

Proposed Bylaw 2015-01 amendment to Land Use Bylaw 20-2009

Introduction:

Proposed Bylaw 2015-01 is a Land Use Bylaw amendment to redistrict a portion of Plan 142 5416 previously known as Lot 1, Block 2, Plan 082 7566 from the CR – Country Residential District to the BRR- Bareland Recreational Resort District.

Facts (Background Information):**Property History**

The subject lands are located immediately adjacent to Range Road 55 and one mile south of Highway 16 (Yellowhead). The Summer Village of Seba Beach is less than one mile south and Wabamun Lake is approximately one half mile southeast of the subject lands.

The two previous phases of the Pineridge Resort were redistricted from CR to BRR by Bylaw 39-2010. The BRR District provides regulations specific to sites that include condominium lots that are intended for recreational vehicles with seasonal occupation. The district also allows for the consideration of golf courses and other community amenities.

The lands are currently within the Country Residential designation in the Municipal Development Plan (MDP) Bylaw No. 37-2007, as amended. Parkland County added a number of policies within the MDP that regulate bareland recreational resort developments through the adoption of Bylaw No. 41-2009. The subject lands are not regulated by any of the County's Area Structure Plans or Area Redevelopment Plans.

Subdivision application, file 11-S-007, for the creation of 58 bareland condominium units (Phase 1) was approved on Lot 2, Block 1, Plan 112 0013 by the Subdivision Authority on May 2nd 2011. Further, Subdivision application 11-S-010 for the creation of 66 bareland condominium units (Phase 2) was approved on Lot 2, Block 1, Plan 112 0013 by the Subdivision Authority on August 3rd 2011.

Project Overview

The applicant is proposing the redistricting of a portion of Plan 142 5416 previously known as Lot 1, Block 2, Plan 082 7566 from the CR – Country Residential District to the BRR- Bareland Recreational Resort District to accommodate Phase 3 of the Pineridge Bareland Recreational Resort. This subdivision would consist of the creation of 76 additional Condominium lots for RV/Park Model use.

Project Site

The subject lands are approximately 9.55ha (23.59ac) in size. The land is mostly flat and heavily treed. An expansion of 3 holes to the existing golf course was conditionally approved in September, 2014 under Development Permit 14-D-532. This is a discretionary use within the current CR-Country Residential District. The open areas shown on the north and south portions of the tentative plan have been mostly cleared of trees as part of this expansion. Construction of the golf course to twelve holes is anticipated for completion in 2015.

Outline Plan

As required under Policy 3.23 of the County's MDP, an Outline Plan has been completed and submitted by the Developer in support of the redistricting application along with several background studies including:

a) Geotechnical Investigation

A Geotechnical Investigation, completed by Nichols Environmental dated September 23, 2014, was submitted in support of the application. There were no high water table areas located on the property. Further there are no areas containing a slope over of 15% or more. The report recommends that the applicant ensure trees are retained along slopes within the subject lands and that no in-ground sprinkler systems or swimming pools be installed within the development.

b) Biophysical

Due to the proximity of the subject land to Lake Wabamun a Biophysical Assessment, completed by EnviroMak Inc. was completed on October 1, 2014 and submitted in support of the application. The biophysical contained fourteen (14) conclusions and recommendations, of note were the following:

- i) Wetland compensation was calculated for the four (4) class 1 wetlands and two (2) class 2 wetlands that are present on the property. Combined, the wetlands cover approximately 0.0157ha (0.0387ac) and would require \$894.90 compensation at a 3 to 1 ratio if they are to be disturbed.
- ii) The presence of several groups of the sensitive species Spotted Coralroot was noted within the report. A Rare Plant Relocation Plan should be developed for the individual plants that cannot be avoided during construction.

These items will be addressed through the subdivision process.

c) Traffic Impact Assessment

A Traffic Impact Assessment, completed by D&A Consulting Ltd., dated September 26, 2014 was submitted in support of the application. Through consultation with Parkland County Planning and Engineering Departments several adjustments were made to the TIA and other associated transportation reports.

The applicant is proposing the main access for Phase 3 onto Range Road 55 and not Highway 31 as per previous phases. They have identified the required road alignments for several potential posted speeds. The information the applicant has provided shows that should a main access onto Range Road 55 be approved, improvements can be made to Range Road 55, at a reduced standard, to accommodate this access location. Finalization of transition speed locations, required road upgrades and dedications would be required as part of a subdivision application. Additional details on required upgrades to the surfacing and ditches among other aspects of Range Road 55 from Highway 16 to the intersection of 1st Ave (Beach Road/Edmonton Road) would also be required as part of a subdivision application.

The Summer Village of Seba Beach has significant concerns regarding the proposed main access off of Highway 55. Range Road 55 enters Seba Beach at the intersection of 1st Avenue (Beach Road/Edmonton Road). This roadway has significant condition issues and the addition of traffic from this development along this road will cause further deterioration (See Section i below).

The access of Range Road 55 and Highway 16 is ultimately slated for closure. A service road will ultimately connect Range Road 55 to Highway 31 at some point after the intersection closure. The timing of this transition could cause access to the development via Range Road 55 cumbersome or limited for a period of time in the future.

Administration does not support the proposed main access off of Range Road 55. Administration is of the opinion that the preferred main access location for the development is through the existing "The Meadows" subdivision or through the existing golf course lands

to the west onto Highway 31. Range Road 55 could then serve as a gated and locked emergency access only. Administration recommends that Council give first reading to Bylaw 2015-01 and schedule a public hearing for July 14, 2015 at 9:30a.m. to allow for comments from the applicant, the public and the Summer Village of Seba Beach regarding the proposed access.

d) Groundwater Assessment

A Preliminary Groundwater assessment, completed by SD Consulting Group Canada Inc, dated September 23, 2014, was submitted in support of the application. The report notes that there are three (3) existing wells on the property all located in the Upper Scollard aquifer. The report concluded that groundwater sourced development was feasible at this location however a pump test to determine actual yields in the Upper Scollard Formation would be required. Further the water in nearby wells has been tested for quality and results show very hard water that may require point of use treatment. Therefore a pump test and all required AESRD approvals will be required through the subdivision process.

e) Stormwater Management

A storm water management report, completed by Opus Stewart Weir on November 18, 2014 was submitted in support of the application. The report recommends that drainage be directed to a stormwater detention pond and emergency spillways be construction for events exceeding the 1:100 storm.

The applicant will be required to use the discharge rate of 2.5l/s/ha unless confirmation of an approved variance is received from Alberta Environment. In order to achieve this discharge rate the size of the proposed Stormwater Management Facilities will likely have to be increased from what is currently proposed. The applicant is working with Alberta Environment to confirm an acceptable discharge rate. Confirmation of the acceptable rate will be required prior to acceptance of a subdivision application for the lands.

f) Servicing

The applicant has provided a brief overview of their servicing concept.

- i) Roadways - All roadways within this development shall be paved to the satisfaction of Parkland County consistent with Policy 3.20 of the MDP.
- ii) Water supply- The applicant is proposing the lots be serviced by a private shared well (or wells) with distribution lines. Further detail regarding the treatment and distribution system for the water supply will be required prior to acceptance of a subdivision approval. The applicant has confirmed that they intend to provide a potable drinking water distribution system as part of Pineridge Phase 3.
- iii) Wastewater - The applicant is proposing shared sewage holding tanks with vacuum truck service. The sewage will be transferred the Entwistle waste treatment facility which the developer has confirmed has the capacity to accept the wastewater from this development.

g) Engineering

Several aspects of the outline plan do not meet our current Engineering Design Standards however, as this is a Bareland Condominium development, the internal improvements will be remaining on private property. Development Engineering Services will require the applicant to justify the variances to the standards and confirm, to their satisfaction, that the variances will not affect emergency services through the subdivision process.

h) Public Consultation

Pursuant to Parkland County Policy the applicant held two (2) public open houses to allow the public an opportunity to comment on the proposed development.

The first open house was attended by over 40 residents; 21 feedback forms were collected. The majority of the concerns voiced were related to traffic both along Range Road 55 and through the existing bareland condominiums onto Highway 31.

The second open house was attended by 5 residents. The only concerns voiced at this open house were related to additional traffic through the Pineridge Bareland Recreational Resort onto Highway 31.

i) The Summer Village of Seba Beach (See Seba Beach Correspondence under Legistar Attachments)

The applicant also sent notification of the proposal to the Municipality of Seba Beach. A formal response was given voicing concerns around the following:

- i) Additional traffic on Range Road 55
- ii) The number of proposed lots
- iii) The effect on drainage

Additional comments from the Summer Village of Seba Beach were addressed to Parkland County in May of 2015 and stated the following:

Further to Council consideration of the Proposed RV Resort Phase 3 approvals for Pineridge Golf Resort, we want to ensure that Parkland County Council and Parkland Planning and Development Services are abundantly aware of the significant concerns that the Summer Village of Seba Beach has with respect to this development.

Specifically the access and egress of traffic on to RR 55 must be limited to emergency vehicles only and that no traffic should be allowed to enter or exit said property from RR 55 except for emergency purposes.

Seba Beach Council and residents are more than prepared to aggressively contest any deviation from this position.

Enclosed are two letters of support for our position with respect to the potential affect this development will have on our municipal roadway. Additionally, the access on to RR 55 will severely impact pedestrian safety and the quality of life for residents located on 1st Avenue.

This letter was accompanied by two letters, one from Seba Beach Development Services and another from Alberta Highway Services (Public Works Contractor for the Summer Village). These additional comments address the existing issues with the condition of 1st avenue and concerns about additional traffic exacerbating the already deteriorating roadway. The comments also mention that 1st avenue currently has a permanent 75% road ban affixed to it.

Municipal Development Plan (MDP)

In 2010, Council amended the Municipal Development Plan to include policies directing how the Bareland Recreational Resorts should be developed. This proposal complies with Policies 3.20, 3.21, 3.22, and 3.23 of the County's Municipal Development Plan.

Alternatives:

1. Council could table first reading of Bylaw No. 2015-01 and instruct Administration to obtain an updated TIA and Outline plan from the applicant which includes a main access for the development off of Highway 31 prior to Council considering first reading; or
2. Council could defeat Bylaw No. 2015-01 at first reading; or
3. Council could give first reading to Bylaw No. 2015-01 and schedule a public hearing for a date and time other than July 14, 2015 at 9:30 a.m.

Conclusion/Summary:

The proposed BRR- Bareland Recreational Resort District is a suitable zoning for this location. The information the applicant has provided shows that should a main access onto Range Road 55 be approved, improvements can be made to Range Road 55, at a reduced standard, to accommodate this access location. However; Administration continues to have concerns regarding additional traffic on Range Road 55 and cannot support the Outline Plan as presented. Administration is of the opinion that the preferred main access location for the development is through the existing "The Meadows" subdivision or through the existing golf course lands to the west onto Highway 31. The Range Road 55 access could then serve as a gated and locked emergency access only. **Administration recommends that Council give first reading to Bylaw 2015-01 and schedule a public hearing for July 14, 2015 at 9:30a.m. to allow for comments from the applicant, the public and the Summer Village of Seba Beach regarding the proposed amendment.**

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