



CONCEPTUAL SCHEME

Section 12-53-7-W5M

Adopted by Parkland County Council: **DATE**

Trestle Creek Golf Resort



ACKNOWLEDGEMENT PAGE

Prepared on behalf of:

HR INVESTMENTS LTD.

Consulting Team:



WSP Project No.: 09M-00040-02

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Version 8

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Trestle Creek Golf Resort Water Park, Lazy River Run, and Beach Area (2019).
(Future Recreational Centre to be constructed at top-of-hill)

1. INTRODUCTION

1.1 Purpose

The purpose of this Conceptual Scheme is to guide the development of the remaining southeast quarter-section, previously unplanned, within the context of the entire Trestle Creek Golf Resort. The proposed additional development will consist of the expansion of the existing golf course and comprehensive trail system, and the addition of Resort Residential uses (as defined in this document), complemented by the development of a boutique hotel.

This Conceptual Scheme describes and rationalizes the components of Section 12-53-7-W5M, including how they relate to existing and future parcels, adjacent areas, access, servicing, and open spaces. Once adopted by County Council, this Conceptual Scheme will replace the previously approved administrative Outline Plan from 2010 and amended in 2014.

1.2 Background

This Conceptual Scheme is supported by the following technical reports and studies in Table 1.2.1 below, submitted under separate cover. Findings from these studies are discussed throughout Sections 3.0 to 7.0 of this document:

Date	Document	Author/Consultant	Consultant Job No.
Sept. 2009	Trestle Creek Golf Resort Biophysical Assessment 12-53-7-W5M	Stantec Consulting Ltd.	1102-18073
Dec. 2009	Stormwater Management Design Report (SW/NW/NE)	MMM Group	53-09-025-000
Feb. 2010	Trestle Creek Outline Plan	MMM Group	53-09-025-000
May 2010	Trestle Creek Golf and RV Resort Traffic Impact Assessment Final Report	Bunt & Associates	3326.01
Sept 2010	Reconnaissance Rare Plant Survey of a Portion of Section 12-53-7-W5M-Phase 1 RV Area	MMM Group Ltd	5309025.000.E09-REP-01
Jan. 2011	Preliminary Geotechnical Findings RR 70 South of Hwy 16	Shelby Engineering Ltd.	File 2-15,019
July 2014	Trestle Creek Golf Resort Outline Plan – Revised	MMM Group Ltd.	5309025-000
Sept. 2015	Geotechnical Investigation Trestle Creek Golf Resort – Phase 3 (Slope Stability units 227-248)	Shelby Engineering Ltd.	File 1-18,999
Dec. 2015	Preliminary Surfacing Design Recommendations – Trestle Creek Range Road 70 Upgrading	Shelby Engineering Ltd.	File 1-19-219
Jan. 2016	Site Evaluation and Surfacing Design- Range Road 70 Trestle Creek Phase 3	Shelby Engineering Ltd.	File 1-19219
Feb. 2017	Phase 1 Environmental Site Assessment	WSP	161-14942-00
Mar. 2017	Geotechnical Investigation Trestle Creek Golf Course & RV Park SE 12-53-7-W5M	Shelby Engineering Ltd.	File 1-19992
Aug. 2017	Trestle Creek Golf Resort – Hydrogeological Assessment In Support of Development Expansion into SE12-53-7-W5	WSP	09M-00040-02
Sept. 2017	Comprehensive Biophysical Assessment Report Trestle Creek Golf Course and RV Resort	WSP	09M-00040-02

	SE 12-53-07-W5		
Nov. 2017	Stormwater Management Design Report-Update	WSP	09M-00040-02
April 2018	Trestle Creek Golf and RV Resort Expansion Traffic Impact Assessment	WSP	09M-00040-02
July 2018	Public Engagement- Trestle Creek Resort-Summary	WSP	09M-00040-02
April 2019	2018 Annual Monitoring Program Summary Report Trestle Creek Golf Course and RV Resort	WSP	09M-00040-02

1.3 Location and Plan Boundaries

As shown on [Figure 1 – Location & Context Plan](#), the Trestle Creek Golf Resort is located within the western portion of Parkland County, approximately 6.4 km east of the Hamlet of Entwistle and Pembina River, 1.6 km south of Highway 16 (Yellowhead Highway) along Range Road 70. The Summer Village of Seba Beach and western shore of Wabamun Lake are located approximately 9.6 kilometres to the east. The Conceptual Scheme Area is legally described as Section 12, Township 53, Range 7, W5M (12-53-7-W5M), as shown on [Figure 2 – Conceptual Scheme Plan Area](#).

Trestle Creek Golf Resort is located at the confluence of Anderson Creek and Trestle Creek, which merge to become the headwaters of the Sturgeon River in NW-12-53-7-W5M. The Sturgeon River (260 km long) flows north and then east of the Resort through Isle Lake, Lac. Ste Anne, Big Lake and eventually enters into the North Saskatchewan River at a point about 35 km northeast of Edmonton near Gibbons Alberta.

To date (2020), five phases of RV/Park Model accommodation clusters have been developed within parts of the NE, NW and SW quarter sections in addition to the first eighteen holes of golf within the Conceptual Scheme Area, registered under Condominium Plan 112 2441. The remainder of the Conceptual Scheme Area is undeveloped; portions have been historically used for agricultural purposes, while other portions are mature tree stands. The lands surrounding the Resort, held by other private landowners, are predominantly used for extensive agriculture, ranching, and rural residences. See [Figure 3 – Aerial Photo](#), [Figure 4 – Development Drainage/Contour Plan](#), and [Figure 5 – Site Features and Constraints](#) for more information pertaining to the Plan area.

Policy 1.3.1 Policies contained within the Section 12-53-7-W5M (Trestle Creek Golf Resort) Conceptual Scheme shall apply to all lands within the Conceptual Scheme Area as shown on Figure 2 – Conceptual Scheme Plan Area.

Policy 1.3.2 The policies of this Plan shall not pertain to Plan 892 2182, Block 1. Should re-development of this separate rural residential parcel be considered in the future, amendments to this Conceptual Scheme shall be required.

1.4 Vision & Scope of the Conceptual Scheme

HR Investment Ltd.'s intention for the Trestle Creek Golf Resort (the Resort) is to build a four-season golf resort development consisting of a 27-hole golf course, complemented by various forms of Resort Residential accommodation development, boutique hotel development and various other recreational amenities. To date (2020), eighteen of the twenty-seven golf course holes, as well as 334 Recreational Unit (RV)/ Park Model Bareland Condominium Units, recreational amenities, and commercial services, have been developed under the 2010/2014 Outline Plan. A current air photo of the Resort is shown on [Figure 3 – Aerial Photo](#).

The Conceptual Scheme addresses the following key elements that, through policy, will guide development within the Conceptual Scheme Area. These elements include:

- i. A summary of applicable policies within provincial, regional and municipal policy frameworks related to the development of the Conceptual Scheme Area.
- ii. A baseline description and evaluation of existing land uses and developments within, and adjacent to,

the Conceptual Scheme Area, topography, vegetation, environmental sensitivities, utilities and transportation routes.

- iii. A description of the proposed development, including key objectives and policies regarding the proposed land uses, phasing, ecology and open space, infrastructure, servicing, and transportation.

1.5 Conceptual Scheme Objectives

The three (3) main objectives of the Conceptual Scheme are to:

1. Support the development of the Conceptual Scheme Area in a manner that augments the natural and rural setting of the Resort within Parkland County and the Edmonton Metropolitan Region.
2. Allow for the continued development of a comprehensively planned resort development offering four season recreation, accommodation, tourist, and convention facilities that is well integrated with the landscape.
3. Facilitate the development of destination recreational uses that will enhance the quality of life of the regional population and a larger tourist market.

1.6 Public Engagement

Engagement Plan:

WSP, on behalf of HR Investments, submitted a Public Engagement Plan respective to this Conceptual Scheme work, which was approved by the Director of Planning & Development Services on April 23, 2018 in accordance with the County's Public Engagement Policy. The engagement plan proposed an open house style, informal engagement where stakeholders were able to ask questions of the proponent. Comment forms were made available for written comment.

Identified Stakeholders:

Notification of the open house was distributed by mail to sixteen (16) adjacent landowners residing within one mile of the Resort, as well as relevant provincial and utility agencies. Additionally, the open house was advertised within the following community publications: Stony Plain Reporter (Friday, April 13, 2018), Drayton Valley Western Review (Tuesday April 17, 2018); and the Community Voice (Tuesday, April 17, 2018).

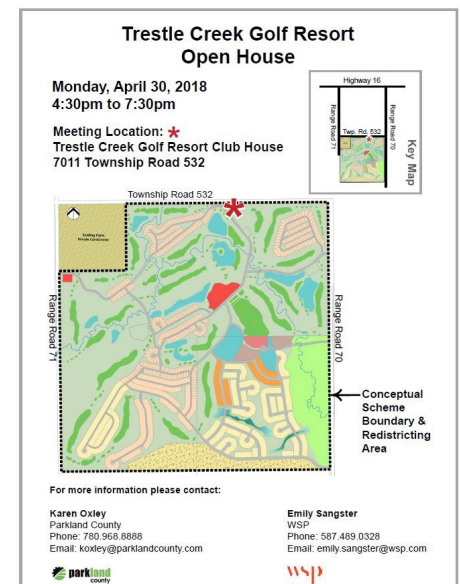
Open House Session:

HR Investment Ltd., WSP, and their contracted consultants hosted a public open house at Trestle Creek Golf Resort on April 30, 2018 from 4:30-7:30 pm, which consisted of a number of presentation boards for public review. Two (2) representatives from WSP, the developer, as well as three (3) administrative representatives of Parkland County were in attendance.

Results of Open House Sessions:

Twenty-five (25) people were recorded as attending the Open House. The general feedback recorded from the Open House included:

- WSP received one telephone call from a Resort unit owner on April 13, 2018 requesting further information on the proposed changes. This individual did not subsequently sign in at the Public Open House or provide additional comments.
- Ten (10) feedback forms were submitted, nine Resort unit owners and one from an adjacent resident.
- All forms received indicated general support for the proposed development, except for one submitted by a Resort unit owner who noted that the Resort is expanding to condos and chalets and thinks it is too big.
- One Resort unit owner noted the long-term plans remained true, and did not request any changes to the proposal.



Open House Notification

- One Resort resident commented verbally that they did not like the addition of home-based business to the proposed land use district.
- Some of the comments were inquiries about the timing of recreational and infrastructure facilities for the resort development. Inquiries related to when the sanitary treatment system will be installed and when the Club House and Recreation Centre will be built, which were answered at the Open House.
- On feedback forms, Resort unit owners noted that the following should be addressed in the development concept or land use district: enough washrooms, shower houses, waste disposal, recycling, waterpark capacity, and beach area capacity for 3,000 people.
- One Resort unit owner also raised concerns about traffic.

2. POLICY FRAMEWORK

2.1 Municipal Government Act (MGA)

The Municipal Government Act (MGA) provides Municipalities with discretion to require non-statutory plans such as this Conceptual Scheme. Section 653(4.4)(b) of the MGA states:

- i. A conceptual scheme adopted by the municipality that demonstrates a subdivision application to the future subdivision and development of adjacent areas, and
- ii. Has been referred to the persons to whom the subdivision authority must send a copy of the complete application for subdivision pursuant to the subdivision and development regulations.

Should Conceptual Schemes be required, they must be in compliance and alignment with higher-level statutory plans and minimum requirements of the MGA. To implement the provisions of this legislation, Parkland County has implemented direction for the completion of Conceptual Schemes through Policy 8.2.5 of Municipal Development Plan, Bylaw No. 2017-14. This Conceptual Scheme adheres to these minimum requirements.

Section 650 and 655 of the MGA allow the Council of a Municipality to impose conditions on development permits and subdivisions to construct or pay for the construction of Local Improvements required to support development. It is assumed that such conditions will be imposed on each phase of subdivision and/or new development as set out in this Conceptual Scheme.

Additionally, Section 664 of the MGA provides provisions for the protection of environmentally sensitive lands. In the case of Trestle Creek Golf Resort, as the lands to be protected are within a privately held bareland condominium plan an Environmental Reserve Easement (ERE) will be designated through land titles, this easement will remain under the ownership of Trestle Creek Golf Resort but will protect these lands from future development. Environmentally sensitive lands (see sections 4.3 and 5.4 of this document) consist of the creeks, drainage channels, wetlands, and their associated slopes, flood areas and protective setbacks. The use of an Environmental Reserve Easement in this instance is consistent with the provisions of Parkland County Policy C-PD015 – Dedication of Reserve and associated procedures. The Environmental Reserve Easement delineation area, as generally shown on [Figure 6 – Overall Concept Plan](#) shall be determined based on environmental studies that are to be updated at each phase of development, as applicable.

2.2 Edmonton Metropolitan Region Growth Plan Re-imagine. Plan. Build (October, 2017)

The Edmonton Metropolitan Region Board (EMRB) was created by the Government of Alberta to provide an integrated and strategic approach to planning future growth for the Edmonton Metropolitan Region. Under its Regional Evaluation Framework (REF), the EMRB reviews municipal statutory plans for its 13 member municipalities to ensure compliance with the Edmonton Metropolitan Region Growth Plan (Growth Plan). The Growth Plan, approved by the Province in October 2017, addresses six interconnected regional policy areas that relate to managing growth in the region:

- 1 Economic Competitiveness and Employment
- 2 Natural Living Systems
- 3 Communities and Housing
- 4 Integration of Land Use and Infrastructure
- 5 Transportation Systems
- 6 Agriculture

Parkland County is a member of the EMRB and this Conceptual Scheme Area lies within the Rural Area policy tier and is identified within an area designated as Natural Living System on Schedules 2 and 4 of the Growth Plan. Key Growth Plan objectives and policies that are relevant to the Conceptual Scheme Area include:

EMRB POLICY #	POLICY STATEMENT	DEMONSTRATED CONFORMANCE WITH POLICY
1.1.1(k)	Global economic competitiveness and diversification in the region will be promoted by: Identifying and promoting opportunities for tourism and recreation including planning and developing recreation corridors throughout and beyond the Region.	Trestle Creek Golf Resort provides opportunities for four season tourism and recreation in the Region. It will do so by providing outdoor recreational facilities and associated resort accommodation that will build on the region's natural assets and landscape.
2.1.1	Natural living systems of regional, provincial and federal significance identified on Schedule 4 will be conserved to maintain and enhance the Region's biodiversity.	Trestle Creek Golf Resort is located within a Provincial Environmentally Sensitive Area as defined on Schedule 4 of the Growth Plan. Despite this designation, the site was historically used as a cattle/bison ranch and grazing lands. Prior to development of the Resort these lands, creeks and other environmental features were heavily trampled and degraded. The Resort development has created improvements to the water and environmental health of the lands. Work undertaken to date have had a positive cumulative effect on the local watershed and the receiving waters of the Sturgeon River.
2.1.3	Conservation tools shall be used to minimize the loss and fragmentation of natural living systems through the implementation of the provincial Land-Use Framework and North Saskatchewan Regional Plan.	Trestle Creek Golf Resort development utilizes Conservation-by-Design principles in its site design and servicing that minimize fragmentation, promote re-naturalization of portions of the site following grazing impacts, and permit responsible future management of the site. It will do so by retaining and enhancing existing watercourses and wetlands with vegetative buffers, designing the site to incorporate continuous greenspace linkages and vegetation retention/restoration, and by retaining portions of the forested areas within individual lots (as much as practical in consideration of site grading, building footprints, and driveway access).
2.2.3	All development shall be required to comply with all applicable provincial and federal acts, regulations and guidelines with respect to water quality, flood plains and hazard management.	Trestle Creek Golf Resort development conforms to this policy through compliance with the relevant acts, regulations and guidelines. Existing/future approvals and permits are discussed further in this document.
2.4.2	<p>Development adjacent to provincially recognized and protected natural living systems, the Beaver Hills Biosphere, key wildlife and biodiversity zones, surface water bodies and watercourses identified on Schedule 4 will:</p> <ul style="list-style-type: none"> • Protect for and incorporate conservation buffers and linkages; and • Incorporate ecological design features to mitigate and minimize potential adverse impacts. 	Trestle Creek Golf Resort utilizes a design approach of natural buffer areas and continuous natural linkages within the development to preserve existing sensitive ecological features, such as, wetlands and the creek valley, within the ERE areas.
6.2.3	<p>In the rural area, the fragmentation and conversion of prime agricultural lands for non-agricultural uses outside the boundaries of urban communities may be considered for resource extraction uses, recreation corridors and development of major employment areas subject to meeting all of the following criteria:</p> <ul style="list-style-type: none"> • Lands proposed for development are located within a proposed statutory plan or statutory plan amendment; 	<p>Trestle Creek Golf Resort utilizes slightly less than one (1) section of land (~243 ha) and is buffered from adjacent agricultural lands by developed and undeveloped road allowances on three sides.</p> <p>The development is located primarily on organic soils with a portion of the south half section comprised of class 2 and 6 soils as identified within the Canadian Land Inventory and is not considered prime agricultural lands.</p> <p><i>Note: this policy direction is also reflected in section 4.1.2 and 4.2.3 of the County's Municipal Development Plan (Section 2.4 of this document)</i></p>

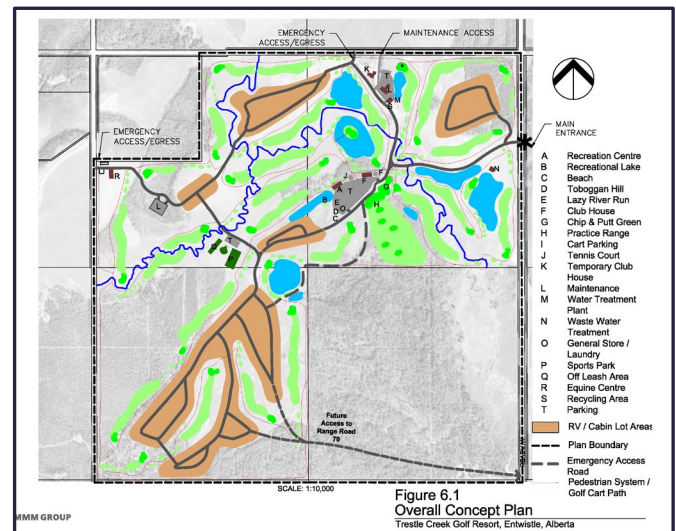
- An agriculture impact assessment has been completed to identify the potential adverse impacts of the proposed development on agricultural lands and existing agricultural operations on-site and off-site in the surrounding area; and
- Mitigation measures recommended through an agricultural impact assessment are incorporated in the planning and design of the proposed development to minimize potential adverse impacts on agricultural lands and active agricultural operations on-site and off-site in the surrounding area.

Policy 2.2.1 This Conceptual Scheme, and the land development it generates, shall conform to both the Municipal Government Act and Edmonton Metropolitan Region Growth Plan.

2.3 Non-Referral to the Edmonton Metropolitan Region Board (EMRB)

The existing Trestle Creek Golf Resort was developed following the approval by Parkland County of an Outline Plan in 2010 (revised 2014) for the Conceptual Scheme Area. This Outline Plan set out a vision for the development of a 27-hole golf course, RV/Park Model units, and associated resort amenities on the SW, NW, and NE quarter sections of the Conceptual Scheme area as shown to the right. These areas fall within the pre-existing BRR - Bareland Recreation District of the County's Land Use Bylaw. The SE quarter section which was included in the original Outline Plan Boundary was to remain undeveloped and maintain the AGG Agricultural General districting until additional planning and engineering work were completed.

The proposed Conceptual Scheme will replace the 2014, administratively approved Outline Plan in the County's planning framework. This Conceptual Scheme is intended to support the contiguous expansion and completion of the Resort by setting out a comprehensive vision for the SE quarter section in the context of the entire Resort. As a non-statutory plan, and notably as one that addresses the planning area of an existing plan, this Conceptual Scheme *does not* meet the Regional Evaluation Framework (REF) requirements for referral to EMRB.



2014 Trestle Creek Outline Plan - Concept

Policy 2.3.1 This Conceptual Scheme shall not require referral to the Edmonton Metropolitan Region Board (EMRB) as it is an amendment to an existing non-statutory Outline Plan which pre-dated the policies requiring referral to the EMRB and does not meet the Regional Evaluation Framework (REF) for referral.

2.4 Municipal Development Plan (MDP) Bylaw No: 2017-14

The purpose of Parkland County's Municipal Development Plan, One Parkland: Powerfully Connected is to "support the County's identity as a unique and diverse rural community by building a long-term and sustainable vision for

growth” (MDP, page 5). It provides policy guidance for Parkland County statutory and non-statutory plans and related bylaws over a 30-year planning horizon. It is aligned with the EMRB Growth Plan and was prepared to meet the requirements of the MGA. The community vision set out in the MDP is as follows:

“Parkland County will steward our natural environment and foster a sustainable and diverse economy while maintaining our rural character. We will be innovative and creative in growing a healthy community that provides equitable opportunities for all, and we will celebrate our heritage and culture.”

The MDP policies, to achieve this vision, are guided by five community pillars that were adopted by Council in April 2016: Land Use, Natural Environment, Economy, Community and Governance. The plan sets out an additional focus on Rural Sustainability, which influences policy development in all five of the pillars. This Conceptual Scheme shall further implement these pillars.

The initial planning for the Trestle Creek Golf Resort pre-dated the EMRB and MDP requirements for an Area Structure Plan, and the planning was done by way of a non-statutory Outline Plan. This proposed Conceptual Scheme is an amendment to that existing Outline Plan, and therefore not subject to establishing an Area Structure Plan. The amended Conceptual Scheme for Trestle Creek Golf Resort proposes a unique development within the County and one that was not directly anticipated by the MDP, however this document addresses the planning and policy requirements of the MDP. This Conceptual Scheme lies within the following MDP policy areas and must comply with all relevant policies:

- Environmentally Significant Area (Figure 5 – Site Features and Constraints) and contains wetlands (Figure 6);
- Rural Agriculture Area identified in the Development Concept (Figure 7) and Prime Agriculture Area West (Figure 9);
- Wabamun/Pembina Prime Recreation and Tourism Area (Figure 11);
- High Priority Landscape (Figure 14).

The following is a review of the key policies of the MDP as they relate to the proposed development:

POLICY #	POLICY STATEMENT	DEMONSTRATED CONFORMANCE WITH POLICY
4.1.1 (a) Right to Farm	Agriculture shall have precedence over other land uses in the Rural Agricultural Area in accordance with the <i>Agricultural Operation Practices Act</i> .	While not an agricultural use, the proposed development is expected to have minimal impacts on adjacent agricultural uses, as it includes adequate buffers from nearby agricultural operations and has low potential to be affected by odours, dust and noise from agricultural activities on adjacent lands.
4.1.2 Conservation of High Capability Farmland	The conversion of high capability agricultural lands to non-agricultural uses should be minimized to support continued agricultural production.	The Conceptual Scheme includes initiatives to restore previously degraded grazing land and watercourses on the property and to maintain on-site and downstream water quality. The pre-existing conditions of the land were heavily degraded with largely organic soils and some areas of class 2 and 6 soils in the south half of the section. These soils are not considered prime agricultural lands within the Canadian Land Inventory and are not considered prime agricultural lands.
4.1.5 Growth Management	<p>The location and design of subdivision and development within the Rural Agricultural Area should minimize both the fragmentation of agricultural lands and the impact of development on County Road infrastructure to the satisfaction of the County.</p> <p>a. New subdivisions should be clustered together and directed to the least agriculturally productive site on the quarter section wherever possible.</p> <p>b. Non-agricultural activities are encouraged to locate in hamlets and employment areas whenever possible. When this is not possible, non-agricultural activities should locate on land with lower capability soils and soil characteristics and where</p>	The proposed development minimizes fragmentation of agricultural lands as it is an approved, large-scale resort development occupying most of a section of land. No new County roads and minimal future intersection modifications are required. Bareland accommodation units are to be developed in clusters and are not displacing agriculturally productive activities. It meets the intent of the MDP policies due to its location in an area identified for tourism in the MDP, where transportation and infrastructure needs can be met within the context of a larger agricultural area.

transportation and infrastructure needs can be met.

**4.2.3(a)
Prime
Agriculture Area
– West**

Subdivisions for non-agriculture developments should be limited in the Prime Agriculture Area West.

The Resort is existing, and occupies most of a section of land and therefore retains a land-use pattern based on large land holdings. Although this type of development and land use is to be limited in this policy area, the purpose of this Conceptual Scheme is to allow expansion of this development in a contiguous manner in support of tourism-related development policies as set out in Section 8 of the MDP.

**7.1.4 (b)
High Priority
Landscapes and
Environmentally
Sensitive Areas**

New residential development in Rural Agricultural Areas shall have regard for provincial and municipally designated ESAs. A Biophysical Impact Assessment process shall be required as part of any Conceptual Scheme ... where the proposed development is located within or adjacent to an Environmentally Significant Area, High Priority Landscape, watercourse, wetland or waterbody.

The proposed development has been subject to a Comprehensive Biophysical Impact Assessment as discussed in Section 4.3 of this Conceptual Scheme. The recommendations from this study have been considered in the Resort's land use plan and will be further implemented through the policies of this Conceptual Scheme.

**8.1.1
Supporting
Recreation and
Tourism
Development**

- a. The County encourages enjoyment of its many environmental assets through resort, tourism and recreation development that is sensitive to its environmental context.
- b. Recreation and Tourism development should benefit residents of all ages and abilities and be located in close proximity to transportation networks.

Trestle Creek Golf Resort demonstrates sensitivity to its environmental context, its proximity to Highway 16, and includes environmental site design features (including the retention of several existing tree stands and riparian areas, as well as Conservation Subdivision Design elements) to minimize impacts on the natural environment and surrounding land uses.

**8.1.6 (a)
Providing a
Local Benefit**

Recreation and resort development should provide a local and regional societal community and/or employment benefit.

Trestle Creek Golf Resort provides employment opportunities for local residents in the Resort's maintenance and operation. With the growth of the Resort and diversification of services, additional local employment opportunities will be provided.

**8.1.10
Subdivision and
Development
Requirements
for Tourism and
Recreation
Developments**

- a. Recreation and Tourism developments must be sensitive to its environmental and agricultural context.
- b. Recreation and Tourism developments shall be located in the Rural Agriculture Area and Prime Recreation and Tourism areas as identified in the MDP.
- e. Developments on more than 4 subdivided lots are considered Seasonal Resort Development and shall comply with MDP Policy 8.2.5 and all other applicable MDP policies.
- f. New Recreation and Tourism developments in High Priority Landscapes must:
 - i. Consider design principles in site planning and building location; and
 - ii. Adhere to and meet all MDP policies and requirement for development in High Priority Landscapes prior to subdivision and development occurring.

The Trestle Creek Golf Resort development demonstrates alignment with Policy 8.1.10 by:

- Employing a Conservation-by-Design approach to development.
- Being located in a rural agricultural area.
- Demonstrated compliance with Policy 8.2.5.
- Adherence to the various policies regarding protection of High Priority Landscapes.

<p>8.2.1 Prime Recreation and Tourism Areas</p>	<p>a. Significant public and private investment in recreation and tourism development, not located within the County's hamlets, should generally be directed to Prime Recreation and Tourism Areas.</p> <p>b. Future recreation and tourism developments shall be appropriately serviced based on their use and intensity.</p>	<p>The Resort is located within the Wabamun/Pembina Prime Recreation and Tourism Area. As such, a Resort development is an appropriate use in this area.</p> <p>The water/wastewater treatment and distribution systems on-site are privately owned, operated, and maintained by a condominium corporation.</p>
<p>8.2.2(a) Prime Recreation and Tourism Area – Wabamun / Pembina</p>	<p>Campgrounds, boating services, river tubing, pedestrian trails and parks, restaurants and hospitality uses, as well as other recreation and tourism supportive uses, are encouraged to locate in Prime Recreation and Tourism Area– Wabamun / Pembina.</p>	<p>The proposed development includes several of the specified uses, including campgrounds, pedestrian trails, hospitality uses, and other recreation and tourism supported uses, within the identified policy area.</p>
<p>8.2.5 Seasonal Resort Development</p>	<p>a. Seasonal Resort Developments (SRD's) provide recreational opportunities within the County to residents and visitors. SRD are multi-parcel subdivisions that are seasonal in nature with non-permanent accommodation.</p> <p>b. New SRD have levels of infrastructure which meet the requirements of municipal and provincial standards and regulations and limit the resort to seasonal use.</p> <p>c. New SRD must be sensitive to its local context and must be located:</p> <ol style="list-style-type: none"> i. within a Prime Recreation and Tourism Area; ii. within, or redistricted to, a recreational district; iii. where adequately supported by infrastructure, community services, and transportation networks; and iv. near or adjacent to a local or regional amenity. <p>d. The County may require a developer to complete technical studies to determine potential impacts to adjacent waterbodies and watersheds where the development is proposed on or near water features.</p> <p>e. New SRD must comply with all federal or provincial regulation pertaining to waterbodies.</p> <p>f. New SRD shall have regard to provincial or municipally designated ESAs. A Biophysical Impact Assessment process shall be required as part of any Conceptual Scheme or redesignation application.</p>	<p>The proposed development is intended to provide four-seasonal recreational activities; the MDP does not limit the seasons for which a resort can offer recreational opportunities and accommodation. The proposed infrastructure is consistent with municipal and provincial policies and, in consultation with the County, is being provided at a capacity to match the projected use in each season. The development is located within appropriate MDP policy areas and districts, is serviced by appropriate transportation networks, and relies on Trestle Creek as a regional amenity for its recreational value. Technical studies and a Biophysical Impact Assessment process have been completed to identify any impacts to waterbodies, and the development complies with associated regulations, as detailed further in Section 4.3 of this Conceptual Scheme. This Conceptual Scheme does not propose new development within riparian areas.</p>
<p>10.1.1(c) Healthy Ecosystems</p>	<p>i. Planning and development projects initiated by the County or private developers that require municipal approvals will be required to undertake the following technical assessments related to the environment as requested or required by the County:</p> <p>ii. a Geotechnical Assessment to determine slope stability where unstable terrain or</p>	<p>Slope assessments for areas where grades in excess of 15% or unstable or steep slopes are suspected will be completed and submitted with the applications for each phase of subdivision/bareland condominium as required.</p>

steep slopes (>15%) may be present.

10.1.2 High Priority Landscapes

- a. High Priority Landscapes are environmentally significant areas that require a careful approach to development. Developments in these areas should address the following, to the satisfaction of the County:
 - i. Integration with large natural ecosystem complexes and critical wildlife corridor linkages, as identified in the County's Environmental Conservation Master Plan. Development proposals that may impact these systems should consider and integrate these landscape features as part of development projects;
 - ii. Preservation of surface and ground water interactions and connectivity; and
 - iii. Cumulative effects at the watershed and broader landscape scale.
- b. A Desktop or Comprehensive Biophysical Assessment process, as outlined in Appendix 2: Requirements for Technical Reports & Studies, shall be undertaken when multi-parcel developments are proposed within High Priority Landscapes.

The technical studies required by the MDP have been conducted and submitted as technical background to this Conceptual Scheme. Mitigation strategies are further discussed in this document.

The most sensitive areas of the site are the two creeks and large wetland complexes in the SE corner of the Resort which have been protected through ERE designation.

As noted previously, the pre-existing conditions associated with the current development was a heavily degraded landscape associated with an intensive cattle/bison ranch. Animals were allowed full access to all waterbodies (including the noted creeks) located within the north half and SW quarter of the section. This previous land use resulted in an unhealthy local watershed, impacted watercourses and downstream water quality issues. The current development has undertaken creek rehabilitation (removal of manure and recontouring to remove pugging and compaction), enhancements (creek deepening) and post development protection (buffering) that now provide greater fish and, waterfowl habitat. The change in land use also removed the primary issue with water quality noted (excessive manure deposition within and near the watercourses). The local watershed associated with the development now includes appropriate pre-treatment of collected stormwater and the mindful use of herbicides and chemicals. Data collected as part of the ongoing surficial water quality monitoring program suggests that the water quality is far superior now that during pre-existing conditions. This has resulted in a positive cumulative effect on water quality within the local watershed and for the receiving waters of Isle Lake.

The protection of the local and regional watershed will continue within the SE quarter through the:

- Mindful retention and protection (pollution buffering) of the sensitive drainage features, select wetlands and additional portions of the watercourse that initiates in the northwest portion of the existing development
- Development that considers and retains the local topography
- Pre-treatment of all collected storm run off prior to discharge.

Some upland habitat fragmentation cannot be avoided due to the nature of development. However, vegetation removal will be done selectively based on principles of conservation by design. It is anticipated that the current and proposed land use will not have a negative cumulative effect on regional wildlife movement, since large tracts of contiguous upland forested areas are present to the west, southwest and suitably-sized 'habitat patches/stepping stones' are present to the east. The current development does not appear to have significant impact on general wildlife use of the developed areas, as ungulates are regularly observed within the golf course and enough native vegetation remains/has been planted to maintain avian use.

It is anticipated wildlife use will be negatively impacted on the short term (during construction activities), but that general wildlife will quickly habituate to the local landscape changes proposed.

11.2.4 Fire Protective Services	<p>c. Where a proposed ... major development is identified within a high-risk wildfire area, the development is required to indicate how FireSmart principles will be implemented.</p> <p>d. The County may require a wildfire protection plan for proposed ... major developments.</p>	<p>Policies within Section 7.4 of this Conceptual Plan set out the direction that a FireSmart program will be developed for the Resort in consultation between Parkland County Fire Services. Fire protection and prevention plans have been included within the Development Agreements for each phase of development.</p>
11.2.5 Consideration for Protective Services	<p>a. Conceptual Schemes must identify how protective services for the proposed development will be provided.</p>	<p>Section 7.4 of the Conceptual Plan outlines how protective services for the Resort will be provided.</p>

Policy 2.4.1 All development within Trestle Creek Golf Resort, as envisioned within this Conceptual Scheme, shall comply with all applicable Parkland County Statutory Plans and Policies.

2.5 Parkland County Environmental Conservation Master Plan (ECMP)

The Parkland County Environmental Conservation Master Plan (ECMP), prepared in 2014 to inform the Municipal Development Plan update, uses a landscape ecology approach to identify Environmentally Significant Areas (ESAs) within the County. It presents summaries of each identified ESA, as well as Beneficial Management Practices to inform conservation and development activities.

The Trestle Creek Golf Resort lies entirely within the regionally significant *Sturgeon River Headwaters ESA* identified in the ECMP. This ESA consists of a network of wetland and riparian areas that may be important to maintaining flows within the Sturgeon River. A high proportion of these wetland areas, many of which, are in the vicinity of the Conceptual Scheme area, were rated excellent for biodiversity value, ecological function, and hydrologic function in the Parkland County Wetland Inventory and Historical Loss Assessment (2016). Rare plants are present within the ESA, and the area has the potential for erosion risk and groundwater contamination.

Recommended planning strategies relevant to the proposed development include:

- Further development of the area should avoid highly erodible steep slopes and wet areas that would require further drainage or ground cover conversion.
- Vehicular access to the ESA should be limited, as it has historically led to habitat destruction.

Planning for the build out of Trestle Creek Resort has utilized Conservation-by-Design principles by proposing clustered accommodation development. Additionally, slopes adjacent to the creek valleys have been set aside as undevelopable in the ERE area. Vehicular access within the proposed development will be confined to a limited number of creek crossings and internal paved roadways. Recreational activities within the development will focus on non-motorized activities within greenspace and natural areas.

It is noted that, while the ECMP had not been prepared at the time of the 2009 Biophysical Assessment or specifically included in the 2010 or 2014 Outline Plan approval process, the existing development has been carried out in a manner consistent with the recommended planning strategies.

Policy 2.5.1 All development within the Trestle Creek Golf Resort shall have regard for the provisions outlined in the Parkland County Environmental Conservation Master Plan (ECMP).

Policy 2.5.2 Environmental features that require protection shall be preserved through various tools including, but not limited to, Environmental Reserve Easements. Specific tools of conservation shall be determined with each phase of development in accordance with Alberta Land Titles and this Conceptual Scheme.

2.6 Land Use Bylaw (LUB)

The Parkland County Land Use Bylaw (LUB), Bylaw 2017-18, is a document that establishes regulations for the use of land and buildings in Parkland County. Currently, SW, NE, and part of NW-12 53-7-5 excluding Lot 1, Plan 892 2182 are within the BRR- Bareland Recreational Resort District, while Plan 892 1182, Lot 1 and SE-12 53-7-5 remain under the AGG - Agricultural General District. All lands that lie within the boundaries of the existing Outline Plan, are maintained in this Conceptual Scheme. However, neither the BRR nor AGG districts are appropriate for the future development of the Resort proposed by this Conceptual Scheme.

The intent of the Conceptual Scheme is to set out a comprehensive development framework for the full Conceptual Scheme area, including the existing resort development and its proposed expansion into the southeast quarter section. Therefore, this Conceptual Scheme is complemented by a separate application to amend the Land Use Bylaw to create a new specialized land use district that will apply to the entire Trestle Creek Golf Resort and support all development on the site.

The current Bareland Recreational Resort (BRR) Land Use District does not accommodate the buildout vision of Trestle Creek Golf Resort as it limits accommodation development to RV/Park Models only. At build-out, Trestle Creek Resort will also include Resort Residential accommodation in single detached, duplex, row housing and apartment built forms, as well as convenience retail and other hospitality services such as a boutique hotel to be located within commercial areas of the Resort, which are not currently considered in the BRR District. Therefore, a new Land Use District is being proposed to complement this Conceptual Scheme to be known as the TCD – Trestle Creek District. The new district will be legislatively applied to both the existing BRR lands and the southeast quarter AGG districted lands; Plan 892 2182, Lot 1 will remain districted AGG – Agricultural General.

The proposed TCD - Trestle Creek Recreational Resort District is intended to be a site-specific single district which incorporates three (3) primary uses: (1) Resort Residential, (2) Commercial which would include the boutique hotel and convention type services, and (3) Recreational which encompass a majority of the resort including the golf course, trails and other open spaces and amenities.

Policy 2.6.1 This Conceptual Scheme shall be processed concurrently with proposed Land Use Bylaw amendment(s) for a new specialized land use district that shall establish land uses, appropriate building setbacks and development regulations consistent with the intent of this Conceptual Scheme.

Policy 2.6.2 The entirety of Section 12-53-7-W5M, excluding Lot 1, Plan 892 1182, shall be re-districted by Council to the proposed TCD – Trestle Creek District.

3. SITE CONTEXT

3.1 Legal Description and Ownership

The Conceptual Scheme Area consists of a full section of land (12-53-7-W5M). Except Lot 1, Plan 892 2182, all land is held by HR Investments Ltd. The boundary of the Conceptual Scheme Area is shown on Figure 2 – Conceptual Scheme Plan Area and Figure 3 – Aerial Photo. The legal description and area of each parcel are listed in the table below:

LEGAL DESCRIPTION	OWNER	AREA (HECTARES)	AREA (ACRES)
Lot 1, Plan 892 2182	Private	16.1	36.8
NW 12-53-7-5	HR Investments Ltd.	48.1	119.4
NE 12-53-7-5	HR Investments Ltd.	63.9	158.9
SW 12-53-7-5	HR Investments Ltd.	64.7	159.9
SE 12-53-7-5	HR Investments Ltd.	64.3	158.6
	TOTAL	257.1	633.6

3.2 Adjacent Land Uses

The land uses surrounding the Conceptual Scheme area are primarily extensive agriculture or have been left in their natural state due to the topography, low agricultural value and environmental reasons. The Resort is located within 800 meters of Crown (Province of Alberta) land, including the Jack Pine Provincial Grazing Reserve, which is located one quarter section southeast of the Conceptual Scheme Area.

All lands adjacent to the Conceptual Scheme area are districted within the AGG - Agricultural General District under the Land Use Bylaw.

Policy 3.2.1 Development of Trestle Creek Golf Resort shall have regard for the rural and environmentally sensitive adjacent AGG – Agricultural General Districted lands, including nearby Crown owned lands and the Jack Pine Grazing Reserve lands.

3.3 Site Conditions

To date five of the eight planned RV/Park Model accommodation clusters have been developed. Additionally, eighteen of the twenty-seven proposed golf course holes have been developed as per the provisions of the 2014 Outline Plan. Supporting development includes a single family dwelling, which has been converted into a temporary clubhouse and restaurant, a water park and beach area and communal bathroom facilities. All servicing is communal and privately owned, maintained and operated by the Condominium Corporation. Lot 1, Plan 892 2182 has been developed as a rural agricultural acreage with private on-site services, and further development on this site is not known and is not subject to the policies of this Conceptual Scheme with the exception of Policy 1.3.2.

Item:	File #	Name:	# of Bareland Units	Development Agreement or Permit Date
Development Permit	09-D-253	18 hole golf course and renovation of residence to a temporary club house	NA	Development Permit Issued November 12, 2009
Development Permit	10-D-085	Tree removal NE-12-53-7-W5M	N/A	Development Permit Issued April 21, 2010
Bareland Condominium	2010-S-042	Trestle Creek Phase 1	89	April 4, 2011
Bareland Condominium	2013-S-027	Trestle Creek Phase 2	87	October 3, 2013
Bareland Condominium	2014-S-022	Trestle Creek Phase 3	20	September 5, 2014
Bareland Condominium	2015-S-027	Trestle Creek Phase 4	71	October 28, 2015

Bareland Condominium	2017-S-039	Trestle Creek Phase 5	67	July 16, 2018
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3.4 Oil and Gas Infrastructure

Condominium Plan 112 2441, Unit C is a single bareland unit in the center of the SW quarter section within the Conceptual Scheme Area. This bareland unit houses a reclaimed oil/gas well bore (License No. 0113802) (see Figure 5 – Site Features and Constraints). This Unit was registered with a restrictive covenant against title notifying current/future landowners of the well bore and requirement to meet current Alberta Energy Regulator surface setbacks. There are no other active, abandoned or reclaimed oil or gas wells or pipelines located within or immediately adjacent to the Conceptual Scheme Area.

Policy 3.4.1 Future development in proximity to abandoned oil/gas well bores shall adhere to the policies and requirements established by the Alberta Energy Regulator.

3.5 Historical Uses of the Site

The land, now under ownership of HR Investments Ltd. was historically used as an intensive grazing area for cattle and bison. No areas of the Conceptual Scheme Area, nor immediately adjacent lands, are identified by the Province as a Historic Resource and are not identified in the Historic Resource Inventory. A Historic Resource Clearance was not obtained for the previous Outline Plan, therefore Historic Resource Clearance must be obtained for all lands within the Resort to ensure compliance with the Provincial Historical Resources Act prior to further development, including lands in the southeast quarter section.

Policy 3.5.1 A Historic Resource Clearance shall be obtained from the Alberta Ministry of Culture, Multiculturalism, and Status of Women, for the Conceptual Scheme area to ensure compliance with the Historical Resources Act, and provided to Parkland County for record purposes.

Policy 3.5.2 Should any historical resources be encountered during construction of the Resort, Alberta Ministry of Culture, Multiculturalism, and Status of Women and Parkland County shall be contacted immediately.

4. PHYSICAL SITE FEATURES

4.1 Topography and Drainage

The Conceptual Scheme Area has rolling topography and the undeveloped portions in the SE quarter section are largely forested, with existing wetland areas. The area is undulating and drains towards the creek branches that flow northwards across the site. Overall elevations of the Conceptual Scheme Area range from 794.0 m to 740.0 m A.S.L., however, the majority of the Conceptual Scheme Area ranges from 740.0 –750.0 m (Figure 4 - Development Drainage and Contour Plan).

Policy 4.1.1 The planning and development of Trestle Creek Golf Resort shall take into consideration the natural topography and drainage patterns in order to minimize the need for filling and grading of the development area(s) and building sites.

4.2 Geotechnical and Hydrology

Shelby Engineering provided a Geotechnical Investigation dated March 17, 2017 for the proposed expansion of the Resort into the SE quarter section and noted the following:

- General stratigraphy was comprised of surficial fill and/or organics underlain by clay and/or clay till.
- Fill generally comprised surficial granular pavement structure (sand and gravel underlain by clay). The Clay fill was generally described as silty and medium to high plastic with variable organic content.
- Peat that was encountered was generally described as fibrous and loose.
- Native clay was encountered between the organics or interbedded with clay till. The clay is silty and described as generally high plastic with zones of medium plasticity. The consistency of the clay ranges from firm to very stiff.
- Some areas of the site, most notably near the wetlands and the creek, were identified to contain high shallow water table conditions.

Policy 4.2.1 Prior to each phase of subdivision or development within the south east quarter section, a site-specific geotechnical analysis shall be prepared by the Developer to confirm subsurface conditions for development and construction.

4.3 Vegetation, Fish Habitat and Wildlife

Prior to development, Section 12 was covered in natural vegetation and is located within an environmentally significant area. The undeveloped SE quarter section of the Conceptual Scheme Area consists mainly of mature tree stands, as well as wetlands and riparian areas along Trestle Creek in the eastern portion of the site. Major site features and constraints for the entire Resort are shown on Figure 5- Site Features and Constraints.

Due to the nature of development, a physical alteration of the local landscape cannot be avoided; through the change in land use, the contiguous natural vegetative assemblages will be partially disturbed to construct the proposed accommodation clusters and associated infrastructure. This will lead to an alteration to the local hydrology, local fragmentation, and immediate habitat loss for wildlife. However, through careful planning and design, the proposed development strives to limit the cumulative impacts to the watershed and associated landscape at a regional scale. The local impacts of this development will be minimized through the following:

- Retention of the creek and associated riparian fringe and drainage features to maintain the greater health and functionality of lotic system. The retention and protection of these key features represents approximately 35 ha within the Plan area.
- Construction of naturalized storm water management facilities that will treat collected runoff to prevent deleterious introductions to the natural system and attenuate the release to maintain pre-development flows in accordance to the requirements of Alberta Environment and Parks and the County's Engineering Design Standards.

- Vegetation removal will be selective, only occurring to install storm water management, the road network proposed and building pockets within each lot to provide for the house footprint and access to the local roadway.

This parcel of land will be incorporated into an ongoing development, which has already enacted positive cumulative changes in the watershed by:

- The restoration and enhancement of the watercourses meandering through the development
- Construction of several naturalized permanent water bodies that promote pre-treatment of collected stormwater
- Increasing the local waterfowl habitat in the general area
- Maintaining ungulate movement transparency through minimal use of fencing, use of existing topography, the retention/enhancement of natural features (e.g. retained treed clusters, inclusion of exterior windrows), and the construction of naturalized features that now promote habitat use
- Undertaking surface water quality monitoring annually as part of operation and maintenance to ensure at or greater water quality prior to discharge to the creek.

Biophysical Assessment – Stantec (2009) (SW, NW, NE quarters (excluding Lot 1, Plan 892 2182)):

The 2009 Biophysical Assessment identified a number of bio-diverse and sensitive areas within the Conceptual Scheme Area, including the potential for some rare plant species. The development that has taken place to date was designed around areas that are sensitive or suspected of containing rare plant species, including tree stands and wetland areas. The golf course and resort have also benefitted from substantial tree plantings that are intended to enhance reclaimed pasture areas.

A fish habitat assessment was conducted by Stantec in 2009 for both Trestle and Anderson Creeks. The assessment determined that the creeks serve as habitat to a few species of fish, and makes recommendations for mitigation measures and creek enhancements to ensure that the creeks remain protected during and post-development.

Biophysical Assessment – WSP - 2017 (SE quarter):

The 2017 Biophysical Assessment identified high plant, bird and animal species diversity and connectivity throughout the SE quarter. The assessment also determined that Trestle Creek serves as habitat for several species of fish. All natural features assessed within the SE quarter section were assigned either high or moderate priority for retention. Recommended mitigation and conservation measures include:

- Conservation-by-Design principles to avoid and protect sensitive environmental features, while maintaining existing drainage patterns;
- Environmental Reserve Easement areas delineated within the Conceptual Scheme Area help to maintain the integrity of the identified ecological network;
- Naturalized stormwater management facilities be used to treat runoff from developed areas; and
- Landscaping to include the use of native soils and plantings whenever possible.

The proposed development will continue to protect against environmental degradation, by utilizing natural vegetative and/or landscaped buffers, and site design to protect the existing creek and wetlands. This will be augmented by the treatment of stormwater as per Alberta Environment and Parks requirements.

Policy 4.3.1 The recommendations set forth in the Stantec Biophysical Assessment (2009) and the WSP Biophysical Assessment (2017) shall be implemented throughout the Conceptual Scheme Area to mitigate environmental impacts.

Policy 4.3.2 Applicable provincial and federal environmental approvals/notifications shall be completed prior to any road upgrades or outfall construction for any impacted lands within the Conceptual Scheme Area, in accordance with provincial and federal approvals.

4.4 Environmental Considerations

The Phase 1 Environmental Site Assessment (2010) completed for the NW, NE and SW quarters did not identify any potential environmental concerns. The Phase 1 Environmental Site Assessment (2017) for the SE quarter identified two areas of potential environmental concern (APECs): one associated with inoperable vehicle storage in the SE portion of the site; and one associated with machinery and vehicle storage in the centre of the Conceptual Scheme Area. As both APECs were determined to be low risk, no further investigation or action is deemed required.

Surface Water Quality:

Development has been integrated with existing wetlands and the creek valley, to preserve surface water features and connectivity that were identified in the ECMP. Further discussion on the development's compatibility with the recommendations of the ECMP, are set out in Section 5.4 of this document. In addition, mitigation methods ensure that large tracts of contiguous upland areas remain proximal to the proposed development and portions of the pre-development hydrological system will be retained. Additionally, all of the collected stormwater will be treated prior to discharge, subject to Alberta Environment and Parks approvals.

It is noted that aspects of the current development may have improved surface water quality. Prior to Resort development, the creeks were filled with manure and the bed and bank was heavily modified through pugging and compaction. The creek bed and banks within this area were deepened, the detrimental effects from cattle/bison use were remediated and the overall creeks were rehabilitated to a healthier lotic system.

Annual water quality monitoring is being conducted in accordance with the terms and conditions of Water Act Approval No: 00266823-00-00. Based on the water quality data to date, there is no indication that the golf course is affecting the downstream surface water quality. It is anticipated this will not change with the build-out of the Resort.

Policy 4.4.1 Pertaining to interactions with the watercourse and surface water quality, the Trestle Creek Golf Resort shall continue to monitor and adhere to any applicable Provincial (i.e. the Water Act, the Code of Practice for Watercourse Crossings, The Environmental Protection and Enhancement Act, The Public Lands Act, etc.), and Federal (The Fisheries Act, etc.) regulatory requirements, permits, and/or approvals for any watercourse / drainage crossings.

Policy 4.4.2 Trestle Creek Golf Resort shall forward all water quality monitoring reports required to be submitted to Alberta Environment and Parks to Parkland County for record purposes.

4.5 Existing Transportation Network and Access

External Access to the Trestle Creek Golf Resort:

The Conceptual Scheme Area is located 1.6 km south of Highway 16 and is serviced on three (3) sides by road allowances with two (2) primary accesses and three (3) secondary and/or maintenance access points (Figure 6-Overall Concept Plan). The current condition of these roads at the time of this Conceptual Scheme are as follows:

Road/Intersection	Portion of Road described	Class	Existing Condition 2020
Highway 16 & Range Road 70 Intersection	N/A	N/A	Simple intersection treatment of a 4-lane divided highway without any auxiliary lanes
Range Road 70	Highway 16 Intersection to north (main) Resort Entrance.	Minor Collector	Asphalt and Concrete Pavement (ACP) – 8 meter surface width
Range Road 70	North Resort Entrance to south boundary of the Conceptual Scheme Area	Minor Collector	Gravel
Township Road 532	Range Road 70 to	Local	Gravel

	Range Road 71		
Range Road 71	Highway 16 to Resort access point	Local	Gravel
Range Road 71	South of Resort access point	Local	Undeveloped

Trestle Creek Golf Resort Internal Road Network:

The internal road network provides linkages between different accommodation clusters or phases of development. Each phase shall have a minimum of two (2) planned access points for emergency purposes. These roads shall remain privately owned and maintained by the Condominium Corporation, however must be constructed to Parkland County's minimum standards for emergency access.

Policy 4.5.1 The Conceptual Scheme area is located 1.6 km south of Highway 16 and is therefore not subject to referral to Alberta Transportation under the Subdivision & Development Regulations. However, due to the traffic volumes estimated to be stimulated by Trestle Creek Golf Resort at build-out, all Subdivision and major Development Permit applications shall be referred to Alberta Transportation by Parkland County for information purposes.

4.6 Infrastructure and Site Servicing

Potable Water Infrastructure:

Domestic water is, and will continue to be, provided by a licensed water well, a communal reservoir, water treatment plant, pump house, and/or a piped distribution system. The Developer and/or Condominium Corporation has assumed full responsibility for the construction, maintenance and operation of this private system, including the appropriate monitoring. The private on-site water system is operated in accordance with required approvals issued by Alberta Environment and Parks (AEP). Parkland County shall not be responsible or liable in any manner whatsoever for any defects or deficiencies in any permitted water system whether or not the developer or the Condominium Corporation has complied with the applicable approving authorities. The County may, at its discretion, report any known defects or deficiencies to any or all of the Provincial or Federal approving authorities.

Waste Water (Sanitary) Infrastructure:

The private sewage system, up to and including Phase 5, is serviced by a gravity/pumped piped sewage collection system to a centralized sewage holding tank area located southeast of Phase 1 in the NE quarter. The Developer assumed full responsibility for the construction, maintenance and operation of this system including the appropriate monitoring and disposal of the sewage to a licensed wastewater treatment facility, primarily the County's licensed lagoon north of Entwistle. The on-site private sewage system is operated in accordance with required approvals as to be issued by Alberta Environment and Parks (AEP), or other applicable agency.

The Condominium Corporation and/or Developer has assumed full responsibility of the private sewage collection system. Parkland County shall not be responsible or liable in any manner whatsoever for any defects or deficiencies in any permitted wastewater system whether or not the Developer or the Condominium Corporation has complied with the applicable approving authorities. The County may, at its discretion, report any known defects or deficiencies to any or all of the Provincial or Federal approving authorities.

Stormwater and Drainage:

Stormwater is managed on-site through a series of Stormwater Management Facilities, some of which have been incorporated into the golf course development. Trestle Creek has obtained Alberta Environment and Parks and Water Act approvals.

Policy 4.6.2 The Trestle Creek Golf Resort Developer shall continue to acquire and forward all required Provincial and/or Federal approvals required to support the development of the Resort's water, wastewater, and stormwater infrastructure to Parkland County for record purposes.

5. DEVELOPMENT CONCEPT

Trestle Creek Golf Resort is a recreation-based resort development that proposes to integrate a golf course with a variety of Resort Residential uses, hospitality services in the form of a boutique hotel and conference centre, and other complementary recreational activities and amenities. The development concept discussed in this Conceptual Scheme focuses on the build-out of the SE quarter section within the context of the existing Resort and previous Outline Plan. This comprehensively planned Resort will continue to cater to visitors and condominium unit owners who are seeking an inclusive, four-season recreational retreat within the western portion of Parkland County.

Development Concept Objectives:

- A. To create a recreational resort development that complements the services already available in the local area and contributes to strengthening the economic, social and cultural identity of the regional area;
- B. Foster a public realm that is pedestrian scaled and recreation oriented;
- C. To design a destination resort that is sensitive to the land and the surrounding environment and promotes intimacy with nature, achieved through low impact and environmentally friendly design, as well as through principles of Conservation Subdivision Design
- D. Design a transportation network that promotes appropriate access, connectivity and safety for all modes of transportation;
- E. To provide all key services (i.e. water, sanitary sewer, amenities, maintenance) privately through a condominium corporation, thereby eliminating the need for Parkland County to provide and maintain these services; and
- F. Ensure development staging promotes the development of a cohesive recreational resort community.

5.1 Land Use Concept

The Trestle Creek Golf Resort Land Use Concept is focused around the development of a regional amenity, a twenty-seven hole championship golf course. The design of the Land Use Concept has been guided by Conservation-by-Design fundamentals to retain natural areas, minimize clearing, enhance the development's intimacy with nature, and maintain soils as much as possible within the golf course, in-between buildings, around wetlands, and within the creek ravine.

Conservation-by-Design is a method of subdivision design used to conserve open space in rural areas and conserve the significant environmental features. The basic principle of Conservation-by-Design is to locate homes / structures and associated servicing requirements on portions of the site best suited for development, while retaining the remainder of the site as open space¹.

Conservation-by-Design is reflected in the Trestle Creek Golf Resort Land Use Concept through its site and servicing design, which minimizes fragmentation, promotes re-naturalization of portions of the site following grazing impacts, and strives to maximize the amount of existing treed and natural areas through the site by:

- Enhancing existing watercourses and wetlands with vegetative buffers;
- Designing the site to incorporate continuous greenspace linkages for wildlife movement and recreational opportunities;
- Incorporating development clusters into the concept to contribute to the retention of natural areas while also promoting privacy and enhancing the 'country cottage' / intimacy with nature feel of the Resort; and
- Encouraging vegetation retention / restoration strategies through lot design / layout strategies.

The road pattern generally follows existing site topography and natural features and allows for the preservation of continuous green linkages between units and to other areas of the resort and the adjacent rural farming community area. This design approach provides integration with the existing topography and will allow for the integration of recreation and open spaces with retained natural areas on the site.

The central portion of the Resort will act as a gathering space focused around a constructed lake and beach amenity

¹ Conservation Design Development (2023). Halifax: Planning and Development. [Conservation Design Development | Halifax](#), March 6, 2023.

all connected through a comprehensive pathway system. Unit Owners and visitors will find commercial and hospitality land uses in proximity to this meeting spot and the space will be easily accessible by the Resort members and guests. The land use concept plan is shown on [Figure 6 – Overall Concept Plan](#).

This Conceptual Scheme proposes a number of new land uses not included in the past 2010 and 2014 Outline Plans. These include the development of a destination boutique hotel, Resort Residential of various built forms and densities as defined in the Trestle Creek Recreational Resort District and increased complementary commercial uses to provide convenience services to Resort users.

Trestle Creek Golf Resort's land tenure will continue to be organized through the use of a Bareland Condominium thereby creating individual RV/Park Model and Resort Residential units for private sale. Private unit owners will be subject to the Condominium Bylaws enforced by the Condominium Corporation. This land tenure model will be continued throughout the build-out of the Conceptual Scheme Area in the SE quarter. The Bareland Condominium will be organized and registered in compliance with Alberta Land Titles and the *Condominium Act*.

<i>Policy 5.1.1</i>	<i>Resort Residential and other complementary uses shall be provided in order to support Trestle Creek Golf Course as a regional tourist destination.</i>
<i>Policy 5.1.2</i>	<i>The Land Use Concept shall utilize Conservation-by-Design principles to: retain sensitive natural features such as mature tree stands, minimize clearing, retain vistas, promote wildlife movement, permit passive and active recreation opportunities, and support development compatible with the topography.</i>
<i>Policy 5.1.3</i>	<i>Trestle Creek Golf Resort shall offer a balance of Resort Residential accommodation types and sizes as described in Section 5.2 of this Plan, which cater to different user groups and demographics.</i>
<i>Policy 5.1.4</i>	<i>Trestle Creek Golf Resort shall provide for the development of small- and medium-scale commercial uses aimed at meeting the needs of Resort patrons and employing local permanent residents.</i>
<i>Policy 5.1.5</i>	<i>Pursuant to the Alberta Land Titles Act and the Alberta Condominium Act, the Resort Residential units shall be registered as Bareland Condominium land tenure system.</i>
<i>Policy 5.1.6</i>	<i>The layout of the Trestle Creek Golf Resort shall generally be in accordance with Figure 6 - Overall Concept Plan.</i>

5.2 Resort and Amenities Concept

The Trestle Creek Golf Resort is intended to offer a full range of Resort Residential built forms and densities, which will cater to a broader and diverse customer and owner base located within a resort setting grounded in the local natural environment and climate. The amenities proposed for the Resort are intended to complement growth and development in Entwistle and the western part of Parkland County. The proposed boutique hotel is intended to serve as a tourism destination for recreation-oriented weekend or longer-term stays, thus, meeting a different need than hotels located in Entwistle catering to Highway 16 traffic.

A. Objective: To create a recreational resort development that complements the services already available in the surrounding area and contributes to strengthening the social and cultural identity of the area.

Theme: Offer a balance of recreation-oriented accommodation types and sizes.

Existing accommodation development at Trestle Creek Golf Resort consists of RV/Park Model units, reflecting the intended low-intensity, outdoors-focused land use. To diversify the resort offerings to provide four-season recreational opportunities, future stages will offer the following Resort Residential Uses including additional Recreation Vehicle Units (Park Models), single-detached, duplex, row housing and apartment, as well as a boutique hotel facility all designed with a mountain chalet aesthetic.

Theme: Provide a wide range of complementary activities and amenities.

Other potential features of the Resort, in addition to the 27-hole golf course include: a recreation centre, constructed lake with beach, a water park and lazy river run, toboggan hill, tennis court, general store, baseball and soccer fields,

off-leash dog-park, equine centre, extensive trail system, and natural areas. The Resort amenities are focused on outdoor activities with limited formal programming, they are intended to have limited overlap with recreational and social amenities and programs in nearby Entwistle and Seba Beach.

Trestle Creek Golf Resort is intended to develop as a convivial recreation community. The design of buildings and public areas will support this intention by encouraging social interaction and the use of public spaces, and by adopting an aesthetic that is consistent with the Resort's natural setting and promotes a sense of place.

B: Objective: Foster a public realm that is pedestrian-scaled and recreation-oriented.

Theme: Develop a comprehensive pedestrian network linking all areas of the Resort.

The development includes a comprehensive trail system that links accommodation, commercial and recreational clusters to all areas of the Resort, as well as to retain natural features. Trails are complemented by the provision of sidewalks on internal streets. In addition to offering access to all recreation facilities throughout the development, and encouraging pedestrian travel, this pedestrian system acts as a recreation facility and an important public space.



Image 1

Theme: Encourage the development of a walkable community.

The internal road system at Trestle Creek Golf Resort has been designed to support safe pedestrian travel by controlling vehicle speeds and prioritizing pedestrian movement. The road network will be laid out in a curvilinear design, with minimal through roads and a speed limit of 20 km/h. Numerous loop roads and cul-de-sacs are proposed within the clusters to encourage traffic calming; these will generally include trail and sidewalk connections to maintain easy pedestrian access between areas that lack a direct vehicle connection. Pedestrian-scale landscaping and lighting will be provided within common property and facilities are encouraged throughout the development.



Image 2

Theme: Provide a central gathering area.

The central portion of the Conceptual Scheme Area will act as a gathering space focused around a constructed lake and beach amenity and connected by the trail system. Owners/visitors will find the commercial and boutique hotel land uses in proximity to this meeting spot and the space will be easily accessed by all within the Resort and surrounding areas [Figure 6- Overall Concept Plan](#).

Theme: Ensure a consistent, recreation-oriented design character throughout the development.



Image 3

Architectural design guidelines will be developed and implemented through the Condominium Bylaws to ensure that the resort nature of the Conceptual Scheme Area is achieved through a chalet style of built form.

The exterior of Resort Residential buildings is intended to be primarily constructed of low maintenance or maintenance-free materials and will incorporate other exterior treatments such as wood accents, river rock faces or muted natural tones of siding with wood accents, as displayed in Images 1 and 2 below. Development regulations regarding development of Resort Residential buildings has been included in the proposed TCD – Trestle Creek Recreational Resort District. RV/Park Model units should continue to employ exterior treatments similar to the previous stages, and should be sited and landscaped in a manner that complements the surrounding outdoor environment, as shown in Image 3 below. Pedestrian scale landscaping

and lighting will be encouraged to support the overall design character and the Resort's pedestrian system.

- | | |
|---------------------|---|
| <i>Policy 5.2.1</i> | <i>Trestle Creek Golf Resort Condominium Bylaws shall ensure a consistent, recreation-oriented design character throughout the development.</i> |
| <i>Policy 5.2.2</i> | <i>Entrance signage and treatment shall be designed with regard for consistency with the overall theme, creating visual enhancements at Resort entrance points, and be compatible with adjacent properties and the rural nature of the area; street signage shall follow the same theme.</i> |
| <i>Policy 5.2.3</i> | <i>All on-site lighting shall be located, oriented and shielded to prevent adverse effects on properties adjacent to Trestle Creek Golf Resort in compliance with Parkland County Policy C-ES06 - Dark Sky Outdoor Lighting. Lighting on individual units will be limited to a small area within the building envelope, of low intensity, non-glare fixtures.</i> |
| <i>Policy 5.2.4</i> | <i>The development of Trestle Creek Golf Resort shall encourage the recreational intent of the development by promoting walkability.</i> |
| <i>Policy 5.2.5</i> | <i>Should formal design guidelines be developed for Trestle Creek Golf Resort, they shall be enforced by the Condominium Corporation and provided to Parkland County for information and records purposes.</i> |

5.3 Development Statistics

The estimated total peak-season population for the Conceptual Scheme Area is 2,814 people with a total of 1,279 bareland units. The unit density of the proposed development varies by unit type and averages 5.3 units per gross hectare for the Conceptual Scheme Area, which does not include temporary boutique hotel accommodations. The Trestle Creek Recreational Resort District proposes unit densities based on accommodation types:

- Resort Residential – Single Detached: 20 units per net ha
- Resort Residential – Duplex/: 20 units per net ha
- Resort Residential – Row Housing: 40 units per net ha and
- Resort Residential – Apartment: 85 units per net ha

The proposed land uses and development statistics for the Conceptual Scheme Area are broken down in Table 5-3.

Trestle Creek Conceptual Scheme Area Statistics		(ha)	(%)				
Subject Site		258.3					
Existing Farmstead (Plan 892 2182, Lot 1)		16.1					
Gross Area		241	100				
Green Space and Natural Features							
Natural Area Ravine (ER Easement)		15.2	6.3				
Existing Natural Wetlands with ER Boundary		4.7	2.0				
Retained Natural Area		15.2	6.3				
Park / Golf Course (MR)		116.0	48.1				
SWMF / Ponds / Natural Wetlands		12.9	5.3				
Total		163.9	68.0				
Developable Areas		Ha	%	Units / ha	Units	People / Unit	Population
Commercial		2.1	0.9				
Hotel		0.8	0.3				
Resort Residential, Single Detached		18.6	7.7	20	372	2.8	1,041
Resort Residential, Duplex & Resort Residential Row Housing		2.3	1.0	30	69	2.8	193
Resort Residential Apartment		1.7	0.7	85	144	1.8	259
RV / Park Model Units		23.9	9.9	20	478	1.5	717
Future Resort Accommodation ²		10.8	4.5	20	216	2.8	604
Common Space (Internal Roadways, Water / Sanitary Sewer Treatment Facilities, etc.)		16.9	7.0				
Total		77.1	32.0		1,279		2,814

Policy 5.3.1 Specific densities for Resort Residential land use in the Conceptual Scheme Area shall be determined with each phase of subdivision and shall be a function of the site characteristics and suitability within the Conceptual Scheme Area. Actual densities may not exceed those identified in Table 5-3 without amendment to this Plan.

² Assumed to be a mix of Recreational Vehicle Units (Park Model), Resort Residential – Single Detached, Resort Residential – Duplex/Row Housing

5.4 Ecology and Open Space

Trestle Creek Golf Resort proposes to minimize impacts to the local environment by incorporating an extensive open space network that offers recreational opportunities within an ecologically sustainable landscape. Key natural features have been identified and retained in the Land Use Concept, and ample landscape buffers have been included between clusters of commercial and accommodation uses to encourage a chalet design character and to promote intimacy with nature, while also:

- Protecting the site's creek and conserving the significant wetlands
- Mitigating increased surface water inputs and potential impacts to water quality
- Assisting with the site drainage and stormwater management
- Providing opportunities for trail connections, enhance habitat connectivity and wildlife movement
- Preserving natural drainage patterns; and
- Promoting landscape restoration throughout the development.

As noted in **Section 5.1**, the Land Use Concept has been prepared based on principles of Conservation-by-Design to reduce land fragmentation, and to preserve, protect and retain environmentally sensitive and natural areas by locating the site's building pockets on portions of land best suited for development, in order to preserve the maximum amount of open space, and sensitive features such as tree clusters and topography.

C. Objective: Design a Resort that is sensitive to the land and the environment through low impact, environmentally friendly land development.

Theme: Employ a subdivision design approach that is aimed at conserving sensitive natural features.

To implement Conservation-by-Design Subdivision principles within Trestle Creek Golf Resort, key natural features, such as creeks and wetlands were identified for conservation early in the planning process. Clustered development areas and building sites were selected in locations that would minimize impacts to these natural features and configured in compact clusters. Roads are designed to avoid natural features as much as possible, while trails were included within, and adjacent to natural features where their presence would minimize ecological impacts. Finished slopes on developed land within the Conceptual Scheme Area are proposed to not exceed 15% grade, therefore, erosion and sedimentation into local creeks and wetlands is not anticipated to be a concern post-development.

Furthermore, at the time of subdivision, additional measures will be facilitated to enhance Conservation-by-Design. The location of building pockets and access roads will be 'staked' on individual lots and trees to be maintained will be tagged, to avoid existing locations of valuable natural areas, tree stands, topography, etc., to minimize disturbance of the lots' existing ecology. If the entirety of the identified natural features cannot be conserved through this process, vegetation may be removed from the smallest footprint required to complete construction. Vegetated areas disturbed through construction will be re-seeded as soon as possible post construction, and disturbed native plant materials will be re-salvaged and used for revegetation.

Theme: Employ vegetation clearing practices that promote the preservation and retention of forested areas.

To promote ecological connectivity and preserve the site's forested setting and viable tree clusters, vegetation clearing in the southern portion of the Conceptual Scheme Area will be done in a sensitive manner to allow for development of the roadways, building pockets/footprint on each unit/development cluster, as well as any setbacks from buildings required by the FireSmart guidelines to be developed. The proposed TCD – Trestle Creek Recreational Resort District for the Conceptual Scheme Area includes a requirement that residential development shall encourage the preservation of on-parcel trees.

Theme: Designate Environmental Reserve Easement areas that retain key natural and conservation features.

A total of 35 hectares of the Conceptual Scheme Area (14.5%) are protected as Natural Area Ravine (ER Easement), Existing Natural Wetlands with ER Boundary and Retained Natural Area. These lands include the entirety of the creek valley along the southeast side of the Resort, which will be accessible via a pedestrian pathway, but will otherwise remain undeveloped. The two existing wetlands in the SE portion of the Conceptual Scheme Area will also be retained and integrated within the development. These wetland areas will be connected to the creek valley through an uninterrupted greenspace, offering environmental linkages that will contribute to the ecological integrity of the

Conceptual Scheme Area. It is noted that, as the proposed development is a private bareland condominium, Environmental Reserve Easement and/or other tools will be registered at Land Titles, and owned by the Condominium Corporation.

Theme: Provide interconnected open spaces throughout the development clusters to promote wildlife movement and permit passive and active recreational opportunities.

The Resort has been designed to include substantial pockets of open space in between the residential and commercial clusters. Many of these open space areas consist of golf course greens and fairways, which are enhanced by trees, trails, ponds, and natural vegetation. Others consist of smaller wooded areas conserved between individual Resort Residential units, which will offer privacy and pedestrian connections for resort users as well as habitat and cover for wildlife.

The MGA and Parkland County Policy requiring the dedication of 10% of the development as Municipal Reserves to the County, will be provided privately, within the Condominium Plan, in the form of Private Open Space. The provision of this open space will be tracked by the County with each development phase. This private open space will be in addition to any environmental reserves or easements. At this level of Planning, the development statistics identify that approximately 14.6% of the net developable lands will be developed as open space, not including the golf course.

Theme: Retention of riparian areas (creeks/wetlands).

The entirety of Trestle and Anderson creeks (Sturgeon River after the confluence) and associated riparian areas have been retained with variable buffers to protect these hydrological features. Various seepages have also been retained with buffers to maintain aspects of the surficial flows present pre-development. Cluster development will be used, where applicable throughout the contiguous upland area to minimize the overall fragmentation and disturbance to this area. The percentage of retention will be determined with each phase of subdivision, as each Resort Residential cluster and bareland unit will be field fit.

Theme: Enhance and re-naturalize previously degraded areas.

The proposed development includes substantial tree plantings that are intended to enhance areas that were previously cleared and used as pasture. Tree plantings will consist mainly of species that are indigenous to the area, allowing for the integration of vegetation areas that will result in an increase of wildlife habitat. This practice is to be continued in the areas proposed for future Resort Residential Accommodation and boutique hotel site.

The majority of the riparian features present within the planning area have been retained with applicable buffers to protect these features post-development. The Stormwater Management Facilities (SWMFs) will be naturalized using native plant materials, where applicable.

Theme: Maintain surface water quality both on-site and downstream of the Resort.

The resort has been designed to support no net increase in post-development discharge rates through the maintenance and restoration of natural riparian areas, surrounding existing wetlands and watercourses. As per Alberta Environment and Parks guidelines, surface water monitoring by the Developer is ongoing and will continue into the future. To assist with mitigating impacts to surface water quality, a multi-faceted approach will be applied:

- Existing monitoring systems, such as the surficial water quality monitoring program will include the entire Conceptual Scheme Area
- Physical protection will continue with proposed cluster development which will minimize disturbances to the upland areas and reduce the amount of impermeable surface area. In turn, this will help to mitigate impacts to the hydrological system present pre-development by allowing infiltration to continue in the undisturbed areas.
- All stormwater collected from the Resort infrastructure will be captured and treated in the proposed SWMF system prior to release
- Buffers have been incorporated into the land use concept around retained wetlands and the creek. These buffers are aimed to:
 - protect the site's creeks and wetlands
 - protect the watercourses from pollution inputs during and post development
 - mitigate increased surface water inputs and potential impacts to water quality from proposed development activities, and
 - meet County standards

The County requires that a buffer of at least 30 m is established between existing watercourses and future development, which will be realized at the time of development. [Figure 6- Overall Concept Plan](#) illustrates a 20 m buffer around the site's watercourses (the bed and shore of the creek and its two wetlands), labelled as 'Existing Wetland with ER Easement Setback'. A 20 m rather than 30 m buffer has been integrated into the Land Use Concept due to land use constraints. The remaining 10 m of this required buffer will be incorporated into lands designated as either 'Retained Natural Area', 'Resort Residential – Single Detached', 'Resort Residential – Apartment', or 'Resort Residential – Duplex / Row Housing' depending on the location of the creek / wetlands and its adjacent land uses.

In order to ensure that this 30 m buffer is maintained as development and subdivision occur on site, **Policy 5.4.9** dictates that a 30 m buffer from the bed and shore of the creek and/or the site's wetlands areas must be established and will be comprised of lands designated as 'ER Easement', 'Retained Natural Area', a portion of a residential designated lot, or a combination thereof where applicable. Furthermore, to ensure that the 10 m buffer is maintained on the residential lots that abut the creek or wetlands where required, **Policy 5.4.10** specifies that no building pocket shall be located within 10 m of the rear or side lot line if the lot is adjacent to the creek or wetlands if the 30 m buffer is not encompassed within 'Retained Natural Area' or 'ER Easement Setback'. It is the intention of the Land Use Concept, in conjunction with these policies, is to leave these areas within the 30 m buffer in their natural state to protect the site's creeks and wetlands, to mitigate potential impacts to water quality, to assist with drainage, promote landscape restoration, and retain sensitive natural areas.

In addition, to allocate more area within the Land Use Concept to for the required 30 m buffers, the road rights-of-way were narrowed through the site, and intentionally do not include sidewalks.

<i>Policy 5.4.1</i>	<i>The Condominium Corporation shall manage and maintain all elements of the private open space system within the Conceptual Scheme Area.</i>
<i>Policy 5.4.2</i>	<i>Trestle Creek Golf Resort shall develop a comprehensive pedestrian system linking all areas of the Resort serving both wildlife and pedestrians. This shall be achieved by providing a privately owned and maintained trail system throughout the entire Conceptual Scheme Area.</i>
<i>Policy 5.4.3</i>	<i>The Conceptual Scheme Area shall enhance and re-naturalize previously degraded areas in accordance with the proposed development plan. Efforts shall be made to salvage native plant material to use for re-vegetation and cleared / disturbed areas should be re-seeded post construction.</i>
<i>Policy 5.4.4</i>	<i>The Developer shall provide an Environment Protection Plan prior to any construction activities that shall include soil handling and revegetation practices and strategies, a Weed Management Plan, and Tree Protection Plan as per Parkland County standards.</i>
<i>Policy 5.4.5</i>	<i>As part of the Environment Protection Plan, the Developer shall provide a Weed Management Plan that complies with the Alberta Weed Control Act.</i>
<i>Policy 5.4.6</i>	<i>Further study and review of wetland areas may be required prior to each phase of subdivision to the satisfaction of Alberta Environment and Parks and Parkland County. When wetlands are to be disturbed, a Wetland Assessment and Impact Report and wetland compensation plans shall be developed in accordance with Provincial policy and submitted to Parkland County and Alberta Environment and Parks for approval.</i>
<i>Policy 5.4.7</i>	<i>The development of Trestle Creek Golf Resort shall continue to maintain surface water quality both on-site and downstream in accordance with Alberta Environment and Parks and Water Act approvals currently in place or which will be required with future development.</i>
<i>Policy 5.4.8</i>	<i>A 30 m buffer from the bed and shore of the creek and the edge of the site's wetlands must be established and will be comprised of lands designated as 'ER Easement', 'Retained Natural Area', a portion of a residential designated lot, or a combination thereof where applicable. The land within this buffer will be retained in its natural state.</i>
<i>Policy 5.4.9</i>	<i>No building shall be located within 10 m of the rear or side lot line if the lot is adjacent to the bed and shore of the creek or wetlands and the 30 m buffer is not realized within 'Retained Natural Area'</i>

or 'ER Easement Setback'.

- Policy 5.4.10 The Developer shall provide a Sediment and Erosion Control Plan for development at each subdivision phase in accordance with Parkland County Engineering Design Guidelines, where necessary.*
- Policy 5.4.11 Environmentally sensitive areas may be utilized for passive recreational uses such as parks and trail systems to the satisfaction of Alberta Environment and Parks and Parkland County.*
- Policy 5.4.12 Conservation-by-Design principles shall be considered at the time of subdivision to preserve the forested setting of the development and viable tree clusters wherever possible, when determining the placement of buildings pockets / footprints and accesses. Prior to development, the location of building pockets and access roads will be determined and 'staked', and trees to be maintained will be tagged, to ascertain the areas on site best suited for development to and minimize disturbance.*
- Policy 5.4.13 Vegetation clearing required to support development/construction shall be avoided during known restricted activity periods for active nests or dens (i.e. breeding windows). If vegetation disturbance cannot be avoided within these restricted activity periods, appropriate pre-construction surveys in compliance with relevant Acts, completed by qualified biologists prior to the commencement of clearing / construction must occur to evaluate the presence of the target species.*
- Policy 5.4.14 Vegetated areas disturbed through construction must be re-seeded as soon as possible post construction.*

6. TRANSPORTATION

6.1 Transportation Concept

D. Objective: Design a transportation network that promotes appropriate access, connectivity and safety for all modes of transportation.

An internal and external transportation concept is presented within the Conceptual Scheme to ensure safe and easy access for all stakeholders of Trestle Creek Golf Resort, including emergency services, to and within the Conceptual Scheme Area as shown on Figure 7 - Transportation Network.

Policy 6.1.1 The Conceptual Scheme shall ensure adequate access is provided to Trestle Creek Golf Resort to minimize external traffic impacts and ensure timely emergency response. All off-site and on-site transportation improvements required to support Trestle Creek Golf Resort shall be the sole responsibility of the Developer unless otherwise noted in this Conceptual Scheme.

6.2 Vehicular Access to the Conceptual Scheme Area

Theme: Provide adequate off-site access to minimize external traffic impacts and ensure timely emergency access.

The Conceptual Scheme area is accessible from three (3) sides, Range Road 70, Township Road 532, and Range Road 71. The Development Concept included in this Conceptual Scheme identifies five access points to the Resort at full build-out: three from Range Road 70, one from Range Road 71, and one from Township Road 532. These access points, related road structures and intersections were reviewed and analyzed in the Traffic Impact Assessments (TIAs) provided by Bunt and Associates in 2010 and WSP in 2017. The TIAs made two (2) sets of recommendations to support full build-out of the Resort; one set applies generally to the whole of the surrounding County road network, the second addresses recommendations regarding specific intersection upgrades and safety treatments/features off-site of the Resort.

Generally, the TIAs noted that site distances are sufficient along Range Road 70, Range Road 71, Township Road 532, and at the Highway 16 and Range Road 70 intersection. It was also recommended that a peak season (i.e., July and August) traffic count be conducted in the future to verify the weekday and weekend trip generation rates for the Trestle Creek Golf Resort used in this study and to establish site specific trip generation rates (WSP 2017).

The site-specific recommendations made by the TIA's are identified in Table 6.2.1 below:

Intersection	Required Upgrades and Condition at Build-out (estimated 2032)
<p>Highway 16/ Range Road 70 Intersection <i>(Existing in 2020)</i></p>	<ul style="list-style-type: none"> • A westbound left turn lane is expected to be warranted under the full build out (2032) post-development traffic conditions. • A right turn lane is expected to be warranted for the eastbound traffic at full build out. It is recommended that Alberta Transportation's standard intersection treatment for a Major-Minor Road Intersection on a Four-Lane Divided Highway be implemented at the Highway 16 / Range Road 70 intersection. • Delineation lighting is expected to be warranted for the Highway 16 and Range Road 70 intersection at full build out (2032) • The eastbound and westbound traffic movements on Highway 16 are expected to operate at Level of Service (LOS) A during both the AM and PM peak periods up to the 20-year horizon. The northbound and southbound traffic movements on Range Road 70 at the study intersection are expected to operate at an acceptable LOS C or better at full build out and at the 20-year horizon during the peak hours under post-development traffic conditions. The proposed intersection treatment will be capable of accommodating the forecasted future traffic.
<p>Range Road 70 & Township Road 532 Intersection</p>	<ul style="list-style-type: none"> • All traffic movements at the Range Road 70 & Township Road 532 intersection are expected to operate at LOS A up to the 20-year horizon. The existing intersection treatment with stop control in an east/west direction will be capable of accommodating the forecasted future post-development traffic. No improvements will be required for this intersection.

<i>(Existing in 2020)</i>	<ul style="list-style-type: none"> •
Range Road 70 / Main Site Entrance (NE ¼) Intersection <i>(Existing in 2020)</i>	<ul style="list-style-type: none"> • All traffic movements at the Resort's Main Entrance on Range Road 70 intersection are expected to operate at LOS A up to the 20 year horizon. The existing intersection treatment with stop control exiting the Resort will be capable of accommodating the forecasted future post-development traffic. No improvements will be required for this intersection. • Illumination of the intersection has been completed. • It is recommended that asphalt surfacing of Range Road 70 be continued from the Main Entrance to the Resort's south Conceptual Scheme boundary with a 40 meter taper starting at the boundary with a 9.1 m subgrade surface. (WSP 2017)
Range Road 70 / Central Site Access (SE ¼) Intersection <i>(Proposed Access)</i>	<ul style="list-style-type: none"> • All traffic movements at the Range Road 70 / Central Site Access intersection are expected to operate at LOS A up to the 20 year horizon. An intersection treatment is proposed stop control will be capable of accommodating the forecasted future post-development traffic. • Illumination of the intersection is to be provided. • It is recommended that asphalt surfacing of Range Road 70 be continued from the Main Entrance to the Resort's south Conceptual Scheme boundary with a 40 meter taper starting at the boundary with a 9.1 m subgrade surface. (WSP 2017)
Range Road 70 / South Conceptual Scheme Boundary Access Intersection <i>(Proposed Access)</i>	<ul style="list-style-type: none"> • It is recommended that a simple intersection treatment be implemented at this intersection. • All traffic movements at the Range Road 70 / South Boundary Access intersection are expected to operate at LOS A up to the 20 year horizon. The proposed intersection treatment with stop control will be capable of accommodating the forecasted future post-development traffic. • Illumination of intersection to be provided.

<i>Policy 6.2.1</i>	<i>The off-site roadway network and key intersections to support the development of the Conceptual Scheme area shall be designed and constructed to accommodate all roadway users at a safe and satisfactory level of transportation service.</i>
<i>Policy 6.2.2</i>	<i>Additional and/or significant changes to the location of the Resort's access points as identified in Figure 6 – Overall Concept Plan shall require amendments to this Conceptual Scheme.</i>
<i>Policy 6.2.3</i>	<i>In accordance with the recommendations of the 2017 WSP TIA, improvements to the intersection at Highway 16 and Range Road 70, shall be implemented to the satisfaction of Alberta Transportation and Parkland County at the sole expense of the Developer prior to full build-out of the Conceptual Scheme Area. The intersection improvements shall be completed at the sole expense of the Developer, timing of said improvements shall be reviewed at each stage of development.</i>
<i>Policy 6.2.4</i>	<i>Range Road 70 shall be upgraded to an asphalt concrete paved, at the Developer's sole expense, from Highway 16 to the southern-most entrance of Trestle Creek Golf Course. The timing of said improvements, or portions thereof shall be reviewed at each stage of development.</i>

6.3 On-Site Parking Facilities

Theme: Provide adequate on-site parking facilities that meet demand and complement the streetscape for all proposed land uses.

On-site parking shall be provided in accordance with the County's Land Use Bylaw.

<i>Policy 6.3.1</i>	<i>Trestle Creek Golf Resort shall provide parking facilities that provide on-site parking for each bareland Resort Residential unit, commercial area including the boutique hotel, in addition to visitor parking as per the requirements of the Land Use Bylaw.</i>
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6.4 Internal Vehicular Circulation and Access

Within the Resort, a limited number of through roads will connect development clusters. These internal roads are served by loop roads and cul-de-sacs, in order to minimize vehicle traffic and prioritize pedestrian activity. In

keeping with MDP Policy 9.2.4(e)(i), these internal roads will be designed to similar standards as the existing development. Proposed road construction for future phases will be to a standard acceptable to Parkland County and requirements to meet Emergency Services vehicle loads, turning movements, and site access.

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| <i>Policy 6.4.1</i> | <i>All roadways internal to Trestle Creek Golf Resort shall be privately constructed, owned and maintained by the Condominium Corporation and/or Developer, and constructed to a standard satisfactory to Parkland County.</i> |
| <i>Policy 6.4.2</i> | <i>A limited number of through roads shall link accommodation and commercial clusters that are served by loop roads and cul-de-sacs, in order to minimize vehicle traffic and prioritize pedestrian activity. The internal road network shall encourage the recreational intent of the development by incorporating pedestrian mobility in the design.</i> |
| <i>Policy 6.4.3</i> | <i>Internal road alignments shall be determined and finalized at the time of subdivision. Changes to the internal road network as generally illustrated in Figure 6 – Overall Concept Plan shall not require amendments to the Conceptual Scheme.</i> |
| <i>Policy 6.4.4</i> | <i>Each phase of subdivision must have a minimum of two (2) planned access points and be constructed to minimum standards for emergency access purposes.</i> |
| <i>Policy 6.4.5</i> | <i>All dead-end roads, whether temporary or permanent shall include a cul-de-sac turnaround, with a minimum radius, in accordance with Parkland County's standards.</i> |

7. INFRASTRUCTURE AND SERVICING SCENARIO

- E. Objective: To provide all key services privately through a Condominium Corporation, thereby eliminating the need for Parkland County to provide and maintain these services. These services shall be constructed to the satisfaction of Alberta Environment and Parks and Parkland County.**

The developed portions of the Conceptual Scheme Area are privately serviced, as discussed in Section 4.6 of this document. The proposed expansion to the existing resort will require a corresponding expansion in this private servicing system, which will be undertaken logically, in-step with development staging. Low-impact approaches to servicing and drainage will be used to minimize impacts to the natural environment. A Condominium Corporation has been established for the Trestle Creek Golf Resort and will be responsible for maintenance, operation and capital expenditures on all common property.

Common property includes all internal roads, open/green spaces, pathways, recreation areas, parks and playgrounds, garbage collection, water and waste water treatment facilities, but excludes the golf course and related facilities.

<i>Policy 7.0.1</i>	<i>Trestle Creek Golf Resort is a private development, therefore the Condominium Corporation shall be responsible for the ongoing maintenance, operation and capital expenditures on all common property and infrastructure including roadways, potable and sanitary waste water collection and treatment facilities, stormwater management, and all other private infrastructure and amenities internal to the Conceptual Scheme boundaries.</i>
<i>Policy 7.0.2</i>	<i>All supplementary technical reporting shall be completed by qualified professional engineering or other third party consultant recognised by their applicable professional organization. All technical reporting must bear the professionals stamp/seal and signature to be accepted by Parkland County.</i>
<i>Policy 7.0.3</i>	<i>The Developer shall be required to enter into a Development Agreement with the Council of Parkland County for each phase of development. The Development Agreement submission must include the detailed engineering drawings prepared in accordance with Parkland County Engineering Design Guidelines.</i>

7.1 Potable Water Supply

Theme: Provide an on-site potable water treatment system and distribution system per Alberta Environment and Parks standards.

Potable water for individual bareland Resort Residential units and other developments requiring potable water will continue to be provided by water well located on-site with a treatment and distribution system licenced and monitored by Alberta Environment and Parks. On-site water servicing shall be expanded logically with the phasing of development ([Figure 7 – Water Servicing Plan](#)).

The Hydrogeological Assessment (2017) determined that the proposed expansion of the existing Trestle Creek Golf Resort will not result in water demand beyond the amount already licenced to the Resort, and is therefore unlikely to cause any change to local aquifer conditions. The Alberta Environment and Parks and Water Act licences, registrations and amendments required to support the Resort are listed in [Appendix A– Existing and Future Servicing Approvals](#) of this document.

<i>Policy 7.1.1</i>	<i>The Developer and/or Condominium Corporation shall ensure that all required Water Act Approvals for the draw of water from the underlying aquifer(s) are maintained and up to date with Alberta Environment and Parks. Any updates to these approvals shall be forwarded to Parkland County for records purposes.</i>
<i>Policy 7.1.2</i>	<i>The Developer and/or Condominium Corporation shall ensure all potable water quality approvals and water quality testing are obtained and maintained in accordance with the requirements of Alberta Health Services-Public Health requirements.</i>

7.2 Waste Water Management

Theme: Provide an on-site waste water collection and treatment system in accordance with Alberta Environment and Parks standards.

The first five (5) phases of Trestle Creek Golf Resort are serviced by a privately constructed, owned, operated and maintained gravity/pumped piped sanitary collection system with a centralized collection and holding facility located in the NE quarter, near the main entrance of the Resort. These first five (5) phases are approved to utilize on-site communal waste water storage which is pumped out and transported to the County's sewage lagoon (SW-28-53-7-W5M) near Entwistle, as an interim solution. At the time of this Conceptual Scheme (2020), it is understood that the Entwistle sewage lagoon is nearing maximum capacity generated from the Trestle Creek Golf Resort site. As such, a privately owned on-site wastewater treatment facility is proposed to be constructed by the Developer and the Condominium Corporation in alignment with MDP Policy 9.6.8.

The construction of the proposed on-site waste water treatment facility shall be reviewed with each phase of development based on the capacity of the Licenced Waste Water Treatment Facility near Entwistle in alignment with MDP Policy 9.6.8. The Developer is also proposing to treat and store the waste water discharge on-site and reuse the water for irrigation, car wash, and dust control purposes; this proposal will require approvals and/or permits issued by Alberta Environment and Parks. The proposed sanitary servicing plan for the Resort is provided on [Figure 8 – Sanitary Servicing Plan](#).

Policy 7.2.1	<i>The provision of sanitary waste water infrastructure, including the waste water treatment facility shall be provided by a private communal sanitary system constructed and maintained by the Developer and/ or Condominium Corporation.</i>
Policy 7.2.2	<i>The plans for the private sanitary water treatment facility shall be prepared by a qualified engineering professional and referred and approved by Alberta Environment and Parks prior to development. These plans shall be provided to Parkland County for review and comment prior to submission to Alberta Environment and Parks.</i>
Policy 7.2.3	<i>The construction of the proposed on-site waste water treatment facility shall be reviewed with each phase of development based on the capacity of the Licenced Waste Water Treatment Facility near Entwistle in alignment with MDP Policy 9.6.8.</i>

7.3 Stormwater Management and Site Grading

Theme: Provide drainage and stormwater management through a system of rural ditches and culverts, maintaining the natural drainage system wherever possible.

A preliminary stormwater management report and plan has been prepared in support of this Conceptual Scheme. The stormwater management concept ([Figure 9 – Stormwater Management Plan](#)) for the Conceptual Scheme consists of the following elements, in compliance with Parkland County and Alberta Environment and Parks guidelines:

- Onsite flows will be collected through a network of ditches and culverts, collecting runoff into one of the Resort's proposed Stormwater Management Facilities (SWMFs).
- The on-site SWMFs will provide water quality treatment and runoff rate control, to the 2.5 L/s/ha allowable discharge rate specified by Alberta Environment and Parks for the Big Lake Basin.
- Runoff discharged from the SWMFs will be conveyed through ditches and pipes into Andersen and Trestle creeks that form the headwaters of the Sturgeon River.

Theme: If required, a geotechnical review will be facilitated at the time of subdivision in any areas suspected of pre-existing unstable and / or slopes exceeding 15% grade.

As per the proposed drainage plan, all proposed finished road grades are less than 6%, and no finished slopes are proposed to exceed 15% grade in the Conceptual Scheme area. The developer shall carry out a geotechnical review at the time of detail design, if required.

<i>Policy 7.3.1</i>	<i>The maximum post-development release rate from the Conceptual Scheme Area shall be no greater than 2.5 L/S/ha with a quality consistent with Alberta Environment and Parks guidelines.</i>
<i>Policy 7.3.2</i>	<i>All stormwater management within the Conceptual Scheme Area shall be designed and constructed to engineering standards as to be approved by the Municipality and in general conformance with the 2017 WSP Stormwater Management Plan as generally shown in Figure 9 – Stormwater Management Plan.</i>
<i>Policy 7.3.3</i>	<i>A detailed grading and drainage plan shall be required for each condominium phase in accordance with Alberta Environment and Parks and Parkland County Engineering Design Guidelines. Grading within the southeast quarter section of the Resort shall generally follow the ‘Proposed Drainage Plan’.</i>
<i>Policy 7.3.4</i>	<i>The stormwater management facilities shall be constructed by the Developer and maintained by the Condominium Corporation and/or Developer.</i>
<i>Policy 7.3.5</i>	<i>The Developer shall provide a Geotechnical Assessment to determine slope stability where unstable terrain or steep slopes (>15%) may be present.</i>
<i>Policy 7.3.6</i>	<i>Site grading is to take into consideration existing topography to minimize grading requirements over the Conceptual Scheme area.</i>
<i>Policy 7.3.7</i>	<i>The detailed engineering drawings submitted with the Development Agreement application for each phase shall include a Tree/Vegetation Protection Plan.</i>
<i>Policy 7.3.8</i>	<i>A stripping and grading permit issued by Parkland County shall be in place prior to any soils being removed from the Conceptual Scheme Area.</i>

7.4 Protective Services

Fire Response:

Fire services are provided to Trestle Creek Golf Resort by Parkland County through a joint servicing agreement with Yellowhead County. Fire halls, supported by volunteers, are located in Evansburg and various locations throughout Parkland County. Fire response is also provided by the West Central Fire Hall located within the Hamlet of Wabamun.

An analysis of the on-site ponds was completed to determine fire fighting capacity. It was demonstrated that the combined volume of on-site water is sufficient for the required fire fighting volumes based on existing and proposed development. As development of the site progresses and future subdivision and development is proposed, a more detailed analysis may be required depending on the nature of the proposed development.

Develop an implementation plan for fire protection measures:

At the time of preparing this Conceptual Scheme, a Wildfire Hazard & Risk Assessment study and a Wildfire Preparedness Plan are being prepared to assess the wildfire environment within the Trestle Creek Golf Resort. The Assessment will identify the wildland/urban interface hazards within and adjacent to the Trestle Creek Golf Resort, as well as identify opportunities for future FireSmart actions to reduce the wildfire threat.

As discussed with Parkland County during meetings held on December 20, 2017 and January 22, 2018, Trestle Creek Golf Resort and Parkland County will undertake further discussion and come to an agreement for a FireSmart program for the Resort. This work is to be undertaken through a separate agreement between the County and the Developer and Condominium Corporation. Any requirements would be implemented through future development agreements.

Police Response:

Police service to the Conceptual Scheme area will be provided by the Royal Canadian Mounted Police detachment situated in Evansburg and Drayton Valley and will be supported by Parkland County Community Peace Officers.

Emergency Service Response:

The Trestle Creek Golf Resort is serviced by 911 Emergency Services with an emergency locator system (civic address) set up for each individual Resort Residential unit and structure requiring such an address (i.e. boutique hotel). EMS

services are provided by Alberta Health Services.

- Policy 7.4.1 A FireSmart program shall be developed for Trestle Creek Golf Resort in consultation with Parkland County Fire Services prior to the approval for any proposed development within the SE quarter section.*
- Policy 7.4.2 Central water source for fire protection shall be provided through the use of on-site stormwater management facilities and dry hydrants in accordance with the requirements of Parkland County.*
- Policy 7.4.3 At the time of subdivision and/or development of future stages, a detailed analysis of the fire-fighting capacity of the existing and proposed on-site ponds may be required to confirm that the capacity is sufficient for the proposed development.*

7.5 Solid Waste Management

The Resort will include a centralized solid waste disposal and recycling collection area(s). The collected waste and recycled material will be picked up from the central location(s) for disposal in an off-site licensed sanitary landfill and recycling facility.

- Policy 7.5.1 Solid waste will be collected at a centralized storage and recycling area(s) owned and operated by the Condominium Corporation. Resort Unit Owners will be required to bring the solid waste to the central collection area(s), as there will not be any solid waste collection services.*
- Policy 7.5.2 The Condominium Corporation and/or Developer shall be responsible for the operation and maintenance of all solid waste collection and recycling facilities.*

7.6 Shallow Utilities

Shallow utility services including electrical power, natural gas, telephone, cable and internet services will be provided by local utility companies in compliance with relevant Alberta Building and Safety Codes. Installation and management of these services will be privately arranged by the developer with each service provider in accordance with the Condominium Corporation Bylaws.

- Policy 7.6.1 Shallow utilities shall be provided within the Conceptual Scheme Area at the sole expense of the Developer within appropriate internal road rights-of-way and/or within easements on private property established at the detailed subdivision design stage to the satisfaction of the private utility providers and Parkland County.*



Communal Washroom Facility & Tot Park
within RV/Park Model Accommodation
Cluster

8. IMPLEMENTATION AND STAGING

F. Objective: Ensure development staging promotes the development of a cohesive recreational resort community.

The staging of new development within the Conceptual Scheme Area will proceed in a manner that builds on existing development and servicing in a logical manner. Subsequent to Phase 5, the next stage of development will extend to the south as shown in [Figure 10 – Development Staging Plan](#). Development will then extend into the SE quarter section from the north and east, building from existing internal roadways and servicing. A future development area along the south edge of the Resort will be the last to be planned and developed. The timing of all phasing is to be based on market conditions. Further development will take place over multiple stages, in a logical and contiguous manner. The Resort build-out is intended to be by 2032, this however shall be dependent on market conditions.

This Conceptual Scheme is to intended to be conceptual in nature, and no formal amendments shall be required for the minor changes to the following:

- Phasing
- Minor adjustments to internal road alignment and servicing layouts

Should the following significant changes to the Conceptual Scheme be proposed, an amendment to this Conceptual Scheme shall be required:

- Increases in density (total units or persons per hectare)
- The inclusion of Lot 1, Plan 892 2182 into the Conceptual Scheme
- The development of the “Future Development Area” as shown on [Figure 6- Overall Concept Plan](#)
- Changes in the location of access points from adjacent County roads to the internal road network
- Amendments to the specialized TCD - Trestle Creek Recreational Resort District of the Land Use Bylaw (if relevant)
- Changes to the built form
- Changes to the form of private on-site servicing including potable and wastewater distribution systems and treatment systems
- Changes to ensure that the Conceptual Scheme remains consistent with Parkland County Statutory Plans, including the County’s MDP (if relevant)

<i>Policy 8.1.1</i>	<i>Parkland County shall implement the provisions of the Trestle Creek Conceptual Scheme through the Re-designation, Subdivision and Development Approval Process.</i>
<i>Policy 8.1.2</i>	<i>Trestle Creek Golf Resort development shall ensure that development phasing promotes the development of a cohesive resort community.</i>
<i>Policy 8.1.3</i>	<i>Figure 10 – Development Staging Plan is intended to provide a general strategy for how phasing may progress. The sequence, size and areas included in each phase may vary without a need to amend this Conceptual Scheme.</i>
<i>Policy 8.1.4</i>	<i>The phasing of Trestle Creek Golf Resort shall be completed logically based on the expansion of the internal private infrastructure services.</i>
<i>Policy 8.1.5</i>	<i>The phasing plan of Trestle Creek Golf Resort may be subject to changes based on market conditions.</i>
<i>Policy 8.1.6</i>	<i>This Conceptual Scheme is intended to be conceptual in nature, minor changes may be permitted without amendments to the Conceptual Scheme being required.</i>

9. SUMMARY OF POLICY STATEMENTS

Policy 1.3.1	<i>Policies contained within the Section 12-53-7-W5M (Trestle Creek Golf Resort) Conceptual Scheme shall apply to all lands within the Conceptual Scheme Area as shown on Figure 2 – Conceptual Scheme Plan Area.</i>
Policy 1.3.2	<i>The policies of this Plan shall not pertain to Plan 892 2182, Block 1. Should re-development of this separate rural residential parcel be considered in the future, amendments to this Conceptual Scheme shall be required.</i>
Policy 2.2.1	<i>This Conceptual Scheme, and the land development it generates, shall conform to both the Municipal Government Act and Edmonton Metropolitan Region Growth Plan.</i>
Policy 2.3.1	<i>This Conceptual Scheme shall not require referral to the Edmonton Metropolitan Region Board (EMRB) as it is an amendment to an existing non-statutory Outline Plan which pre-dated the policies requiring referral to the EMRB and does not meet the Regional Evaluation Framework (REF) for referral.</i>
Policy 2.4.1	<i>All development within Trestle Creek Golf Resort, as envisioned within this Conceptual Scheme, shall comply with all applicable Parkland County Statutory Plans and Policies.</i>
Policy 2.5.1	<i>All development within the Trestle Creek Golf Resort shall have regard for the provisions outlined in the Parkland County Environmental Conservation Master Plan (ECMP).</i>
Policy 2.5.2	<i>Environmental features that require protection shall be preserved through various tools including, but not limited to, Environmental Reserve Easements. Specific tools of conservation shall be determined with each phase of development in accordance with Alberta Land Titles and this Conceptual Scheme.</i>
Policy 2.6.1	<i>This Conceptual Scheme shall be processed concurrently with proposed Land Use Bylaw amendment(s) for a new specialized land use district that shall establish land uses, appropriate building setbacks and development regulations consistent with the intent of this Conceptual Scheme.</i>
Policy 2.6.2	<i>The entirety of Section 12-53-7-W5M, excluding Lot 1, Plan 892 1182, shall be re-districted by Council to the proposed TCD – Trestle Creek District.</i>
Policy 3.2.1	<i>Development of Trestle Creek Golf Resort shall have regard for the rural and environmentally sensitive adjacent AGG – Agricultural General Districted lands, including nearby Crown owned lands and the Jack Pine Grazing Reserve lands.</i>
Policy 3.4.1	<i>Future development in proximity to abandoned oil/gas well bores shall adhere to the policies and requirements established by the Alberta Energy Regulator.</i>
Policy 3.5.1	<i>A Historic Resource Clearance shall be obtained from the Alberta Ministry of Culture, Multiculturalism, and Status of Women, for the Conceptual Scheme area to ensure compliance with the Historical Resources Act, and provided to Parkland County for record purposes.</i>
Policy 3.5.2	<i>Should any historical resources be encountered during construction of the Resort, Alberta Ministry of Culture, Multiculturalism, and Status of Women and Parkland County shall be contacted immediately.</i>
Policy 4.1.1	<i>The planning and development of Trestle Creek Golf Resort shall take into consideration the natural topography and drainage patterns in order to minimize the need for filling and grading of the development area(s) and building sites.</i>
Policy 4.2.1	<i>Prior to each phase of subdivision or development within the south east quarter section, a site-specific geotechnical analysis shall be prepared by the Developer to confirm subsurface conditions for development and construction.</i>
Policy 4.3.1	<i>The recommendations set forth in the Stantec Biophysical Assessment (2009) and the WSP Biophysical Assessment (2017) shall be implemented throughout the Conceptual Scheme Area to mitigate environmental impacts.</i>

Policy 4.3.2	<i>Applicable provincial and federal environmental approvals/notifications shall be completed prior to any road upgrades or outfall construction for any impacted lands within the Conceptual Scheme Area, in accordance with provincial and federal approvals.</i>
Policy 4.4.1	<i>Pertaining to interactions with the watercourse and surface water quality, the Trestle Creek Golf Resort shall continue to monitor and adhere to any applicable Provincial (i.e. the Water Act, the Code of Practice for Watercourse Crossings, The Environmental Protection and Enhancement Act, The Public Lands Act, etc.), and Federal (The Fisheries Act, etc.) regulatory requirements, permits, and/or approvals for any watercourse / drainage crossings.</i>
Policy 4.4.2	<i>Trestle Creek Golf Resort shall forward all water quality monitoring reports required to be submitted to Alberta Environment and Parks to Parkland County for record purposes.</i>
Policy 4.5.1	<i>The Conceptual Scheme area is located 1.6 km south of Highway 16 and is therefore not subject to referral to Alberta Transportation under the Subdivision & Development Regulations. However, due to the traffic volumes estimated to be stimulated by Trestle Creek Golf Resort at build-out, all Subdivision and major Development Permit applications shall be referred to Alberta Transportation by Parkland County for information purposes.</i>
Policy 4.6.2	<i>The Trestle Creek Golf Resort Developer shall continue to acquire and forward all required Provincial and/or Federal approvals required to support the development of the Resort's water, wastewater, and stormwater infrastructure to Parkland County for record purposes.</i>
Policy 5.1.1	<i>Resort Residential and other complementary uses shall be provided in order to support Trestle Creek Golf Course as a regional tourist destination.</i>
Policy 5.1.2	<i>The Land Use Concept shall utilize Conservation-by-Design principles to: retain sensitive natural features such as mature tree stands, minimize clearing, retain vistas, promote wildlife movement, permit passive and active recreation opportunities, and support development compatible with the topography.</i>
Policy 5.1.3	<i>Trestle Creek Golf Resort shall offer a balance of Resort Residential accommodation types and sizes as described in Section 5.2 of this Plan, which cater to different user groups and demographics.</i>
Policy 5.1.4	<i>Trestle Creek Golf Resort shall provide for the development of small- and medium-scale commercial uses aimed at meeting the needs of Resort patrons and employing local permanent residents.</i>
Policy 5.1.5	<i>Pursuant to the Alberta Land Titles Act and the Alberta Condominium Act, the Resort Residential units shall be registered as Bareland Condominium land tenure system.</i>
Policy 5.1.6	<i>The layout of the Trestle Creek Golf Resort shall generally be in accordance with Figure 6 - Overall Concept Plan.</i>
Policy 5.2.1	<i>Trestle Creek Golf Resort Condominium Bylaws shall ensure a consistent, recreation-oriented design character throughout the development.</i>
Policy 5.2.2	<i>Entrance signage and treatment shall be designed with regard for consistency with the overall theme, creating visual enhancements at Resort entrance points, and be compatible with adjacent properties and the rural nature of the area; street signage shall follow the same theme.</i>
Policy 5.2.3	<i>All on-site lighting shall be located, oriented and shielded to prevent adverse effects on properties adjacent to Trestle Creek Golf Resort in compliance with Parkland County Policy C-ES06 - Dark Sky Outdoor Lighting. Lighting on individual units will be limited to a small area within the building envelope, of low intensity, non-glare fixtures.</i>
Policy 5.2.4	<i>The development of Trestle Creek Golf Resort shall encourage the recreational intent of the development by promoting walkability.</i>
Policy 5.2.5	<i>Should formal design guidelines be developed for Trestle Creek Golf Resort, they shall be enforced by the Condominium Corporation and provided to Parkland County for information and records</i>

	<i>purposes.</i>
Policy 5.3.1	<i>Specific densities for Resort Residential land use in the Conceptual Scheme Area shall be determined with each phase of subdivision and shall be a function of the site characteristics and suitability within the Conceptual Scheme Area. Actual densities may not exceed those identified in Table 5-3 without amendment to this Plan.</i>
Policy 5.4.1	<i>The Condominium Corporation shall manage and maintain all elements of the private open space system within the Conceptual Scheme Area.</i>
Policy 5.4.2	<i>Trestle Creek Golf Resort shall develop a comprehensive pedestrian system linking all areas of the Resort serving both wildlife and pedestrians. This shall be achieved by providing a privately owned and maintained trail system throughout the entire Conceptual Scheme Area.</i>
Policy 5.4.3	<i>The Conceptual Scheme Area shall enhance and re-naturalize previously degraded areas in accordance with the proposed development plan. Efforts shall be made to salvage native plant material to use for re-vegetation and cleared / disturbed areas should be re-seeded post construction.</i>
Policy 5.4.4	<i>The Developer shall provide an Environment Protection Plan prior to any construction activities that shall include soil handling and revegetation practices and strategies, a Weed Management Plan, and Tree Protection Plan as per Parkland County standards.</i>
Policy 5.4.5	<i>As part of the Environment Protection Plan, the Developer shall provide a Weed Management Plan that complies with the Alberta Weed Control Act.</i>
Policy 5.4.6	<i>Further study and review of wetland areas may be required prior to each phase of subdivision to the satisfaction of Alberta Environment and Parks and Parkland County. When wetlands are to be disturbed, a Wetland Assessment and Impact Report and wetland compensation plans shall be developed in accordance with Provincial policy and submitted to Parkland County and Alberta Environment and Parks for approval.</i>
Policy 5.4.7	<i>The development of Trestle Creek Golf Resort shall continue to maintain surface water quality both on-site and downstream in accordance with Alberta Environment and Parks and Water Act approvals currently in place or which will be required with future development.</i>
Policy 5.4.8	<i>A 30 m buffer from the bed and shore of the creek and the edge of the site's wetlands must be established and will be comprised of lands designated as 'ER Easement', 'Retained Natural Area', a portion of a residential designated lot, or a combination thereof where applicable. The land within this buffer will be retained in its natural state.</i>
Policy 5.4.9	<i>No building shall be located within 10 m of the rear or side lot line if the lot is adjacent to the bed and shore of the creek or wetlands and the 30 m buffer is not realized within 'Retained Natural Area' or 'ER Easement Setback'.</i>
Policy 5.4.10	<i>The Developer shall provide a Sediment and Erosion Control Plan for development at each subdivision phase in accordance with Parkland County Engineering Design Guidelines, where necessary.</i>
Policy 5.4.11	<i>Environmentally sensitive areas may be utilized for passive recreational uses such as parks and trail systems to the satisfaction of Alberta Environment and Parks and Parkland County.</i>
Policy 5.4.12	<i>Conservation-by-Design principles shall be considered at the time of subdivision to preserve the forested setting of the development and viable tree clusters wherever possible, when determining the placement of buildings pockets / footprints and accesses. Prior to development, the location of building pockets and access roads will be determined and 'staked', and trees to be maintained will be tagged, to ascertain the areas on site best suited for development to and minimize disturbance.</i>
Policy 5.4.13	<i>Vegetation clearing required to support development/construction shall be avoided during known restricted activity periods for active nests or dens (i.e. breeding windows). If vegetation disturbance cannot be avoided within these restricted activity periods, appropriate pre-construction surveys in compliance with relevant Acts, completed by qualified biologists prior to the commencement of</i>

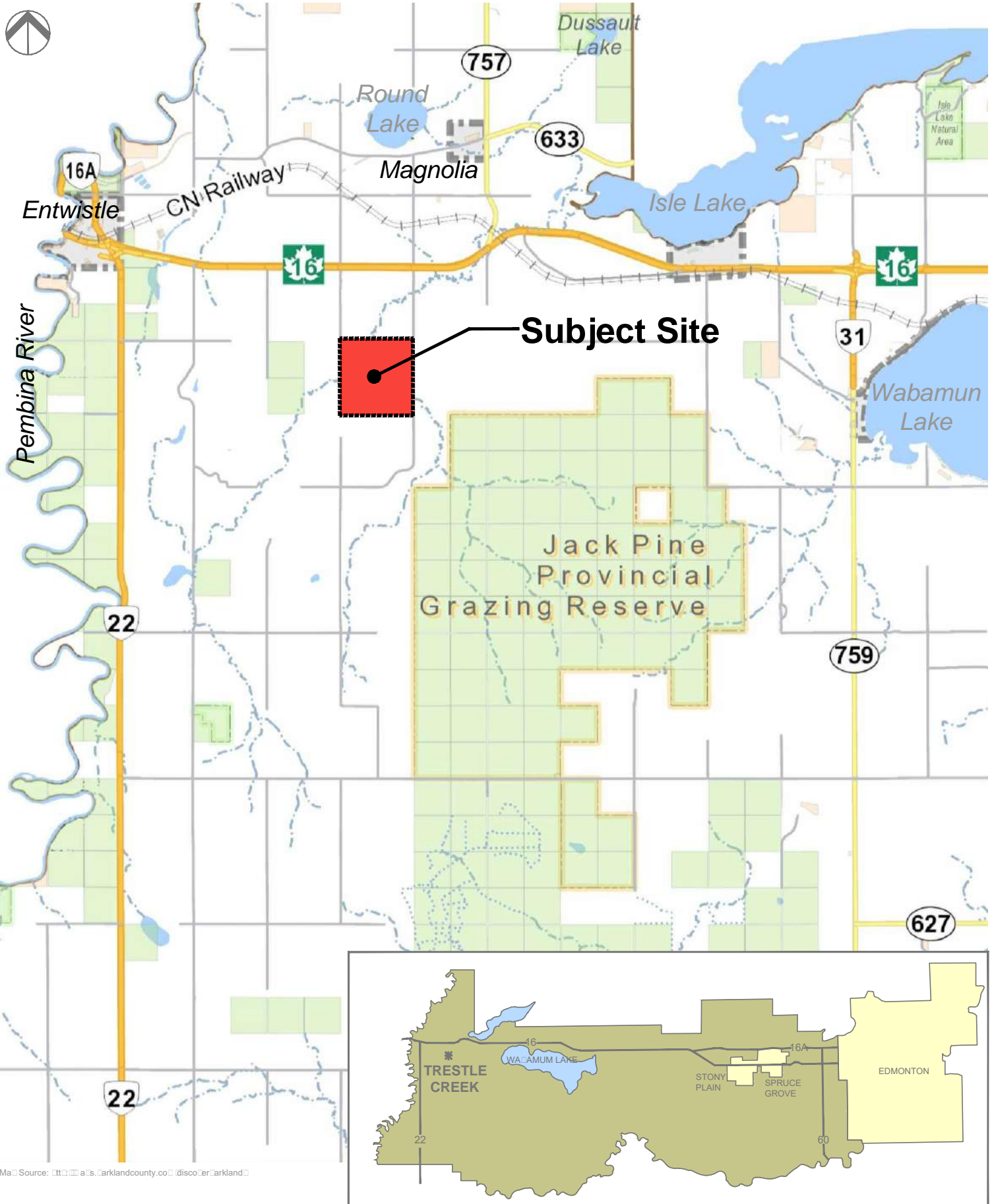
	<i>clearing / construction must occur to evaluate the presence of the target species.</i>
Policy 5.4.14	<i>Vegetated areas disturbed through construction must be re-seeded as soon as possible post construction.</i>
Policy 6.1.1	<i>The Conceptual Scheme shall ensure adequate access is provided to Trestle Creek Golf Resort to minimize external traffic impacts and ensure timely emergency response. All off-site and on-site transportation improvements required to support Trestle Creek Golf Resort shall be the sole responsibility of the Developer unless otherwise noted in this Conceptual Scheme.</i>
Policy 6.2.1	<i>The off-site roadway network and key intersections to support the development of the Conceptual Scheme area shall be designed and constructed to accommodate all roadway users at a safe and satisfactory level of transportation service.</i>
Policy 6.2.2	<i>Additional and/or significant changes to the location of the Resort's access points as identified in Figure 6 – Overall Concept Plan shall require amendments to this Conceptual Scheme.</i>
Policy 6.2.3	<i>In accordance with the recommendations of the 2017 WSP TIA, improvements to the intersection at Highway 16 and Range Road 70, shall be implemented to the satisfaction of Alberta Transportation and Parkland County at the sole expense of the Developer prior to full build-out of the Conceptual Scheme Area. The intersection improvements shall be completed at the sole expense of the Developer, timing of said improvements shall be reviewed at each stage of development.</i>
Policy 6.2.4	<i>Range Road 70 shall be upgraded to an asphalt concrete paved, at the Developer's sole expense, from Highway 16 to the southern-most entrance of Trestle Creek Golf Course. The timing of said improvements, or portions thereof shall be reviewed at each stage of development.</i>
Policy 6.3.1	<i>Trestle Creek Golf Resort shall provide parking facilities that provide on-site parking for each bareland Resort Residential unit, commercial area including the boutique hotel, in addition to visitor parking as per the requirements of the Land Use Bylaw.</i>
Policy 6.4.1	<i>All roadways internal to Trestle Creek Golf Resort shall be privately constructed, owned and maintained by the Condominium Corporation and/or Developer, and constructed to a standard satisfactory to Parkland County.</i>
Policy 6.4.2	<i>A limited number of through roads shall link accommodation and commercial clusters that are served by loop roads and cul-de-sacs, in order to minimize vehicle traffic and prioritize pedestrian activity. The internal road network shall encourage the recreational intent of the development by incorporating pedestrian mobility in the design.</i>
Policy 6.4.3	<i>Internal road alignments shall be determined and finalized at the time of subdivision. Changes to the internal road network as generally illustrated in Figure 6 – Overall Concept Plan shall not require amendments to the Conceptual Scheme.</i>
Policy 6.4.4	<i>Each phase of subdivision must have a minimum of two (2) planned access points and be constructed to minimum standards for emergency access purposes.</i>
Policy 6.4.5	<i>All dead-end roads, whether temporary or permanent shall include a cul-de-sac turnaround, with a minimum radius, in accordance with Parkland County's standards.</i>
Policy 7.0.1	<i>Trestle Creek Golf Resort is a private development, therefore the Condominium Corporation shall be responsible for the ongoing maintenance, operation and capital expenditures on all common property and infrastructure including roadways, potable and sanitary waste water collection and treatment facilities, stormwater management, and all other private infrastructure and amenities internal to the Conceptual Scheme boundaries.</i>
Policy 7.0.2	<i>All supplementary technical reporting shall be completed by qualified professional engineering or other third party consultant recognised by their applicable professional organization. All technical reporting must bear the professionals stamp/seal and signature to be accepted by Parkland County.</i>

Policy 7.0.3	<i>The Developer shall be required to enter into a Development Agreement with the Council of Parkland County for each phase of development. The Development Agreement submission must include the detailed engineering drawings prepared in accordance with Parkland County Engineering Design Guidelines.</i>
Policy 7.1.1	<i>The Developer and/or Condominium Corporation shall ensure that all required Water Act Approvals for the draw of water from the underlying aquifer(s) are maintained and up to date with Alberta Environment and Parks. Any updates to these approvals shall be forwarded to Parkland County for records purposes.</i>
Policy 7.1.2	<i>The Developer and/or Condominium Corporation shall ensure all potable water quality approvals and water quality testing are obtained and maintained in accordance with the requirements of Alberta Health Services-Public Health requirements.</i>
Policy 7.2.1	<i>The provision of sanitary waste water infrastructure, including the waste water treatment facility shall be provided by a private communal sanitary system constructed and maintained by the Developer and/ or Condominium Corporation.</i>
Policy 7.2.2	<i>The plans for the private sanitary water treatment facility shall be prepared by a qualified engineering professional and referred and approved by Alberta Environment and Parks prior to development. These plans shall be provided to Parkland County for review and comment prior to submission to Alberta Environment and Parks.</i>
Policy 7.2.3	<i>The construction of the proposed on-site waste water treatment facility shall be reviewed with each phase of development based on the capacity of the Licenced Waste Water Treatment Facility near Entwistle in alignment with MDP Policy 9.6.8.</i>
Policy 7.3.1	<i>The maximum post-development release rate from the Conceptual Scheme Area shall be no greater than 2.5 L/S/ha with a quality consistent with Alberta Environment and Parks guidelines.</i>
Policy 7.3.2	<i>All stormwater management within the Conceptual Scheme Area shall be designed and constructed to engineering standards as to be approved by the Municipality and in general conformance with the 2017 WSP Stormwater Management Plan as generally shown in Figure 9 – Stormwater Management Plan.</i>
Policy 7.3.3	<i>A detailed grading and drainage plan shall be required for each condominium phase in accordance with Alberta Environment and Parks and Parkland County Engineering Design Guidelines. Grading within the southeast quarter section of the Resort shall generally follow the 'Proposed Drainage Plan'.</i>
Policy 7.3.4	<i>The stormwater management facilities shall be constructed by the Developer and maintained by the Condominium Corporation and/or Developer.</i>
Policy 7.3.5	<i>The Developer shall provide a Geotechnical Assessment to determine slope stability where unstable terrain or steep slopes (>15%) may be present.</i>
Policy 7.3.6	<i>Site grading is to take into consideration existing topography to minimize grading requirements over the Conceptual Scheme area.</i>
Policy 7.3.7	<i>The detailed engineering drawings submitted with the Development Agreement application for each phase shall include a Tree/Vegetation Protection Plan.</i>
Policy 7.3.8	<i>A stripping and grading permit issued by Parkland County shall be in place prior to any soils being removed from the Conceptual Scheme Area.</i>
Policy 7.4.1	<i>A FireSmart program shall be developed for Trestle Creek Golf Resort in consultation with Parkland County Fire Services prior to the approval for any proposed development within the SE quarter section.</i>
Policy 7.4.2	<i>Central water source for fire protection shall be provided through the use of on-site stormwater management facilities and dry hydrants in accordance with the requirements of Parkland County.</i>

Policy 7.4.3	<i>At the time of subdivision and/or development of future stages, a detailed analysis of the fire-fighting capacity of the existing and proposed on-site ponds may be required to confirm that the capacity is sufficient for the proposed development.</i>
Policy 7.5.1	<i>Solid waste will be collected at a centralized storage and recycling area(s) owned and operated by the Condominium Corporation. Resort Unit Owners will be required to bring the solid waste to the central collection area(s), as there will not be any solid waste collection services.</i>
Policy 7.5.2	<i>The Condominium Corporation and/or Developer shall be responsible for the operation and maintenance of all solid waste collection and recycling facilities.</i>
Policy 7.6.1	<i>Shallow utilities shall be provided within the Conceptual Scheme Area at the sole expense of the Developer within appropriate internal road rights-of-way and/or within easements on private property established at the detailed subdivision design stage to the satisfaction of the private utility providers and Parkland County.</i>
Policy 8.1.1	<i>Parkland County shall implement the provisions of the Trestle Creek Conceptual Scheme through the Re-designation, Subdivision and Development Approval Process.</i>
Policy 8.1.2	<i>Trestle Creek Golf Resort development shall ensure that development phasing promotes the development of a cohesive resort community.</i>
Policy 8.1.3	<i>Figure 10 – Development Staging Plan is intended to provide a general strategy for how phasing may progress. The sequence, size and areas included in each phase may vary without a need to amend this Conceptual Scheme.</i>
Policy 8.1.4	<i>The phasing of Trestle Creek Golf Resort shall be completed logically based on the expansion of the internal private infrastructure services.</i>
Policy 8.1.5	<i>The phasing plan of Trestle Creek Golf Resort may be subject to changes based on market conditions.</i>
Policy 8.1.6	<i>This Conceptual Scheme is intended to be conceptual in nature, minor changes may be permitted without amendments to the Conceptual Scheme being required.</i>

10. LIST OF FIGURES

- Figure 1 – Location and Context Plan
- Figure 2 – Conceptual Scheme Plan Area
- Figure 3 – Aerial Photo
- Figure 4 – Development Drainage/Contour Plan
- Figure 5 – Site Features and Constraints
- Figure 6 – Overall Concept Plan
- Figure 7 – Transportation Network
- Figure 8 – Water Servicing
- Figure 9 – Sanitary Servicing
- Figure 10 – Stormwater Management
- Figure 11 – Development Staging



Map Source: data.saskatchewan.ca / data.saskatchewan.ca

Not to Scale



Figure 1 Location and Context Plan
Trestle Creek Golf Resort - Conceptual Scheme

MODIFIED DATE: 2020.11.02 S:\Projects\5309025000 Parkland County Golf & RV Resort\CAD\Drawings\Planning\CONCEPTUAL SCHEME OVERALL 2020\5309025-TRESTLE CREEK GS-FIGURE 1 - LOCATION PLAN.dwg

MODIFIED DATE: 2020.05.11 | S:\Projects\15309025000\Parland County Golf & RV Resort\CADD\Drawings\CONCEPTUAL SCHEME\309025-TRESTLE CREEK CS-FIGURE 2 - CONCEPTUAL SCHEME AREA-R2.dwg



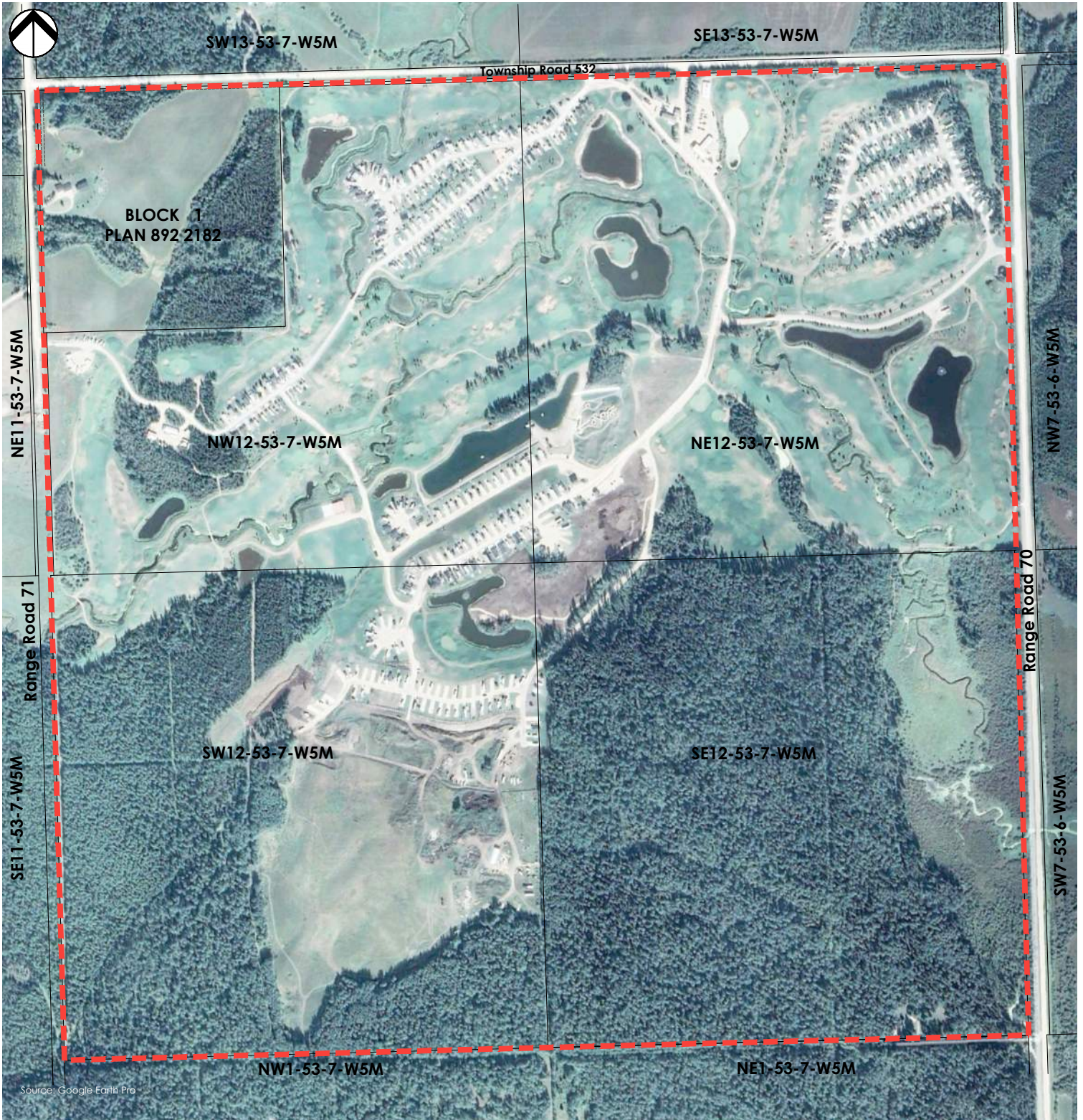
Legend

- Conceptual Scheme Boundary
- Trestle Creek Golf Resort Area
- Private Land Owner

Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area, see the current subdivision plan.
 March 2023



Figure 2 Conceptual Scheme Plan Area
Trestle Creek Golf Resort - Conceptual Scheme

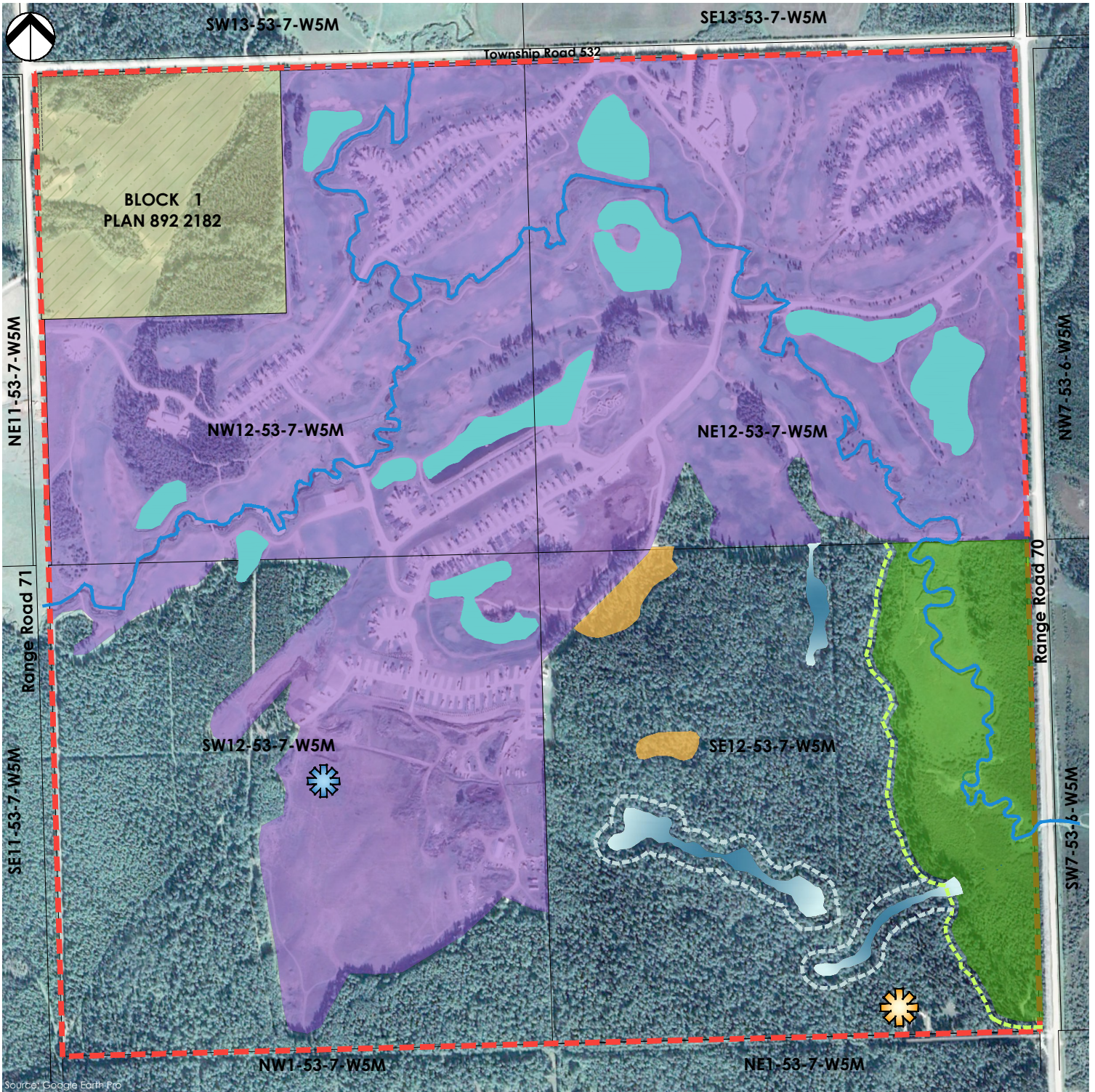


Legend

- - - - Conceptual Scheme Plan Area Boundary

Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area, see the current subdivision plan. February 2023

MODIFIED DATE: 2020.11.03 S:\Projects\530025000 Parkland County Golf & RV Resort\CADD\Drawings\Planning\CONCEPTUAL SCHEME\530025-TRESTLE CREEK CS-FIGURE 3 - AERIAL PHOTO.dwg



Legend

- Conceptual Scheme Plan Area Boundary
- Existing Trestle Creek Golf Resort and Cleared Development Area
- Existing Building
- Abandoned Wellsite
- Wetland/Riparian Fringe
- Trees and Shrubs
- Existing Farm (Private Owner)
- Existing Drainage Feature
- Existing Creek
- Existing Stormwater Management Facility
- Seasonal Shrubby Swamp
- Environmental Buffer (20.0m)*
- Environmental Buffer (30.0m)*

* Buffers are only applicable to the retained water bodies.

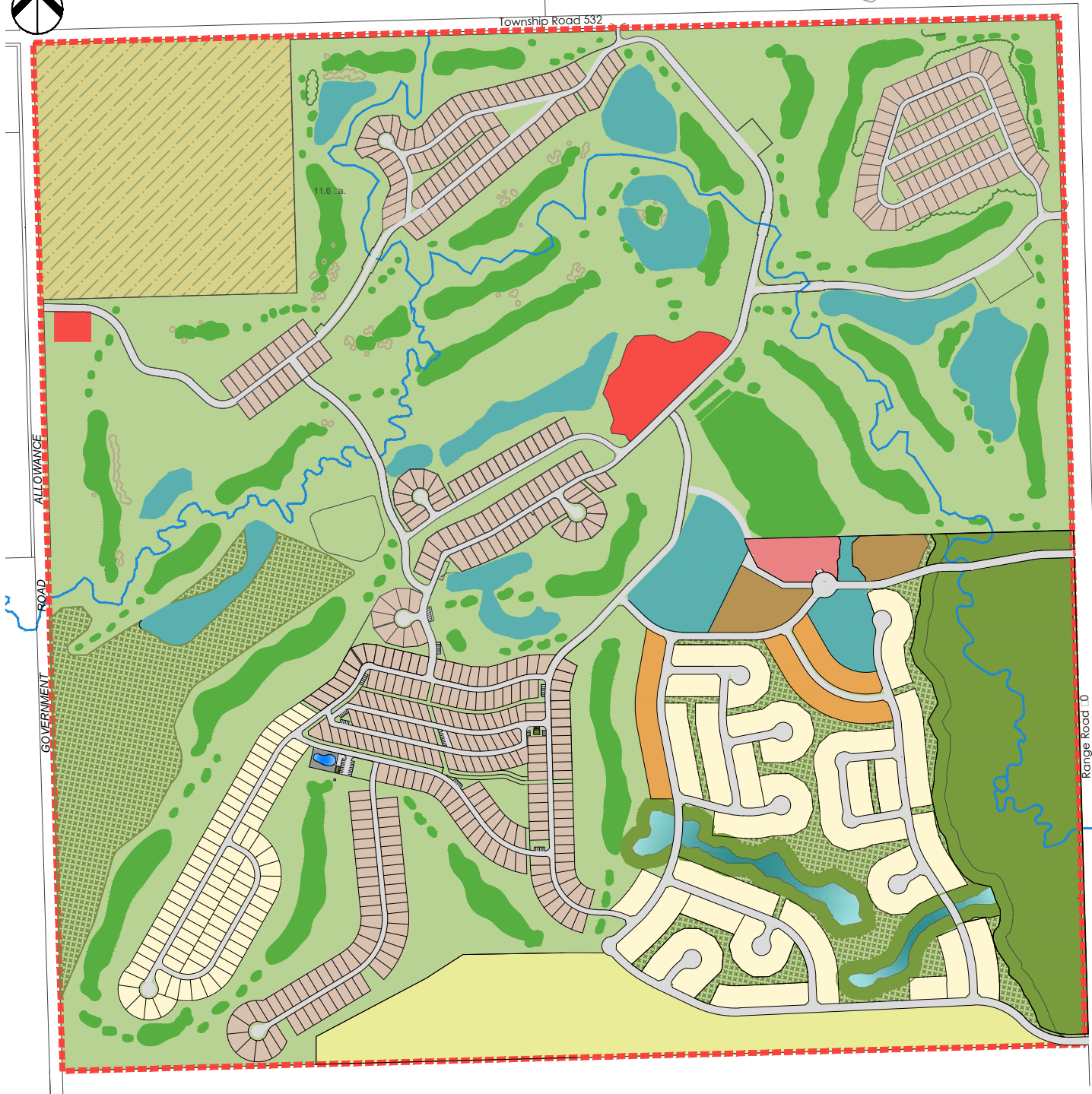
May 2023

Figure 5 Site Features and Constraints
Trestle Creek Golf Resort - Conceptual Scheme

MODIFIED DATE: 2023.05.31 S:\Projects\481530925000 Parkland County Golf & RV Resort\CADD\Drawings\Planning\CONCEPTUAL SCHEME\481530925-TRESTLE CREEK CS-FIGURE 5-SITE FEATURES AND CONSTRAINTS.dwg
 Source: Google Earth Pro



Township Road 532



S:\Projects\350923000 Parkland County Golf & RV Resort\CADD\Drawings\Planning\CONCEPTUAL SCHEMES\350923-TRESTLE CREEK CS-FIGURE 6 - OVERALL CONCEPT PLAN.V9.dwg

Legend

- | | | | | | |
|--|---|--|-----------------------------------|--|---|
| | Conceptual Scheme Boundary | | Hotel | | Stormwater Management Facility/POL |
| | Resort Residential □ Single Detached | | Commercial | | Golf Greens |
| | Resort Residential □ Duplex/Row □ Housing | | Future Development/Golf Course | | Existing Creek |
| | Resort Residential □ Apartment | | Park/Recreational Area (MR) | | Roadways |
| | Recreational □ Vehicle □ Units (Park Model) | | Natural Area Ravine (ER Easement) | | Existing Wetland with ER Easement Setback |
| | Existing Farm (Private Landowner) | | Retained □ Natural Area | | |

Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area, see the current subdivision plan.

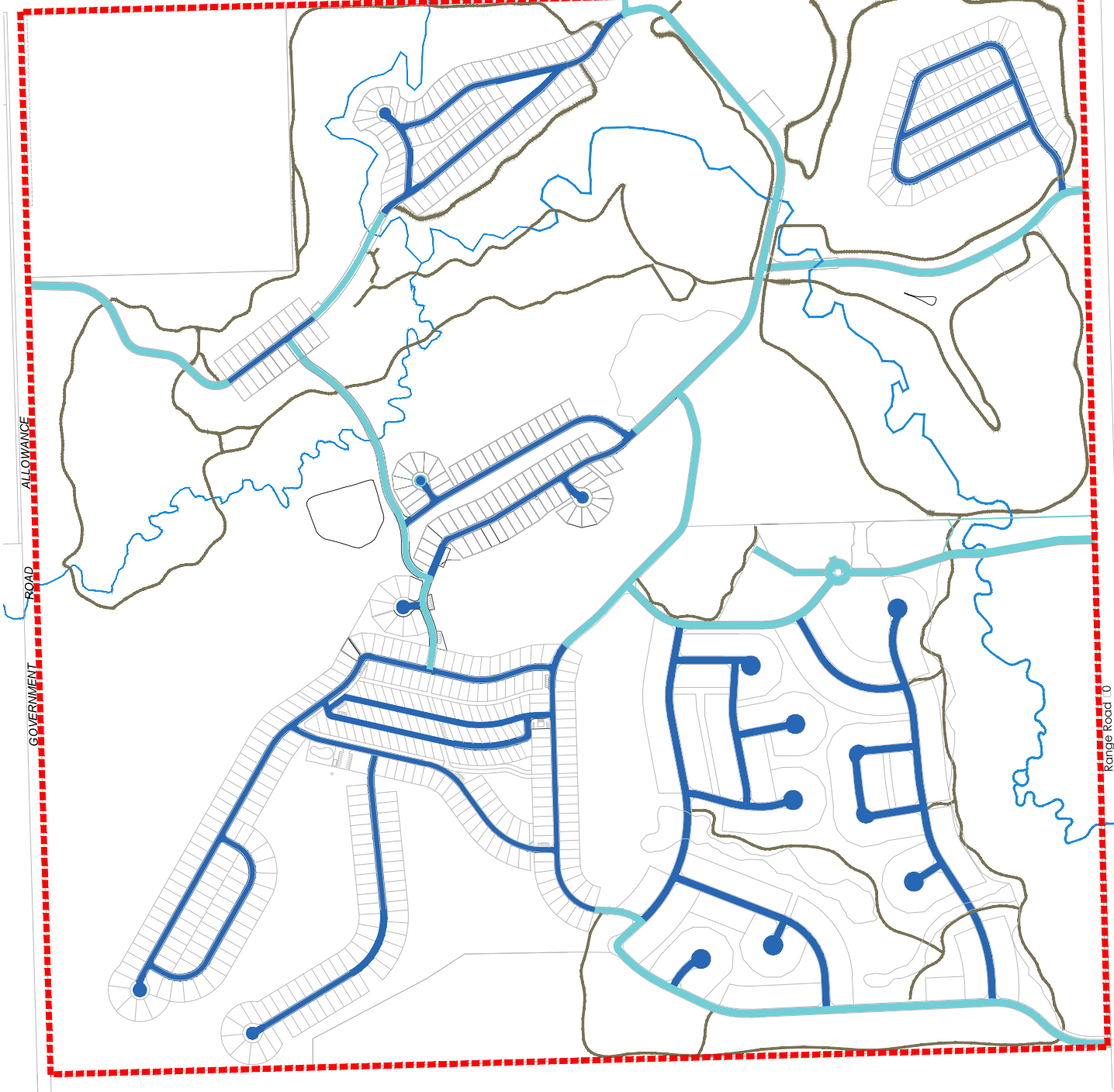
March 2023





Figure 6 Overall Concept Plan
Trestle Creek Golf Resort - Conceptual Scheme



Township Road 532



Legend

-  Plan Boundary
-  Existing and Proposed Multi-use Trail

-  Private Road
-  Common Road

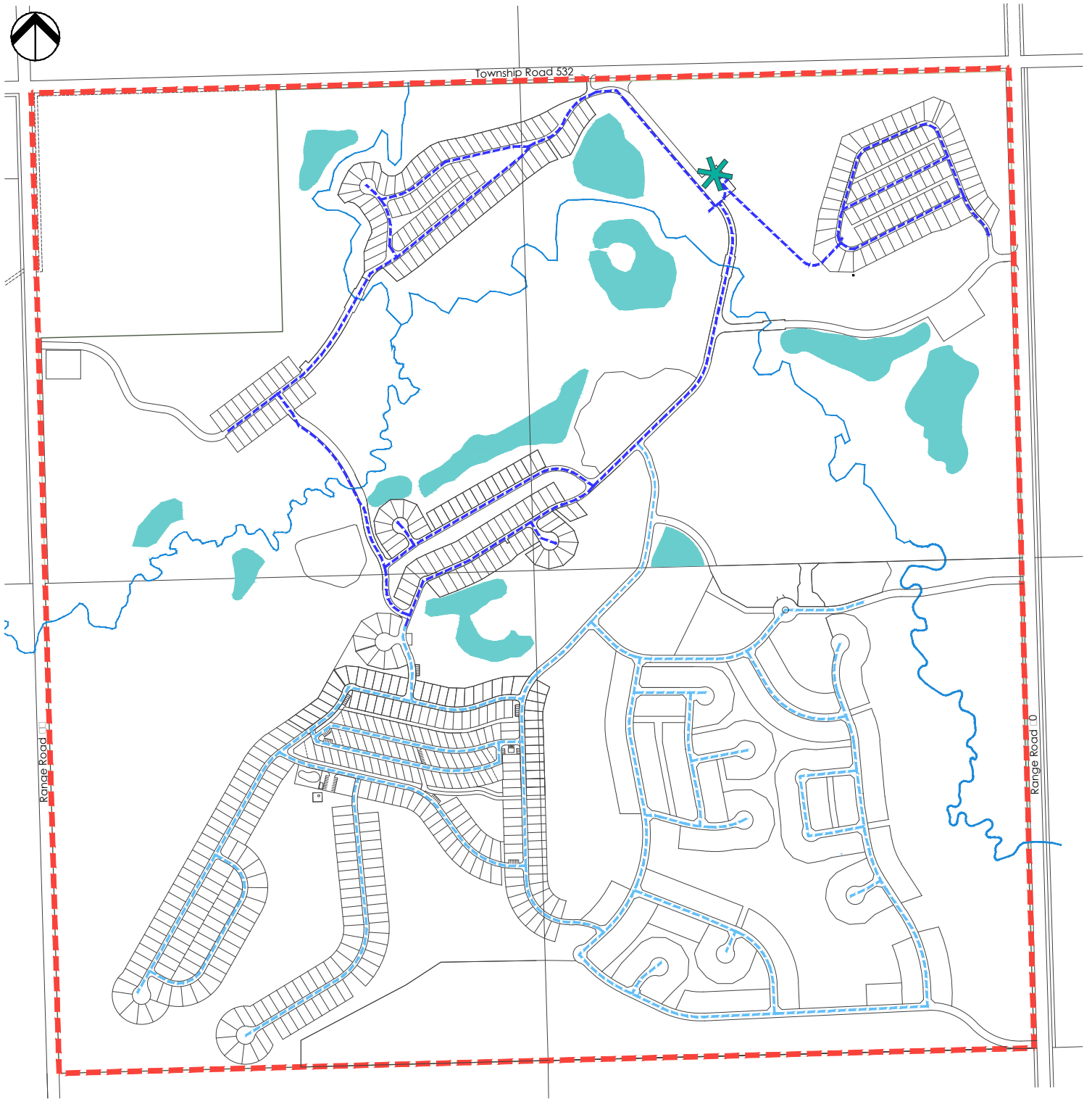
Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area, see the current subdivision plan.
February 2023

Figure 1 Transportation Network
Trestle Creek Golf Resort - Conceptual Scheme

MODIFIED DATE: 2023.02.10 - S:\Projects\45309025000 Parkland County Golf & RV Resort\CAD\Drawings\Planning\CONCEPTUAL SCHEMES\45309025-TRESTLE CREEK CS-FRIGURE->TRANSPORTATION-V2.dwg



Township Road 532



Legend

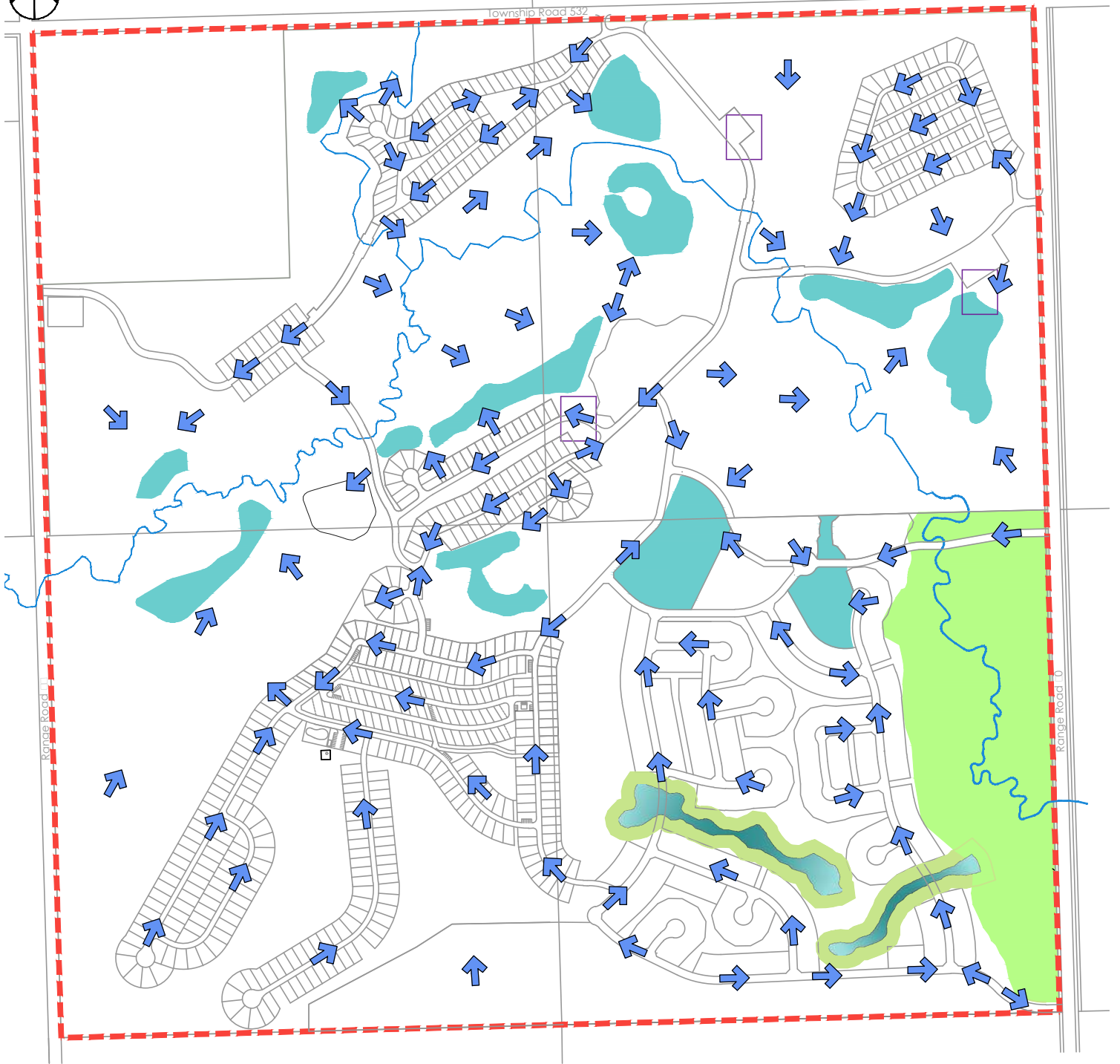
- Conceptual Scheme Plan Area Boundary
- Existing Water Main
- Proposed Future Water Main
- * Water Reservoir/Water Treatment Facility

Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area see the current subdivision plan.
February 2023

S:\Projects\530025000 Parkland County Golf & RV Resort\CAD Drawings\Planning\CONCEPTUAL SCHEMES\530025-TRESTLE CREEK CS-FIGURE 1 - WATER.dwg



Township Road 532



Legend

- Conceptual Scheme Plan Area Boundary
- Stormwater Management Facility/P/L Existing and Proposed
- Natural Area Ravine (ER Easement)
- Existing Wetland with ER Easement Setback
- Existing Creek
- Proposed Dry Driveway
- Proposed Dry Driveway

Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area, see the current subdivision plan.
February 2023

**Figure 00 Stormwater Management
Trestle Creek Golf Resort - Conceptual Scheme**



Legend

- | | | |
|---|-----------------------------------|---|
| Conceptual Scheme Boundary | Hotel | Stormwater Management Facility/POL |
| Resort Residential □ Single Detached | Commercial | Golf Greens |
| Resort Residential □ Duplex/Row □ Housing | Future Development/Golf Course | Existing Creek |
| Resort Residential □ Apartment | Park/Recreational Area (MR) | Roadways |
| Recreational □ Vehicle □ Hints (Park Model) | Natural Area Ravine (ER Easement) | Existing Wetland with ER Easement Setback |
| Existing Farm (Private Landowner) | Retained □ Natural Area | |

Please Note: Everything outside the Plan Area Boundary is for information only and is subject to change without notice. For up to date information outside the Plan Area see the current subdivision plan.
 MODIFIED DATE: 2020, 11, 02 S:\Projects\030926000 Parkland County Golf & RV Resort\CADD\Drawings\Planning\CONCEPTUAL SCHEMES\030925-TRESTLE CREEK CS-FIGURE 6 - OVERALL CONCEPT PLAN.V9.dwg
 March 2023



Figure □□ Development Staging
Trestle Creek Golf Resort - Conceptual Scheme

APPENDIX A EXISTING AND FUTURE SERVICING APPROVALS

Project Approvals
Existing

Project	Water Act	Project	Water Act	EPEA	Public Notice Ads	Project	Water Act
Storm Water	Contact Person	Rick Nutbrown	Storm Water	Rick Nutbrown	Harshan Radhakrishnan	Storm Water	Rick Nutbrown
Trestle Creek Golf Resort & RV Development	Phone Number	780-960-8640	Trestle Creek Golf Resort & RV Development	780-960-8640	780-960-8645	Trestle Creek Golf Resort & RV Development	780-960-8640
	Date Application Sent	17-Dec-09		17-Dec-09	28-Feb-10		17-Dec-09
Constructing, operating and maintaining storm drainage works associated with the development and operation of a golf resort and RV Park	Registration/Approval/Licence Number	00266823-00-00	Operate a works and divert up to 124732 m³ of water annually from the source of water for the purposes of Commercial (Golf Course) and Recreation (RV Park)	00272765-00-00		Operate a works and divert up to 98,100 m³ of water annually from the source of water for the purpose of Commercial (Golf Course)	00293887-00-00
	Status (C=Complete, NR=Not Required)	C		C			C
	Date of Approval	18-Oct-11		18-Oct-11		27-Sep-10	18-Oct-11
Notes		Expired on 17-Oct-26		Expired on 17-Oct-26			Expired on 17-Oct-26

Channel	Water Act	TFA - Creek Restoration Work	DFO
Trestle Creek Golf Resort & RV Development	Contact Person	Cheryl Tweten	Jennifer Filax
	Phone Number		780-723-8537
	Date Application Sent		27-Oct-09
Approval for Channel Restoration - To disturb ground for the reconstruction of stream channel in the head waters of the Sturgeon River	Registration/Approval/Licence Number	00263876-00-00	093910
	Status (C=Complete, NR=Not Required)	C	C
	Date of Approval	Dec 15, 2011	09-Nov-09
			on 02-Nov-09
		Valid from 15-Dec-09 to 14-Dec-10. Extension granted up to 14-Dec-11	Expired on 31-Dec-09
			No formal approval required

Out Fall	Navigable Waters Act	DFO	Public Lands Act (LOC)	Notification
Trestle Creek Golf Resort & RV Development	Contact Person	Heather	Jeff Johnston	Korin Anderson
	Phone Number	780-495-8215	780-495-8471	780-643-1853
	Date Application Sent	Oct. 20, 2010(Outfall #6)	Oct. 26 2010	Oct. 22, 2010
Approval for Outfall	Registration or Approval Number	8200-2010-600601	ED-10-2774	101329
	Status (C=Complete, NR=Not Required)	C	C	C
	Date of Approval	25-Jan-11	Dec. 8, 2010	Sept 28, 2011
				25 year term, \$50 annual rental fee, expires 27-Sept-2036

Storm	Marjorie Crowhurst	Storm	Marjorie Crowhurst
Trestle Creek Golf Resort & RV Development	Contact Person	Marjorie Crowhurst	Marjorie Crowhurst
	Phone Number	780-644-8374	780-644-8374
	Date Application Sent		
Stage 1 Storm Pond SWMF#6	Registration or Approval Number	82605-01-04	302424-00-00
	Status (C=Complete, NR=Not Required)	C	C
	Date of Approval	18-Oct-11	22-Dec-11

Wastewater System	Water Act
Trestle Creek Golf Resort & RV Development	Contact Person
	Phone Number
	Date Application Sent
Construction, operation or reclamation of a wastewater collection system	Registration or Approval Number
	Status (C=Complete, NR=Not Required)
	Date of Approval

Waterworks system	Water Act
Trestle Creek Golf Resort & RV Development	Contact Person
	Phone Number
	Date Application Sent
Construction, operation or reclamation of a waterworks system that uses high quality groundwater	Registration or Approval Number
	Status (C=Complete, NR=Not Required)
	Date of Approval
	Additional monitoring requirements detailed in letter 306428-00-01

**Project Approvals
Future**

Project	Project Number	Water Act	Project	Water Act	EPEA	Public Notice Ads	Project	Water Act	
Storm Water	5309-025-000	Contact Person	Rick Nutbrown	Storm Water	Rick Nutbrown	Harshan Radhakrishnan	Spruce Grove Examiner	Storm Water	Rick Nutbrown
Trestle Creek Golf Resort & RV Development		Phone Number	780-960-8640	Trestle Creek Golf Resort & RV Development	780-960-8640	780-960-8645	01-Oct-10	Trestle Creek Golf Resort & RV Development	780-960-8640
Constructing, operating and maintaining storm drainage works associated with the development and operation of a golf resort and RV Park		Date Application Sent	17-Dec-09	Operate a works and divert up to 124732 m³ of water annually from the source of water for the purposes of Commercial (Golf Course) and Recreation (RV Park)	17-Dec-09	28-Feb-10	Alberta Sweetgrass	17-Dec-09	
		Registration/Approval/Licence Number	00266823-00-00		00272765-00-00	18-Oct-10	00293887-00-00		
		Status (C=Complete, NR=Not Required)	C		C	Lac. St. Anne Bulletin	C		
						27-Sep-10			
		Date of Approval	18-Oct-11		18-Oct-11			18-Oct-11	
Notes:			Approval may require ammendment to include proposed development within the SE 12-053-07 W5M		Approval may require ammendment if current diversion amount is not sufficient to support additional lands within the SE 12-053-07 W5M. It is understood that the currnet diversion amount should be sufficient.	Ammendment will be required to include additional storm management associated with the proposed development within the SE 12-053-07 W5M		Approval may require ammendment if current diversion amount is not sufficient to support additional lands within the SE 12-053-07 W5M. It is understood that the currnet diversion amount should be sufficient.	
Channel	No channel modifications are proposed within the SE 12-053-07 W5M								
Trestle Creek Golf Resort & RV Development									
Approval for Channel Restoration - To disturb ground for the reconstruction of stream channel in the head waters of the Sturgeon River									
Notes:									
Out Fall	No outfall will be constructed within the within the SE 12-053-07 W5M								
Trestle Creek Golf Resort & RV Development									
Oufall approvals									
Notes:									
Wastewater System	5309-025-000	Contact Person							
Trestle Creek Golf Resort & RV Development		Phone Number							
Waste Water collection system Code of practice application		Date Application Sent							
		Registration or Approval Number							
		Status (C=Complete, NR=Not Required)							
		Date of Approval							
Notes:			A new notification will be required for the proposed development within the SE 12-053-07 W5M						
0									
Wetland Disturbance	5309-025-000	Contact Person							
Trestle Creek Golf Resort & RV Development		Phone Number							
Wetland, drainage or watercourse disturbance (partial or complete removal)		Date Application Sent							
		Registration or Approval Number							
		Status (C=Complete, NR=Not Required)							
		Date of Approval							
Notes:			Water Act approval to be obtained prior to any wetland disturbances proposed within the SE 12-053-07 W5M						