation, while still recognizing the opportunities these features provide for development purposes.
- To create a safe, efficient, and effective pedestrian and vehicular transportation network.
- To utilize significant environmental features and topography for landscaping and stormwater management to the extent possible.

- To identify areas of environmental significance within the plan area and ensure such areas will be preserved and integrated into the development.

3.0 SITE CONTEXT

3.1 LOCATION

The River Creek Area Structure Plan provides a framework for the subdivision and development of approximately 17.25 acres of land, located at part of the SW 34-38-22-4 (**Figure 1**). The Town of Stettler is situated approximately 20 km east of the plan area. Highway 21 bounds the plan area to the northwest, Tail Creek bounds the plan area to the north and east, and the Red Deer River bounds the plan area to the southwest.

3.2 LAND OWNERSHIP

Part of the **SW 34-38-22-4** contains approximately 110.1 acres and is under the developer's ownership (1344375 Alberta Ltd.).

3.3 CURRENT LAND USE & CURRENT LAND USE DESIGNATION

The site is currently being used as the River Creek Campground and contains 65 seasonal RV units, common facilities, and shallow services.

The current land use designation for the south portion of the plan area is Recreational Facility District (RF). A parcel in the central portion of the plan area is designated as Highway Commercial District (HWY C). A 16 lot Country Residential (CR) subdivision exists north of the River Creek Plan area although the subdivision plan is undeveloped and the developer has no intention of developing the subdivision. Across Highway 21 is a Recreational Facility (RF) parcel. The remainder of the site is designated as Agricultural District (A) (**Figure 2**).

3.4 SURROUNDING LAND USE

The land use for the majority of the surrounding area is agricultural. A residence and associated farm buildings are situated in the surrounding area. A 16 lot country residential subdivision is directly north of the plan area, however the subdivision plan is undeveloped and the developer has no intention of developing the subdivision. A Metis campground and a gas plant are situated across from Hwy 21 and the subject site.

4.0 EXISTING SITE CONDITIONS

4.1 TOPOGRAPHY AND NATURAL FEATURES

The plan area contains mature tree stands and grasses typical for the area (**Figures 3 and 4**). The Red Deer River bounds the plan area to the south west. Tail Creek bounds the plan area to the north and east.

The majority of the plan area is gently rolling, with steeper banks along the western plan area boundary near the Red Deer River, and along the eastern and northern plan area boundary, near Tail Creek. There are several rows of tree stands throughout the site as well as along the Red Deer River and Tail Creek. Future development should be encouraged to provide opportunities for tree, shrubbery and foliage in landscaping plans.

4.2 EXISTING TRANSPORTATION FEATURES

Figure 5 illustrates existing transportation features in and around the plan area. These transportation features consist of the following:

- Highway 21 northwest of the plan area
- Gibson Avenue and Park Drive in the subdivision north of the plan area
- Highway 11 0.8 km north of the plan area

4.3 EXISTING SERVICING

4.3.1 Water Servicing

There is an existing seasonal water distribution system at the campground. It is made up of shallow high-density poly-urethane (hdpe) lines which provide water service to each existing lot. The source of the water is currently a well and treatment system inside the campground office building.

4.3.2 Wastewater Servicing

There is an existing seasonal sanitary sewer collection system currently being utilized by the campground. It is made up of shallow, gravity drained pvc piping which flows to a small storage tank and lift station. From this lift station, the sewage is then pumped to a septic tank and field system.

5.0 POLICY DOCUMENTS

It is necessary to examine the relevant policy documents that will affect the plan area before determining specific development plans. The subject site is within the County of Stettler and therefore the plan area is subject to County policy documents.

5.1 MUNICIPAL DEVELOPMENT PLAN

The County of Stettler Municipal Development Plan, adopted August 12, 2009, outlines the general growth and development objectives for the County. Specifically, the MDP outlines policies regarding multi-lot subdivision and the natural environment, which were referenced in the development of this Area Structure Plan.

Policy 5.7 (c) of the Municipal Development Plan prohibits privately owned communal water and sanitary sewer systems, however because the River Creek Area Structure Plan is an expansion of an existing resort, this policy cannot be satisfied.

5.2 LAND USE BYLAW

A portion of the plan area is currently zoned Recreational Facility District (RF) and Highway Commercial District (HWY C), according to the County of Stettler No. 6 Land Use Bylaw No. 1443-10. The remainder of the plan area is zoned Agricultural District (A). Prior to obtaining a Development Permit or subdivision approval, or as a condition of either, the developer will apply to change the current zoning by rezoning the Hwy-C designation to the RF District, rezoning all other land west of Tail Creek to the RF District and rezoning all land east of Tail Creek to the Agricultural District, including 16 CR lots from the CR District to the Agricultural District (**Figure 2**).

The purpose of the RF District is to provide for a range of recreational activities and developments which are compatible with the natural environment and surrounding land use. Detached dwellings and recreational vehicle parks are listed as a discretionary uses under this land use district. Development within the RF district will abide by the guidelines and standards set out within the County of Stettler Land Use Bylaw No. 1443-10.

5.3 PLANNING AND SUBDIVISION GUIDELINES (ADMINISTRATIVE POLICY 1.27)

The County of Stettler Planning and Subdivision Guidelines establish a policy framework for the format, content, review and processing of plans for multi-lot subdivision and of all subdivision applications. The document strives to promote developer and public awareness of its multi-lot subdivision planning and approval process requirements. These guidelines were referenced during the creation of the River Creek Area Structure Plan, however because the River Creek ASP is an expansion of an existing resort, not all of the guidelines and standards in the Planning and Subdivision Guideline document can be satisfied.

6.0 DEVELOPMENT STRATEGY

6.1 OVERVIEW

The site's natural setting, located along the Red Deer River, and potential for expansion make it an ideal location for the extension of the campground and the conversion of lots into a bareland condominium. The developer intends to add 24 stalls to the existing 65 stall campground for a total of 89 stalls.

The developer may in the future subdivide the resort into a bareland condominium. Should the development of the additional lots occur before subdivision, a Development Permit is required. Should the bareland condominium subdivision occur right away, a Development Permit is not required. As a condition of development and/or subdivision, the developer will cancel the registered subdivision plan of the 16 undeveloped Country Residential lots to the north and rezone the land from the CR District to the Agricultural District.

The concept plan reflects the findings of the review of all relevant background information and environmental restrictions of the site. Specifically, the concept responds to the following critical factors:

- The County of Stettler's existing statutory plans, including the Municipal Development Plan, Land Use Bylaw, and Planning and Subdivision Guidelines;
- existing conditions such as natural features (low-lying areas, forested areas, drainage areas, topography), current land uses, and parcel boundaries;
- and existing and proposed transportation features, all of which result both in opportunities and constraints for future land use.

6.2 FUTURE LAND USE CONCEPT

The Proposed Lot Layout for the River Creek development is illustrated on **Figure 6**. Details of the River Creek Area Structure Plan land use concept are described below.

6.2.1 Recreational Vehicle Units

The subdivision will contain a total of 89 Recreation Vehicle lots (24 new), which will house one recreation vehicle per stall according to the guidelines in Section 103 - Recreation Facility District (RF) and Section 72 of the County of Stettler Land Use Bylaw No. 1443-10.

Lots range in size with the minimum being 0.04 acres and the maximum 0.14 acres. The maximum height of these Recreational Vehicle units shall be 5.50 metres.

6.2.2 Parking

Each Recreational Vehicle lot will accommodate one vehicle parking space. Section 73.2 requires two parking stalls per RV lot, however this is an expansion of an existing resort and therefore this regulation cannot be satisfied.

As per Section 73.2 of the Stettler County Land Use Bylaw, 18 visitor parking stalls will be located in the common area/parking lot in the western portion of the site (one vehicle per every five condominium units).

6.2.3 Landscaping and Screening

Prior to subdivision and development of the River Creek development, and in accordance with Section 73.2 of the County of Stettler Land Use Bylaw No. 1443-10, a detailed landscaping plan will be provided, if the County so requires, for the frontage of the property onto Highway 21 and for the expansion lots as a condition of Development Permit or subdivision approval.

The developer will provide perimeter screening to the satisfaction of the County, including the use of berms, trees, and/or fencing. The developer will provide internal roadside landscaping, including plantings and landscaped buffers to the satisfaction of the County.

6.2.4 Signage

The developer shall provide entrance signs and associated landscaping to the satisfaction of the County and Alberta Transportation.

6.2.5 Open Space and Trails

Open space has been provided throughout the plan area to protect the significant features onsite and to create passive and active green space for users of the campground. The majority of open space onsite will consist of low-maintenance passive and natural areas to provide a range of recreational opportunities for the subdivision.

A natural low-maintenance grass trail system is proposed to provide access to open space located along the Red Deer River and between lots in the central portion of the plan area, to efficiently move pedestrians throughout the site. Pedestrians are able to access Tail Creek through open space located in the eastern portion of the site. The bed and shore of Tail Creek and of the Red Deer River are public land and owned by the Crown.

Because the development is a bareland condominium/rental resort, all open spaces and trails will be privately owned and as such will not be built to County standards. There will be no dedication of Municipal Reserve land, however the developer will contribute 10% cash-in-lieu of MR land pursuant to Policy 13.5 (b) of the County of Stettler Municipal Development Plan. The County will register an Environmental Reserve Easement along both shores/banks of Tail Creek, from the Red Deer River to the Gibson Road Right of Way and along the north shore of the Red Deer River.

6.3 LAND OWNERSHIP

The subdivision is proposed to be developed as a bare land condominium, therefore the condominium association will own all common facilities and land, including roads, water and sewer systems, open spaces, trails, and community buildings. The condominium association will be responsible for coordinating the maintenance and operation of the subdivision.

The developer will, as a condition of Development Permit or subdivision approval, subdivide the resort site west of Tail Creek from the remainder of the property east of Tail Creek.

6.4 TRANSPORTATION NETWORK

Site Access

The River Creek Campground will be accessed from Highway 21 and Gibson Road. From this access, a looped internal road provides access to the northern portion of the site. An internal roadway extends from this to provide access to lots in the southern portion of the site. A large parking area and amenity building is situated in the eastern portion of the site.

All internal subdivision roads will have a 10 metre ROW, with a gravel surface. The road network presented is conceptual in nature therefore the exact alignment may alter to reflect servicing requirements, topography, and lotting preferences.

7.0 TECHNICAL REPORTS OVERVIEW

Prior to site development, various technical reports may be required to ensure the quality and safety of the development. These may include, but are not limited to: Geotechnical Report and Phase I Environmental Site Assessment. The County will determine the level of supporting technical documentation necessary to complete each stage of development.

8.0 SUBDIVISION SERVICING STRATEGIES

The Condominium Association will assume responsibility for the future operation and servicing of sanitary sewage and water systems within the development. The developer is required to have the wastewater and water system designed by a professional engineer to meet the Alberta Environment's *Standards and Guidelines for Municipal Waterworks, Wastewater, and Storm Drainage Systems*, January 2006. The following sections provide details on the servicing required for the plan area:

8.1 WATER SUPPLY

It is proposed to construct the addition to the water system with the same characteristics of the existing system. The proposed shallow water distribution system will tie directly into the lines of the existing system. If feasible and permitted by Alberta Environment, the existing well and treatment system will be the sole source of water for the entire development. However, if ground-water is not a suitable solution, a water storage and chlorination facility will be constructed and water from the Town of Stettler will be hauled to site. The developer will obtain a water licence and all other necessary approvals from Alberta Environment.

The Town of Stettler has agreed to provide the water for the development. This entire water distribution system will be seasonal. The system will be designed to tie into a regional water distribution system if one becomes available in the future. Further details of the water supply infrastructure will be determined in conjunction with the detailed engineering plans and tentative plans of subdivision.

Alternatively, the developer may choose a closer site such as the Hamlet of Erskine for a source of water, as the County plans to build a rural water tank fill station in the Hamlet of Erskine this year.

8.2 SEWAGE TREATMENT AND DISPOSAL

It is proposed to construct the sanitary collection system for the proposed addition with the same characteristics of the existing system. The proposed shallow sewer will tie into the existing system however, it is proposed to replace the septic tank and field system with a sewage storage tank and haul the waste to a nearby licensed waste water treatment facility. The Town of Stettler has agreed to accept the waste-water.

The entire waste-water collection system will be seasonal. The system will be designed to tie into a regional waste-water collection system if one becomes available in the future. Further details of the sanitary servicing system will be determined in conjunction with the detailed engineering plans and tentative plans of subdivision. Please refer to **Appendix C** for a letter from the Town of Stettler regarding future site servicing.

8.3 STORMWATER MANAGEMENT

A Stormwater management study was completed by Williams Engineering Canada Inc. for the River Creek plan area (**Appendix A**). All stormwater will be directed towards either the Red Deer River or Tail Creek via overland flow. The drainage of the existing lots will not be modified. Stormwater drainage for the proposed lots will be directed towards either Tail Creek or the gravel roadways. The gravel roadways will then direct stormwater towards grassed swales before entering Tail Creek. Highway ditches will not be used to facilitate any type of drainage from the project. The majority of the site will be vegetated which will encourage infiltration and filtration of stormwater before entering Tail Creek. The stormwater drainage for the proposed lots will generally match the existing topography. The slopes of the existing land are low which limits stormwater runoff. The existing vegetation along Tail Creek will be left in its natural treed and vegetated state.

A condition will be imposed on subdivision approval requiring the applicant to satisfy Alberta Environment with regards to Stormwater Management during the construction of the campground expansion.

The developer must contact Alberta Environment prior to site construction to determine the presence of wetlands onsite.

The subdivision applicant is required to determine any approvals required under the Fisheries Act and the Navigable Water Protection Act

8.4 UTILITY SERVICING

The developer is responsible for providing utilities to the River Creek subdivision. The cost of all services shall be borne by the developer.

9.0 TRANSPORTATION AND ACCESS

9.1 TRAFFIC ACCOMODATION PLAN

WNM Engineering Ltd. completed a Traffic Accommodation Plan for the SW 34-38-22-4 on behalf of the developer (**Appendix B**). The study examines intersection and highway improvements along Highway 21 and the proposed River Creek Campground. The study takes into consideration the addition of 25 RV lots to the existing campground. The permit for intersection improvements was approved February 9, 2010 and expired February 9, 2011. The development is within 0.8 kilometres of a primary highway, therefore new and appropriate development permits are required from Alberta Transportation.

10.0 PLAN ADMINISTRATION AND IMPLIMENTATION

- a) Pursuant to the provisions of Section 633(1) of the Municipal Government Act, 1995, this Area Structure Plan shall be known as the River Creek Area Structure Plan. All subdivision and development within the River Creek plan area shall be in accordance with the provisions and policies of this plan.

- b) Council may, from time to time, choose to amend this Area Structure Plan. As part of the amendment process, the required public hearing process will ensure that the continued input of the landowners and adjacent residents is considered.
- c) The planning and engineering detail plans will be provided to the County for review prior to site development.

Appendix A

Stormwater Management Plan

Appendix B

Traffic Accommodation Plan

Appendix C

Letter from the Town of Stettler re Site Servicing

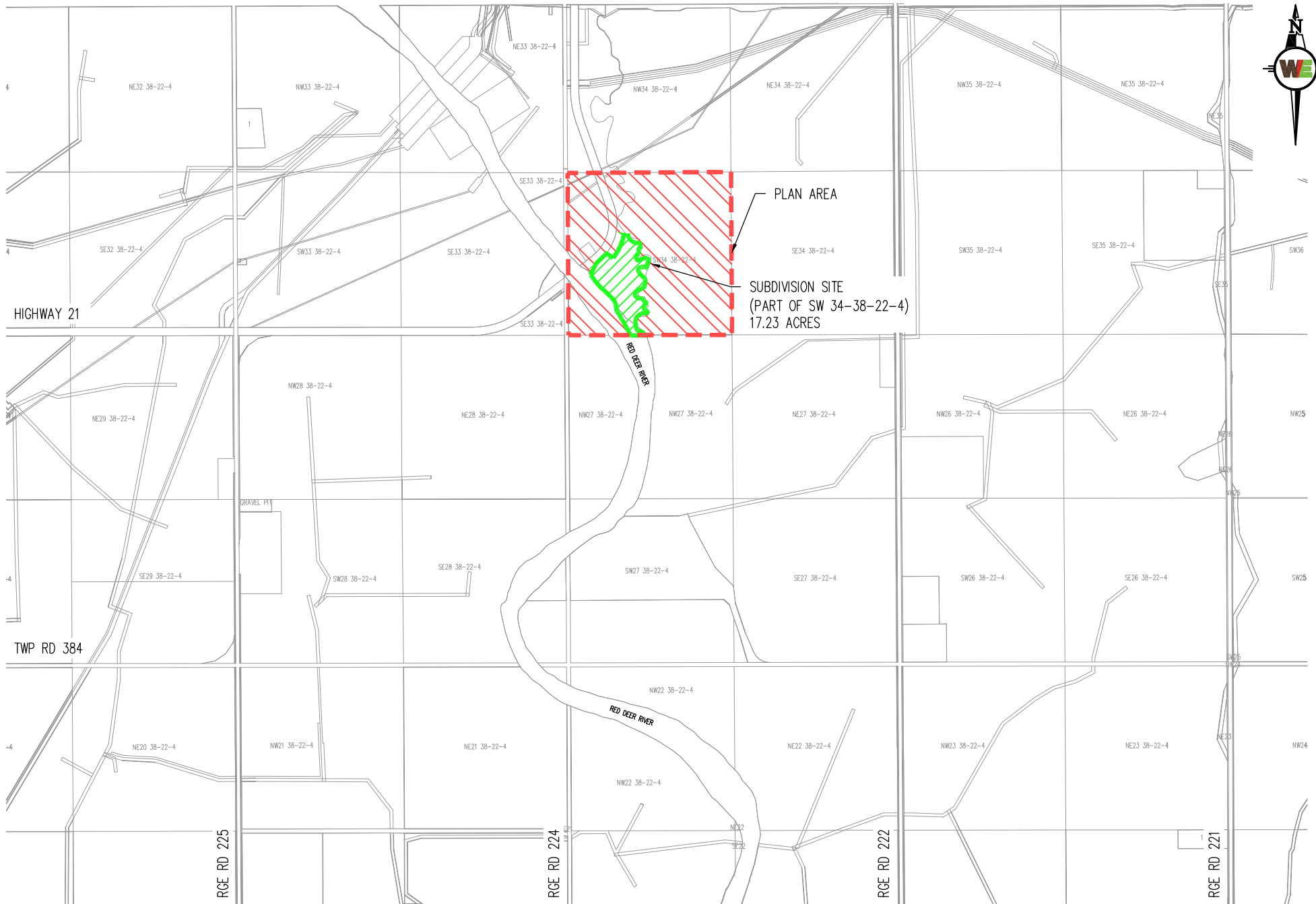


FIGURE 1 – REGIONAL CONTEXT PLAN
RIVER CREEK AREA STRUCTURE PLAN
PART OF SW 34-38-22-4

SCALE: 1:25,000

Bylaw #1396-08

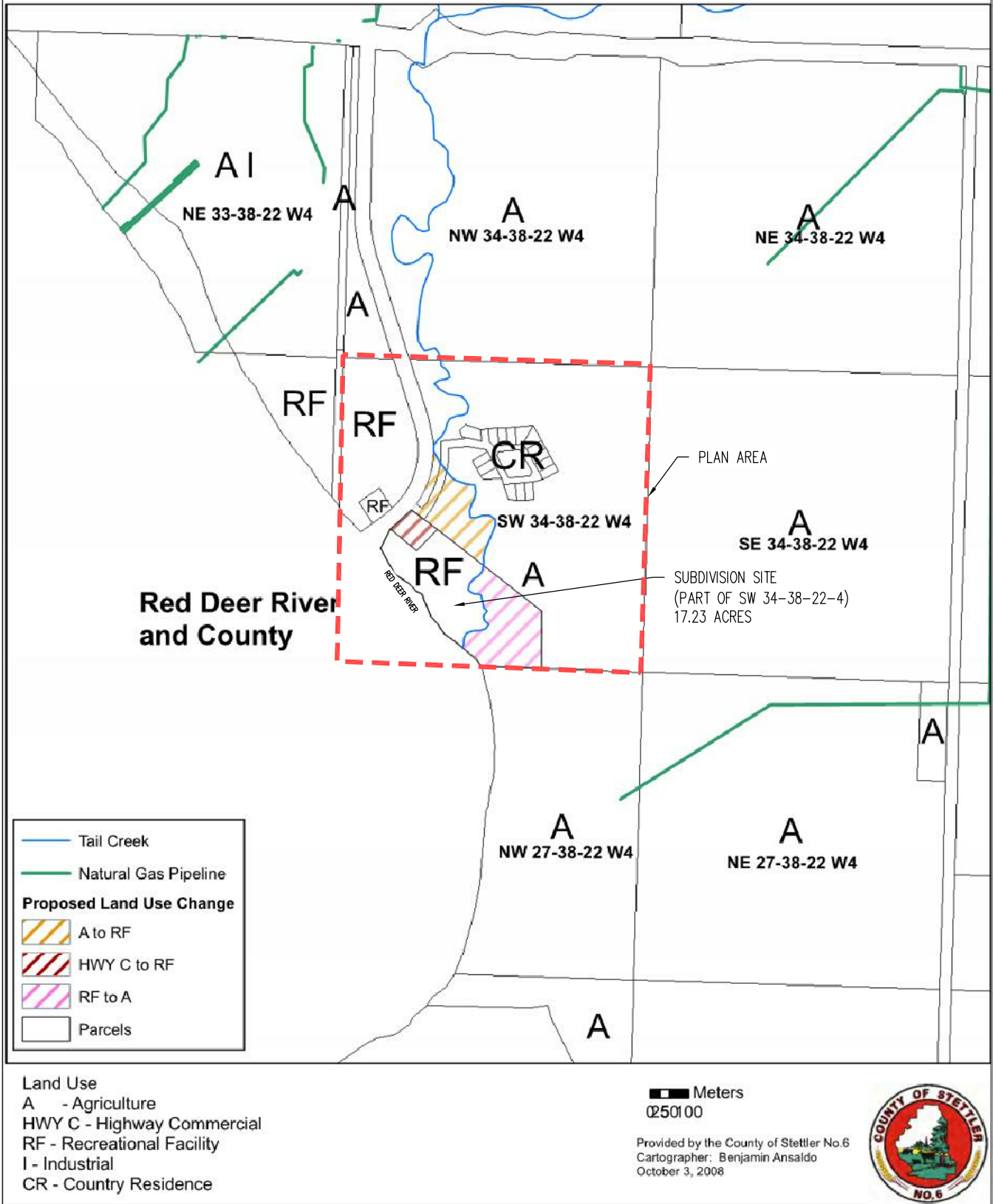


FIGURE 2 – EXISTING & FUTURE LAND USE
RIVER CREEK AREA STRUCTURE PLAN
PART OF SW 34-38-22-4

SCALE: NTS

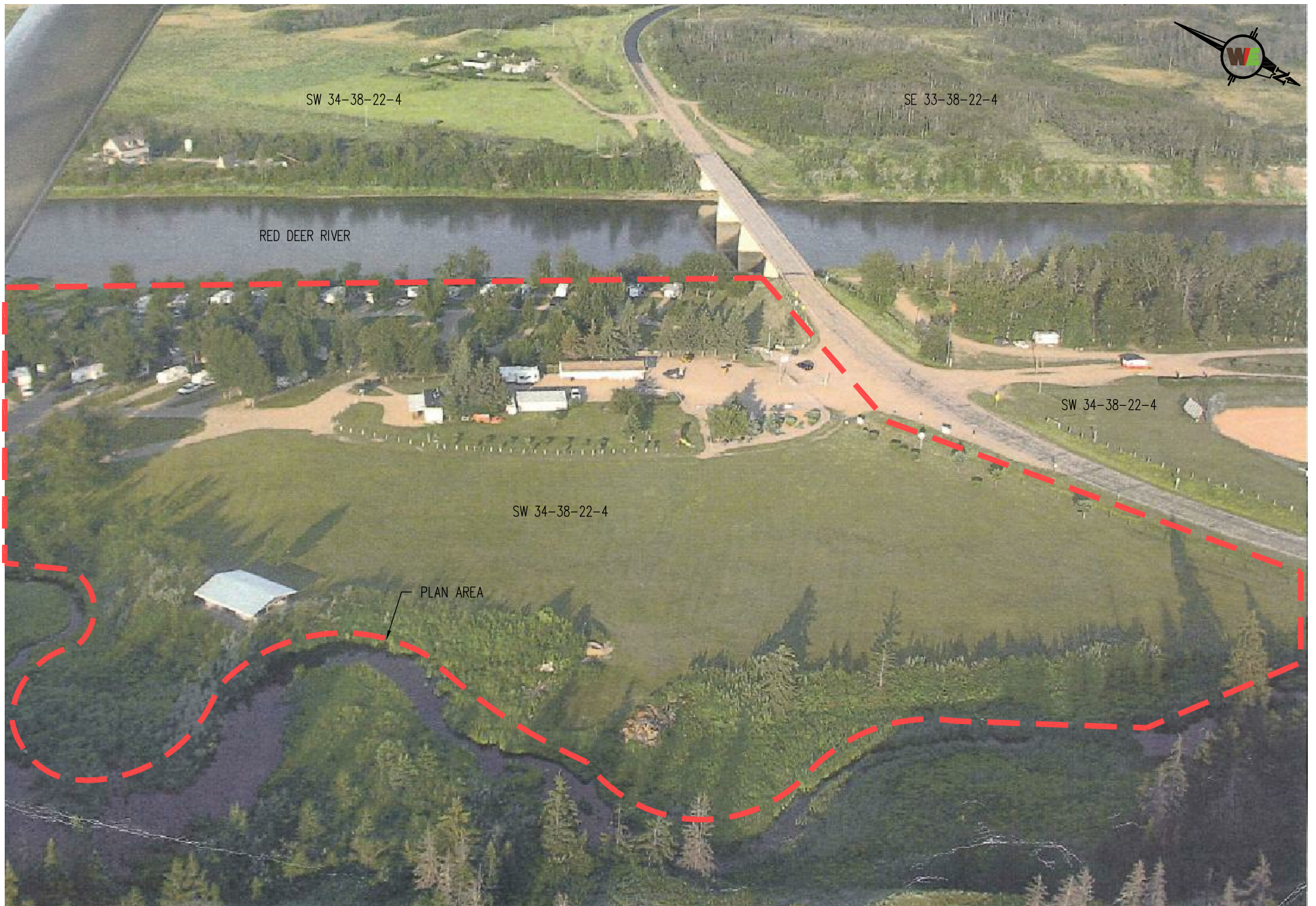


FIGURE 3 – AERIAL PHOTOGRAPH
RIVER CREEK AREA STRUCTURE PLAN
PART OF SW 34-38-22-4

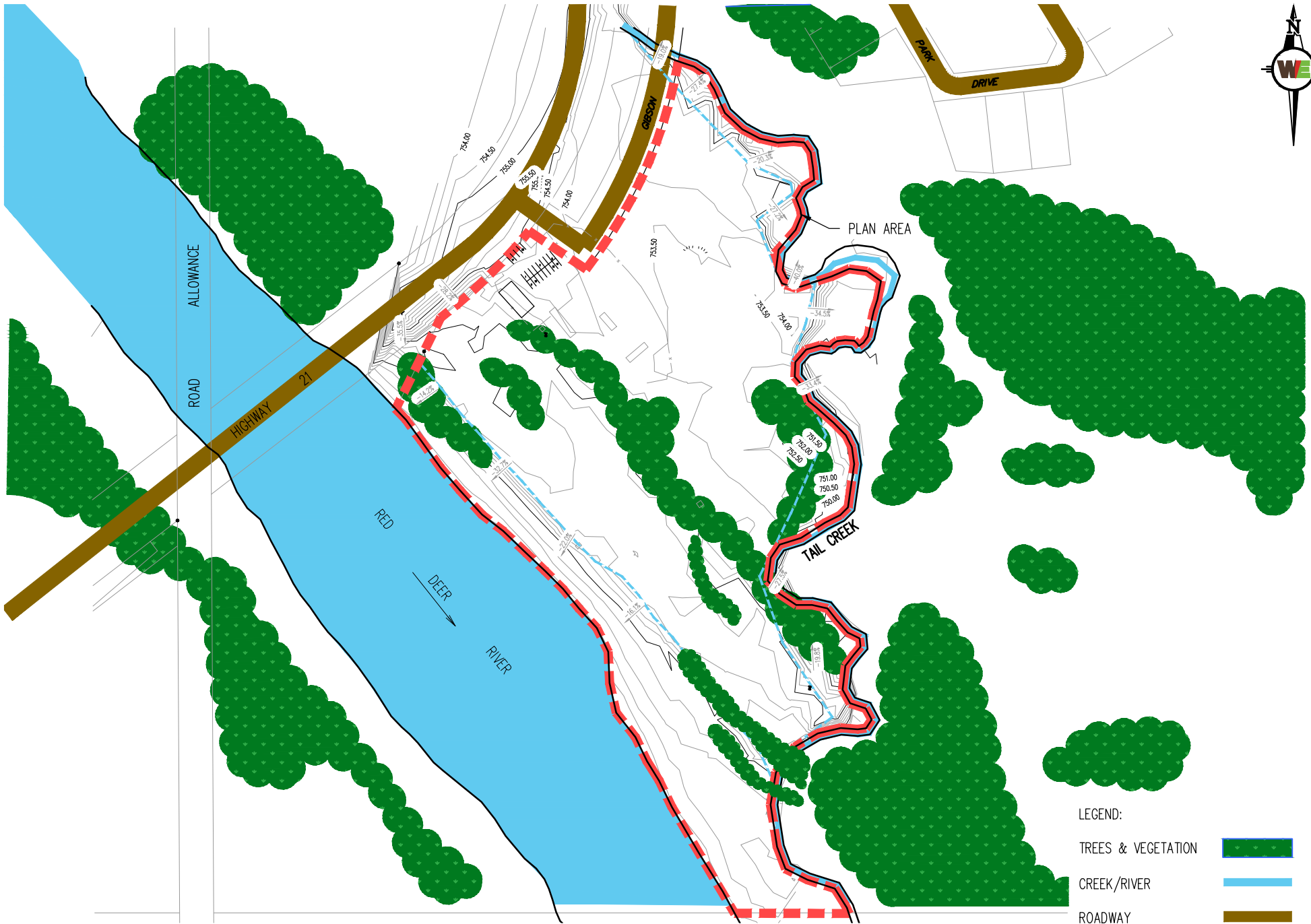


FIGURE 4 – TOPOGRAPHY & NATURAL FEATURES
RIVER CREEK AREA STRUCTURE PLAN
PART OF SW 34-38-22-4

SCALE: 1:3000

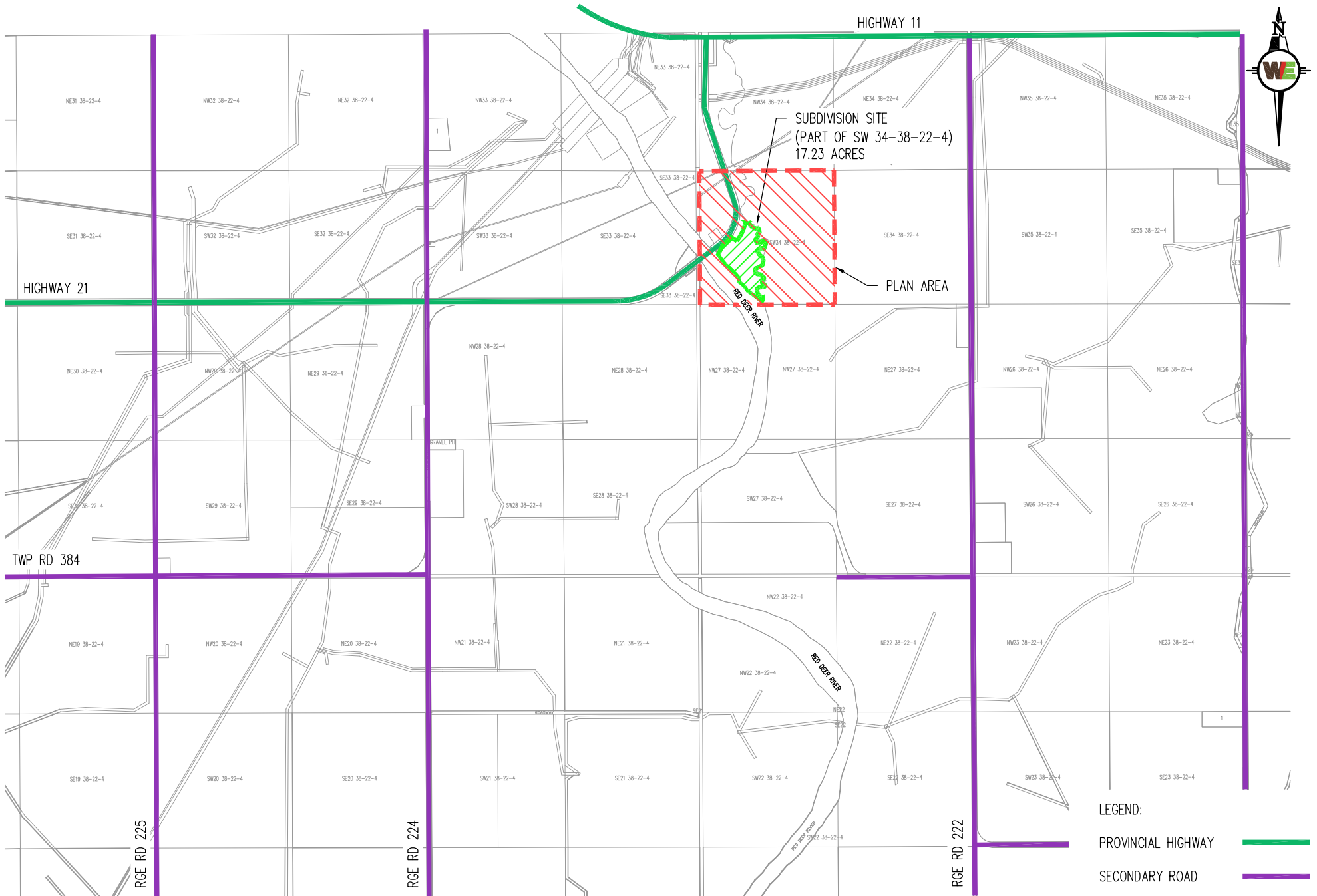
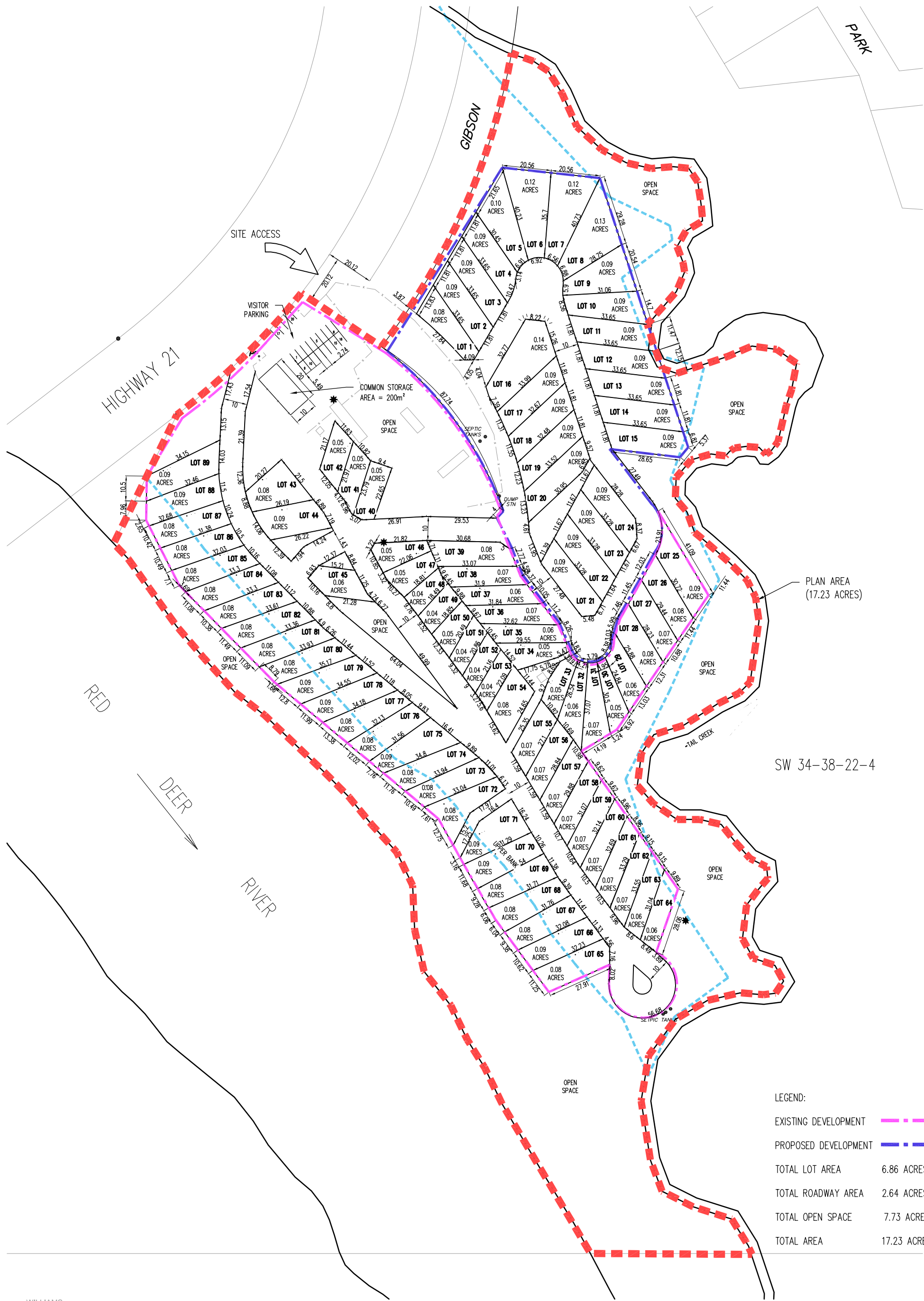


FIGURE 5 – EXISTING TRANSPORTATION FEATURES
 RIVER CREEK AREA STRUCTURE PLAN
 PART OF SW 34-38-22-4

SCALE: 1:30,000



PLAN AREA
(17.23 ACRES)

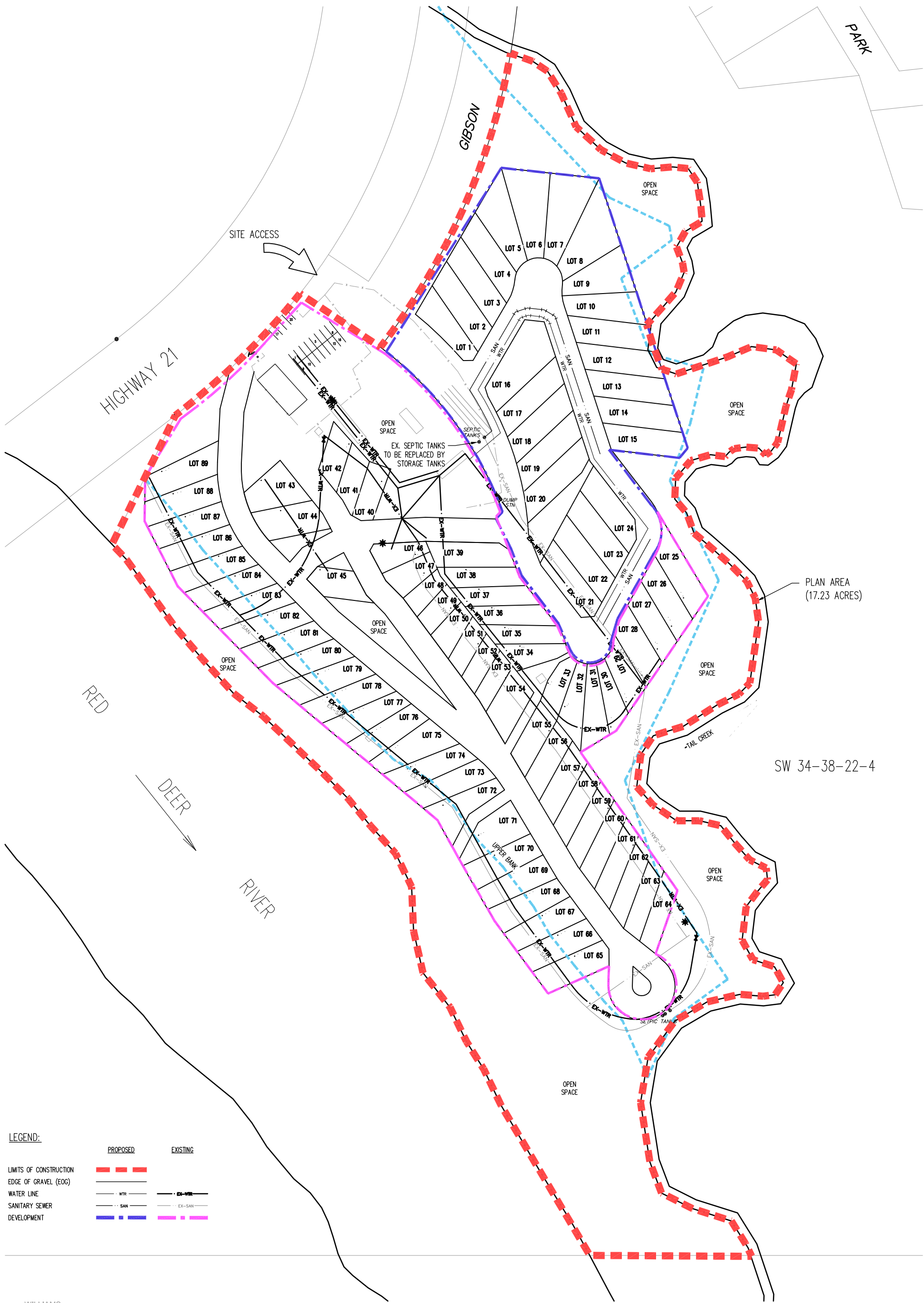
SW 34-38-22-4

LEGEND:

EXISTING DEVELOPMENT	
PROPOSED DEVELOPMENT	
TOTAL LOT AREA	6.86 ACRES
TOTAL ROADWAY AREA	2.64 ACRES
TOTAL OPEN SPACE	7.73 ACRES
TOTAL AREA	17.23 ACRES

FIGURE 6 – PROPOSED LOT LAYOUT
RIVER CREEK AREA STRUCTURE PLAN
PART OF SW 34-38-22-4

SCALE: 1:1500



LEGEND:

	PROPOSED	EXISTING
LIMITS OF CONSTRUCTION	Red dashed line	-
EDGE OF GRAVEL (EOG)	Black solid line	Black solid line
WATER LINE	Blue dashed line	Black solid line (EX-WTR)
SANITARY SEWER	Black dashed line	Black solid line (EX-SAN)
DEVELOPMENT	Blue dashed line	Pink dashed line

FIGURE 7 – SERVICING PLAN
 RIVER CREEK AREA STRUCTURE PLAN
 PART OF SW 34-38-22-4

SCALE: 1:1500

