



Allan Beach Resort

Outline Plan

March 2012

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Site Location.....	1
1.2	Development Rationale.....	1
1.3	Consultation	2
1.3.1	Public Consultation.....	2
1.3.2	Response to Public Concern	2
2.	EXISTING CONDITIONS	3
2.1	Site History	3
2.2	Existing Land Use	3
2.3	Adjacent Uses.....	3
2.4	Transportation and Access	3
2.5	Physical Description	3
2.6	Utilities & Servicing.....	3
2.6.1	Groundwater Wells	3
2.6.2	Septic Fields	4
3.	PROPOSED DEVELOPMENT	4
3.1	Development Concept	4
3.2	Development Setbacks	4
3.3	Long Range Development Plans.....	4
3.4	Glory Hills Area Structure Plan.....	5
3.4.1	Policy Context	5
3.4.2	Glory Hills ASP Amendment.....	5
3.4.3	Text Amendment	5
3.4.4	Rationale.....	5
4.	LAND USE BYLAW AMENDMENT	6
4.1	Amendment Rationale	6
4.2	Compatibility with Planning Policies.....	7
4.2.1	The Capital Growth Plan	7
4.2.2	Parkland County Municipal Development Plan.....	8
5.	PROPOSED UTILITIES & SERVICING	9
5.1	Potable Water	9
5.2	Sanitary Sewage.....	9
5.3	Stormwater Management.....	9

TABLE OF CONTENTS (CONT'D)

6. DETAILED STUDIES	10
7. COMMON SPACE.....	10
8. CONCLUSION.....	10

List of Appendices

Appendix A – Public Notice

Appendix B – Public Open House Display Boards, Attendance and Comment Sheet January 25, 2012

Appendix C – Public Open House Display Boards, Attendance and Comment Sheet February 8, 2012

Appendix D – Summary of Public Open Houses

Appendix E – Public Correspondence

List of Figures

Figure 1 – Air photo

Figure 2 – Site Contours

Figure 3 – Proposed Development Concept

Figure 4 – Proposed Redistricting Map

Figure 5 – Conceptual Site Plan

1. INTRODUCTION

This Outline Plan is intended to demonstrate the transition of subject lands from Country Residential District (CR) to Bareland Recreational Resort District (BRR). In order to facilitate this transition two amendments are proposed; an amendment to the Glory Hills Area Structure Plan, and an amendment to Land Use Bylaw 20-2009.

The purpose of redistricting lands from CR to BRR is to allow for the development of a recreational resort with privately owned lots and services within a Condominium Corporation. This Condominium Corporation shall regulate and maintain the facility. The resort will be exclusive to recreational vehicles (RVs) and will have seasonal services throughout the spring, summer and fall. Services to the lots will be shut off during the winter.

The merits of this development will be justified through planning rational and the examination of Regional and County planning documents.

1.1 Site Location

The subject lands are located on Allan Beach Road between Highway 16 and Highway 16A and is legally described as NE-9-53-1-5. The site boundaries are as follows:

- **North** – Existing county residential and Hubbles Lake;
- **East** – Allan Beach Road;
- **South** – Existing country residential development;
- **West** – Hubbles Lake.

Parkland County's Municipal Development Plan is the overarching planning document for the entire County, providing a framework for future land development. Glory Hills Area Structure Plan is the statutory document that guides development in the defined area.

1.2 Development Rationale

A seasonal recreational RV resort will be a great asset to the area with individual ownership of the lots, architectural controls, and strong Condominium Bylaws the potential for impact on the surrounding community will be minimized. The main goal of the developer is to create a resort that will show pride of ownership and respect the natural beauty that surrounds the lake.

The Bareland Recreational Resort provides a recreational amenity to the residents of the Capital Region closer to their homes. This type of recreational development continues to grow in popularity and this site will become a prime vacation destination due to its proximity to the Edmonton area.

1.3 Consultation

During preparation of this application the Registered Owner and consultant team have met with County Planners on two separate occasions. The first meeting was held on January 26, 2011 between TRG Developments Corporation and the County Planning Department. The most recent meeting with the County occurred June 27, 2011 when TRG Developments along with consultants from IBI Group met with the County Planning Department. County administration indicated that this project would be a favourable development for the County, as the demand for recreational amenity areas continues to grow.

1.3.1 PUBLIC CONSULTATION

As per County *Policy PD-011-P1 – Public Consultation Requirements for Planning and Development Processes* and the discretion of the Manager of Planning, two opportunities for public consultation were available for local residents. An advertisement was placed in the Stony Plain Reporter/Grove Examiner on Friday, January 13, 2012 and Friday, January 30, 2012 inviting interested members of the Community to attend a public open house on Wednesday, January 25, 2012 and February 8, 2012. **Appendix A** shows a copy of each ad as well as a copy of the letter which was submitted to local residents within 800 metres of the subject lands, the letter was distributed January 17, 2012. **Appendix B** includes attendance information, comment sheets, and presentation boards from the open house on January 25, 2012. **Appendix C** includes information, comment sheets, and presentation boards from the open house on February 8, 2012.

The events were well attended and the concerns raised by the participants have been addressed throughout this report. The three main issues to come out of the meeting were as follows:

1. A desire to not have full time residences.
2. A desire to move away from park model style units which were originally proposed.
3. Will there be enough water?

These issues have been addressed throughout the report. A summary of these open houses is summarized in **Appendix D**.

A summary of all phone calls and comments received prior to the application date are included in **Appendix E**.

1.3.2 RESPONSE TO PUBLIC CONCERN

The issues raised at the open house did not fall upon deaf ears; the developer intends to work with local residents. Responses to the three largest concerns are as follows:

1. The resort is intended as a seasonal resort as per the definition of Bareland Recreational Resorts in the Parkland County Municipal Development Plan (MDP). The Developer has heard these complaints and shall include in the Condominium Bylaw a provision in which the services will be shut off during the winter months. However, access to the lots will not be restricted throughout the year.
2. Park model units which were originally intended for this site have since been abandoned in favour of exclusively offering RV lots. One park model will remain on site for the permanent security and maintenance person.
3. A Groundwater Well and Aquifer Assessment has been submitted under separate cover which indicates there is ample water available for this development.

2. EXISTING CONDITIONS

2.1 Site History

The subject lands have operated as a campground resort since the early 1950's. In 2008, the resort leased RV and camp sites in addition to maintaining a public beach area. In September 2008, the resort ceased operations and the Owners began to clear the site of debris. An application was made in 2009 to develop this area through direct control zoning provisions which included permanent cabins, but was turned down by County Council. **Figure 1 – Air Photo** shows the site as an operational campground.

2.2 Existing Land Use

The area is currently designated Country Residential District (CR). The site was an operational campground until 2008 when it was cleared by a previous owner, while preparing an application for a permanent resort establishment.

2.3 Adjacent Uses

The area is surrounded by lands that have a Country Residential (CR) Land Use designation. The Country Residential Land Uses extend around Hubbles Lake and continue north to Highway 16.

2.4 Transportation and Access

The Allan Beach Resort development is accessible by Allan Beach Road which is an arterial road that runs north-south. The major east-west thoroughfares in this area are Highway 16 to the north and Highway 16A to the south. A Traffic Impact Assessment has been submitted under separate cover.

2.5 Physical Description

The gross area of the site is approximately 13.23 ha (32.91 acres) in size and is bound by Hubbles Lake on the north. The Allan Beach Pond is another water body located onsite and it is approximately 1.96 ha (4.84 acres). The topography is varied ranging from relatively flat areas, to some steep elevations as shown in **Figure 2 - Site Contours**. These elevations have resulted in physical constraints to development; **Figure 3 - Proposed Development Concept** demonstrates where development will be possible onsite.

2.6 Utilities & Servicing

2.6.1 GROUNDWATER WELLS

Two existing groundwater wells are located on the site which is above the buried Beverly Valley aquifer. In addition, an observation well was installed in 2008 as part of the hydrological assessment prepared by AECOM. These wells will be maintained in the proposed development.

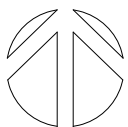
A Groundwater Well and Aquifer Assessment has been submitted under separate cover in support of this application.



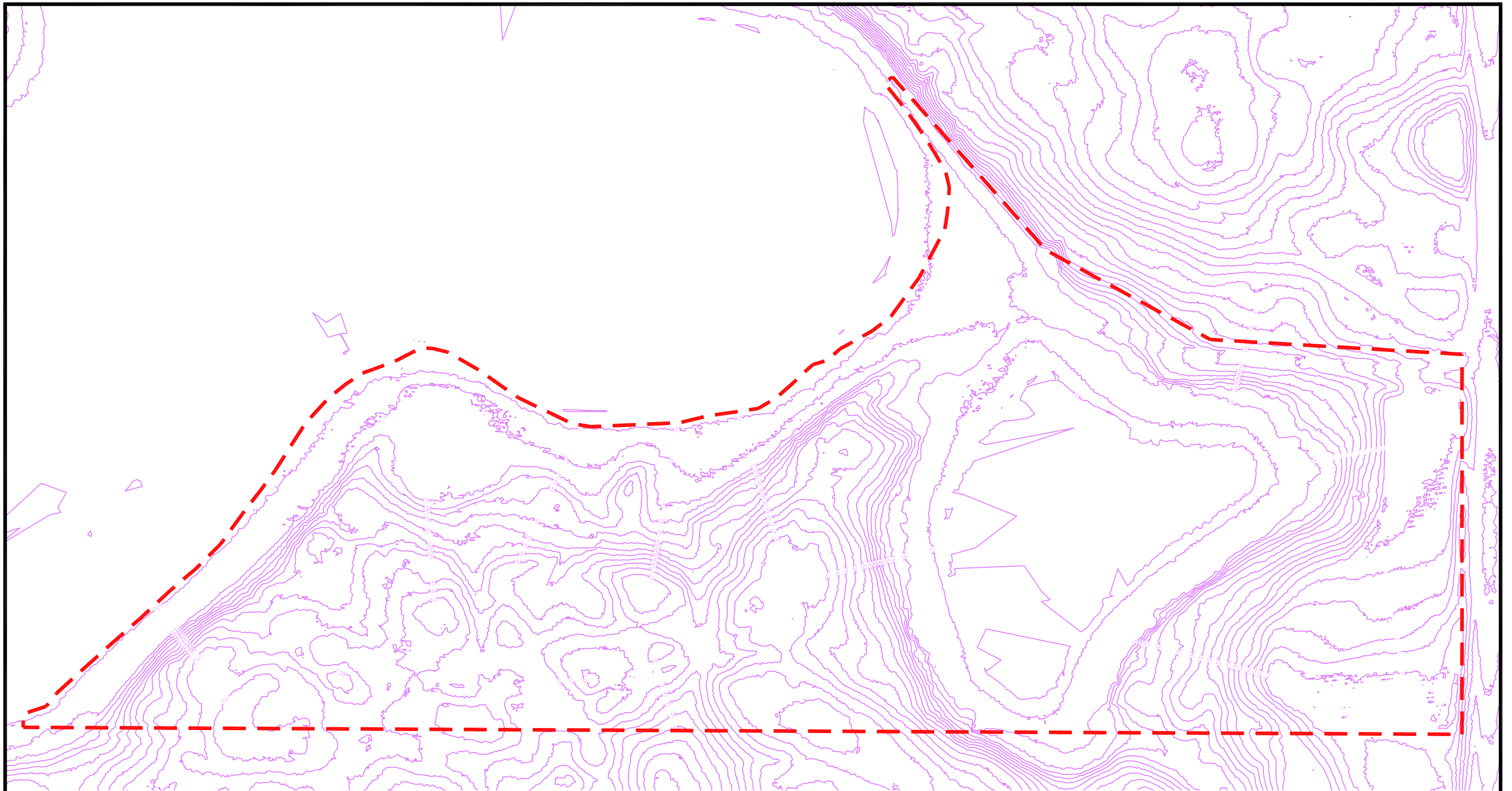
Allan Beach Resort

Figure 1 - Air photo

March, 2012



NTS



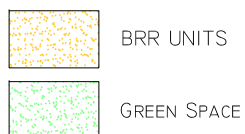
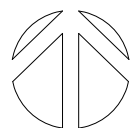
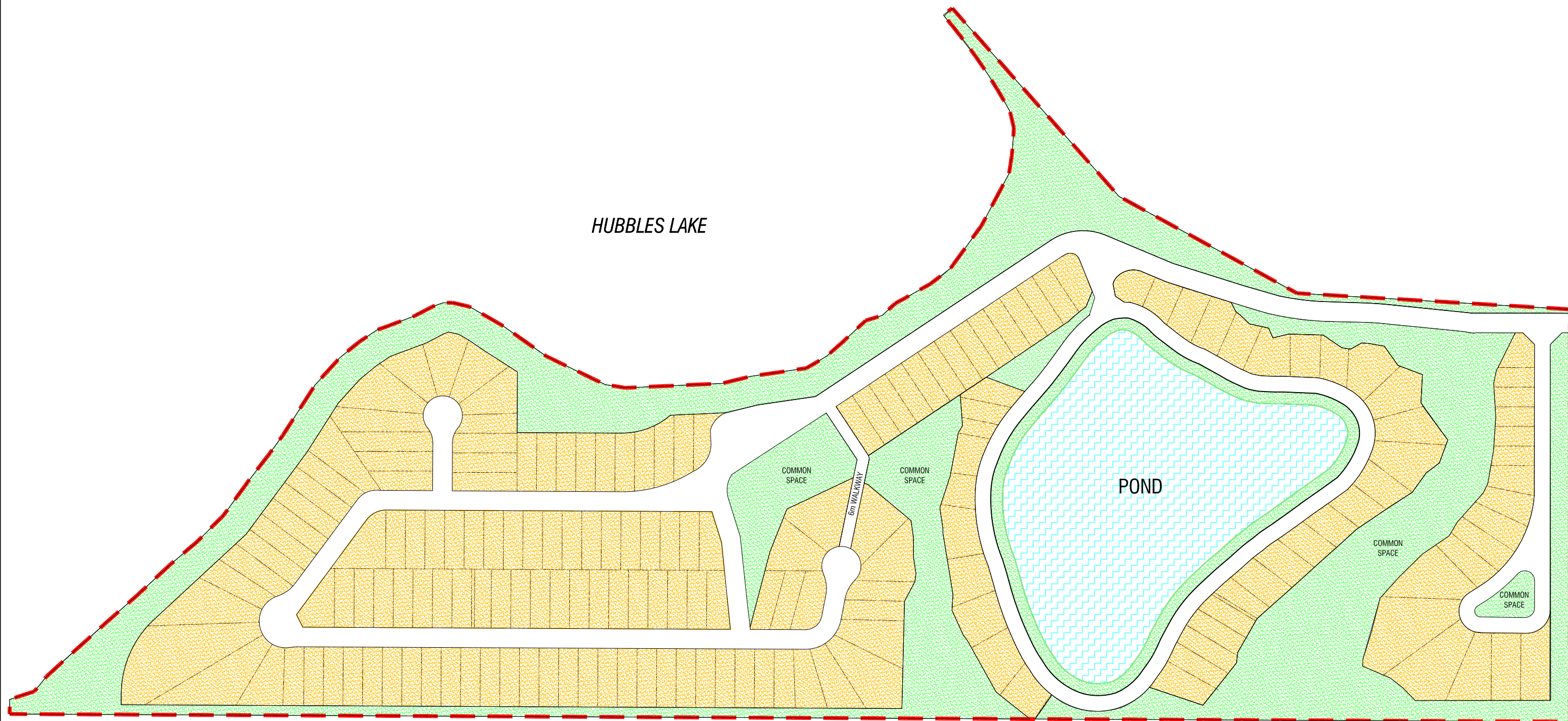
Allan Beach Resort
Figure 2 - Site Contours



SCALE 1:2000

March, 2012





Allan Beach Resort
Figure 3 - Proposed Development Concept

March, 2012



2.6.2 SEPTIC FIELDS

Two septic fields are located on the subject area. Approximately 15 – 20 septic tanks remain on the site, after four tanks were removed.

3. PROPOSED DEVELOPMENT

This Outline Plan will express the intent to develop the site as a Bareland Recreational Resort, and provide a detailed framework on how future development within the plan boundaries is consistent with the Regional and County planning policies. The following sections will describe the proposed development in greater detail along with the necessary amendments.

3.1 Development Concept

The proposed Bareland Recreational Resort Development concept shall provide a seasonal recreation amenity in the area. The proposed site layout is shown in **Figure 3 – Development Concept**.

A maximum of 180 recreational vehicle (RV) lots will be accommodated on the site. The site will also accommodate ample green spaces. The proposed lots meet the minimum lot size of 235 m² as required under the BRR District.

Areas of environmental conservation (Environmentally Protect Lands - PC) are shown in **Figure 4 – Proposed Redistricting Map**. The PC areas surrounding Hubbles Lake and Allan Beach Pond will serve as a buffer for these natural features. In order to facilitate this conservation, Environmental Reserve Easements and/or Conservation Easements will be considered at the time of formal subdivision application. The buffers from the lake and pond are based on suggested values in the Biophysical Assessment which has been submitted under separate cover.

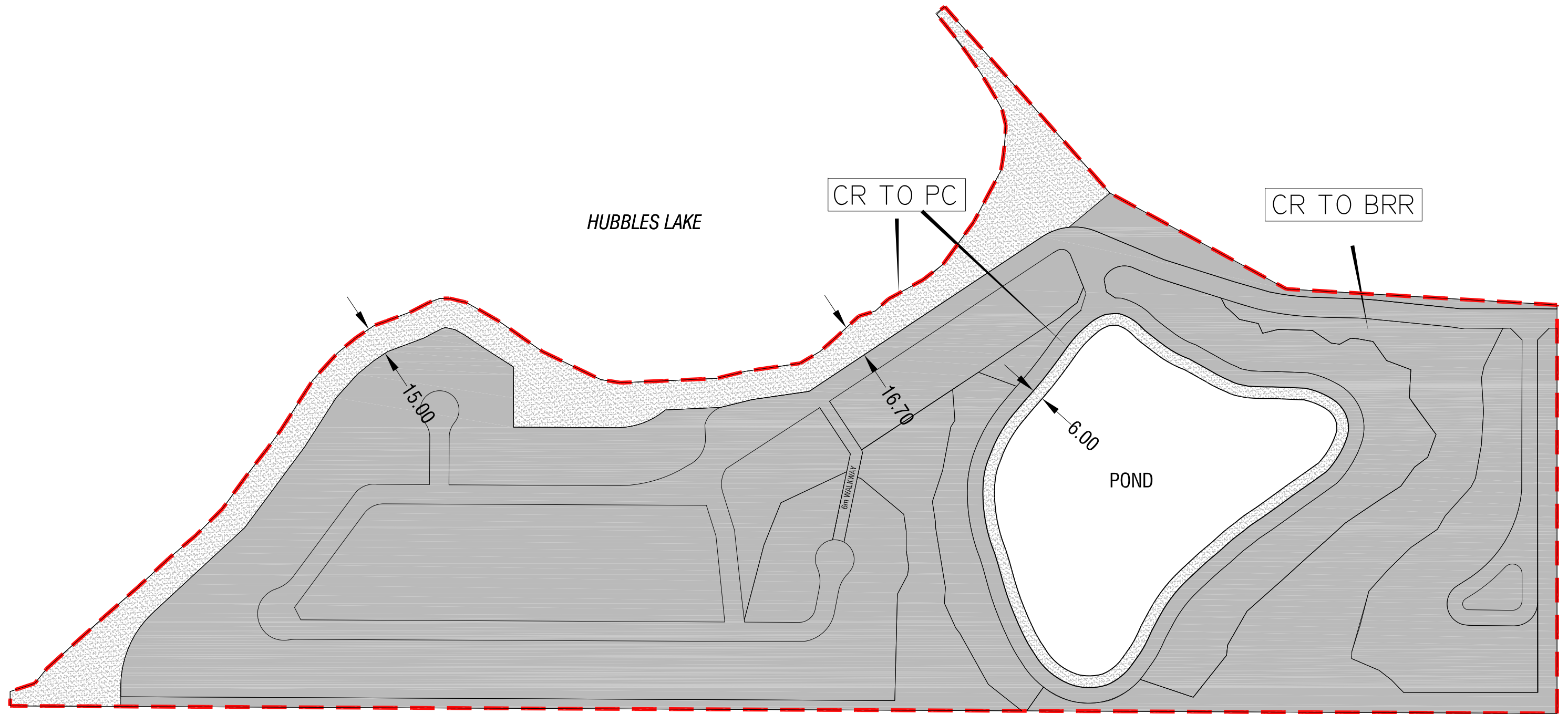
3.2 Development Setbacks

Setbacks will be determined at the subdivision stage however the intention is to increase the minimum setbacks on the site to provide additional buffering. The BRR land use designation requires a minimum sideyard setback of 1.5 m, rear yard setback of 1.5 m and a 3.5 m front yard setback. The intention is to increase the front yard setback up to 6.0 m and rear yard setback up to 4.5 m.

A conceptual site plan has been included in the document as **Figure 5 - Conceptual Site Plan** and will demonstrate how the increased setbacks would affect the development.

3.3 Long Range Development Plans

The phasing will be determined at the time of formal subdivision application. The phasing progression is anticipated in a westward direction initiating from Allan Beach Road.

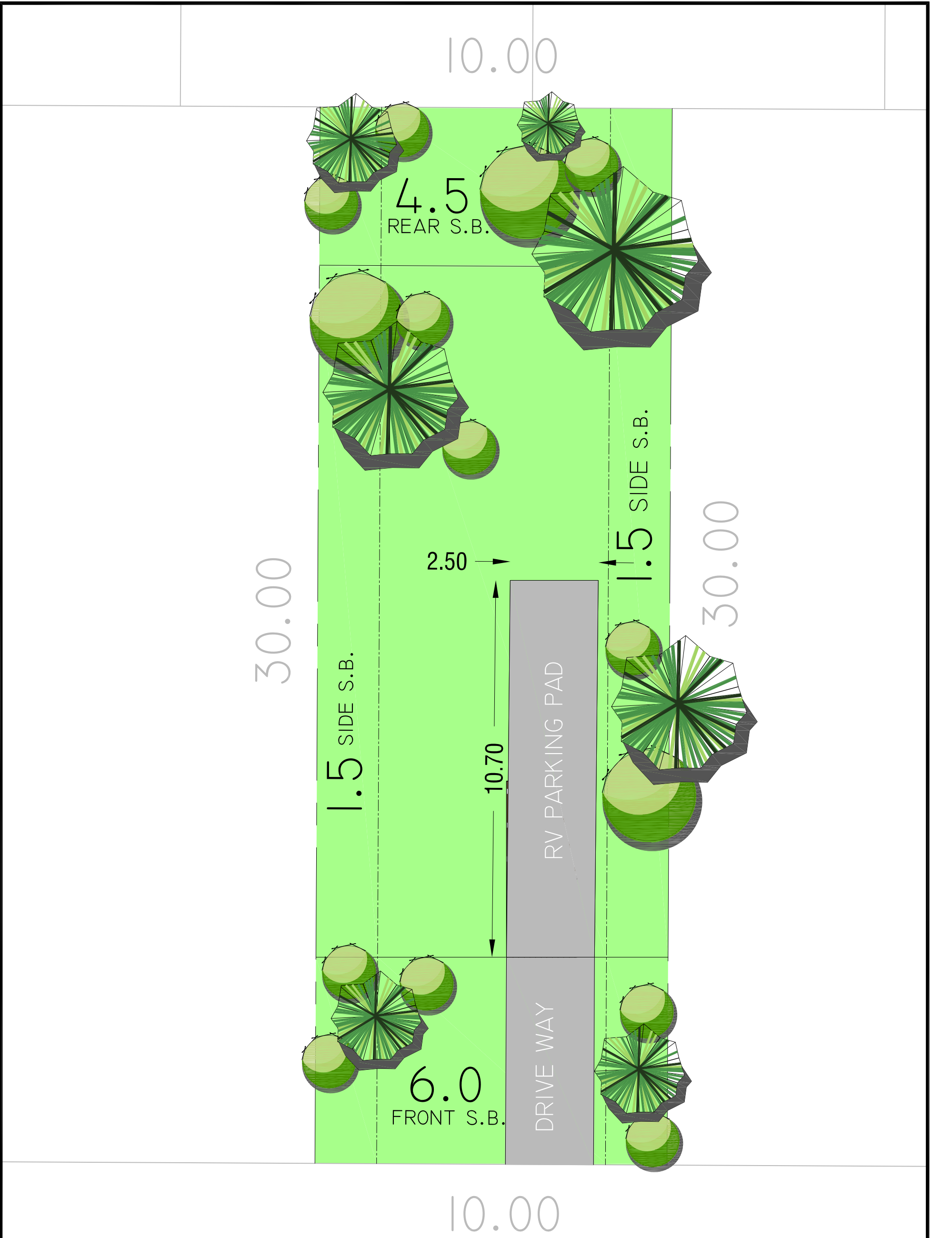


SCALE 1:2000

Allan Beach Resort
Figure 4 - Proposed Redistricting Map

March, 2012





SCALE 1:100

Allan Beach Resort
Figure 5 - Conceptual Site Plan

March, 2012



3.4 Glory Hills Area Structure Plan

3.4.1 POLICY CONTEXT

The Glory Hills Area Structure Plan (ASP) was approved by County Council through the adaptation of Bylaw 7-79 in May 1979. The plan was amended as follows:

- Bylaw 7-79 – Approved May 9, 1979 – to adopt the Glory Hills ASP;
- Bylaw 21-2002 – Approved April 23, 2002 – to delete the area under the Fifth Street Meridian Area Structure Plan.

The ASP does not include land use maps or designations. This ASP is a text document to guide development by providing direction in terms of transportation, open spaces, municipal reserves and servicing. The following section describes the necessary changes to be made to the existing ASP, to develop the subject site as a recreational resort.

3.4.2 GLORY HILLS ASP AMENDMENT

The Glory Hills ASP restricts privately owned and operated piped water or sewer systems. In order to service the proposed Bareland Recreational Resort, the following text changes shall be required:

3.4.3 TEXT AMENDMENT

SECTION	AMENDMENT
Servicing 1) Water & Sewer, pg. 14	Replace the sentence “The County of Parkland will not support or approve any privately owned and operated piped water and/or sewer systems in the Glory Hills beyond that already exists, nor does the County contemplate any municipally owned system” with the following: “The County of Parkland will not support or approve any privately owned and operated piped water and/or sewer systems in the Glory Hills beyond Bareland Recreational Resort Developments and those that already exist, nor does the County contemplate any municipally owned systems.”

3.4.4 RATIONALE

This alteration to the text will provide the opportunity to develop Bareland Recreational Resorts, which is a recreational development in high demand. A similar text amendment was made to the Parkland County Municipal Development Plan on June 22, 2010 in order to allow privately owned and operated piped water and sewer systems exclusively for Bareland Recreational Resort developments.

4. LAND USE BYLAW AMENDMENT

Redistricting will also be required in order to facilitate Bareland Recreational Resort Development.

The site currently falls under the Country Residential District (CR), and is proposed to be rezoned to the Bareland Recreational Resort District (BRR). In addition to the BRR designations Environmentally Protected Lands (PC), designation has been included to facilitate the protection of the environmentally sensitive areas on the site.

4.1 Amendment Rationale

A BRR land use designation will allow the site to function as a premiere seasonal recreational facility. The area subject to redistricting is shown on **Figure 4 - Proposed Redistricting Map**.

The intent of the BRR District is to allow Bareland Condominium ownership for recreational purposes. The owners of the Bareland units would be able to enjoy a recreational vehicle resort development surrounded by Hubbles Lake and Allan Beach Pond which serve as natural amenity spaces.

The areas of land parcels subject to the redistricting can be found in **Table 1 - Proposed Land Use Designation Statistics** below:

Table 1 - Proposed Land Use Designation Statistics

	Total (ha)	% of GA	% of GDA
Gross Area (GA)	13.23	100%	
Environmentally Protected Lands (PC)	1.81	13.7%	
Gross Developable Area (GDA)	11.42	86.3%	

The entire Gross Developable Area will be zoned Bareland Recreational Resort Land Use Designation. The development will facilitate County Policies by dedicating 10% of the GDA as common space recreation area. **Figure 4- Proposed Redistricting Map** shows the location of the common space, the size of this common space is found below on **Table 2 – Common Space**.

Table 2 – Common Space

	Area (ha)	% of BRR
BRR Area	11.42	100
Common Space Recreational Area	2.69	23.5

The amount of common space provided with this development far exceeds the minimum required by County Policies.

4.2 Compatibility with Planning Policies

4.2.1 THE CAPITAL GROWTH PLAN

The Government of Alberta created the Capital Region Board (CRB) on April 15, 2008 under the Municipal Government Act. The CRB went on to create the Capital Region Growth Plan in order to:

- *provide an integrated and strategic approach to planning for future growth in the Capital Region;*
- *identify the overall development patterns and key future infrastructure, services and land uses in the capital Region, which would maximize benefits to the Capital Region; and*
- *co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment.*

This report conforms to the following Capital Region Growth Plan Policies:

LAND USE PRINCIPLES & POLICIES	AMENDMENT COMPLIANCE
II Minimize Regional Footprint	
C. Allow Growth Outside of Priority Growth Areas	
<p>Policy i) Allow development outside of the priority growth areas if the following criteria are met:</p> <p>a) It is contiguous of existing development;</p> <p>b) It follows the Principles and Policies of the Plan related to the form of development;</p> <p>c) The level of services provided is appropriate to the form of development; and</p> <p>d) Development in this area will not adversely impact the provision of regional infrastructure required to service the priority growth areas.</p>	<p>The amendment area is surrounded by existing Country Residential Development, which is compatible with the proposed development.</p> <p>The level of servicing will be appropriate for a Bareland Recreational Resort style development.</p> <p>This development will not adversely impact the regional infrastructure required to serve the priority growth areas as the infrastructure will be privately owned and maintained.</p>
E. Support Cluster Country Residential Development	
<p>Policy i) Country residential uses shall be allowed in designated areas in a clustered form in order to preserve environmental or open space features. Such developments shall utilize municipal water and sanitary services. Private communal</p>	<p>The area is surrounded by the Country Residential uses. Private communal services in this area may be allowed at the discretion of the municipality.</p>

LAND USE PRINCIPLES & POLICIES	AMENDMENT COMPLIANCE
services may be allowed at the discretion of the municipality.	
VI Support Regional Economic Development	
B. Attract and retain individuals and families with a diverse range of skills to the Capital Region to satisfy the Region's Economic Development Goals	
Policy ii) Provide a wide variety of social, educational, recreational and cultural amenities to attract and retain a diverse range of people.	This amendment will allow for the creation of a Bareland Recreational Resort which will provide recreational opportunities to attract visitors to the area.

4.2.2 PARKLAND COUNTY MUNICIPAL DEVELOPMENT PLAN

The Parkland County Municipal Development Plan (MDP) was approved on September 25, 2007 through the adaptation of Bylaw No. 37-2007 by City Council. The MDP was prepared to:

- *Provide considerable well funded policy direction for managing new growth, while maintaining the viability of the County's agriculture industry and ensuring the sustainability of its rural communities and maintenance of its rural character.*

This report conforms to the following MDP Policies:

MDP POLICY	AMENDMENT COMPLIANCE
3.21 Bareland Recreational Resort subdivisions shall be operated as a Bareland condominium pursuant to the Condominium Property Act.	The planned development on the amendment area is for a Bareland Recreational Resort which will be operated as a Bareland Condominium pursuant to the Condominium Property Act.
3.22 Bareland Recreational Resort subdivisions may be serviced by privately owned communal piped water and sanitary sewer services that comply with the requirements of Policy 10.25, or the applicant shall demonstrate to the satisfaction of Parkland County the applicability of alternative servicing strategies.	The proposed amendment to the Glory Hills ASP conforms to Policy 3.22 of the Parkland County MDP. The privately owned communal piped water and sanitary sewer systems will provide services to the Bareland Recreational Resort District.
10.25 Privately owned communal piped water and sanitary sewer systems will not be considered in the County with the exception of systems that comply with all Provincial Regulatory and Licensing requirements may be considered with the Bareland Recreational Resort (BRR) District, or other similar Bareland Recreational. Resort districts, permitted within the County's Statutory Plan Hierarchy and Land Use Bylaw.	

MDP POLICY	AMENDMENT COMPLIANCE
<p>Appendix A – Interpretation- Definitions Bareland Recreational Resort – means a planned recreational bareland condominium subdivision located in association with water and/or other recreational amenity features that may be serviced with privately owned communal piped water and sanitary services for non-permanent accommodation.</p>	<p>The development proposed will be a bareland condominium subdivision located in the association with water and be serviced with privately owned communal piped water and sanitary service. These services will be shut off during the winter months, thus the accommodations are non-permanent.</p>

5. PROPOSED UTILITIES & SERVICING

An Engineering Servicing Concept Design Brief was submitted under separate cover and describes the servicing in greater detail.

5.1 Potable Water

A private water distribution system will provide potable water to the individual lots. Water supply will be from the two existing groundwater wells and filtered by a proposed water treatment facility located on site. Once it has been treated, the water will be sent through the distribution system to the individual lots.

5.2 Sanitary Sewage

A low pressure collection system will collect the wastewater from the individual lots and transport it to the wastewater holding tanks located onsite. Trucks will then make regularly scheduled trips to transport the wastewater from the holding tanks to the Alberta Capital Region Wastewater Commission sanitary dump station. The dump station is located 5 km east of the site, at Highway 16 and Highway 799.

5.3 Stormwater Management

Roadside swales will collect the stormwater runoff and transport it to the oil/grit separators which inturn will treat the stormwater before discharging it into Hubbles Lake and the Allan Beach Pond.

6. DETAILED STUDIES

The following studies have been submitted under separate cover:

- Engineering Servicing Concept Design Brief;
- Biophysical Assessment;
- Groundwater Well & Aquifer Assessment;
- Geotechnical Report;
- Flood Plain Analysis;
- Traffic Impact Assessment.

7. COMMON SPACE

As per Section 3.30 (c) of Parkland County MDP and Section 5.9 (5) (c) of the Land Use Bylaw, “a minimum of 10% of the Gross condominium parcel area shall be set aside for common space recreation area and no portion of any Bareland Condominium unit shall be included in this open space”. The exact size and location for the common space will be determined through further discussions with the County and be determined at the time of Formal Subdivision Application. These areas may be located in the areas marked as common space on **Figure 3 – Development Concept**.

8. CONCLUSION

This application to amend the Glory Hills ASP follows and is in compliance with the recent amendment to the Parkland County MDP which allows for privately owned and operated piped water and sewer systems for the purposes of developing a Bareland Recreational Resort. Upon approval of this amendment and the corresponding redistricting application, the site will be designated Bareland Recreational Resort District, a subdivision application will be submitted. The development will operate as a Bareland Condominium, pursuant to the Condominium Property Act (Parkland County MDP 3.21).

APPENDIX A

PUBLIC NOTICE

APPENDIX B

PUBLIC OPEN HOUSE DISPLAY BOARDS, ATTENDANCE AND COMMENT SHEET JANUARY 25, 2012

APPENDIX C

PUBLIC OPEN HOUSE DISPLAY BOARDS, ATTENDANCE AND COMMENT SHEET FEBRUARY 8, 2012

APPENDIX D

SUMMARY OF PUBLIC OPEN HOUSES

Public Open House 1 – Wednesday January 25, 2012

Public notice was advertised in the Stony Plain Reporter/ Grove Examiner in the January 13, 2012 and January 20, 2012 issues, and letters were sent to local residents on January 17, 2012, both can be found in **Appendix A**.

An open house was held on January 25, 2012 where presentation boards were set-up around the Blueberry Community Hall and the developers (TRG Developments) along with their consultants (IBI Group) were on hand to answer questions and discuss the process.

Forty (40) members of the public were on hand to ask questions, provide feedback, and to join in the development project. A list of those in attendance as well as any comments received is included in **Appendix B**.

At the time, both RV lots and park model lots were proposed. The following is a list of points raised throughout the evening, along with responses that were given at the time:

- Residents expressed concerns regarding public access to the beach.
 - The Developer has indicated the beach will only be used by owners and guests. Should local residents require entry to the site, the developer is exploring the possibility of providing annual memberships for those in the immediate vicinity.
- What does seasonal mean? How will it be enforced?
 - Bareland Recreational Resorts are defined under the Municipal Development Plan as non-permanent accommodations- the developer is examining options in regards to how this can be enforced.
- Will the lots be serviced?
 - Each lot will be serviced with water, sanitary, and power available year-round (at the time of this public open house);
 - Sanitary will be serviced using a low pressure collection system, which will collect the wastewater from the individual lots and transport it to the wastewater holding tanks located onsite. The wastewater will then be trucked away to a dump station located offsite;
 - A water distribution system will supply water to each individual lot. The water supply will come from the two existing groundwater wells;
 - Stormwater will be collected by road side swales and transported to an oil/grit separator which will treat the water before discharging it into Hubbles Lake.
- Residents expressed concerns regarding the amount of water.
 - A Groundwater Well and Aquifer Assessment has been conducted by AECOM, which concludes that there is sufficient water available for this development.
- A desire to move away from permanent park model units due to water consumption and how park models may winterized.
 - At the time of this open house the park model units were the prominent style of development for this community;
 - **Action item: Following the open house, the developer decided to abandoned park model units in favour of offering RV lots exclusively due to this concern.**

- Concerns about the number of people onsite including guests and associated noise, amount of campfires and traffic.
 - The developer will be writing condominium bylaws which will mitigate these concerns by providing regulations for noise levels and camp fire usage;
 - The development concept showed areas of environmental conservation and open green spaces which will act as a buffer between existing development to the south and the proposed BRR development;
 - Traffic concerns will be reviewed through a Traffic Impact Assessment which was not complete at the time of this open house;
 - **Action item: Developer is proposing a restrictive covenant regarding noise, campfires, removal of trees by future owners, etc.**
- Residents expressed concerns about how seasonal individuals become part of the community.
 - The developer will encourage future owners in this development to become members of the surrounding community;
 - Another resident in attendance at this open house happens to be a small business owner described how visitors to the Hubbles Lake RV Resort on the other end of the lake frequent the local greenhouse and thus contribute to the local economy.

After this meeting with local residents the developer decided to move away from park model units and exclusively offer RV lots. Another change to the plan based on concerns from the public was to implement a policy in which the services will be shut off through the winter months through the Condominium Bylaws.

Public Open House 2 – Wednesday February 8, 2012

Public notice was advertised in the Stony Plain Reporter/ Grove Examiner in the January 13, 2012 and January 20, 2012 issues, and letters were sent to local residents on January 17, 2012, both can be found in **Appendix A**.

An open house was held on February 8, 2012, where presentation boards were set-up around the Blueberry Community Hall and the developers (TRG Developments) along with their consultants (IBI Group) were on hand to discuss the project and answer any questions. Thirty (30) members of the public were on hand to gain information about the project. After an informal open house a brief presentation was made by the consultants who outlined the changes that have been made since the previous meeting and explain the project to those who were not at the previous meeting. The changes proposed are as follows:

- Abandoning park model lots in favour of exclusively offering RV lots;
- Developing a set of condominium by-laws, which will restrict the number of guests allowed on the site, limit the noise, campfires and most notably, limiting the operation of the services. Access to the lots will be permitted year-round, however water and sewer will be shut off and winterized during the offseason.

Following the brief presentation, those in attendance were invited to provide their feedback and ask any questions they had regarding this development, a list of some of these questions, comments, and responses are summarized below:

- Why not single family housing?
 - The previous application for this site received negative feedback and was declined at Council due to the permanent housing proposed;
 - Site configuration will be difficult to facilitate the minimum 2 acre lots that are required under the Country Residential (CR) Land Use;

- It was clear after the first open house that the majority of residents were opposed to any permanent style of development on this site, which is why even park models were removed;
- The developer went on to have further discussions with one of the residents, who posed this question and examined the issue further (correspondence included in Appendix E), upon investigation it remained clear that the BRR application is the best choice for this site, the community and the County.

A number of questions regarding servicing were raised specifically the water, sanitary and stormwater management.

- A presentation board (included in Appendix C), which referenced the AECOM Groundwater Well and Aquifer Assessment recommendations section showed that after testing in the area that this development will have ample water supply.
- A private water distribution system will provide potable water to the individual lots;
- A low pressure collection will collect the wastewater from the individual lots and transport it to the wastewater holding tanks located onsite. Trucks will transport the wastewater from the tanks to the Alberta Capital Region Wastewater Commission Sanitary Dump Station.
- Roadside swales will collect the stormwater run-off and transport it to the oil/grit separators which will treat the water before discharging it into Hubbles Lake.
- Environmental concerns were raised regarding tree preservation and modern initiatives including phytoremediation were suggested.
 - A landscape architect who is a resident of the area was in attendance and described the difficulty of getting these types of initiative approved in Alberta;
 - Trees will be retained as much as possible, and the developer will undertake replanting areas of the site.;
 - A restrictive covenant will be in place in order to keep future owners from cutting down the trees on their lot;
 - The development concept shows areas of environmental conservation between the shoreline of Hubbles Lake and edge of development;
 - An environmental setback is included around the pond;
 - Any future environmental concerns will be dealt with through the review of a biophysical assessment.
- Noise concerns due to an increased number of people on the site.
 - A presentation board showing the old campground on this site (Appendix C) reminded the residents that there were once 180 camp sites at Allan Beach with a majority packed around the pond, the new plan shall redistribute these densities throughout the site.
 - Condominium bylaws will be in place to enforce quiet times.
 - Fines will be implemented for those who violate these bylaws.
- Will owners be allowed to have pets onsite.
 - Pets will be allowed to a maximum number.
 - Dogs must be on a leash at all times and will not be allowed on the beach.
 - Fines will be implemented for owners in violation of any pet bylaw and can lose the privilege to have their pet at the resort.
- Will public access to the beach be maintained and will there be a lifeguard on the premises.
 - There will not be public day use, although the opportunity may be available for local residents to access the beach for an annual cost.

- No lifeguard will be onsite. The beach will have signage indicating that patrons may swim at their own risk.
 - The beach itself will fall under the Conservation District (PC) and be public lands. Anyone can get to the beach via the waterfront, but the access through the private resort is restricted.
- Concerns regarding motorized vehicles such as motorboats and snowmobiles.
 - There are no motorized boats permitted on Hubbles Lake.
 - Snowmobiles will not be permitted onsite and enforced through condominium bylaws.
- How will these condominium bylaws be enforced, and how will the developer be held to what was said at this open house?
 - Before purchasing a lot in this Bareland Condominium, potential owners will be made aware of the rules written by the developer to police noise, pets, etc.
 - A condominium corporation will be established in order to oversee the maintenance and security onsite, enforce the policies, and issue fines.
 - The promises made by the developer will become a matter of public record upon approval of this report.
- A concern regarding the minimum lot width were questioned under the Area Structure Plan.
 - The Glory Hills Area Structure Plan does not set any particular size limitations as it is a text document that simply guides development in the area.
 - The only amendment proposed to the Glory Hills Area Structure Plan will allow privately owned services exclusively for Bareland Recreational Resorts.
 - A minimum area was raised by a resident in attendance, but he was referring to the minimum size of 2 acres under Country Residential (CR), which is the current district in place.

APPENDIX E

PUBLIC CORRESPONDENCE

Phone Calls Received

January 24, 2012 - [REDACTED]

- Called prior to the first open house to gain information regarding access to the beach, water services, and seasonal use.

January 27, 2012 – [REDACTED]

- Missed original open house due to slow mail
- Will attend next meeting
- Favours seasonal use
- Concerned about water and sewage issues.

E-Mails Received

All e-mail correspondence is included on the following pages.