

**Trestle Creek Golf Resort
Outline Plan**

**Prepared for:
HR Investments Ltd.**

July 31, 2014

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1.0 INTRODUCTION

The Outline Plan Area is located in the western portion of Parkland County, 6.4 kilometres (4 miles) east of the Hamlet of Entwistle and 1.6 kilometres (1 mile) south of Highway 16, as shown on **Figure 1.1**. The Plan Area consists of three full quarter-sections of land and a partial quarter section (NW12 53-7-5 excluding Lot 1; Plan 892 2182) presently held under single ownership.

The owner's intention is to build a golf resort community consisting of a 27-hole golf course, recreational vehicle sites and various other community recreation amenities. 18 of the 27 holes will be constructed by the end of summer 2014.

NW12 53-7-5, NE12 53-7-5, and SW12 53-7-5 fall under the BRR Bareland Recreation District, SE12 53-7-5 still remains under the AGG Agricultural General Zoning. A Development Permit for the golf course component was acquired from Parkland County in 2009, under the former AGG Zoning. In an effort to facilitate further development approvals, the BRR District was created and applied to NW12 53-7-5, NE12 53-7-5, and SW12 53-7-5 areas. The BRR District provides regulations specific to sites that include condominium lots that are intended for recreational vehicles.

Parkland County has requested an update of this Outline Plan to support the development of additional recreational vehicles for Phase 2.5 as a condition of the subdivision.

The boundary of the Trestle Creek Golf Resort is shown on **Figure 1.2** and the legal description and area of each parcel is outlined below:

Legal Description	Zoning	Short Legal	Area
Northeast Section 12, Township 53, Range 7, West of the Fifth Meridian	BRR	NE 12-53-7-5	64.28± ha (158.84± ac)
Portion of the Northwest Section 12, Township 53, Range 7, West of the Fifth Meridian	BRR	NW 12-53-7-5,	48.30±ha (119.35± ac)
Southwest Section 12, Township 53, Range 7, West of the Fifth Meridian	BRR	SW 12-53-7-5	64.7± ha (159.88± ac)
Southeast Section 12, Township 53, Range 7, West of the Fifth Meridian	AGG	SE 12-53-7-5	64.88± ha (160.32± ac)
Total			242.16± ha (598.39± ac)

2.0 PURPOSE AND SCOPE

The purpose of this Outline Plan is to describe and rationalize the components of the Trestle Creek Golf Resort as they specifically relate to the Plan Area.

The Outline Plan addresses the key elements that will play a role in the successful development of the Plan Area. The elements addressed include:

1. A baseline description and evaluation of the following matters: natural resources, existing land uses and developments (within and adjacent to the Plan Area), topography, vegetation, environmental sensitivities, geotechnical considerations, existing utilities and transportation routes.
2. A description and evaluation of the following matters describing development within the Outline Plan Area are listed below:
 - A future development scenario that illustrates the integration of recreation vehicle sites with comprehensive recreational uses.
 - A Biophysical Impact Assessment to identify environmentally sensitive areas within the site which includes mitigation recommendations that would reduce future development impact on the environment, wildlife and environmentally significant areas.
 - A Utility Servicing scenario capable of providing an appropriate potable water supply and a solid waste system necessary to support the range of uses anticipated within the Outline Plan area.
 - A Stormwater Management Plan that will determine Best Management Practices for stormwater management within the Outline Plan area, including a rationale that demonstrates that the headwaters watershed will not be negatively impacted by the proposed development.
 - A Traffic Impact Assessment (TIA) that provides for safe and efficient traffic movements to and from the Plan Area, over both the immediate and long term, including the identification of:
 - the existing local and regional transportation network, including existing traffic generation,
 - a description of increased traffic generation resulting from development in the Plan Area (including anticipated impacts on the local and regional transportation network),
 - recommendations for anticipated improvements to existing transportation infrastructure necessary to serve the future land use scenario, including design at full build-out, and
 - recommendations for implementation of all necessary transportation infrastructure improvements.

- An Open Space and Recreation Plan that provides for comprehensive open space and recreation amenities that include active, passive and natural open space areas.
- A scenario for proposed subdivision and development phasing.

3.0 OUTLINE PLAN OBJECTIVES

The objectives of the Outline Plan are to:

1. Support the development of the Plan Area in a manner that augments the existing natural conditions.
2. Allow for the development of a recreation based community that integrates with the adjacent rural area.
3. Facilitate the development of recreational uses that will enhance the quality of life of the regional population.

4.0 LAND USE CONTEXT

The Plan Area, shown on **Figure 1.1**, is located with convenient access to Highway 16 (Yellowhead Highway), 1.6 kilometres to the north. The Summer Village of Seba Beach and Wabamun Lake lie 9.6 kilometres to the east. The Hamlet of Entwistle and the Pembina River lie 6.4 kilometres to the west.

The surrounding lands are predominantly used for agriculture and ranching purposes, with associated rural residences. An aerial photograph of the Plan Area and surrounding lands is shown on **Figure 4.1**.

5.0 SITE ANALYSIS

The following sets out the site analysis relative to the Plan Area.

5.1 Topography and Drainage

The Plan Area is mostly undeveloped and has been used primarily for agricultural purposes, with the exception of a rural residence and associated out-buildings that are located in the northeast portion of the Plan Area. Approximately 1/3 of the land is forested, with a large portion of the remaining land lying in low areas near the creek. Overall elevations of the Plan Area range from 794.0 m to 740.0 m; however, the majority of the Plan Area ranges from 740.0 – 750.0 m.

The land is undulating and drains towards the existing creek that flows north across the Plan Area. The creek has two branches that flow from the southeast and southwest then join at the north-central portion of Plan Area where the creek continues to flow to the north. Ultimately, the creek drains into Isle Lake approximately 6 km downstream of Plan Area. **Figure 5.1** shows the existing drainage and topography of the Plan Area.

5.2 Existing Structures and Uses

The Plan Area is partially developed, primarily in the north end, which includes recreational sites, the golf course and other amenities.

All existing buildings have been converted for uses associated with the proposed development of the Plan Area.

The land was previously used, for many years, as an intensive grazing area for cattle and historically bison. As a result, the site has been trampled causing significant damage to sensitive areas such as the forests and wetlands, including the creek banks. The change of use to residential and recreation has, and will continue to help re-establish much of the environment and protect it against future degradation.

5.3 Fish Habitat

A fish habitat assessment was conducted in 2009 for the creeks that are located within the Plan Area. This assessment determined that the creeks presently serve as habitat to a few species of fish. The assessment includes recommendations for mitigation measures for both development and ongoing operation activities to ensure that the creek remains protected for fish habitat. In addition, the assessment contemplates enhancements to the creek, during the development of adjacent areas.

5.4 Vegetation

Approximately 1/3 of the site is covered in natural vegetation. As the site is located within an area that has been determined to be environmentally significant, a biophysical assessment of the Plan Area was completed in 2009. The biophysical assessment identified a number of bio-diverse and sensitive areas within the Plan Area, including the potential for some rare species.

The proposed development within the Plan Area is capable of taking shape around areas that are sensitive or suspected of containing rare species, including forested and wetland areas.

The golf course and RV/Cabin areas will also benefit by substantial tree plantings that are intended to enhance areas that were previously used as pastures. Tree plantings will mainly consist of species that are indigenous to the area, allowing for the integration of vegetation areas that will result in an increase of wildlife habitat.

6.0 DEVELOPMENT CONCEPT

Trestle Creek Golf Resort is a recreation based community that integrates recreational vehicle living with a golf course and other recreational activities, as shown on **Figure 6.1**. This comprehensively planned, recreation oriented community will cater to people who want an inclusive recreation retreat.

6.1 Objectives

The following sets out the objectives for the Plan Area:

- To design a community that is sensitive to the land and the surrounding environment through low impact, environmentally friendly land development.
- To provide all key services (i.e. water, sanitary sewer, amenities, maintenance) through a condominium corporation thereby eliminating the need for Parkland County to provide and maintain these services.
- To create a recreational community that complements the services already available in the area and contributes to strengthening the social and cultural identity of the area.
- To ensure the highest standard of development by creating architectural guidelines and development standards for all areas of the community.
- To create an open space system and facilities that provides residents with a full range of recreational opportunities.

6.2 Overall Concept

Trestle Creek Golf Resort is situated in an area that will benefit from increased recreational amenities. The surrounding lands are primarily used for agriculture and ranching activities that currently involve limited opportunities for recreation. This Outline Plan supports the creation of a recreation based community that complements the existing low intensity uses of the surrounding area with ample open space and natural areas.

A condominium association has been formed and is responsible for maintenance, operation and capital expenditures on all common property within the Plan Area. Common property includes all internal roads, green spaces, pathways, recreation areas, parks and playgrounds, garbage collection, water and wastewater treatment facilities, but excludes the golf course and related buildings and facilities. Development is currently established and regulated through the provisions of the Parkland County BRR – Bareland Recreational Resort District along with condominium bylaws and special regulations, as well as architectural controls registered through restrictive covenants.

The main recreational focus of the Plan Area is the 27-hole golf course. The golf course has been designed to take advantage of the existing topography of the Plan Area as much as possible, while minimizing disturbances to sensitive areas such as forests, wetlands and creeks. Several water features have also been added to augment the golf course design. The golf course amenities include a club house, practice range, chip and putting green, as well as related maintenance and parking facilities. At the time that the original Outline Plan was prepared, a development permit was acquired for the first nine holes of the golf course, under the former AG – Agricultural General District.

The golf course has been strategically configured to allow for the placement of bareland condominium recreational vehicle (RV) lots in clusters throughout the Plan Area. The clustering of RV lots allows for an increased retention of natural areas as well as an integration of recreation and open spaces with retained

natural areas. Eight RV clusters are proposed within the Plan Area, consisting of approximately 600 RV lots that will be developed in a phased manner.

The RV clusters will primarily consist of RV bareland condominium lots but will also include amenities such as parks and open space (including playgrounds in some clusters), parking areas and shower facilities. The layout of each of the RV clusters will be designed on a stage by stage manner. In turn, development permits and subdivision approvals will also be sought on a stage by stage basis, with each phase being designed in accordance with the zoning regulations and this Outline Plan.

In addition to the golf course, several other amenities are proposed for the Plan Area. These amenities include a recreation centre, lake with beach and lazy river run, toboggan hill, tennis court, general store, laundry facility, sports park (baseball and soccer), off-leash park, equine centre and recycling area.

The Plan Area will also benefit from a comprehensive pedestrian system. The pedestrian system consists of a perimeter trail, various trail linkages to residential and amenity areas as well as the road network that services the Plan Area. In addition, the golf cart paths will supplement the pedestrian network, during hours when the golf course is not in operation.

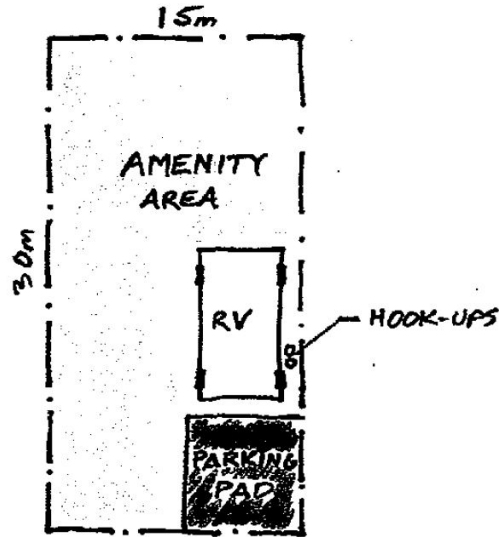
6.3 *Subdivision Design*

In order to ensure that the RV clusters are well designed, the following design principles will be adhered to:

- Residential Clustering – RV bareland condominium lots will be developed in phased clusters to emphasize the integration with natural areas and open space. Clusters within the Plan Area will involve the use of compact site design in terms of lot size and internal circulation systems designed in a curvilinear manner to promote traffic calming.
- Amenity Lots and Buffering – residential areas will be configured to minimize the occurrence of lots backing onto another. This will be achieved by prioritizing the design of amenity lots that back onto natural areas or open space. In addition, natural vegetative or landscaped buffers will be used in between lots that back onto one another, where possible.
- Integration of Open Space – small pockets of open space will be dispersed throughout the residential clusters that will allow for easily accessible spaces intended for passive and active recreational opportunities.
- Off-Street Parking – small off-street parking areas will be located throughout the residential clusters, eliminating the need for on-street parking.
- Walkable Community – the Plan Area will be designed to encourage walk-ability by removing unnecessary barriers and by incorporating pedestrian linkages where appropriate.

The typical RV lot, as shown in Figure 6.2, is intended to be approximately 15m wide by 30m in depth. RV pads will be located on the right side of the lots, with a 7m wide parking pad in front to support the onsite parking of two vehicles.

Figure 6.2 – Typical RV Bareland Condominium Lot



6.4 Parks and Open Space

Trestle Creek Golf Resort contains significant areas of open space and amenities that will be implemented to support the health and well-being of the community. To encourage a walkable recreation-oriented community, there will be a series of informal pedestrian trails that provide a comprehensive network linking all portions of the Plan Area. At full development, the open space system will include a 27-hole golf course with practice range and chipping/putting green, recreation centre, a recreation lake with beach and lazy river, sports park (baseball and soccer), equine centre and off-leash park. In addition, there will be strategically located playgrounds that provide additional outdoor recreational opportunities for all residents of Trestle Creek Golf Resort.

6.5 Architectural Guidelines

The main theme for the Plan Area will be based upon the historical railroad that ran nearby. The Magnolia Railroad Station was located within the region and served as a significant junction for railroads serving northern Alberta and the interprovincial railway.

Architectural standards have been implemented for the Plan Area that address the size, age, condition and type of recreational vehicles allowed. The architectural controls will also extend to other permanent buildings within the Plan Area to ensure that development occurs within the planned historical railroad theme. The developer has implemented an Architectural Approval Committee within the condominium boards. The committee regulates the minimum standards throughout the Plan Area. To enhance the openness of the development concept, the architectural guidelines contain provisions prohibiting individual lot fencing. The architectural controls are enforced by way of Condominium Bylaw and/or Restrictive Covenants registered on all properties within the Plan Area.

6.6 Population Projections

The estimated total population for the Outline Plan Area is 1,200 people. This assumes that approximately 2 people will reside in each unit/lot with a maximum of up to 600 lots in total. Below is a breakdown of the total population by phase, phases 3 through 7 are rough estimates as they have yet to be developed.

<u>Phase</u>	<u>Number of Units</u>	<u>Total Population Estimate</u>
Phase 1	89	178 people
Phase 2	88	176 people
Phase 2.5	21	42 people
Phase 3	75	150 people
Phase 4	120	240 people
Phase 5	100	200 people
Phase 6	70	140 people
Phase 7	37	74 people
TOTAL	600	1200

7.0 TRANSPORTATION

The Plan Area is located 1.6 kilometres south of Highway 16 in between Range Roads 70 and 71. The primary access for the Plan Area is located on Range Road 70, south of Township Road 532. The Plan Area is also serviced by a maintenance access road located on Township Road 532. This maintenance access was used as an access to the temporary clubhouse during the first phase of development. During the second phase of development, the temporary clubhouse will be converted to staff accommodation and the maintenance access road will be restricted for staff use only

The internal road system is proposed to operate at a low-speed (20km/h maximum) to allow for vehicular and pedestrian use. The road system has been laid out with a curvilinear design, with loop roads proposed within the residential clusters, to encourage traffic calming. An emergency access/egress has been included, linking the internal road system to Range Road 71, south of Township Road 532. In addition, care has been taken to design the internal road system with redundant means of access to all areas within the Plan Area.

Each RV lot will have onsite parking for two vehicles. In addition, visitor parking cells have been planned in a dispersed manner throughout the RV clusters. Appropriately sized parking lots have been included near all communal amenities, in accordance with the Parkland County Land Use Bylaw parking regulations.

7.1 Traffic Impact Assessment

Bunt Engineering prepared a Traffic Impact Assessment (TIA) in May 2010. The objectives of the TIA were to assess anticipated trip generating characteristics of the proposed development; assess the traffic impacts of the proposed development on the adjacent roadway network; evaluated the projected traffic activity along Range Road 70 and Township Road 532, including intersection operations at key intersections and access points; and to identify roadway and intersection improvements if required.

The TIA concluded that the proposed land use schedule can be accommodated from a capacity perspective by the existing roadway infrastructure. Notwithstanding this, Parkland County identified the need to update Range Road 70 from Highway 16 south of the site access and to upgrade Township Road 532 from Range Road 70 to the west of the site access to a 9.1m subgrade surface – as a condition of development permit. Based on Parkland County’s Rural Road Study, it was also recommended that, upon build-out of the development, Range Road 70 be paved from Highway 16 south to the site access intersection.

The TIA was submitted to Parkland County under separate cover.

7.2 Future Access

Phase 4 through 7 will utilize the main entrance from Range Road 70. A secondary access to Phase 4 is proposed through Phase 6 via the adjacent Phases 5 & 7; similar to the emergency access constructed in Phase 1. This proposed secondary access would be developed through SE 12 53-7-5, to Range Road 70 (south of the existing main entrance, and southeast of the existing Plan Area). The configuration of this access point will be determined with the development of Phase 4. SE 12 53-7-5 is also owned by the Developer. The tentative location of the new access point is shown on Figures 6.1 and 9.1.

8.0 Servicing Scenario

8.1 Water and Sanitary Sewer

Water for RV lots will be provided by wells located on-site with a treatment and distribution system. Water will also be provided to the washroom facilities and other indoor buildings planned for the Plan Area.

During the first two phases of development, the sanitary service was provided via a piped collection system that brings effluent to a central holding tank where it is periodically pumped out and taken to the Entwistle waste water treatment facility for disposal. During the third and subsequent phases of development, a wastewater treatment facility is proposed to service the Plan Areas. This will eliminate the need to dispose of effluent off-site.

8.2 Stormwater Management

At the time the original Outline Plan was submitted, MMM Group prepared a preliminary stormwater management report for the proposed development. The purpose of the report was to present the stormwater drainage concepts that will form the basis of the drainage plan which will service the community. The concept shows how runoff will be managed to meet Alberta Environmental Guidelines. This report was supplied to Parkland County under separate cover.

8.3 Private Utilities

Electrical and Wi-Fi services will be provided to RV lots within the Plan Area. Natural gas will only be supplied to permanent communal buildings such as the recreation centre and clubhouse. By limiting the extent of services offered to each RV lot, the intended use as a recreational community will be encouraged.

8.4 Solid Waste Management

Solid waste disposal and recycling will be accommodated through centralized collection areas. There will be no garbage storage on RV lots, therefore requiring residents to dispose of their solid waste through the centralized collection and disposal facilities.

The collected waste and recycled material will be picked up from the central location for disposal in an offsite sanitary landfill and recycling facility.

8.5 Fire Suppression

Fire suppression for the resort consists of existing improvements and future planned improvements. The existing fire suppression facilities includes one dry hydrant in Phase 1 and one regular hydrant in Phase 2.

Planned fire suppression improvements in Phase 3 will include a dry hydrant located on the pump house for the waterslides. This will be installed by the end of 2014. Future additional fire suppression features will be introduced with future phases of the development as required.

9.0 PROPOSED PHASING

Figure 9.1 illustrates the proposed phasing plan. Each phase of development will be initiated when it is determined that the market conditions will support the development.

Phase 1 consisted of the first 9-holes of the golf course, practice range and putting green, as well as the first RV cluster. A temporary club house was used during the first phase, accessed via the maintenance entrance along Township Road 532. In addition, a water treatment facility and maintenance area were developed.

Phase 2 and 2.5 consists of the second RV cluster as well as a toboggan hill, a Lazy River Run, water slides, zip lines, cable water ski park next to a recreation lake.

Phase 3 will involve the development of the third RV cluster, recreation centre, clubhouse and general store will involve the development of the third RV cluster, recreation centre and general store.

Phase 4 will consist of the third 9-holes of the golf course, the fourth RV cluster, as well as a sports park consisting of an off-leash area for dogs, a soccer pitch and a baseball diamond.

Phases 5, 6 & 7 will consist of the fifth, sixth and seventh RV/Cabin clusters respectively.

The proposed phasing is subject to change and phases may be amalgamated or additional phases may be necessary, depending on market conditions.

9.1 Development Timelines

Phase 1 and 2, as shown on Figure 9.1, has been completed. Phase 2.5 is in progress and is anticipated to be completed by the fall of 2014.

Phase 3 is anticipated to be developed from 2015 to 2016.

Phase 4 is anticipated to be developed from 2017 to 2018.

Phase 5 is anticipated to be developed from 2019 to 2020.

Phase 6 is anticipated to be developed from 2021 to 2022.

Phase 7 is anticipated to be developed from 2023 to 2024.

Development Timelines are subject to market conditions and may progress more quickly or slowly based on lot uptake.

9.2 Development Statistics

The following development statistics are based on Figure 6.1 Development Concept and are provided as an estimate as Phase 3 – 7 have yet to be developed.

	Area (ha)	Area (ac)
Gross Area	242.16	598.39
RV Area	27.96	69.09
Ponds/Wet Area	8.02	19.91
Recreation Areas	60.00	148.26
Parking Areas	2.39	5.90

Cart / Pedestrian Paths	1.56	3.85
Buildings	2.75	6.79
Roads	7.19	17.76
Open Space/Natural Area	67.41	166.57
Undeveloped Area (AGG)/Future Area	64.88	160.32
TOTAL	242.16	598.39
Phase	Area (ha)	Area (ac)
Phase 1	46.76	115.54
Phase 2	52.56	129.87
Phase 2.5	2.21	5.4610
Phase 3*	2.85	7.0424
Phase 4*	60.92	150.53
Phase 5*	5.07	12.528
Phase 6*	3.44	8.5004
Phase 7*	3.47	8.5745
Undeveloped Area (AGG)	64.88	160.32

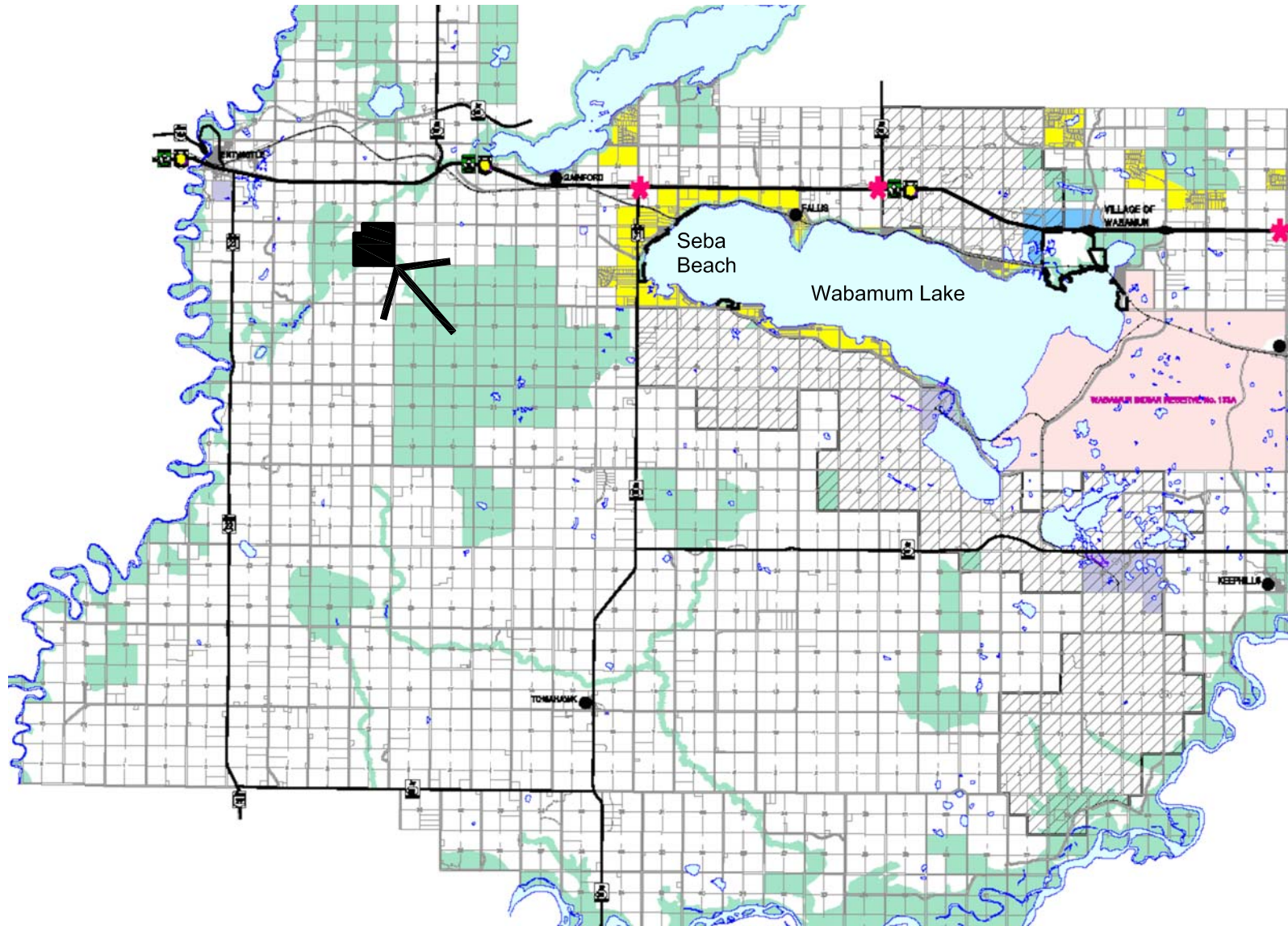
*Note: * indicates future phases of the development subject to change*

10.0 PROPOSED LAND USE

The BRR – Bareland Recreational Resort District is used for the entire Plan Area, with the exception of SE 12 52-7-5 which still falls within the AGG - District. All uses proposed within this Outline Plan are consistent with the applicable land use district.

11.0 IMPLEMENTATION

Re-designation and subdivision of the Plan Area shall be guided by the objectives and statements contained herein and implemented through conditions of subdivision approval by Parkland County.



 Plan Area

Figure 1.1
Location Plan

Trestle Creek Golf Resort, Entwistle, Alberta

MODIFIED DATE: 2014 08 05 S:\Projects\5309025000 Parkland County Golf & RV Resort\CAD\Drawings\Figures\OUTLINE PLAN\FIG 1.2 OUTLINE PLAN.dwg

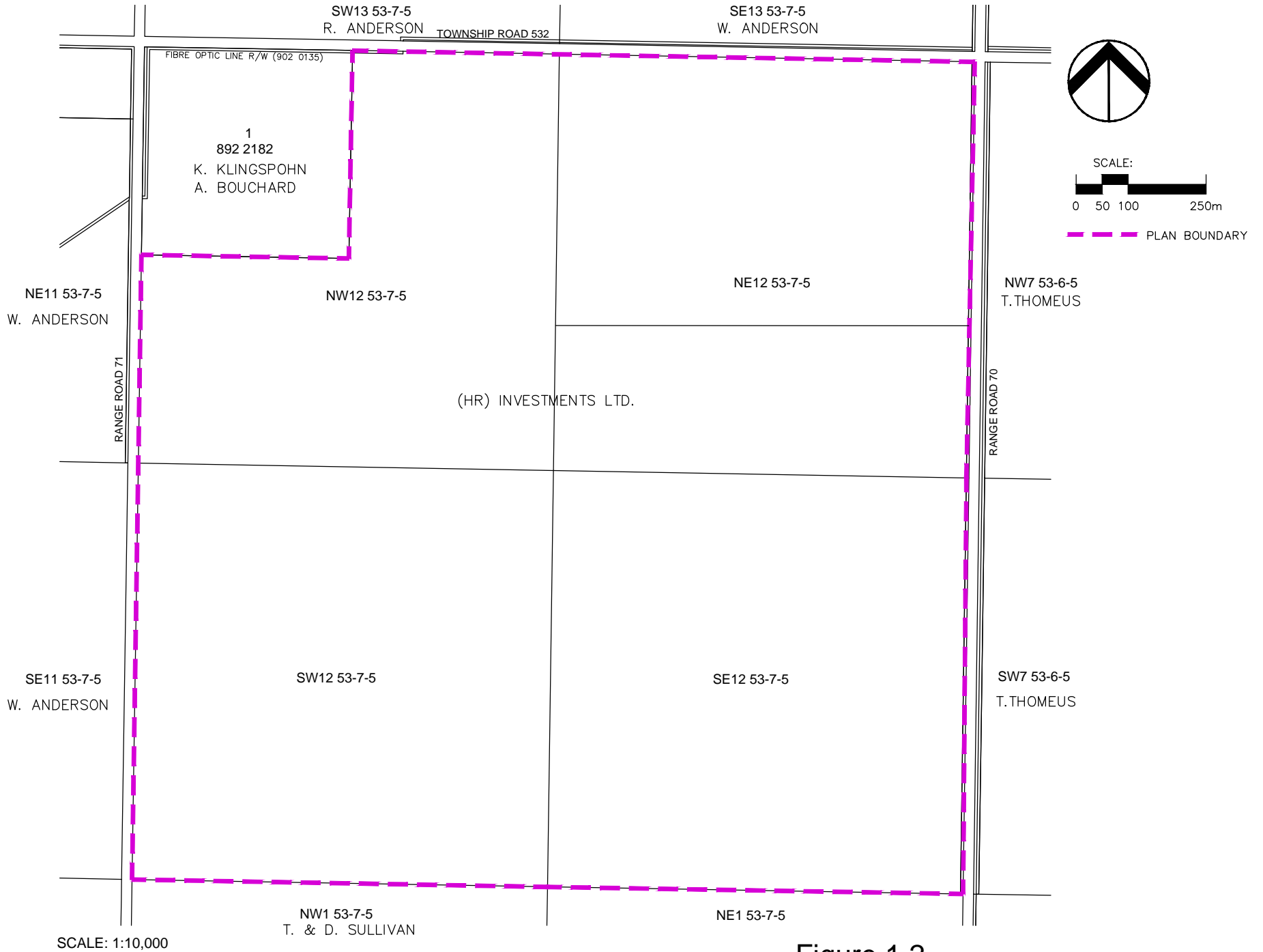
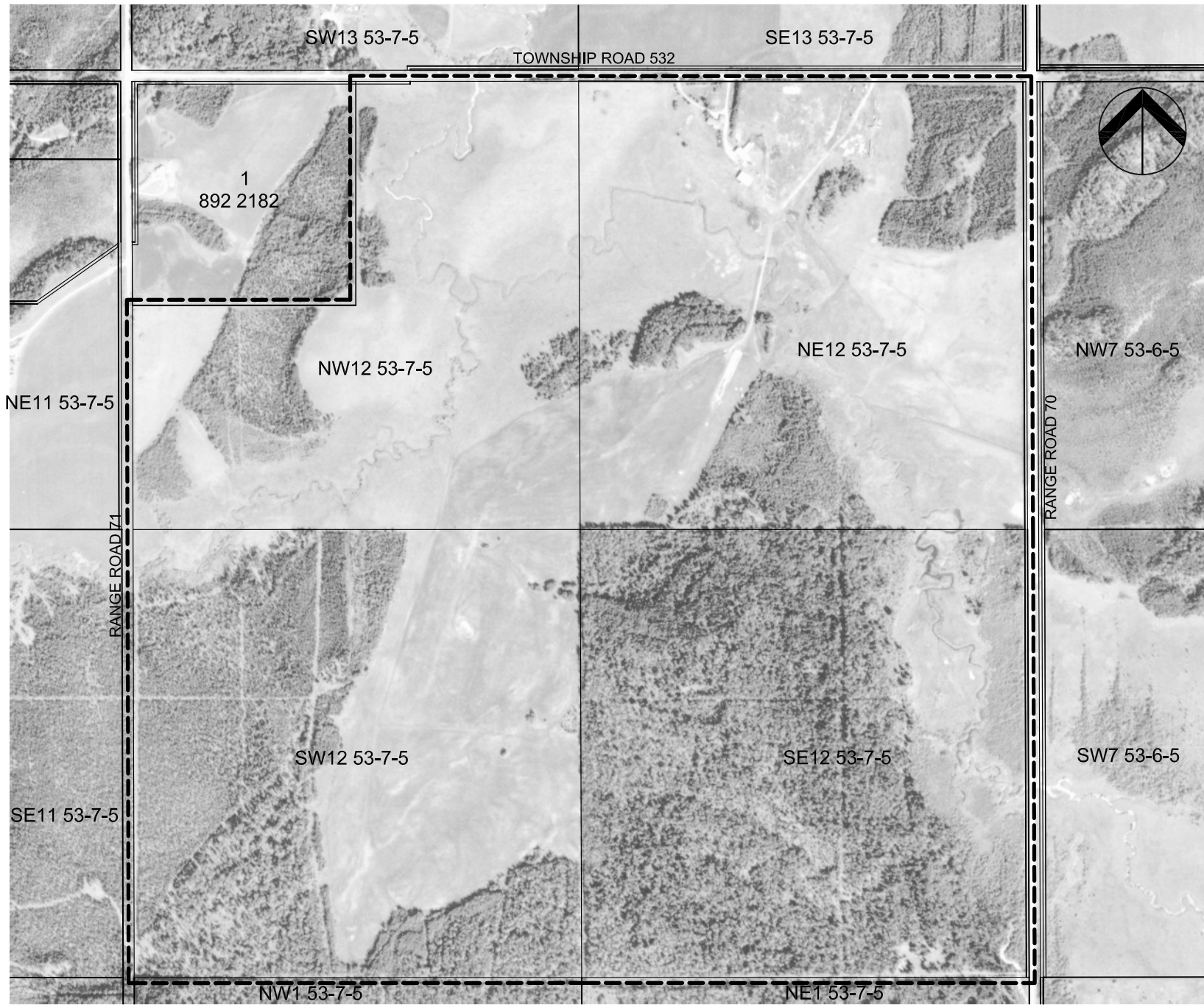


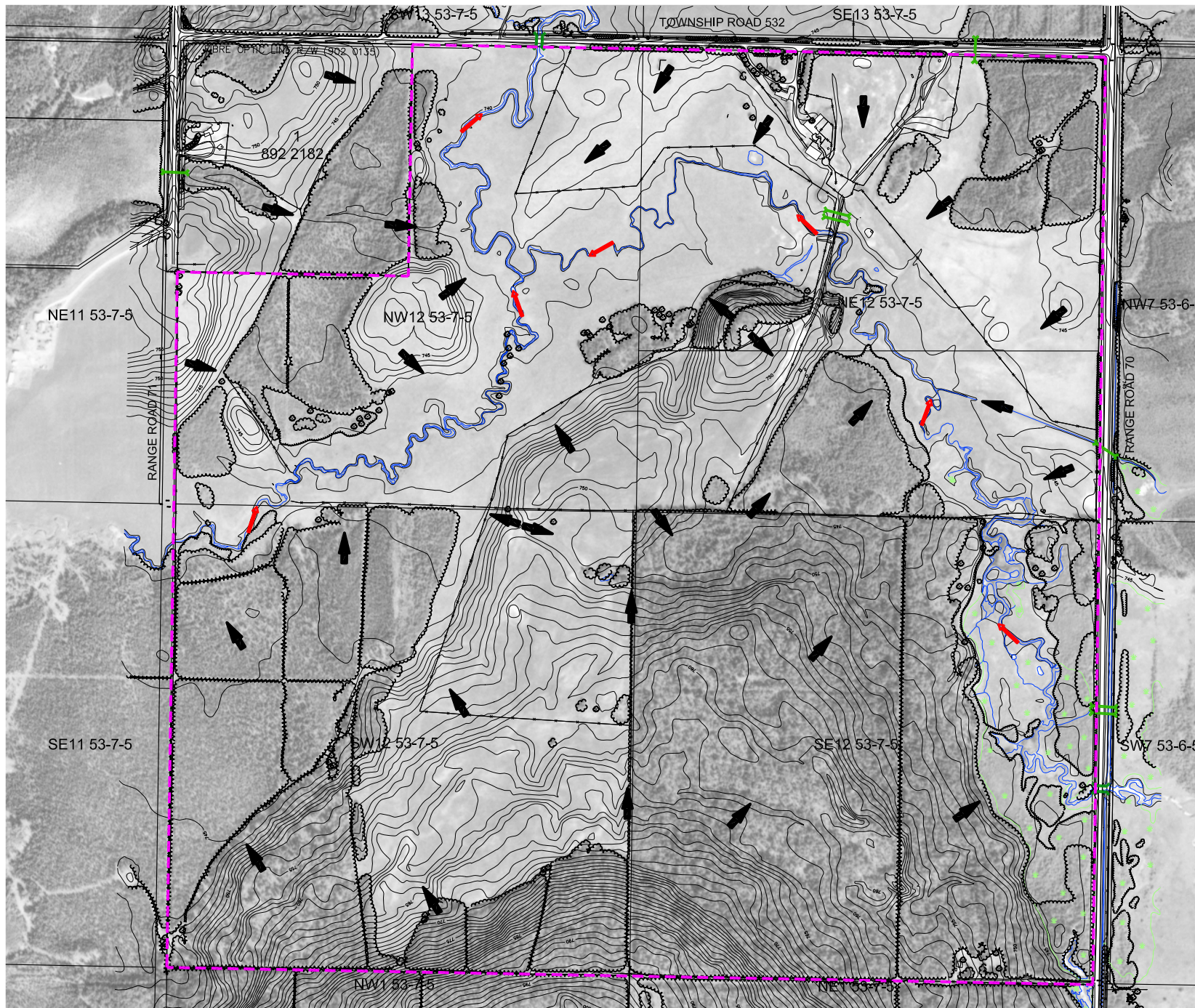
Figure 1.2
Outline Plan Area

Trestle Creek Golf Resort, Entwistle, Alberta



----- PLAN BOUNDARY

SCALE: 1:10,000



LEGEND

- PLAN BOUNDARY
- CONTOUR INTERVALS 0.50m
- EXISTING BRIDGE
- EXISTING CULVERT
- DRAINAGE DIRECTION
- CREEK
- FLOW DIRECTION OF CREEK

SCALE 1:10,000
 SCALE:

 0 50 100 250m

Figure 5.1
Predevelopment Drainage /Contour Plan
 Trestle Creek Golf Resort, Entwistle, Alberta

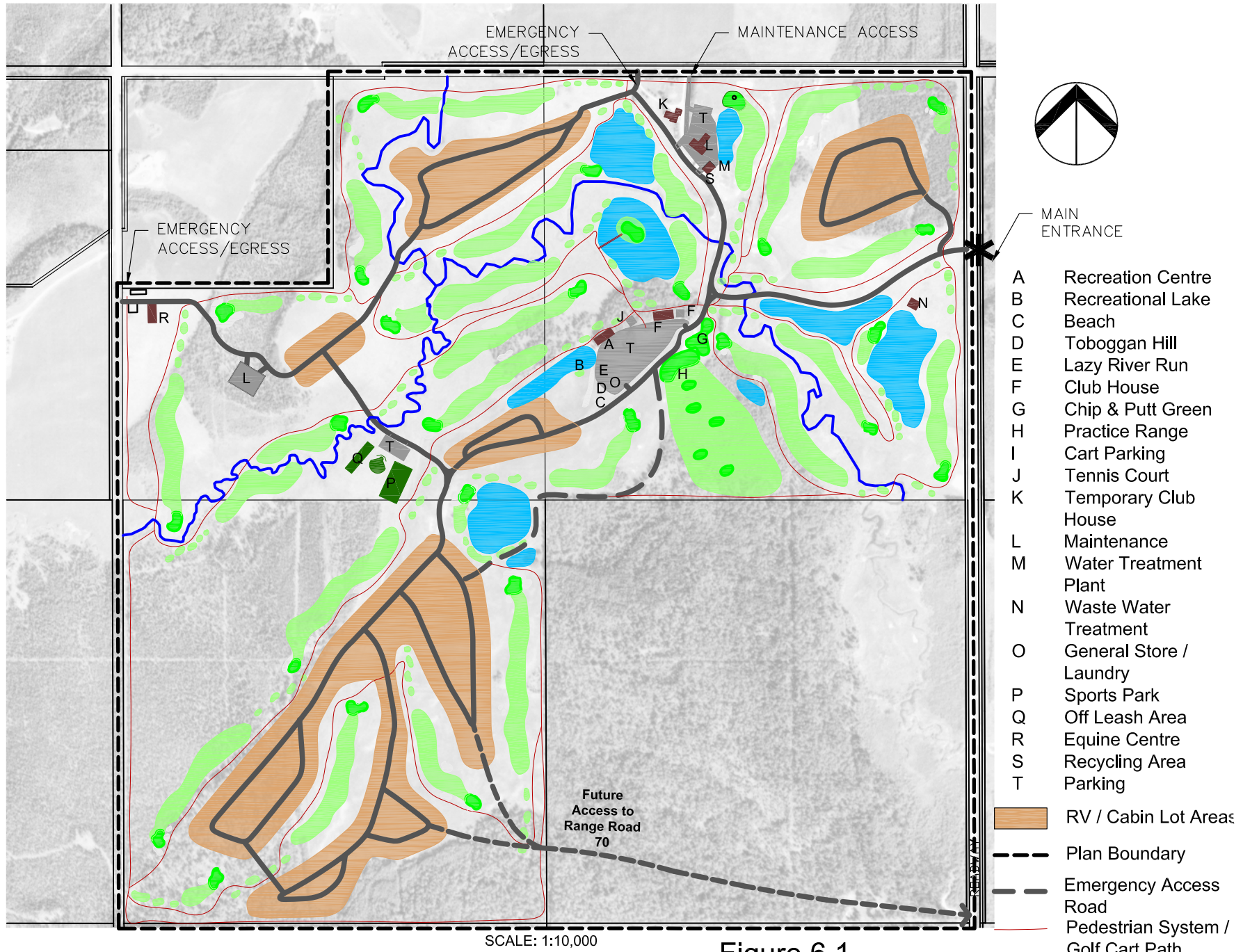
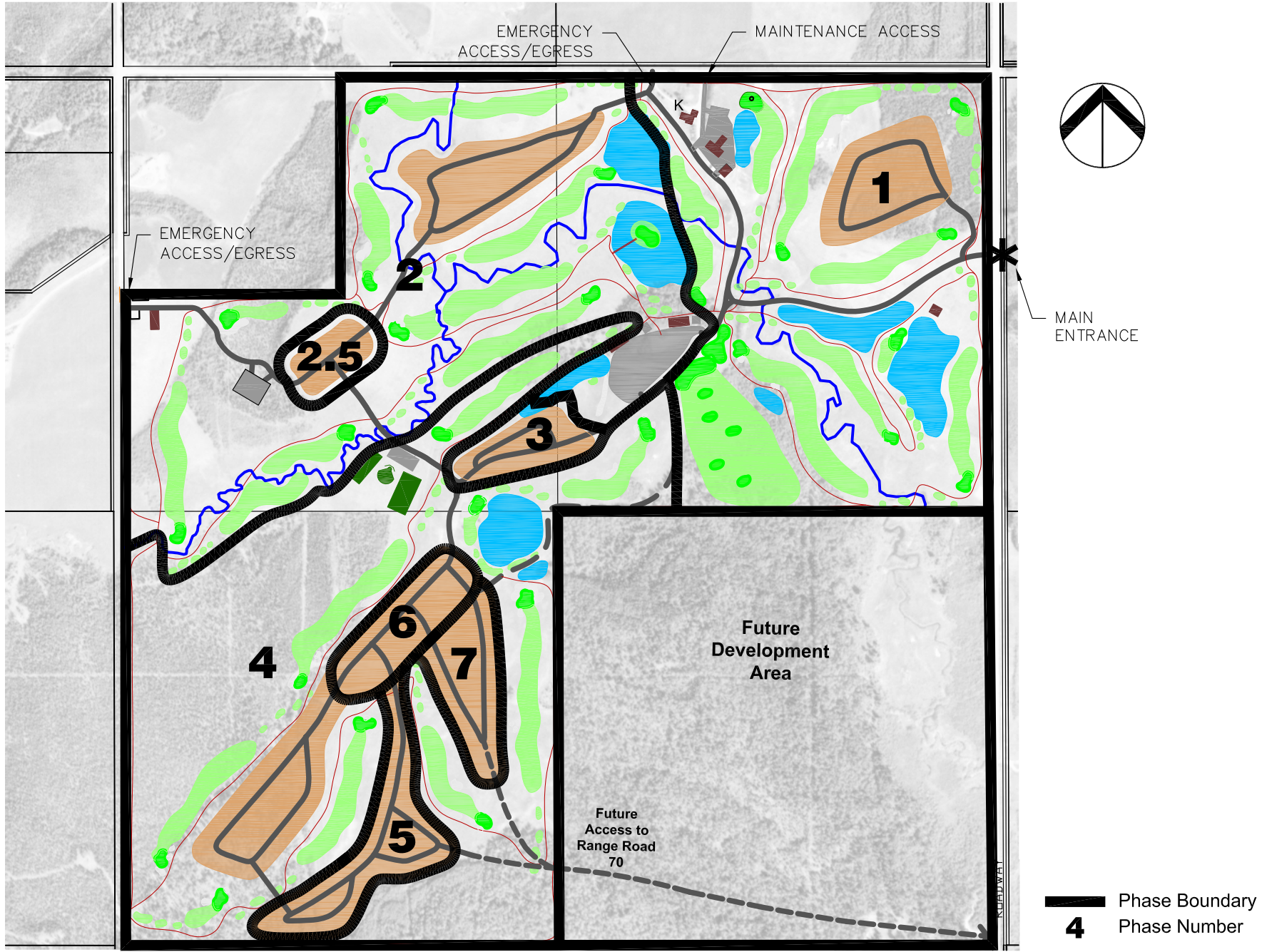


Figure 6.1
Overall Concept Plan

Trestle Creek Golf Resort, Entwistle, Alberta



SCALE: 1:10,000

Figure 9.1
Development Staging

Trestle Creek Golf Resort, Entwistle, Alberta