

Application for Redistricting  
and/or Adopting or Amending  
Bylaw or Statutory Plan

LAC STE. ANNE COUNTY



Planning & Development

**FOR OFFICE USE ONLY**

Application date (m/d/y): **March 7, 2022** File no.: **004REDST2022** Receipt no.: **334608**  
Tax roll no.: **5501341001** Division no.: 1  3 4 5 6 7

**CONTACT INFORMATION**

Full name of Applicant: **2382634 Alberta Ltd. (o/a Red Willow Planning)**

Mailing address: **Box 3156**

City: **Morinville**

Province: **AB** Postal code: **T8R 1S1**

Cel: **780-906-7765** Email: **vicki@rwplanning.ca**

Landowner(s) if different from Applicant: **Vivcor Holdings Inc.**

Mailing address: **421 Cowan Point**

City: **Sherwood Park**

Province: **AB** Postal code: **T8H 0E6**

Tel: Cel: **780-668-0244** Email: **quinton@auinc.ca**

**APPLICATION TYPE**

Fees submitted (non-refundable). I hereby make application for:

- |   |            |
|---|------------|
| <input type="radio"/> Redistricting application   | \$2,000.00 |
| <input type="radio"/> Redistricting re: amending Land Use District of existing parcel to a more appropriate Land Use District | \$500.00   |
| <input type="radio"/> Amend Municipal Development Plan  | \$2,000.00 |
| <input type="radio"/> Amend Land Use Bylaw  | \$2,000.00 |
| <input type="radio"/> Amend provision of a Statutory Plan   | \$2,000.00 |
| <input type="radio"/> Amend provision of an Intermunicipal Development Plan   | \$2,000.00 |
| <input checked="" type="radio"/> Adoption of new Statutory Plan   | \$2,000.00 |

A current (within 14 days of today's date) Certificate of Title must be submitted with this application. If you are unable to supply a current title, an additional charge of \$20.00 will apply.

**LEGAL DESCRIPTION & AREA OF LAND TO BE REDISTRICTED**

All or part of: Quarter: **SE** Section: **34** Township: **55** Range: **1** W of 5 Meridian

Unit: Lot: Block: Plan:

Rural address: **N/A**

Current zoning: **AG2** Proposed zoning:

Box 219, Sangudo AB T0E 2A0  
T 780.785.3411 TF 1.866.880.5722 F 780.785.2359 E DEVASSISTANT@LSAC.ca www.LSAC.ca

LSA043008-04152020





Describe why the need to redistrict:

**BUILDING DESCRIPTION (EXISTING STRUCTURE)**

*For example: house, garage, shed, deck, basement*

N/A

**BUILDING SIZE**  
SQ.M./SQ.FT.  
X SQ.M./SQ.FT.

SQ.M./SQ.FT.

**WALL HEIGHT**  
SQ.M./SQ.FT.

*Is the development within half mile of any of the following? Answer yes or no.*

Is the subject property near a steep slope exceeding 15%?

yes  no

Is the subject property within 0.5 mile (0.8km) or bounded by a body of water such as a river, stream, watercourse, lake, or other permanent body of water, or a canal, or a drainage ditch?

yes  no

*If yes, state its name: Sandy Lake*

Is the subject property within 0.5 mile (0.8km) of the right-of-way of a highway?

yes  no

*If yes, the highway number is: Hwy 642*

Is the subject property within 0.5 mile (0.8km) of a sour gas facility?

yes  no

Is the subject property within 0.5 mile (0.8km) of a pipeline?

yes  no

Is the subject property within 0.5 mile (0.8km) of an oil facility?

yes  no

Is the subject property within 0.5 mile (0.8km) of land that is or has been used as a municipal landfill for the disposal of garbage or refuse?

yes  no

Is the subject property within 0.5 mile (0.8km) of land that is or has been used as a municipal sewage treatment facility or sewage lagoon?

yes  no

Has the land had a history of flooding?

yes  no

Is the subject property immediately adjacent to the municipal boundary?

yes  no

*If yes, the adjoining municipality is: Summer Village of Sunrise Beach*

Box 219, Sangudo AB T0E 2A0

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**PERMISSION TO ENTER PRIVATE PROPERTY**

I authorize the staff of Lac Ste. Anne County and other agencies as designated in Section 653(2) of the *Municipal Government Act*, R.S.A. 2000, to enter my land for the purpose of conducting a site inspection to confirm existing site conditions in relation to compliance with existing bylaws and in connection with my development permit application.

Applicant: Red Willow Planning

Signature:

Date: 2022-03-07

Landowner: Vivcor Holdings Inc.

Signature:

Date: March 7, 2022

Landowner: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**MULTIPLE LANDOWNERS**

I declare that I, \_\_\_\_\_, am the registered Landowner. Date: \_\_\_\_\_

I declare that I, \_\_\_\_\_, am the registered Landowner. Date: \_\_\_\_\_

I declare that I, \_\_\_\_\_, am the registered Landowner. Date: \_\_\_\_\_

I declare that I, \_\_\_\_\_, am the registered Landowner. Date: \_\_\_\_\_

**AUTHORIZATION FOR AGENT**

I (We), Vivcor Holdings Inc., being the registered Landowner(s), hereby

authorize: Red Willow Planning, to make application for redistricting on the above mentioned property.

Landowner: Vivcor Holdings Inc.

Signature:

Date: March 7, 2022

Landowner: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Landowner: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**SITE SKETCH**

The following must be included on your sketch:

North indicated on sketch

Dimensions of proposed building(s)

Location of all structures on property (existing and proposed)

Proposed locations of power poles

Show any pipeline crossing the property

Public roads servicing the property

Approach. Your frontyard setback is the location of entrance (driveway) from a local road

Show the location of access to your property

Draw your site sketch in the grid below. All setback from proposed buildings to property lines must be included. Please include a legend.



Setbacks (indicate sq.m./sq.ft.) North:

South:

East:

West:

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_

Township:

Range: \_\_\_\_\_

\_\_\_\_\_ W of 5 Meridian

Brief description of the property, including any water bodies or steep embankments:

Box 219, Sangudo AB T0E 2A0

T 780.785.3411 TF 1.866.880.5722 F 780.785.2359 E DEVASSISTANT@LSAC.ca [www.LSAC.ca](http://www.LSAC.ca)

<b>FOR OFFICE USE ONLY</b>	
Date received (m/d/y): _____	Receipt no : _____
Authorized County personnel: _____	

Please submit completed Credit Card Authorization Form to Lac Ste. Anne County Administration.

### PAYMENT AUTHORIZATION

Service description: Adoption of a new statutory plan

AMOUNT \$: 2000.00

I authorize the above amount to be applied to the following credit card.

### CREDIT CARD INFORMATION

Type of card:  Visa  Mastercard

Name of Card Holder (as it appears on credit card): \_\_\_\_\_

Name of Business (if applicable): \_\_\_\_\_

Credit card no.: \_\_\_\_\_ Expiry (m/y): \_\_\_\_\_ CVC: \_\_\_\_\_

Billing address: \_\_\_\_\_

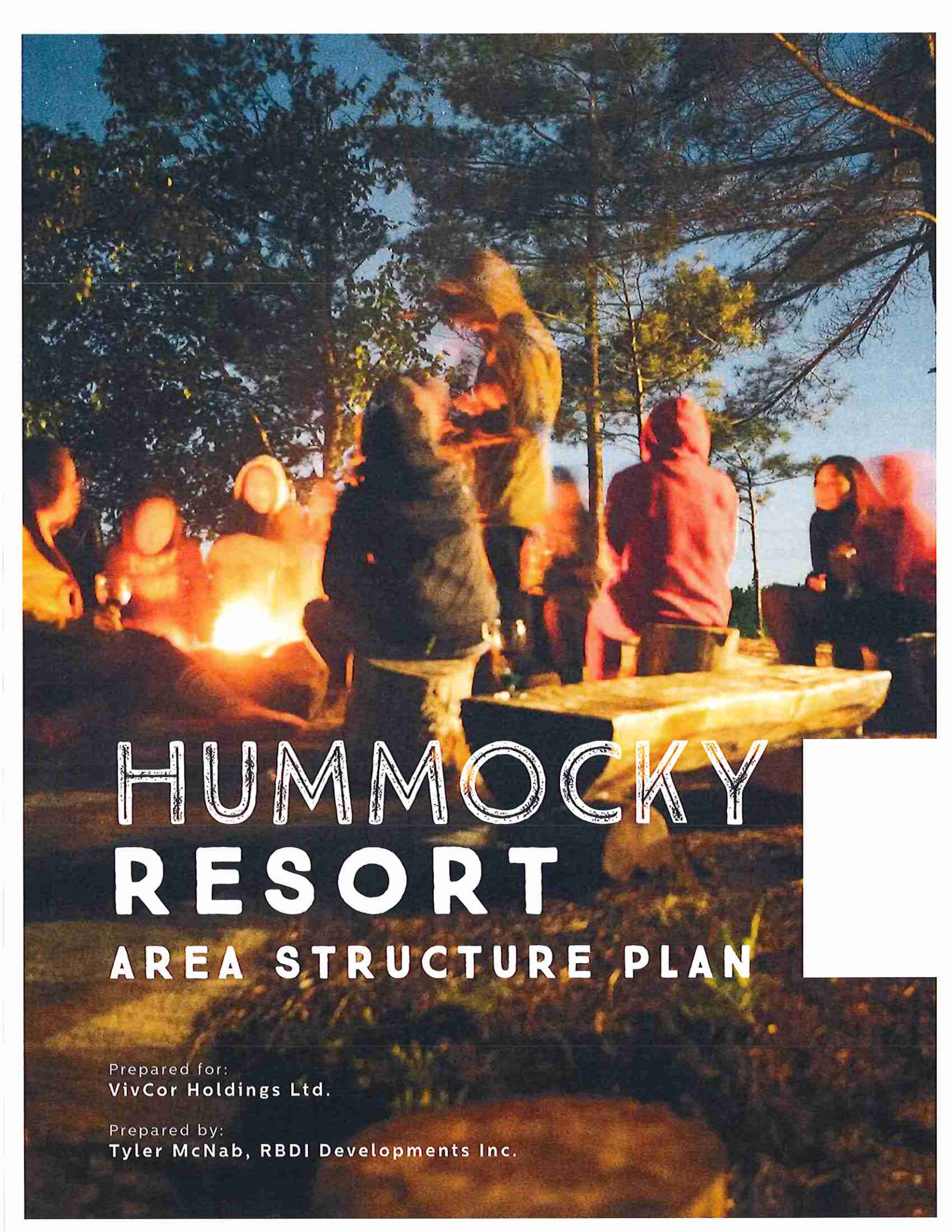
City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal code: \_\_\_\_\_

Please be advised that if you are remitting a payment with your credit card number, this application cannot be submitted by email to ensure security of your credit card information. This form can be mailed with your application to the address below. Alternatively, you can remit the application by email **without** the Credit Card Authorization Form and include contact information for payment. Please be advised that permits will not be processed until payment is received. This credit card information will be securely disposed of upon receipt of payment.

Signature of authorized Card Holder: \_\_\_\_\_ Date (m/d/y): \_\_\_\_\_

This personal information is being collected in accordance with section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. If you have any questions about the collection, use or disclosure of this personal information, please contact Lac Ste. Anne County FOIP Coordinator at the address below.

Box 219, Sangudo AB T0E 2A0  
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A group of people are gathered around a campfire at night in a wooded area. The scene is illuminated by the warm glow of the fire, with people wearing hoodies and jackets. The background shows tall trees against a dark sky.

# HUMMOCKY RESORT AREA STRUCTURE PLAN

Prepared for:  
VivCor Holdings Ltd.

Prepared by:  
Tyler McNab, RBDI Developments Inc.

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## PART A. BACKGROUND

### Section 1 Introduction

#### 1.1 Intent

The objective of the Hummocky Resort Area Structure Plan (ASP) is to provide a framework for the development and operation of a recreational facility consisting of a seasonal recreation vehicle (RV) campground, including accessory and ancillary services. This plan provides a framework to manage growth and land use around the natural environment within the plan area. The framework on construction and operation has been prepared in accordance with the Lac Ste. Anne County Municipal Development Plan.

The ASP offers policy support for the following key areas:

- Land use planning
- Protection of environmentally sensitive areas
- Recreational access and linkages
- Passive and active recreational opportunities
- Servicing standards appropriate for the uses intended
- Transportation systems and possible improvements
- Safety and security

#### 1.2 Plan Area

The plan area described as Hummocky Resort is located at SE-34-055-01 W5M, located within Lac Ste. Anne County (see Figure 1) along Shedden Drive as shown in Figure 2. Current land uses include natural areas and agricultural.

### Section 2 Area History

The County of Lac Ste. Anne formed in 1965 and was comprised of 10,899 residents as of 2016. The main natural attraction of the local area is Sandy Lake. The lake has a day use area, two summer villages (Sandy Beach and Sunrise Beach), Alexander First Nation Reserve 134, and the Hamlet of Pine Sands. The main access is provincial Highway 642. The Summer Village of Sunrise Beach, which has 135 year-round residents as of 2016, is immediately adjacent to the plan area on the east side of Shedden Drive.

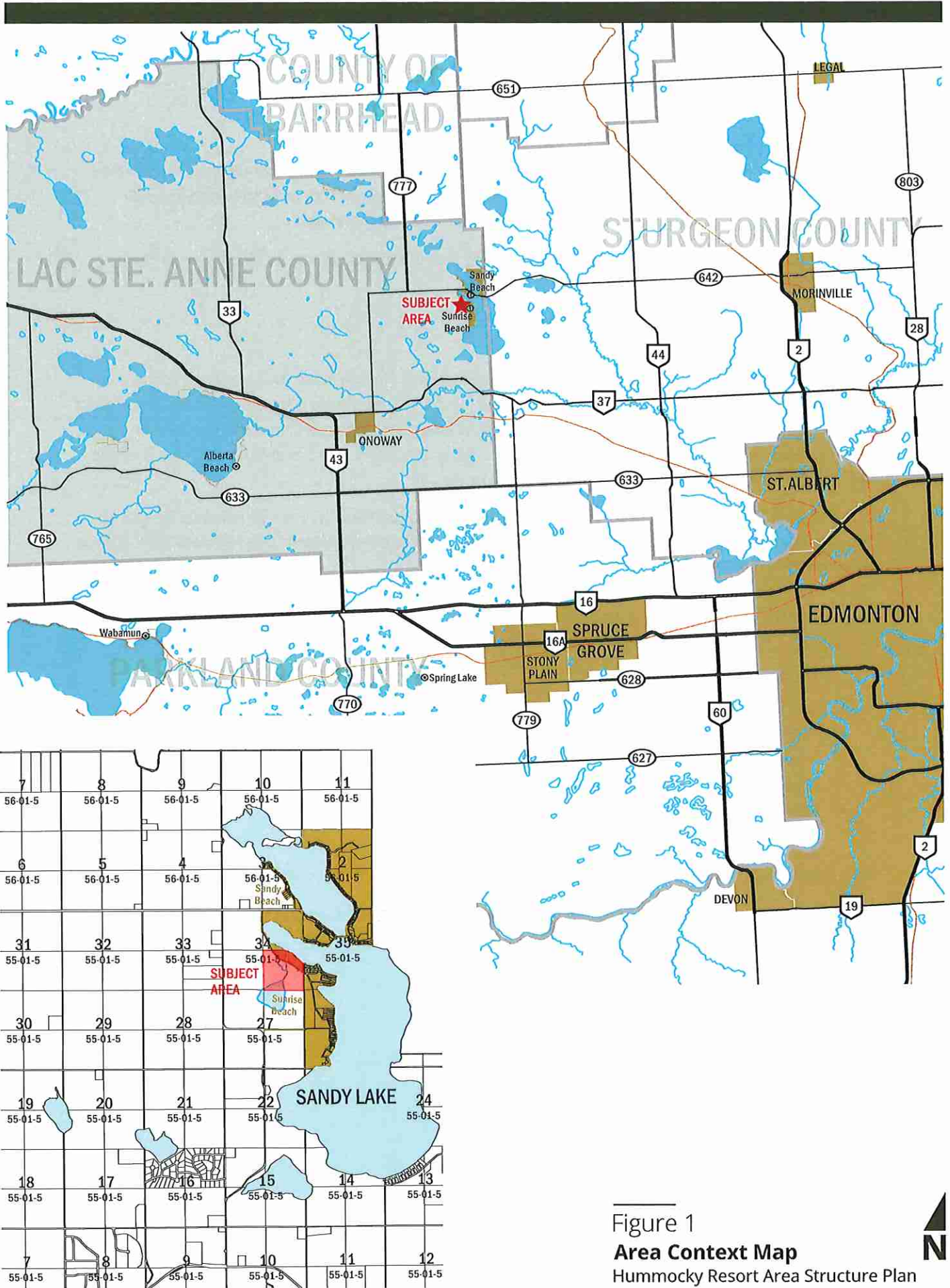


Figure 1  
**Area Context Map**  
 Hummocky Resort Area Structure Plan



## Section 3 Policy Context

The Hummocky Resort ASP has been prepared in the context of development principles and objectives drawn from several plans and policy statements. These comprehensive policy frameworks provide direction on planning matters at the provincial, regional, and municipal level.

The following sections summarize the principles and policies which guide the development of the Hummocky Resort ASP.

### 3.1 Provincial Policy Directives

#### 3.1.1 *Upper Athabasca Regional Plan*

The purpose of the Land-Use Framework is to manage growth and to sustain the growing economy, while balancing social and environmental goals. The Land-Use Framework is based on principles of smart growth and a vision placing emphasis on respecting and managing Alberta's land; it is the foundation of Alberta's economic, environmental, and social well-being. Emphasis is also placed on land use decisions which strive to reduce the human footprint on the landscape.

At the time of adoption of this ASP, the Upper Athabasca Regional Plan had not been initiated. When this plan is complete, Lac Ste. Anne County should evaluate the compliance of this ASP with the regional plan as required by provincial legislation.

#### 3.1.2 *Provincial Acts*

Several provincial Acts have bearing on the creation and implementation of the Hummocky Resort ASP including:

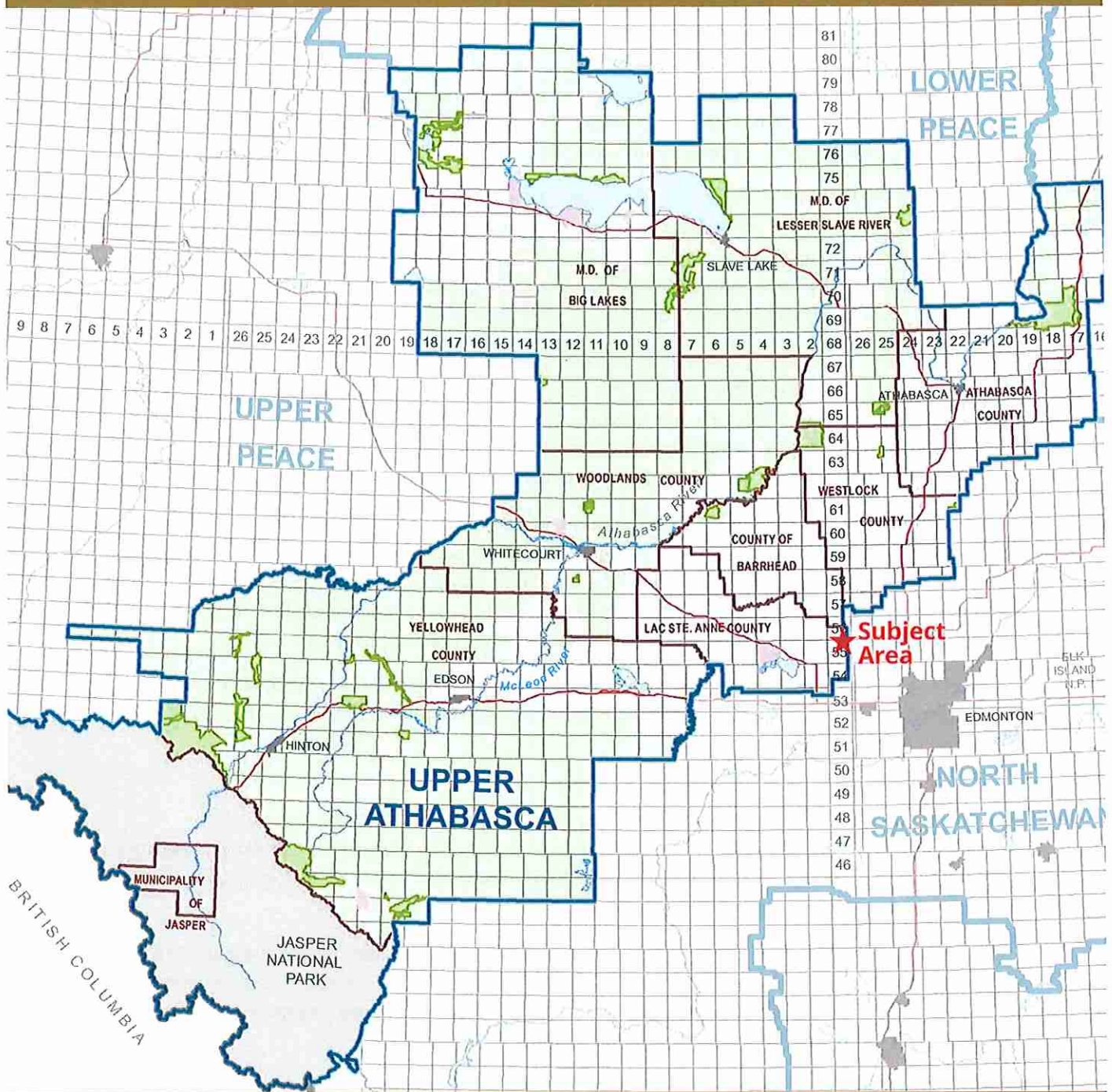
- Municipal Government Act
- Land Stewardship Act
- Highway Protection and Development Act
- Safety Codes Act
- Water Act
- Public Lands Act

#### 3.1.3 *Provincial Regulations*

Several provincial regulations have bearing on the implementation of this ASP including:

- West Inter Lake District Regional Water Services Commission Regulation
- Subdivision and Development Regulation
- Province of Alberta Land Use Policies
- Water (Ministerial) Regulation
- Code of Practice for Wetland Replacement Works
- Code of Practice for Watercourse Crossings
- Highway Geometric Design Guide

# Upper Athabasca Region: Counties and Municipal Districts



	Counties and Municipal Districts		First Nations Reserve
	Provincial or Territorial Boundary		Métis Settlement
	Land-use Framework Regional Boundary		City, Town, Urban Service Area
	National Park		Provincial Highway
	Hydrography		Green Area
	Provincial Park or Protected Area		

**Alberta** Government

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.

Base Data provided by Spatial Data Warehouse Ltd. 12-001 © 2012 Government of Alberta

Published: October 5, 2012  
Author: Land Use Secretariat

Figure 2  
**Upper Athabasca Regional Plan Area**  
 Hummocky Resort Area Structure Plan

## 3.2 Local Policy Directives

### 3.2.1 *Lac Ste. Anne Municipal Development Plan*

The 2014 Lac Ste. Anne Municipal Development Plan (MDP) provides a 20-year framework for future land use, development, and municipal services and facilities, while considering the physical, social, environmental, and economic development of the area.

The MDP requires the preparation of an ASP for any recreational campgrounds with more than 25 units. As required by the MDP, this ASP addresses: the proposed sequence of the development, land uses, and density of population, the general location, design, and description for transportation routes, public utilities, drainage works, water, sanitary network, and parking, and has prepared the reports for hydrological (as needed), geotechnical, biophysical, and traffic impact.

The plan area within this ASP is currently designated in Lac Ste. Anne's MDP as "Rural Residential", which is defined as a "medium intensity of good quality agricultural land and a mix of agricultural and non-agricultural land uses." The area also falls into the "Urban Fringe" category as it is less than 3.2 kilometers away from the urban municipality of the Summer Village of Sunrise Beach. The MDP's Future Development Concept designates the plan area as "Potential Recreational Area".

While agriculture remains the main use of the Rural Residential policy area, there has been a significant increase of residential use as subdivisions begin to populate the area. The objective of the MDP policy framework is to support sustainable residential growth that balances supply and demand. To do this, the framework suggests that rural residential areas be clustered as to maintain rural lifestyle, provide ease of supplying services and amenities, and create a buffer for non-residential activities.

The objective of the Inter-Municipal Fringe area as it applies to the plan area is to support sustainable development within fringe area of urban municipalities where no Intermunicipal Development Plans (IDPs) are in place.

### 3.2.2 *Land Use Bylaw*

The 2017 Lac Ste. Anne Land Use Bylaw (LUB) regulates, controls, and prohibits the use and development of land and buildings within Lac Ste. Anne County. The plan area is currently designated as Agricultural 2 (AG2) for agricultural uses. The plan area's future land use district is being considered as a Site-Specific Direct Control district.

The range of uses provided for in the Commercial Recreation (CREC) district may not be suitable for this particular tract of land or the surrounding neighbourhood. A desire to allow only those uses proposed by the development and exclude other non-compatible uses, regardless of future ownership or development, supports use of a Site-Specific Direct Control district.

Additionally, a Site-Specific Direct Control district will enshrine design measures intended to address local resident concerns, such as road use, safety, ecological protection, screening and waste management in a way not provided for by the CREC district.

The Site-Specific Direct Control district will allow the developer to address the special characteristics of the site through design, respect the natural environment, and give certainty to neighbours that the land will not allow for incompatible uses in the future, regardless of a change in ownership.

### 3.2.3 *Municipal Plans, Policies, and Regulations*

#### a. *Regional Groundwater Study (1998)*

This report was prepared by the government of Alberta and intends to inform and manage the preservation and utilization of groundwater resources in Lac Ste. Anne County. The plan area within this ASP is identified as high risk for groundwater contamination. This report recommends that a detailed site-specific hydrological study be completed, and that potential groundwater contamination is properly managed. It would be appropriate to initiate this type of study at the time of development permit application once the site plan and operational plan are finalized.

A Biophysical Study was completed and is discussed within Part B of this ASP.

#### b. *General Municipal Servicing Standards*

The General Municipal Servicing Standards, dated 2017, provide direction and design criteria for water distribution, sanitary sewer, storm drainage, roadways, trails, and campground layout when reviewing development applications in the County. Section J policies and design criteria set out the development standards applicable to campgrounds and recreational development. These standards will be adhered to at the time of development as per Lac Ste. Anne County policy.

#### c. *Campground Wastewater Bylaw 18-2021*

This bylaw applies fees to campgrounds for the provision of wastewater disposal facilities. Any development within the plan area will be expected to adhere to this bylaw or its successors.

#### d. *Applicable Lac Ste. Anne County Policies*

##### **Policy 012 - Private Sewage System Standards**

This policy expands on what the County requires for Private Sewage Systems for Development that may be located within the plan area.

##### **Policy 002 - Approaches and Culverts Policy**

This policy details the requirements of approaching onto a Municipal Roadway under the jurisdiction of the County.

##### **Policy 006 - Road Surfacing Requirements for Campgrounds and Bareland Condos**

Details requirements for dust control and hard surfacing of roadways in relation to Campground Development.

##### **Policy 017 - Water Connection to WILD Water Transmission Line**

Details connection requirements to the WILD water transmission line which expansion may be located near the plan area.

### 3.3 Supporting Studies

#### 3.3.1 Sturgeon River Watershed Management Plan 2020

This management plan created by the North Saskatchewan Watershed Alliance places the plan area within the Sturgeon River Watershed Management Plan area. This is a non statutory plan that gives guidance to help manage the watershed in an environmentally sustainable manner.

The Management Plan considers Sandy Lake a recreational lake and recommends the prioritization of management of invasive species, reducing of nutrient and contaminant lake loading and conserving and restoring of natural cover along lakeshores. Aspects of several of these strategies have been incorporated into this ASP including:

- Strategy 5.1.1. Protect important areas of existing natural land cover, such as wetlands, riparian areas, key groundwater recharge areas and key habitat and wildlife corridors in the Sturgeon watershed. This ASP includes policies and studies that ensure natural and wetland areas have minimal development.
- Strategy 3.2.2. Improve aquatic health by developing and implementing wetland and riparian area protection and restoration strategies. This ASP minimizes impacts to wetland and riparian areas and any impacts are to be approved by Alberta Environment and Parks
- Strategy 3.3.3. Improve lake watershed management by aligning policies and regulations such that land use and recreation on the water and in the uplands do not irreparably harm the lake resource. This ASP ensures policies and regulation is in place for this upland plan area to minimize impacts to Sandy Lake and the Sturgeon River Watersheds.

## Section 4 Recreation & Economic Development Context

The Hummocky Resort ASP is created as a framework to manage growth and development of a recreational facility within the plan area. To support the plan area's future recreational development, several studies and economic plans are summarised which support the creation of further recreation facilities contemplated by this ASP.

### 4.1 Alberta Culture and Tourism - Alberta Recreation Survey (2017)

The Alberta Recreation Survey identifies trends in recreation levels and preferences of Albertans. Survey results in 2017 indicated that approximately 36% of Albertans participating in the survey had been overnight camping in the previous 12 months, and that about 18% had listed overnight camping as one of their top three recreational or leisure activities.

### 4.2 Alberta Tourism, Parks and Recreation - RV Camping in Alberta – A Demand and Supply Side Perspective (Praxis Group)

*RV Camping in Alberta – A Demand and Supply Side Perspective* is a publicly funded study prepared for Alberta Tourism in 2009. This study assessed federal, provincial, municipal, private, and other campgrounds and found that campgrounds (especially government owned campgrounds) did not offer sufficient amenities that modern campers with modern recreational vehicles were looking for. These sought-after amenities included site hook ups with at least 30AMP power, site water hook ups, access to flush toilets, a sanitation station, and pull through sites that were wide enough to accommodate the modern RV. The study found that older campgrounds had not been sufficiently upgraded to meet supply demands for amenities.



#### 4.3 Canadian Camping and RV Council - Economic Impact and Trend Analysis of the Canadian Camping Industry

This study provides insight to the economic impact that camping has on our society. The study identified that travel expenditures such as campsite rentals, amenities and activities, transportation, and food and beverages equalled \$2.008 billion dollars in 2014 in Canada. Economic benefits were seen by both campgrounds and associated businesses that campers accessed during travel, including restaurants, gas stations, and recreation facilities.

#### 4.4 Travel Alberta – Alberta’s Crown Land Outdoor Recreation Economy

This study is presented by Tourism Industry Association of Alberta (TIAA) and provides a quantitative understanding of the direct and indirect economic benefits of outdoor recreational activities in Alberta with a special focus on Alberta’s Crown Land. The study identified that the overall estimated economic impact from outdoor tourism was \$7.8 billion dollars in Alberta in 2017 which consisted of direct effects from the tourist spending’s and indirect effects from the businesses using tourist spending’s to acquire goods and services they need to operate.

#### 4.5 Partners in Progress Economic Development Initiative

Partners in Progress is an intermunicipal leadership collective between Lac Ste. Anne County, the Town of Onoway, and the Village of Alberta Beach that provides information for, fosters connections between, and supports existing businesses and promotes the area to attract new businesses. In addition, Partners in Progress promotes the area as a tourism destination and identifies opportunities for RV Resort development (Regional Economic Development Profile).

##### 4.5.1 *Lac Ste. Anne Come to Life Campaign*

The Come to Life Campaign is a tourism attraction campaign that provides live, work, and play opportunities for the Lac Ste. Anne region, including the promotion of campgrounds and recreation activities.

##### 4.5.2 *Regional Economic Development Roadmap*

The Economic Development Roadmap was prepared in collaboration with the county of Lac Ste. Anne and the town of Onoway. The recommended economic roadmap includes promotion of tourism opportunities for and between partner municipalities.

## Section 5 Public and Stakeholder Engagement

### 5.1 Open House

An open house was held virtually via Zoom on January 6, 2022, with a total of 65 attendees. The event was advertised as per Lac Ste. Anne County requirements and included direct mail, local papers, and a website containing details and information. A summary of concerns and responses is found in the Appendices.

The open house was attended primarily by Summer Village of Sunrise Beach residents, who raised concerns around possible negative impacts on their day-to-day lives. The concerns raised can be grouped and summarized under the following main topics:

- Traffic
  - Roadway standards and possible upgrades
  - Traffic control through the Summer Village
  - Access points to the development
- Noise and nuisance
  - Property value and adjacency to a season RV resort
  - Complaints process, e.g.: noise, garbage
- Safety
  - Fire prevention measures
  - Fencing for screening, privacy and safety
- Operations
  - Water supply for the season RV resort
  - Sanitary waste disposal for the seasonal RV resort
  - Maximum potential population during operation
- Ecological impact
  - Studies around ecological impacts
  - Setbacks to water bodies and wetlands

Most of the areas of concern are addressed by this ASP. However, planning policy cannot control the movement of members of the public through public streets and areas. Instead, wayfinding and signage will help direct Resort users regarding access restrictions.

### 5.2 Consultation with Summer Village of Sunrise Beach

As of the writing of this ASP consultations with the Summer Village of Sunrise Beach continue. Most recently, development representatives met with the Summer Village on January 24, 2022, to discuss the project and provide information. Concerns raised during this informal meeting include:

- Traffic and road use
- RV resort foot traffic through the Summer Village
- RV resort patron use of the beach in the Summer Village
- Access to technical studies and reports

Most of these concerns are addressed by this ASP. However, planning policy cannot control the movement of members of the public through public streets and areas.

## PART B. PLAN AREA ANALYSIS

### 1.1 Natural environment

Lac Ste. Anne County places high value on natural capital and recognizes the need to manage growth in a manner that is both sensitive to the environment and encourages sustainable development.

Within the plan area there are features that connect the ecological sensitive areas while providing for tourism and recreational opportunities.

#### 1.1.1 *Biophysical Assessment*

A Biophysical Study was prepared by Aquality Environmental Consulting. The Biophysical details a complete review of the plan area and includes inventories and recommendations.

The land cover of the plan area is within the dry mixed wood natural subregion and includes a mixture of natural forest cover, various classifications of wetlands, and cleared pasture area.

The Hydrology of the plan area drains generally northeast into Sandy Lake eventually discharging via the Sturgeon River and then on to the North Saskatchewan River. Watercourses on the property due to the proximity to Sandy Lake are considered under the water act to be Class "C" Watercourse. Field level assessments will be required for any watercourse crossings.

Policies within the ASP have been directly informed by the Biophysical Study.

##### 1.1.1.1 *Wetlands*

The provided Biophysical includes a detailed analysis of wetlands within the plan area, foremost of which is designated W01. W01 is a permanent naturally occurring body of water with open water present during all years on record.

Several non-permanent wetlands reside within the plan area including seasonal graminoid marshes (W02, W03, W04, and W13), a wooded coniferous bog (W06) and several temporary shrubby swamp habitats.

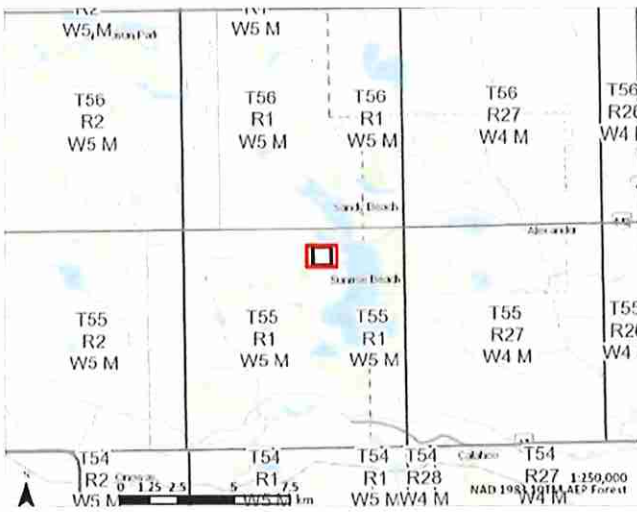
As part of a field level update, non-permanent wetland identification was identified to include beaver activity and as such, several wetlands from the original biophysical study have been merged. The Biophysical includes recommendations to manage wetland impacts within the plan area.

##### 1.1.1.2 *Watercourse Crossings*

Any crossing of a watercourse or wetland must adhere to the conditions Code of Practice (CoP) for Watercourse Crossings for the relevant watercourse class and the type of crossing proposed. Watercourse crossings within the plan area will be required to connect developable land.

#### 1.1.2 *Wildlife & Vegetation*

Wildlife and wildlife habitat presence requires mitigations to be followed to ensure compliance with Provincial and Federal laws and regulations. Included are policies that regulate the amount of the plan area dedicated to natural areas or wetlands and ensuring compliance with provincial and federal regulations.



**Legend**

- Project Footprint
- Features and Setback Types**
- RSMM 40m + Wetland Setback
- RSMM 40m Setback
- Wetland Catchment Setback
- Wetland Boundary
- Permanent Body of Water

Figure 3

**Riparian Setback Matrix Model Analysis**

Hummocky Resort Area Structure Plan

Source: Aquality Environmental Consulting Ltd., August 2021.

Aquality Environmental Consulting Ltd.  
 Prepared by: josh.haag  
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### *1.1.3 Riparian Analysis Tool & Development Setbacks*

Aquality Environmental Consulting has completed a Riparian Setback Matrix Model for the plan area based on conditions observed in the field. Setbacks from the permanent body of water and watercourse were determined based on a minimum setback of 40 metres and calculated using the Riparian Setback Matrix Model (RSMM) based on conditions observed in the field. An additional setback is applied to contain the entire associated wetland as required under the RSMM (see Figure 4). Additionally, setbacks around non-permanent wetlands were determined based on the catchments of the non-permanent wetlands.

### *1.1.4 Geotechnical Study*

Lac Ste. Anne County did not require a geotechnical study be completed for this ASP. However, if a geotechnical study is required in the future, it is recommended to be completed at the development permit stage for any permanent buildings that may be required for development within the plan area.

## 1.2 Transportation

### *1.2.1 Traffic Impact Assessment*

A Traffic Impact Assessment was completed by Zalig Consulting Ltd. The goals of the Traffic Impact assessment are:

- To evaluate any potential project traffic impacts of the proposed development to the surrounding roadway network, and to determine if the roadways, site access and traffic circulations in the project vicinities would be suitable for the intended development and the amount of development traffic volumes anticipated.
- To identify suitable intersection control and geometric configurations that would be required to properly service the proposed development including conducting a signal warrant analyses for Highway 642 and the Range Road 12A intersection as needed.
- To identify any needed short-term and long-term roadway improvements in the areas to enable acceptable traffic operations that would satisfy Alberta Transportation's requirements.

#### *1.2.1.1 Existing Roadways*

There are three roadways providing access to the site. These roadways are Highway 642, Range Road 12A/ Shedden Drive, and Victory Road.

A field reconnaissance of the site and its surroundings was conducted to establish a database of the existing conditions. The peak periods considered for analysis for the proposed RV campground were the weekday morning and the late afternoon periods.

Level of Service capacity analyses indicated that under the existing 2021 traffic conditions, the two study intersections (Highway 642 and Range Road 12A, and Victory Road and Shedden Drive) are currently operating at acceptable levels of service with ample capacities and no vehicle queuing. Therefore, no intersection improvements are required for any of the study intersections under existing conditions.

#### 1.2.1.2. Intersections

The Traffic Impact Assessment (TIA) assessed the function of five intersections: Highway 642/Range Road 12A, Shedden Drive/Victory Road, and the two site access points where they intersect with Shedden Drive.

The TIA assessed traffic volumes during peak times including current, projected near term (2022), projected mid term full build out (2026) and project future conditions (2041). It then analysed the level of service for each intersection over these timeframes. Level of service is an indicator of how well an intersection functions. High wait times are related to lower levels of service, and low wait times are related to higher levels of service.

The TIA indicates no improvements are required as a result of initial phases or final build out, and all intersections and site access points would continue to operate to high levels of service.

The TIA also assessed future traffic conditions after full build out with additional background traffic volumes. Full build with background traffic analyses indicated that the two study intersections as well as all site access intersections would continue to operate at high levels of service with ample capacities at all intersection approaches with no queuing issues. Therefore, no mitigations would be needed under future 2041 traffic conditions.

The existing intersection design for the Highway 642/Range Road 12A intersection is Type I(a). This is a T-intersection single travel lanes in all directions, controlled by stop signs (see Figure 5). This intersection design will handle traffic generated from near term (Phase 1, Construction Phase A - 97 sites). However, the TIA suggests that after full build out by 2026 and beyond, traffic would be better handled with an intersection upgrade to design Type II(a). A Type II(a) intersection is a T-intersection with single travel lanes in all direction, but with a through traffic bypass lane to allow left hand turn queuing in the westbound lane (see Figure 6).

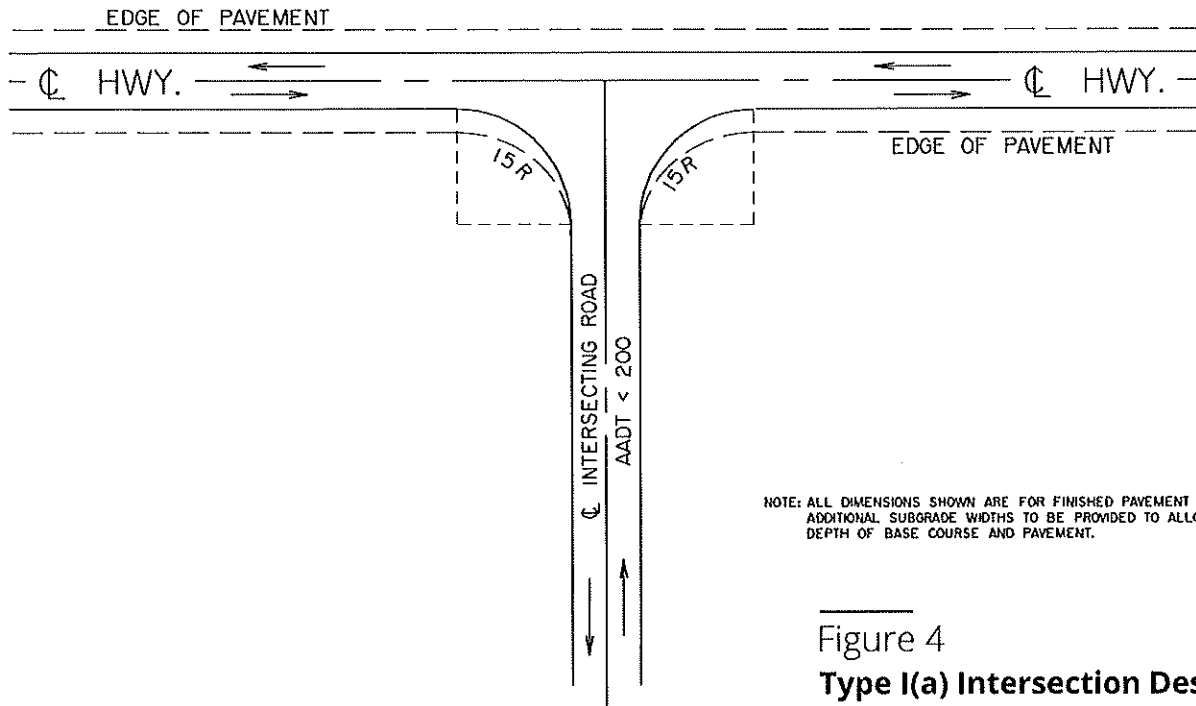


Figure 4

**Type I(a) Intersection Design**  
Hummocky Resort Area Structure Plan

Source: Alberta Infrastructure Highway Geometric Design Guide, August 1999.

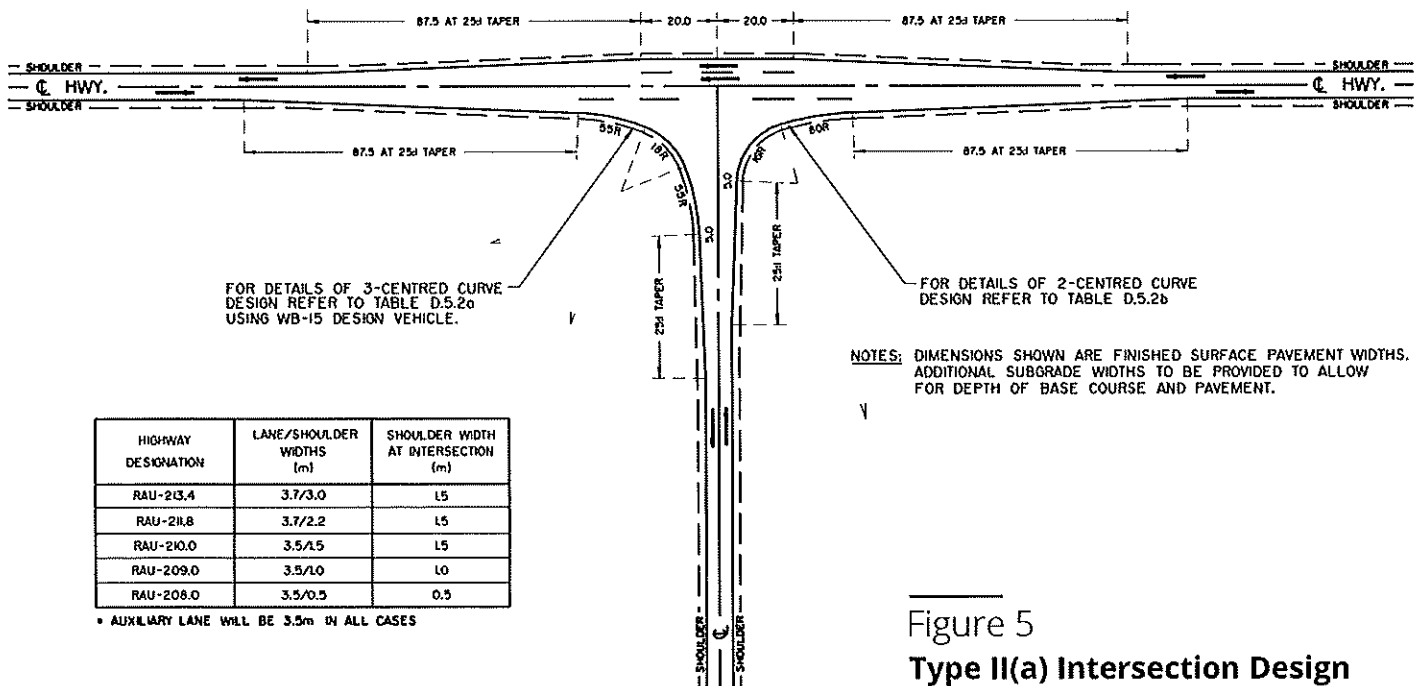


Figure 5

**Type II(a) Intersection Design**  
Hummocky Resort Area Structure Plan

Source: Alberta Infrastructure Highway Geometric Design Guide, August 1999.

## PART C. DEVELOPMENT CONCEPT

### Section 1 Vision

The vision for Hummocky Resort ASP is intended to guide future recreational development of the area in a direction that enhances and respects the natural environment. The vision demonstrates sustainability principles and brings to light the unique assets of the plan area.

#### 1.1 Vision Statements

1. The plan area is a recreational and ecological value.
2. The ASP shall support sustainable recreational development.
3. The plan area shall remain a place where natural environment is respected.

### Section 2 Principles

The following principles will help achieve the overall vision for Hummocky Resort:

1. Create a recreational destination for long term, seasonal family camping.
2. Protect the long-term health of the plan area's natural environment by conserving the quality of water and other natural systems as well as the integrity of riparian areas, biodiversity, and wetlands.
3. Achieve a synergy between recreational uses and ecological conservation.
4. Encourage stewardship and collaboration toward achieving common goals, nature preservation, and sustainable development between the plan area developer, plan area users and governmental authorities.
5. Support diverse, year-round opportunities for recreation sensitive to the natural environment.
6. Support the economic development opportunities for recreation and tourism in the Sandy Lake area.

### Section 3 Approach

An approach that integrates an understanding of natural systems with the use of natural resources and natural environments is paramount. The ASP achieves this through complimentary recreational development.

**Natural environments and systems** are respected for the systems' health as well as for human livelihood and recreation. As such, the approach of the ASP is to recognize that natural environments and their systems within have intrinsic value.

**Recreational activities** are a significant part of the plan area use, the approach taken in the ASP is to provide opportunities throughout the year to enjoy the recreational resources while respecting the area's environment and local communities.

**Cluster development** is a recreational land use best practice approach and provides opportunities to co-locate recreational development in a way that represents a conservation approach as priority. Cluster design minimizes the impact on the natural environment and preserves larger areas for natural conservation compared to more traditional forms of development.



## Section 4 Concept Plan

The following section details the different aspects of the overall concept plan, reference here as 'character areas', their purposes and suggested potential uses. Also described below is the development and phasing plan that will shape the future built environment of the plan area.

### 4.1 Character Areas

This ASP designates land uses within the plan area into several different character areas whose primary functions have different goals however may overlap in function. All character areas are designed to compliment the tourism potential of the plan area in accordance with MDP Policy 9.3.1.

#### 4.1.1 Natural Area

The primary purpose of the Natural Area is to maintain the integrity and manage the impacts on the natural environment by following best practices. Necessary compatible development such as watercourse crossings are designed to limit the impact on the Natural Area.

#### 4.1.2 Recreation Area

The primary purpose of the Recreation Area is to provide recreational opportunities for plan area users. This may include community/camping services and buildings, playgrounds, event spaces, or other amenities. This area may also be used for other general purpose uses such as, but not limited to, parking, washrooms, or snow removal.

#### 4.1.3 Administration Area

The primary purpose of the Administration Area is to provide administration function to the plan area. This will include information signage, parking, kiosks, and other administrative function utilities. If entrance administration buildings are required, they may be located in Administration Area.

#### 4.1.4 Utility Area

The primary purpose of the Utility Area is to provide dedicated space for utility infrastructure including sanitary dump stations, holding tanks, cisterns, or power. The Utility Area may also be used for secondary compatible purposes as needed.

#### 4.1.5 Camping Area

The primary purpose of Camping Areas is to provide personal space for plan area users to set up RVs, enjoy recreation activities, and pursue other personal camping activities. The Camping Area also includes buffer zones between sites.

#### 4.1.6 Setback Area

The primary purpose of the Setback Area is to act as a buffer between Camping, Recreation and Utility Areas and neighbouring parcels. Trails may still be permitted within a Setback Area; however, any forms of access should be low impact.

## 4.2 Built Form

Hummocky Resort ASP is split up into two major phases of development with the majority of the plan area being dedicated to ensuring the integrity of the natural environment. Over 55% of the plan area is dedicated to natural environment, and policies exist to ensure impacts to the natural environment are mitigated. The remainder of the plan area is set aside for operational use and roads, as described above.

Conceptual maps contained herein should be interpreted as conceptual in nature. Detailed designs or field level adjustments that adjust site numbers, areas, sizes and other features within the concept design should be considered likely, and would not necessitate an amendment to this ASP so long as total sites does not exceed 265.

### 4.2.1 Density

Summertime population estimates are based off the average household size of 2.66 people per household from the 2016 Federal Census, indicating a summertime population of 704 plan area users after full build out. Wintertime population while possible is expected to be minimal.

### 4.2.2 Camping Sites

Camping sites have all been designed to meet the minimum requirements within the current land use bylaw and the General Municipal Servicing Standards. Camping sites have been designed to be large enough to accommodate the largest standard or park model size RV at approximately 12.5m in length and 3m wide. Included in the site design is consideration of fire pits, tables, private amenity spaces, storage buildings, parking, buffer space, and appropriate services.

### 4.2.3 Service Clusters

Campground design is based around a cluster camping design with recreation and utility areas generally surrounded by campsite areas ensuring each campsite has the closest possible access to recreation and utility services while respecting the natural environment.

### 4.2.4 Amenity Areas

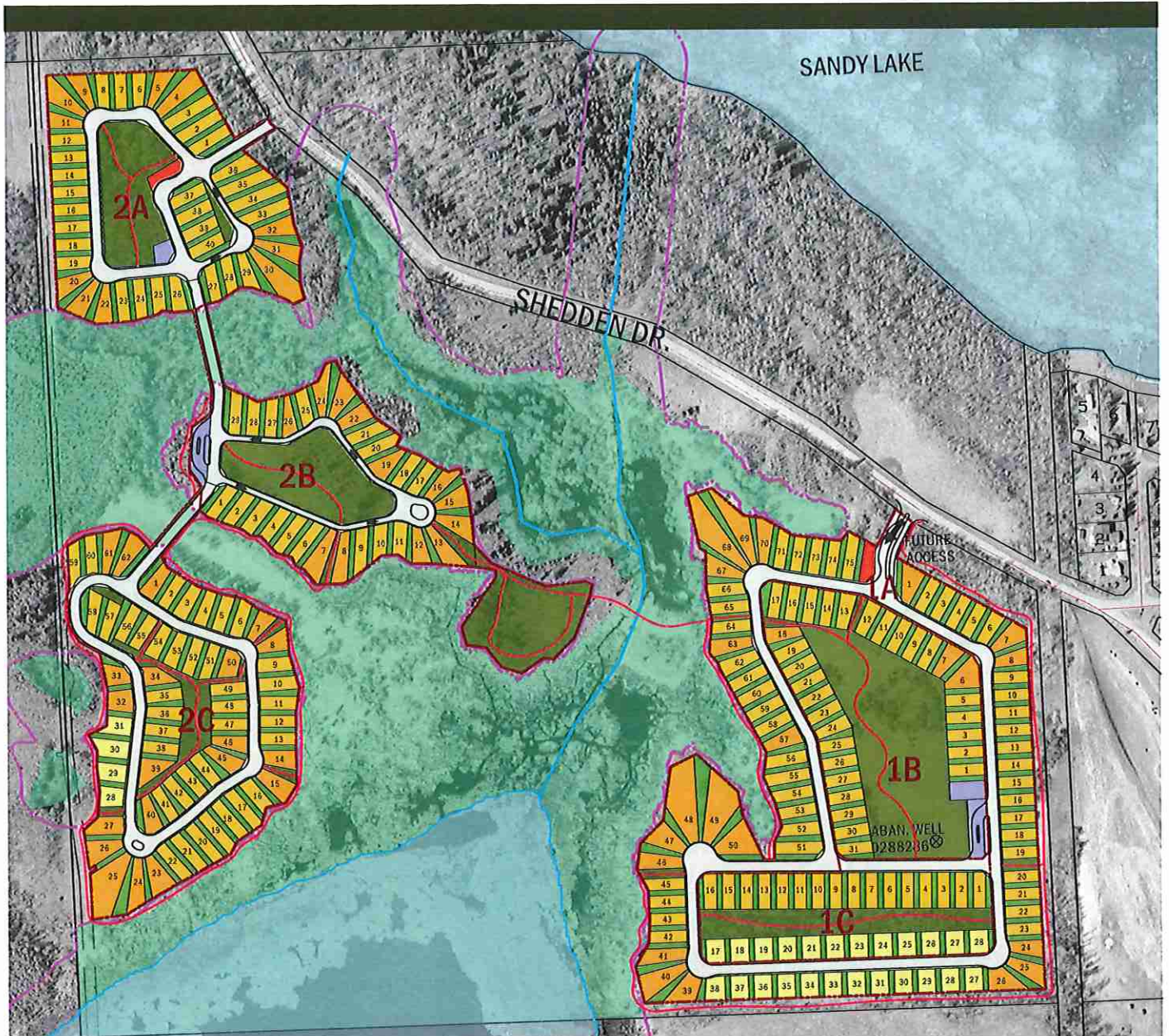
Recreational amenities compliment the recreation aspect of the ASP. Possible recreational amenities within the plan area include various outdoor recreation possibilities such as playgrounds, games areas, swings, mini golf, and others. Indoor recreation is also contemplated including games buildings, event centres and other similar structures.

### 4.2.5 Wayfinding & Signage

Wayfinding within the plan area is designed around two objectives: ensuring emergency access and response is as timely as possible and ensuring plan area users have directional access to all facilities. Included in this aspect is that all campsites and entrances should include signage to direct visitors and ensure safety of the plan area users.

### 4.2.6 Respect of Natural Environment

Maintaining the integrity of the Natural Environment is of utmost importance. Several built form aspects are proposed including delineation and signage of natural areas from other operational aspects of the plan area to promote protection of sensitive areas.



	#Sites	Site Area (ha)	Buffer Area (ha)	Open/Rec Area (ha)	Admin/Utility Area (ha)	Road Area (ha)	Road Length (m)
1A	75	2.89	1.12	0.06	0.03	1.49	1281
1B	31	0.97	0.42	1.55	0.12	0.14	124
1C	28	0.87	0.34	0.52	0.00	0.14	124
Subtotal 1	134	4.73	1.88	2.13	0.15	1.63	1405
2A	40	1.48	0.96	0.60	0.05	0.67	636
2B	29	1.07	0.43	1.35	0.07	0.48	591
2C	62	2.25	0.83	0.34	0.00	0.84	740
Subtotal 2	131	4.80	2.22	2.29	0.12	1.99	1967
<b>TOTAL</b>	<b>265</b>	<b>9.53</b>	<b>4.10</b>	<b>4.42</b>	<b>0.27</b>	<b>3.62</b>	<b>3372</b>
(%)		43.4%	18.7%	20.1%	1.2%	16.5%	

### Legend

- Trail
- Recreational Use
- Administrative Use
- Utility Use
- Landscape Buffer (4.5 m typ. width)
- Site Type 'A' - Rectangular (10x30 m)
- Site Type 'B' - Square (15x20 m)
- Site Type 'C' - Corner/Custom

Figure 6  
**Overall Concept Plan**  
 Hummocky Resort Area Structure Plan



### 4.3 Development Phasing

The development is proposed to occur in two phases, with the Phase 1 commencing in 2022. Phase 2 timing is dependent on market factors beyond the scope of this ASP.

#### 4.3.1 Phase 1

Phase 1 is located on the eastern portion of the plan area with direct access off Shedden Drive. This phase includes up to 134 campsites, 2.13 ha of Recreation Area, 1.88 ha of Buffer Area, and 1.63 ha of roadway. Not including the main central Natural Area, Phase 1 is 10.52 ha of developed area with 45% Camping Area, 18% Buffer Areas, 20% Recreation Area, 1% Administration Area and Utility Area, and 15% roadway. Ensuring compliance with the Current Land Use Bylaw and General Municipal Servicing Standards is a priority.

Phase 1 is designed around two loop roads with campsites situated on each side of the loop road and surrounding a large Recreation Area in the centre with the perimeter of Phase 1 surrounded by natural environment and setback areas. All roadways within Phase 1 are designed to be two-way with a trail system linking the development and increasing walkability.

##### 4.3.1.1. Phase 1, Construction Phase A

Construction Phase A will be the first construction phase and consist of a maximum of 97 sites. The sites designed for Construction Phase A may be from any of the conceptual development areas Phase 1A, 1B or 1C as market and field conditions dictate.

##### 4.3.1.2. Phase 1, Construction Phase B

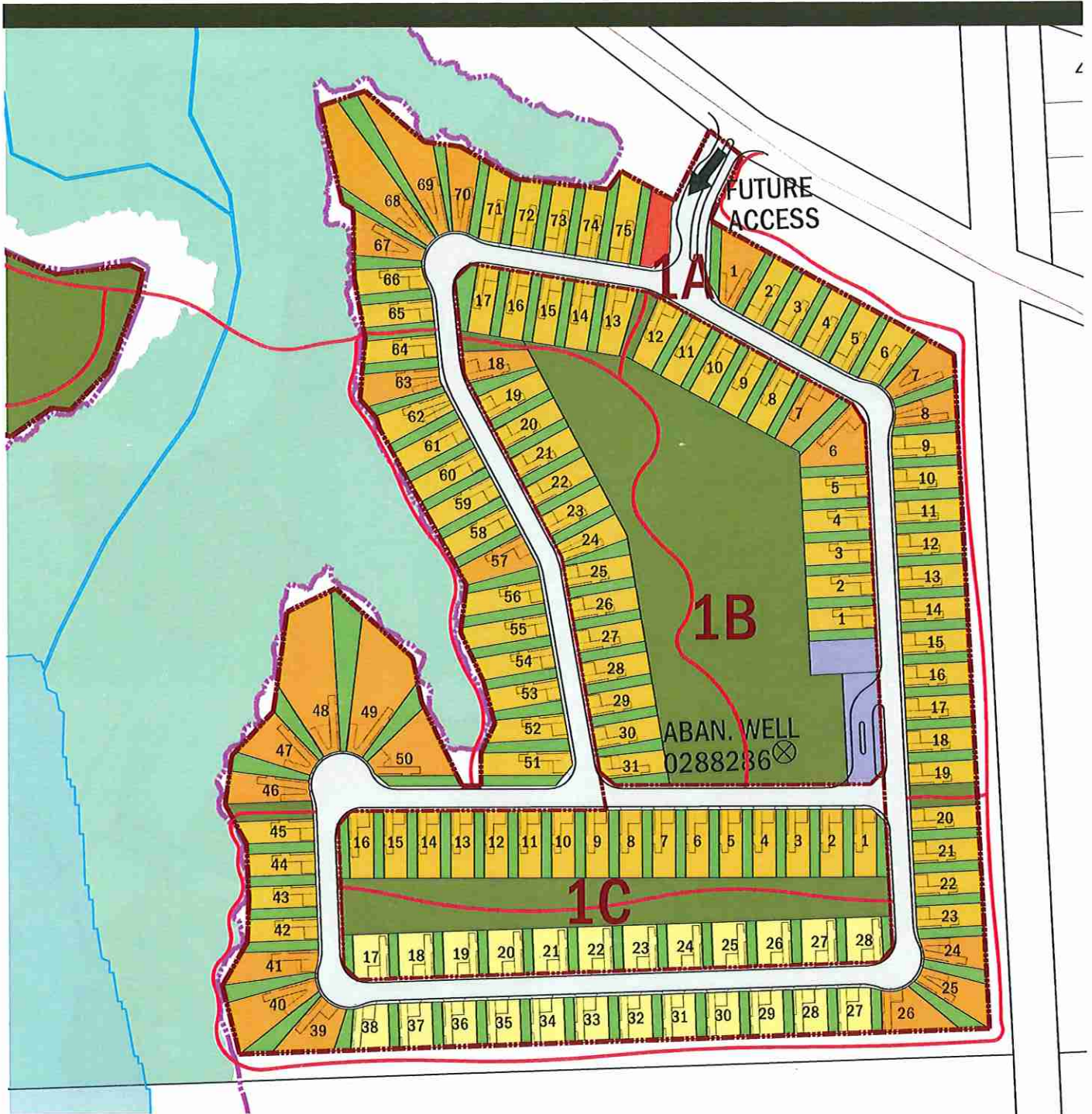
Construction Phase B is intended to begin construction when the Developer of the plan area determines market conditions are favorable to construct the intersection improvements recommended in the Traffic Impact Assessment. Construction Phase B is intended to include the remainder of Phase 1 development areas and be complete with a total of 134 campsites.

#### 4.3.2 Phase 2

Phase 2 is located on the western area of the parcel with direct access off Shedden Drive. This Phase includes up to 131 campsites, 2.29 ha of Recreation Area, 2.22 ha of Buffer Area, and 1.99 ha of roadway. Not including the central Natural Area, Phase 2 is 11.42 ha of developed area with 42% Camping Area, 19% Buffer Area, 20% Recreation, 1% Administration and Utility, and 17% roadway. Ensuring compliance with the Current Land Use Bylaw and General Municipal Servicing Standards was a priority.

Phase 2 is designed around a two-way spine road with three development areas connected to the spine road and with an integrated trail system linking the areas. Development Area 2A is a looped area surrounding a recreation area. Development Area 2B includes a one-way loop roadway surrounding the Phase 2 main recreation area and includes a central recreation area accessible via trail to be the meeting place between Phase 1 and Phase 2. Development Area 2C is designed as two-way loop maximising on the area's visual views.

Development in Phase 2 is designed to be completed after the development in Phase 1; however, development of Phase 2 and Construction Phase B of Phase 1 may be completed in tandem pursuant to the TIA requirements.



**Legend**

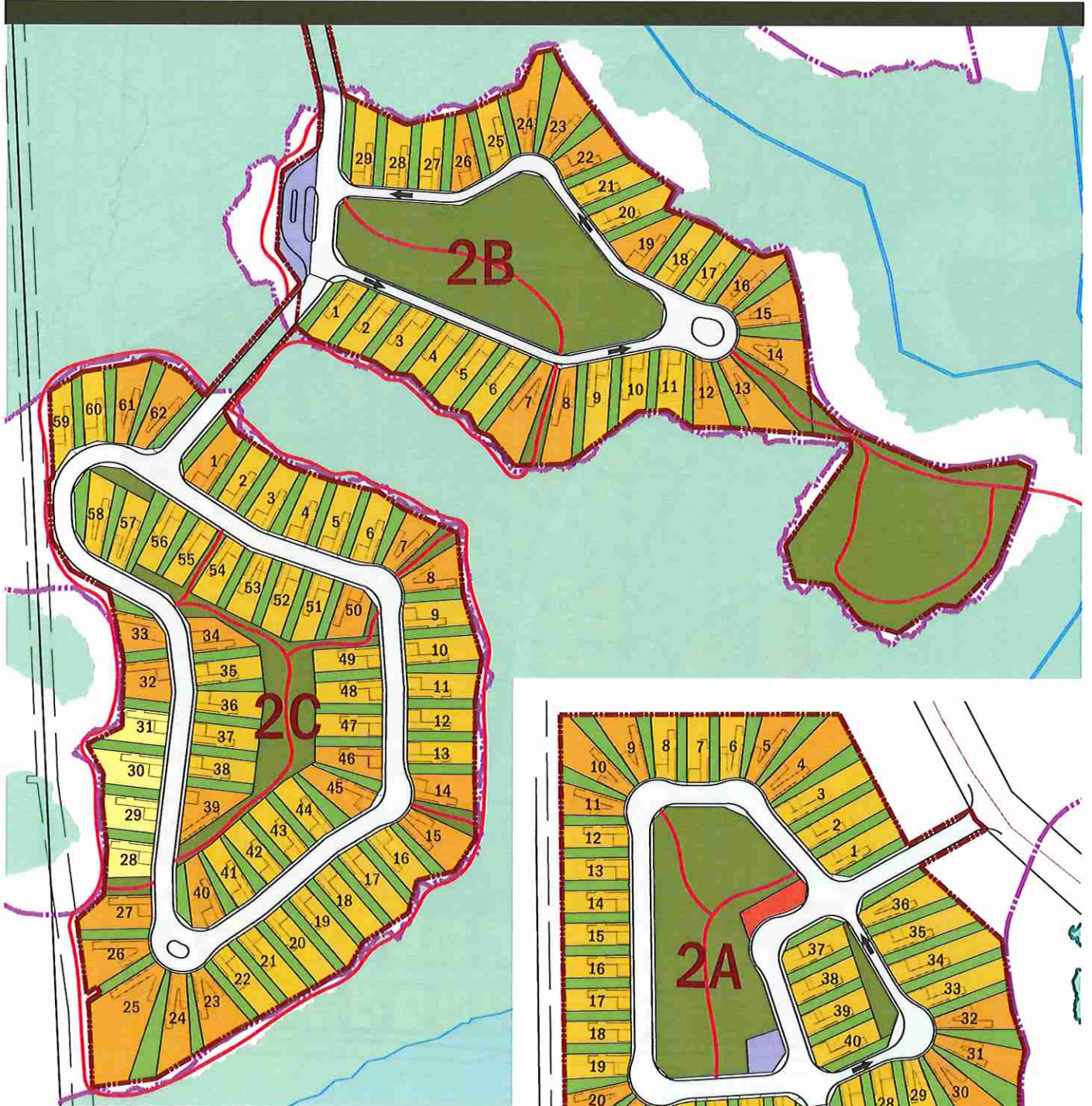
- ~ Trail
- Recreational Use
- Administrative Use
- Utility Use
- Landscape Buffer (4.5 m typ. width)
- Site Type 'A' - Rectangular (10x30 m)
- Site Type 'B' - Square (15x20 m)
- Site Type 'C' - Corner/Custom

Figure 7









**Phase 1 - Concept Plan**  
Hummocky Resort Area Structure Plan

0 50 100 m scale 1:2,500





**Legend**

-  Trail
-  Recreational Use
-  Administrative Use
-  Utility Use
-  Landscape Buffer (4.5 m typ. width)
-  Site Type 'A' - Rectangular (10x30 m)
-  Site Type 'B' - Square (15x20 m)
-  Site Type 'C' - Corner/Custom

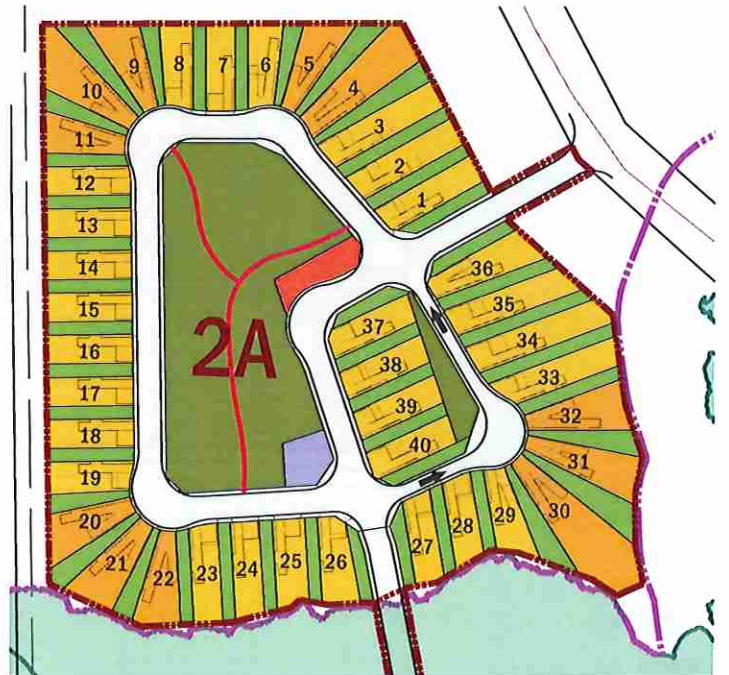


Figure 8

**Phase 2 - Concept Plan**  
Hummocky Resort Area Structure Plan

0 50 100 m scale 1:2,500



#### 4.4 FireSmart

FireSmart is the general best practice guide to controlling risk of a wildfire within the plan area. The recommendations within the *FireSmart Protecting Your Community from Wildfire* and *FireSmart Homeowners Manual Alberta* have been considered for the scale of development within this plan area.

#### 4.5 Servicing

The following servicing guidelines are based on the entire Development Concept Plan which estimates 265 campsites at full build out. The servicing recommendations include water supply, wastewater collection, stormwater management, snow removal, power, gas, waste, and internet for the area.

##### 4.5.1 Water Supply

Water supply services for the development will meet the requirements of the Safety Code Act and Alberta Health Services. A municipal water service connection is preferred to minimise impacts on water transportation on local roadways. However, until approval for connection to the municipal water service is obtained, the plan area may be serviced by an on-site water supply (trucked in) in accordance with municipal and provincial regulations.

Currently, north of the plan area the WILD Water Commission is constructing its Phase 4 expansion. This includes a Sandy Lake branch and bulk water fill station, which may supply the plan area with a municipal water service. A connection to the WILD Water Commission line is the preferred solution for water supply within the plan area and Lac Ste. Anne County support will be required for this connection. The ASP contemplates the connection to the municipal water service of the Summer Village of Sunrise Beach and through that connection to the Lac St Anne County municipal water system. If the Summer Village does not obtain municipal water service, then the development could be serviced by a reservoir instead. The reservoir would be filled via the truck fill station planned to be located just north of the plan area. The reservoir could either be located on private or public land, pursuant to negotiations with Lac Sté. Anne County. Connection to the municipal water system is supported in policy pursuant to MDP policies 9.6.2 and 9.6.4, and further supported by a water supply study undertaken at the time of development permit application.

##### 4.5.2 Sanitary Service

Sanitary services for the development will be required to meet the requirements of the Safety Code Act including the Alberta Private Sewage Disposal Systems Standard of Practice. A municipal sanitary service connection is preferable. However, until approval for connection to the municipal sanitary service is obtained the plan area may be serviced by an individual or communal on-site sanitary treatment system in accordance with municipal and provincial regulations.

Adjacent to the plan area, there is a potential for a sanitary connection to a Municipal Sanitary Service. As part of the Provincial Governments Water for Life Strategy, the construction of the Darwell Regional Wastewater Transmission Line – Phase A (Sandy Beach/Sunrise Beach to Onoway) has been commenced. The ASP contemplates the connection to the municipal sanitary service of the Summer Village of Sunrise Beach and through that connection to the Lac Ste. Anne County Municipal Sanitary System. Connection to the municipal sanitary system is supported and in accordance with MDP policies 9.6.11 and 9.6.14.



#### *4.5.3 Stormwater Management*

Stormwater Management will be required to meet the minimum standards set out by Lac Ste. Anne County's General Municipal Servicing Standards for recreational developments. The development area benefits from a large amount of the plan area dedicated to natural and wetland areas that naturally manage stormwater. All stormwater generated on site will be managed on site or directed to surface drainage channels.





**Legend**

-  Trail
-  Recreational Use
-  Administrative Use
-  Municipal Water Service
-  Municipal Sanitary Service
-  Power Service

**Figure 9**  
**Servicing Concept Plan**  
 Hummocky Resort Area Structure Plan

0 100 200 m scale 1:5,000



#### *4.5.4 Power*

Electrical power supply shall be accommodated by a local distributor of power. While some upgrades may be required, this will be determined between the developer of the plan area and the power distributor. An existing power line is located on the west side of the plan area and will be the preferred connection point.

#### *4.5.5 Gas*

The plan area's designation as a recreational campground would mean that a natural gas connection is optional unless permanent structures that operate during winter are included in the Administration, Recreation or Utilities areas of the plan area. At this time, no natural gas connections are contemplated.

#### *4.5.6 Internet & Telecommunication*

Internet shall be accommodated by a local internet distributor. While some upgrades may be required, this will be determined between the developer of the plan area and the internet distributor. Additional communication infrastructure may be required such as communication towers or other offsite connections.

#### *4.5.7 Waste Management*

Waste service shall be accommodated by a local waste management supplier. Centralised waste and recycling collection areas are considered with distributed waste and recycling receptacles in strategic locations throughout the plan area and meet the requirements of Lac Ste. Anne County regulation.

#### *4.5.8 Snow Removal*

The plan area is designed with a seasonal campground as the major development within the area. Snow clearing for a seasonal campground will be a minor issue as most sites and facilities will not need all weather access. If four season facilities are used (non-camping), snow clearing and stockpile locations such as wider internal road right of ways, and snow storage on recreational areas will be utilized. Snow storage will not occur on wetland locations.

### *4.6 Site Access & Internal Circulation*

Site access is proposed from Shedden Drive under the jurisdiction of the Summer Village of Sunrise Beach. Two site accesses are contemplated as shown in Figure 7, one for Phase 1 and one for Phase 2.

#### *4.6.1 Internal Driveway Circulation*

Internal driveways within the plan area will be designed to the standards within the GMSS Section J and Lac Ste. Anne County Engineering Standards. Internal driveways are designed with multiple purposes in mind, including ensuring pedestrian and plan area user safety is priority while respecting that movement of RV units and emergency vehicles is required.

#### *4.6.2 Trails*

Recreational trails are a high demand amenity for RV Resorts, and they benefit users immensely. Trails within the plan area are focused to compliment the Municipal Development Plan policy 9.10.11/12 and 9.5.11 to connect recreational areas within the plan area together with the campsites. As campsites are a long-term seasonal use, ensuring walkability within the plan area is a major objective.

Additionally, an east-west trail is proposed with a watercourse crossing to connect Phase 1 and Phase 2 development areas together for non-vehicular use only.

#### 4.6.3 *Parking*

Every campsite is conceptually designed to include three parking stalls, one for the RV hauling vehicle and two for additional passenger vehicles. This ensures that parking availability exceeds the requirements of parking within the current Land Use Bylaw and General Municipal Servicing Standards. If additional visitor parking is required it should be located within Recreation, Administrative, or Utility areas.

The concept design for the plan area is a long term stay seasonal campground and parking for administrative purposes should not be required at entrances compared to short term stay style campgrounds.

#### 4.7 *Emergency Services*

Emergency Services will be required to meet the requirements of the Safety Code Act. Best practices for operations within a campground require creation and compliance with an Emergency Management Plan in the event of and assistance to any emergency, this plan will be provided to Lac Ste. Anne County at the time of development permit application.

## PART D. POLICIES

### Section 1 Interpretation

Within the Hummocky Resort ASP policy statements that follow,

**'shall'** – denotes compliance or adherence to a preferred course of action,

**'should'** – denotes compliance is desired or advised but may be impractical or premature because of valid planning principles or unique/extenuating circumstances, and

**'may'** – denotes discretionary compliance or a choice in applying the policy.

### Section 2 Policy Areas

#### 2.1 Interpretation

- Policy 2.1.1** If a geotechnical study is required, it is recommended to be completed at the development permit stage for any permanent buildings that may be required for development within the plan area.
- Policy 2.1.2** Conceptual maps contained herein shall be interpreted as conceptual in nature. Detailed designs or field level adjustments that adjust site numbers, areas, sizes and other features within the concept design should be considered likely and would not necessitate an amendment to this ASP.
- Policy 2.1.3** The Development Authority should approve a development application that complies with the policies and intent of this ASP.
- Policy 2.1.4** A Site-Specific Direct Control district should be considered to meet the intent of this ASP.

#### 2.2 Environment

- Policy 2.2.1** Wetlands classified as non-permanent may be removed upon approval of a Water Act Authorization and submission of a Wetland Assessment and Impact Report (WAIR).
- Policy 2.2.2** In the spirit of Municipal Development Plan Priority Conservation Wetlands Policy 9.10.25 within the plan area, wetlands identified as seasonal graminoid marshes should be preserved in their natural state.
- Policy 2.2.3** In accordance with the Municipal Development Plan Priority Conservation Wetlands Policy 9.10.26 within this Plan Area, wetlands classified as permanent, or bog shall be preserved in their natural state.
- Policy 2.2.4** Development of the plan area shall minimize the number of watercourse crossings while recognising that several watercourse crossings will be necessary to accommodate cluster development.
- Policy 2.2.5** Proposals for watercourse crossings shall meet the requirements of the Water Act and Code of Practice for Watercourse Crossings and be designed by a qualified engineer on the advice of a qualified aquatic environmental scientist.
- Policy 2.2.6** Development within the plan area shall meet the requirements of any provincial or federal regulations regarding wildlife and migratory bird season.

- Policy 2.2.7** A wildlife sweep and/or stick nest survey may be required before construction within the plan area.
- Policy 2.2.8** Reduce disturbance of wildlife habitat and wildlife corridors by minimising development within riparian areas.
- Policy 2.2.9** Maintain a minimum of 50% of the plan area as designated wetland or natural area.
- Policy 2.2.10** Development Setbacks from wetlands shall be determined by the Riparian Setback Matrix Model.
- Policy 2.2.11** For the purposes of Development Setbacks, Watercourse Crossings and associated infrastructure approved via the Water Act and Code of Practice for Watercourse Crossings shall not be considered an infringement on a Development Setback.
- Policy 2.2.12** Delineation of all natural areas from the Campsite, Recreation, Administration, and Utility areas shall be required.

### 2.3 Recreation & Open Spaces

- Policy 2.3.1** Artificially creating a beach on an existing wetland or waterbody shall be prohibited. An artificial beach area may be created outside of development setbacks on recreation areas.
- Policy 2.3.2** Visitor parking, if required, may be located within Recreation Areas.
- Policy 2.3.3** A minimum of 2 playgrounds shall be included in the plan area and shall be located on a recreation area.
- Policy 2.3.4** Trails constructed within the riparian setback or natural areas shall be constructed in accordance with the following:
- a. Should be constructed of natural, locally sourced permeable materials.
  - b. Shall be unpaved such as aggregate or natural.
  - c. Shall be constructed in a manner that minimises impacts to the environment such as routing around priority trees.
  - d. May enter a wetland when approved under Water Act Authorization and submission of a Wetland Assessment and Impact Report (WAIR), however should take the most direct route across the wetland to minimise impacts.
- Policy 2.3.5** Trails constructed within Recreational Areas, accompanying internal roads, or within the non-riparian development setbacks may be paved. All trails within riparian areas shall be unpaved.
- Policy 2.3.6** Playgrounds should be located in the most central recreation areas.
- Policy 2.3.7** Event centres should primarily be used by plan area users.
- Policy 2.3.8** Recreational buildings should be located within recreation areas.

## 2.4 Emergency Plan

**Policy 2.4.1** An Emergency Management Plan should be completed and updated annually to ensure safety of all plan area users.

**Policy 2.4.2** Fire code inspections shall be completed to the requirements of the Safety Code Act.

## 2.5 FireSmart

**Policy 2.5.1** FireSmart Priority Zone 1 recommendations should apply within 10m of principal buildings including assembly occupancies as defined in the Building Code, not including buildings less than 10m<sup>2</sup>.

**Policy 2.5.2** FireSmart Priority Zone 2 recommendations should apply within Camping, Recreation, Utility, Setback, and Administration areas.

**Policy 2.5.3** FireSmart recommendations should not apply within Natural Areas to balance FireSmart principles with environmental integrity.

**Policy 2.5.4** All buildings within the plan area shall have roofing materials of fire rating class A, B, or C as per FireSmart recommendations.

**Policy 2.5.5** FireSmart Structural recommendations should apply to all principal buildings including assembly occupancies as defined in the Building Code, not including buildings less than 10m<sup>2</sup>.

## 2.6 Servicing

### *Water*

**Policy 2.6.1** Lac St Anne County shall support the developer of the plan area in gaining approval to connect to the closest Municipal Water Service that can service the plan area.

**Policy 2.6.2** All on-site water supply systems shall abide by the setbacks, general location, and maintenance requirements established in the underlying zone of the LUB.

**Policy 2.6.3** Campsites and facilities within the plan area shall be served by a private communal water system.

### *Sanitary*

**Policy 2.6.4** Washrooms and similar service buildings may be located within recreation, campsite, campsite buffer, administration, or utility areas.

**Policy 2.6.5** Dump stations should be reasonably screened from adjacent campsites.

**Policy 2.6.6** Lac St Anne County shall support the developer of the plan area in gaining approval to connect to the closest Municipal Sanitary Service that can service the plan area.

**Policy 2.6.7** All on-site sewage disposal systems shall abide by the setbacks, general location and maintenance requirements established in the underlying zone of the LUB.

**Policy 2.6.8** Campsites and facilities within the plan area will be served by a private communal sanitary system to the standards of the Safety Code Act.

### *Stormwater*

**Policy 2.6.9** All stormwater management systems shall be provided onsite and meet the General Municipal Servicing Standards or as otherwise approved by Lac Ste Anne County.

**Policy 2.6.10** Recreation areas may include stormwater management facilities if required.

#### *Shallow Utilities*

**Policy 2.6.11** Underground power servicing should be provided within the plan area however overhead servicing may be acceptable where required.

**Policy 2.6.12** Natural Gas Servicing for the plan area should be optional for future developments.

**Policy 2.6.13** A Communication Tower should be considered within the plan area if required to ensure internet and communications connectivity with plan area users.

**Policy 2.6.14** Distribution internet infrastructure shall meet the requirements of Lac Ste. Anne County.

#### **2.7 Waste Management**

**Policy 2.7.1** All Waste Receptacles shall be animal proof and located throughout the plan area.

**Policy 2.7.2** A sufficient number of waste receptacles or space within common waste bins shall be provided.

#### **2.8 Internal Driveways**

**Policy 2.8.1** In the event of four-season use within the plan area, snow storage locations shall be identified, unless otherwise approved by Lac St Anne County, and may include snow storage along wider internal road right of ways or in recreation or utility areas.

**Policy 2.8.2** Design of internal roadways shall meet the requirements of the Land Use Bylaw

**Policy 2.8.3** Internal roadways shall be designed as multi use roadways that will include pedestrian, cyclist and other user access.

#### **2.9 Transportation**

**Policy 2.9.1** All development shall be in accordance with the recommendations within the Traffic Impact Assessment completed by Zalig Consulting Ltd. or a future Traffic Impact Assessment.

**Policy 2.9.2** Phase 1 as defined within the Traffic Impact Analysis should be interpreted as the first 97 campsites proposed by the developer of the plan area.

**Policy 2.9.3** Intersection improvements shall be undertaken in accordance with the approved Traffic Impact Assessment.

#### **2.10 Parking**

**Policy 2.10.1** Campsite parking should be delineated from campsite areas and be constructed of the same surfacing as the RV pad.

**Policy 2.10.2** Visitor parking if required should be located within Recreation, Administrative, or Utility areas.

**Policy 2.10.3** Parking should be prohibited within buffer areas and natural areas.

**Policy 2.10.4** RV sites should only contain one (1) RV unit unless specifically designed otherwise to Lac

Ste. Anne County Standards and Bylaws.

## 2.11 Camp Sites

- Policy 2.11.1** Camping stalls and buffers may be moved relative to the concept plan at the construction stage to ensure priority trees or other features are kept as campground amenities.
- Policy 2.11.2** Each camping stall shall have a minimum of 2 parking spaces.
- Policy 2.11.3** Each camping stall shall include a minimum of a 4m-by-4m area of amenity space.
- Policy 2.11.4** Each camping stall may be permitted by the campground operator to include one storage building less than 10m<sup>2</sup> to ensure site cleanliness and security.
- Policy 2.11.5** Fire pits within camping areas shall be located with 3m clearance from all overhead trees.
- Policy 2.11.6** Buffer areas between campsites shall be included as a landscaped or treed buffer.
- Policy 2.11.7** Buffer width shall be measured at least 10m back from the front of the stall on angled corner stalls.
- Policy 2.11.8** Service buildings, wayfinding signage, trails, and other appropriate structures may be constructed within buffer areas and be considered part of the buffer between sites.
- Policy 2.11.9** Cluster campground design shall be used to minimize impacts to the natural environment and create small community atmosphere within each cluster.

## 2.12 Wayfinding & Signage

- Policy 2.12.1** Campsites shall be identified via a unique stall number posted at the entrance to each site.
- Policy 2.12.2** Plan area entrances shall contain a permanent stall location map at the entrance to the campground identifying campsites and amenity areas that are accessible via the entrance.
- Policy 2.12.3** Internal traffic and entrance controls should conform to the manual of uniform traffic control devices.
- Policy 2.12.4** Trails and amenity areas should be identified with signage and location maps.
- Policy 2.12.5** Natural areas shall be signed in strategic high traffic locations to discourage entry other than marked and approved trails.

## 2.13 Construction

- Policy 2.13.1** During Construction Phase A, campsite areas within Construction Phase B may be used as recreation areas.
- Policy 2.13.2** A maximum of 97 campsites may be included in Construction Phase A.
- Policy 2.13.3** Construction Phase A shall include the following:
- a. At least 1 Sanitary Dumping Station
  - b. At least 1 washroom facility
  - c. At least 1 Playground



d. Site Access

e. At least 1 road loop.

**Policy 2.13.4** A total of 134 campsites may be included in Phase 1 Development Area.

**Policy 2.13.5** Development of Phase 2, or parts of Phase 2 may be considered at the same time as development of Construction Phase B of Phase 1 subject to the recommendations of the Traffic Impact Assessment.

## 2.14 Compliance, Variance, Amendment and Monitoring *Compliance*

**Policy 2.14.1** The County may pursue whatever actions are deemed appropriate or necessary to secure compliance with the provisions of this ASP including requiring owner(s)/developer(s) to enter into an agreement with the County as a condition of an approved subdivision or development permit application pursuant to the Municipal Government Act.

**Policy 2.14.2** The County may require caveats, performance bonds, letters of credit, restrictive covenants or any other available mechanisms to secure performance of any requirement stipulated in the provisions of this ASP.

## *Variance and Amendment*

**Policy 2.14.3** The exercise of discretion and variance related to any matter or decision rendered with respect to this ASP as well as the amendment of this ASP shall be guided by the following principles:

- a. The exercise of variance or discretion in deciding an application or amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b. If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those exercising the discretion or deciding upon variance or making the amendment clearly understand the rationale behind the requirement or provision they are being asked to vary or amend.
- c. Discretion, variance and amendment shall only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardise the policies of this ASP and, at best, better serve them.
- d. Any variance or discretion exercised, or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or amendment made are accurately recorded and clearly understood.

**Policy 2.14.4** The County may undertake or require that the owner/developer undertake an overall review of this ASP should an owner/developer make repeated applications to amend this ASP once it is in effect. The intent of an overall review, instead of continuing to entertain individual, isolated amendment applications, is to consider and evaluate the implications of the revisions to this ASP, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

*Monitoring and Review*

**Policy 2.14.5** The County will monitor and review the Hummocky Resort ASP on a regular basis or until full build out.

PART E. APPENDICES (NOT FORMING PART OF THIS BYLAW)

## Appendix 1: Biophysical Assessment

# Desktop Biophysical Assessment

In portions of SE 34-055-01 W5

Prepared for:

Mr. Russ Giselbrecht  
VivCor Holdings Ltd.  
421 Cowan Pt  
Sherwood Park AB T8E 0E6

Prepared by:

Aquality Environmental Consulting Ltd.  
#204, 7205 Roper Road NW  
Edmonton, AB, Canada, T6B 3J4

## 1 General Information

The project area is the subject of a proposed subdivision development, located in portions of SE 34-055-01 W5 adjacent to Sandy Lake in Lac Ste. Anne County (Figure 1). The purpose of this assessment is to identify environmental features and sensitivities for the purposes of avoidance and mitigation, and to assist the proponent in ensuring environmental compliance with Federal, Provincial, and local legislation, regulations, and bylaws.

### 1.1.1 Land Use and Land Cover

The project area is located within the Dry Mixedwood natural subregion (Natural Regions Committee, 2006). The project area includes a mixture of natural forest cover, wetland habitat of various classifications, and cleared areas currently used as pasture. Forested cover areas were interpreted from aerial imagery to comprise d2 low-bush cranberry - Aw-Sw and e2 dogwood - Pb-Sw ecosite phases (Willoughby, et al., 2019), but these classifications were not field-verified.

### 1.1.2 Hydrology

The project area is located in the Sturgeon River (11020301) Hydrologic Unit Code (HUC) 8 watershed (Alberta Environment and Parks, 2017). The project area drains generally to the northeast into Sandy Lake, eventually discharging via the Sturgeon River into the North Saskatchewan River.

There are conflicting sources regarding the presence of watercourses on the property. Hydrological features from the Fisheries and Wildlife Management Information System (FWMIS) (Alberta Environment and Parks, 2021) indicate a watercourse draining a large permanent wetland at the south margin of the property nearly directly north into Sandy Lake after crossing Shedden Drive (Figure 2). There is evidence of historical ditching and a culvert crossing from historical aerial imagery to support this flow path (Appendix A: Historical Aerial Imagery).

Base hydrological features from Altalis indicate that the watercourse flows further to the west before crossing the roadway (Altalis, 2019). Topographical analysis of a 7.5-metre digital elevation model (Altalis, 2020) suggests that the flow path does proceed to the west before crossing the road Figure 2, but this elevation model does not account for elevation features smaller than 7.5 m.

The watercourse(s) are not mapped and are uncoded under the Code of Practice for Watercourse Crossings (Government of Alberta, 2019), but as it drains into Sandy Lake less than 2 km from the project area, it is considered under the *Water Act* to be a Class "C" watercourse. Locations and flow patterns of watercourses will need to be determined via a field assessment to determine requirements for crossings or other disturbances, and to address the patterns of drainage that may impact wetland habitats. Depending upon the details of the proposed activity, a fish and fish habitat assessment may also be required.



Figure 1. Overview of the project area.





### 1.1.3 Geology and Soils

The project site is located within AGRASID polygons 18728 and 18732, with soils characterized as Gray Solodized Solonetzic soils formed on medium-textured till and softrock. The landform is hummocky with moderate relief (Alberta Soil Information Centre, 2016). Surficial geology of the site is Pleistocene-epoch rolling to hummocky bedrock, till, and local water-sorted material (Alberta Energy Regulator, 2018).

## 2 Wetland Identification and Delineation

Wetlands were delineated using a combination of historical aerial imagery and digital elevation model data for the site, with historical imagery interpreted against annual precipitation records (Alberta Agriculture and Forestry, 2020), following Pathway #2 – Comprehensive Desktop Delineation (Government of Alberta, 2015), and preliminarily classified using the Alberta Wetland Classification System (Government of Alberta, 2015).

A total of 13 wetlands were identified (Table 1, Figure 3), which included one permanent wetland on the southern margin of the development (W01), and the shoreward areas of Sandy Lake on the northeast corner of the development (W12). These two wetlands were only delineated to approximately 20m outside of the quarter section in which the development is proposed to occur. Both were determined to be permanent and naturally occurring bodies of water, with open water present during all years in the historical record, indicating they are subject to an assertion of ownership by the Crown (Alberta Environment and Parks, 2016). Any modification of these wetlands subject to the *Public Lands Act* and *Water Act*.

The remaining wetlands generally consist of seasonal graminoid marshes (MGiii) and temporary shrubby swamp (SSii) habitats, predominantly associated with drainageways or watercourses but also found in isolated pockets throughout the project area. A large wetland overlapping the western margin of the project was identified as a wooded coniferous bog (BWc). Modification of non-permanent wetlands is not subject to the *Public Lands Act* in the White Zone, but is still subject to the *Water Act*.

Due to the complicated disturbance history of the site involving both land clearing and wetland ditching activities, confidence in these boundaries is only moderate, and full field delineation will be required to confirm boundaries for avoidance or compensation purposes.

Table 1. Summary of wetlands identified within the project area.

ID	AWCS Code	Area (ha)	Permanence
W01	WBiv	11.68311	Permanent
W02	MGiii	0.242551	Not permanent
W03	MGiii	0.008374	Not permanent
W04	MGiii	0.230041	Not permanent
W05	SSii	0.037504	Not permanent
W06	BWc	2.454795	Not permanent
W07	SSii	0.155729	Not permanent
W08	SSii	0.199465	Not permanent
W09	SSii	0.143418	Not permanent
W10	SSii	0.044726	Not permanent
W11	MGiii	0.053739	Not permanent
W12	WBv	5.875458	Permanent
W13	MGiii	0.157252	Not permanent



### 3 Database Searches

#### 3.1 Landscape Analysis Tool (LAT) Report

The Landscape Analysis Tool (LAT) (Government of Alberta, 2020) report did not identify the intersection of any environmental sensitivity layers within the project area (Appendix B: LAT Report Results).

#### 3.2 Alberta Conservation Information Management System (ACIMS)

The Alberta Conservation Information Management System (ACIMS) (Alberta Conservation Information Management System, 2021) report identified Clinton's bulrush (*Trichophorum clintonii*) as occurring within the same township as the proposed development (Appendix C: ACIMS Search Results). This species has a conservation status rank of S2, indicating that it is known from twenty or fewer occurrences or vulnerable to extirpation because of other factors.

#### 3.3 Fish and Wildlife Information Management System (FWIMS) search results

The FWMIS report identified a number of fish and wildlife species as occurring within five kilometers of the Project Area (Table 2) (Appendix D: FWMIS Search Results) (Alberta Environment and Parks, 2021).

All the bird species identified within the area are listed provincially as "Sensitive" with the exception of the Western Grebe which is listed as "At Risk." All of the species have habitat associations found within or around the project area, with wetlands and mature forest being the primary habitat sensitivities.

The fish species listed identified in the FWMIS search are from records within Sandy Lake.

Table 2. Summary of species identified within FWMIS search results for a polygon encompassing all areas within two kilometres of the development within the eastern half of SW 34-059-13 W4.

Common Name	Scientific Name	Provincial Status	National Status
Brook Stickleback	<i>Culaea inconstans</i>	Secure	Not Listed
Fathead Minnow	<i>Pimephales promelas</i>	Secure	Not Listed
Northern Pike	<i>Esox lucius</i>	Secure	Not Listed
Yellow Perch	<i>Perca flavescens</i>	Secure	Not Listed
Black Tern	<i>Chlidonias niger</i>	Sensitive	Not At Risk
Great Blue Heron	<i>Ardea herodias</i>	Sensitive	Not Listed
Great Gray Owl	<i>Strix nebulosa</i>	Sensitive	Not At Risk
Least Flycatcher	<i>Empidonax minimus</i>	Sensitive	Not Listed
Western Grebe	<i>Aechmophorus occidentalis</i>	At Risk	Special Concern

1 – from (Alberta Environment and Parks, 2021)

2 – from (Government of Canada, 2021)

## 4 Conclusions and Regulatory Requirements

### 4.1 Wetlands

Disturbance of wetland habitats will require a full field assessment and evaluation, preparation of a Wetland Assessment and Impact Report (WAIR), and submission of a *Water Act* authorization. If permanent disturbance to wetland habitat will occur (including but not limited to infilling, recontouring, dredging, or the construction of any structures), mitigation for the disturbances is required, generally in the form of a monetary payment to the Province based on the area of disturbance and the wetland value determined by the field assessment using the Alberta Wetland Rapid Evaluation Tool (ABWRET) (Government of Alberta, 2015). The project area is located within Relative Wetland Value Assessment Unit 1, with a base compensation rate of \$19,100/ha for the lowest-value wetlands, rising to \$152,800/ha for the highest-value wetlands.

Wetlands associated with watercourses may not require a field assessment; a less-onerous Wetland Assessment and Impact Form (WAIF) is an alternative tool that may apply if the only impacts will be due to watercourse crossings that meet the requirements under the Code of Practice (see below).

Wetlands which are considered to be permanent and claimable will require additional scrutiny under the *Public Lands Act*.

### 4.2 Watercourse Crossings

Any crossing of a watercourse or wetland must adhere to the conditions Code of Practice (CoP) for Watercourse Crossings for the relevant watercourse class and the type of crossing proposed (Government of Alberta, 2019). Depending upon class and type, this may include conducting fish and fish habitat assessments, carrying out works in isolated conditions or only under dry or frozen conditions, and basing design and construction methodologies on the recommendations of a qualified aquatic environment scientist (QAES) based on an assessment conducted in the field. Design of crossings including culvert sizing must be prepared by a qualified engineer, incorporating the recommendations of a QAES as dictated under the Code of Practice.

Crossings constructed under the Code of Practice do not require a full *Water Act* authorization, but do require submission of a notification and all of requirements under the CoP to the Province. If there are wetland habitats associated with the crossing, then submission of a WAIF and payment of compensation is also required.

Watercourse crossings may also require an application for a License of Occupation (DLO) under the *Public Lands Act* if any portion of the permanent bed and shore of the watercourse will be modified by the crossing.

A request for review to the Federal Department of Fisheries and Oceans Canada (DFO) may similarly be required if the crossing impacts any bed shore deemed to be fish habitat.

### 4.3 Wildlife

Wildlife and wildlife habitat presence requires certain mitigations to be followed to ensure compliance with Provincial and Federal laws and regulations. Based on the findings of the database searches, some of these mitigations may include:

- Conducting stick nest surveys to determine the presence of owl or raptor nests
- A wildlife sweep of any construction areas plus a 100-metre buffer should occur prior to any activity (no further than seven days prior to the start of activity)
- Vegetation clearing should avoid the migratory bird season timing window. Nest sweeps will be required if clearing is completed during this window.
- Avoiding any activities outside of construction limits by clearly marking and delineating boundaries.

### 4.4 Recommendations

If any watercourse or wetland habitat crossings are proposed, field assessment of these waterbodies is recommended to confirm locations, boundaries, and restrictions or requirements on crossing types and construction. If any other form of wetland disturbance is proposed, full assessment and evaluation of the wetlands in question will be required. We recommend that for wetlands which are to be avoided by the development, a minimum 50-metre buffer be left in place, otherwise these wetland boundaries should be confirmed in the field in order to ensure no incidental or accidental impacts occur.

Due to the presence of sensitive wildlife species, surveys are recommended for any areas which may include wildlife habitat, including wetlands and intact forest cover.

## 5 References

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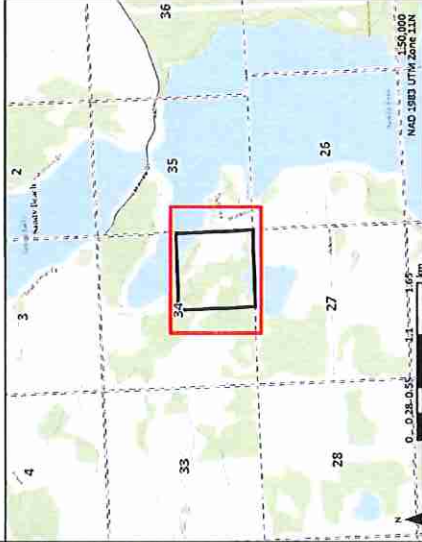


## Appendix A: Historical Aerial Imagery

2014 IMAGERY



SANDY LAKE CONCEPT PLAN DESKTOP BIOPHYSICAL  
RUSS GISELBRECHT  
SE 34-055-01 W5

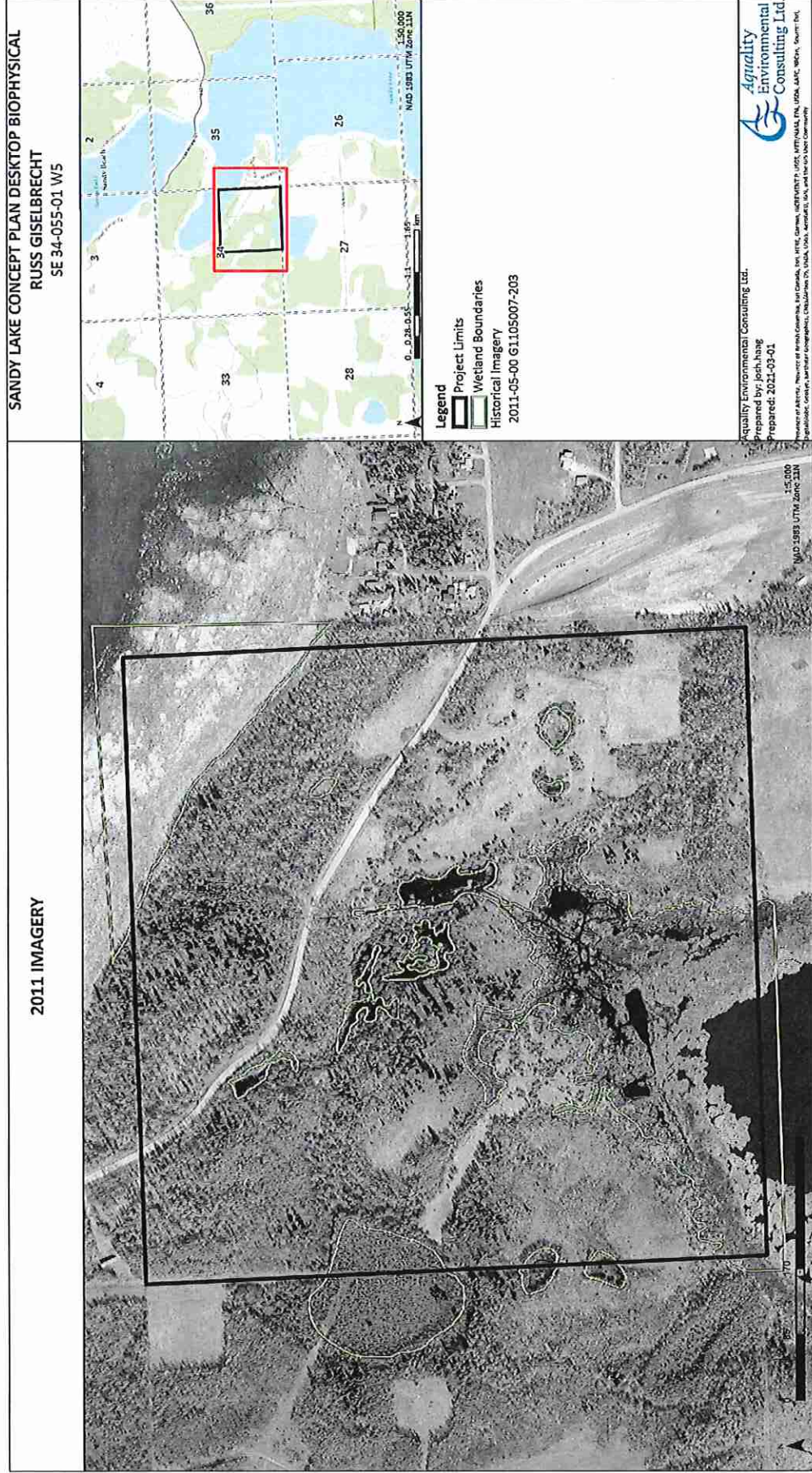


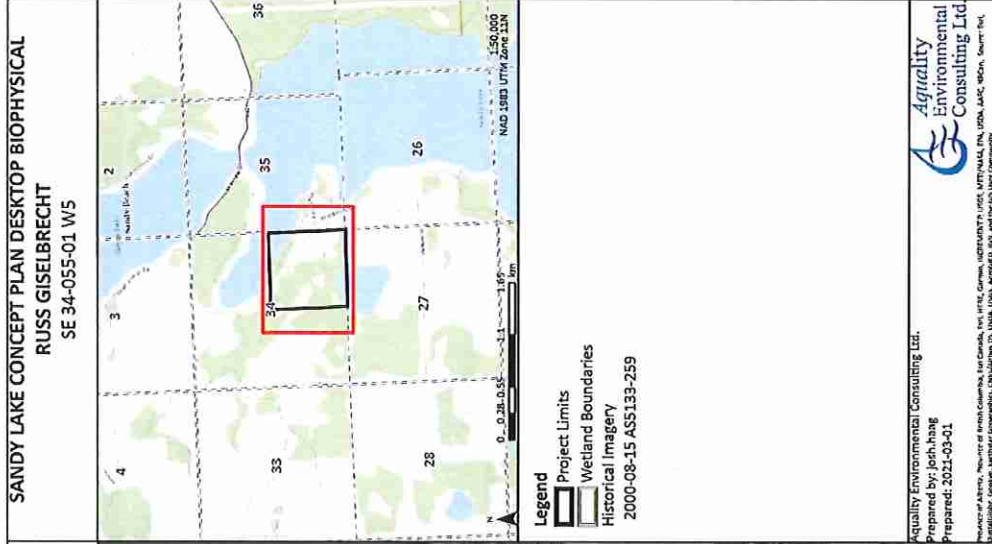
**Legend**

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- Wetland Boundaries

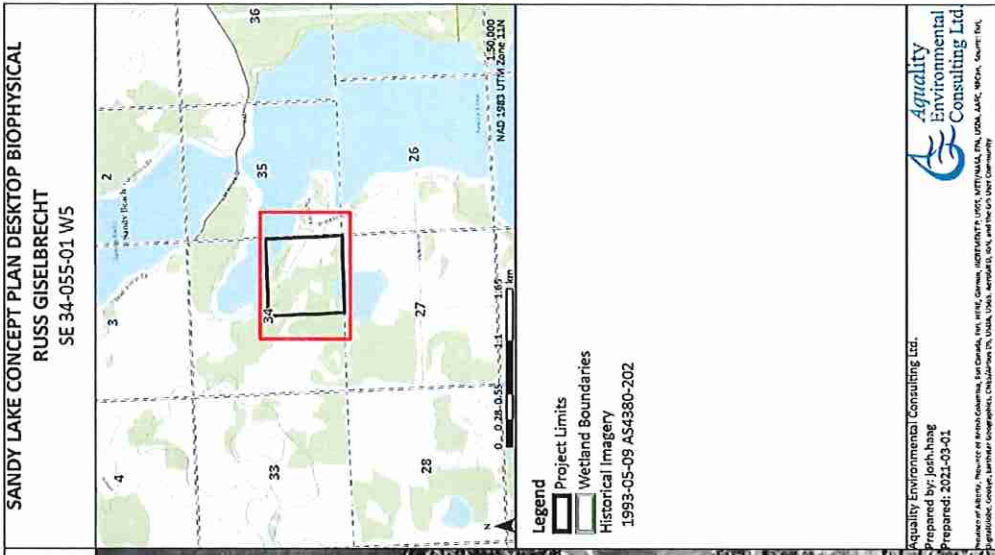
AQUALITY ENVIRONMENTAL CONSULTING LTD.  
Prepared by: Josh Haag  
Prepared: 2021-03-01

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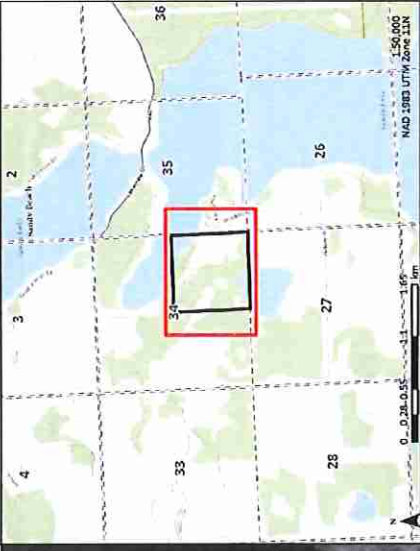


AQUALITY ENVIRONMENTAL CONSULTING LTD.  
 Prepared by: Josh Hoag  
 Prepared: 2021-09-01  
 Professional Agency, Incorporated under the laws of British Columbia, Canada. The office, company, incorporation, and other details are set out in the company's public documents filed with the Registrar of Companies in British Columbia, Canada.



### SANDY LAKE CONCEPT PLAN DESKTOP BIOPHYSICAL RUSS GISELBRECHT SE 34-055-01 W5

1985 IMAGERY



- Project Limits
  - Wetland Boundaries
  - Historical Imagery
- 1985-05-09 AS3145-087

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**SANDY LAKE CONCEPT PLAN DESKTOP BIOPHYSICAL  
RUSS GISELBRECHT  
SE 34-055-01 W5**

**1974 IMAGERY**

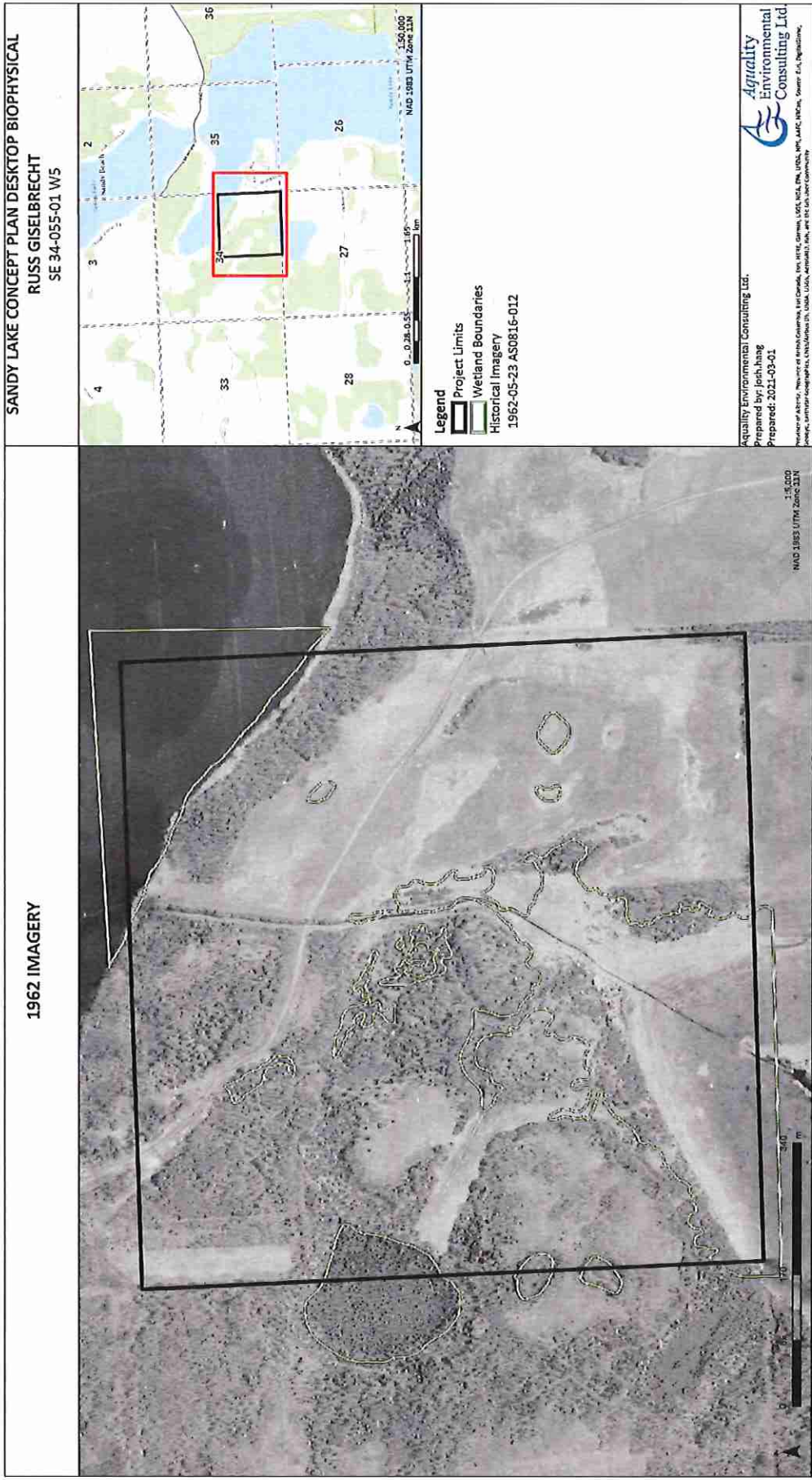


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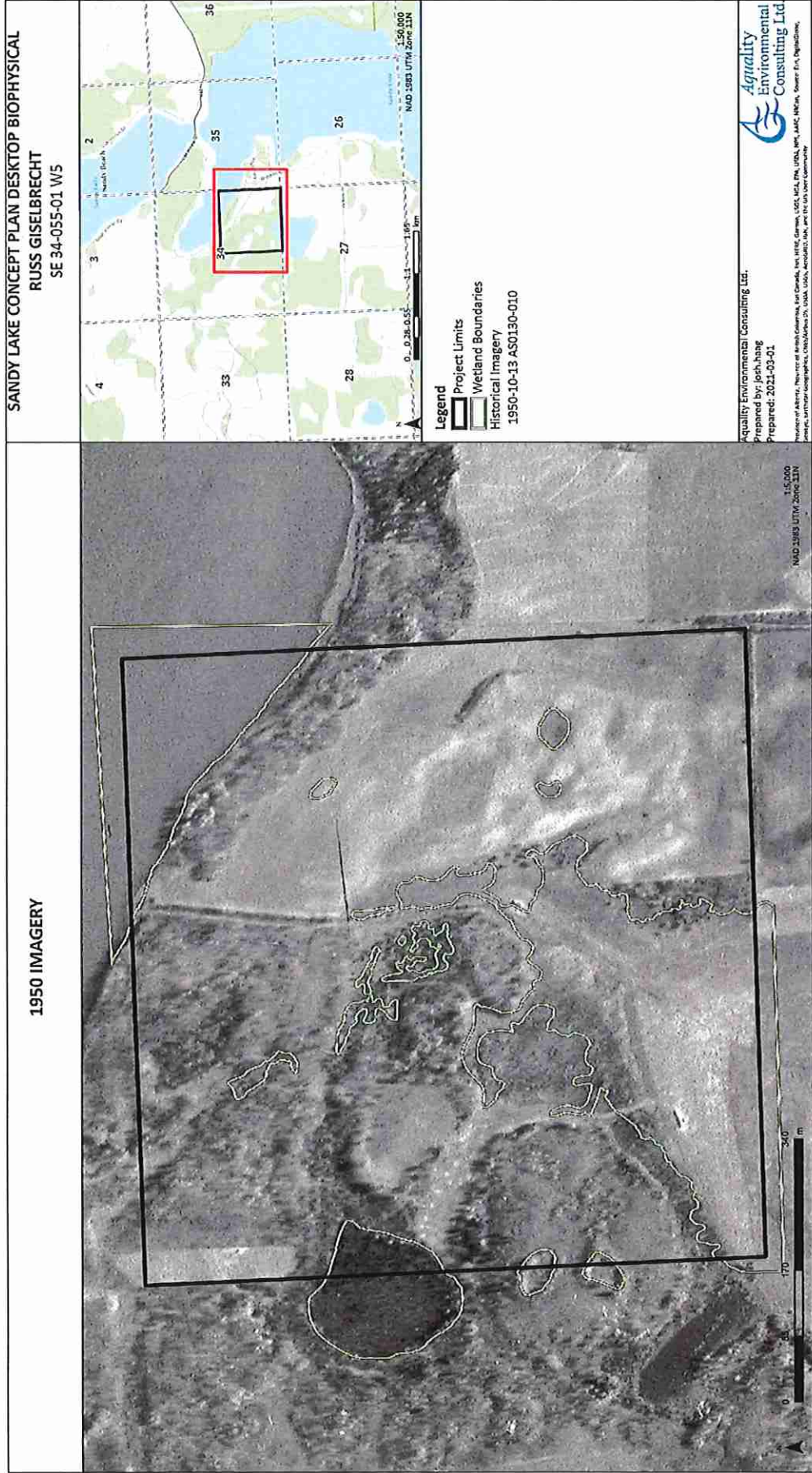
**AQUALITY**  
Environmental  
Consulting Ltd.

AQUALITY Environmental Consulting Ltd.  
Prepared by: Josh Jiang  
Prepared: 2021-09-01

Prepared in Alberta, Northwest of British Columbia, Fort Canada, Fort Chipewyan, Fort McMurray, Fort St. John, Grande Prairie, Inuvik, Lethbridge, Lloydminster, Medicine Hat, Peace River, Red Deer, Sherwood Park, St. Albert, St. John's, St. Leonards, St. Mary's, St. Paul, St. Stephen, Strathcona, Wetaskiwin, Weyburn, Whitecourt, Wood Buffalo, and other communities.







## Appendix B:LAT Report Results

### Landscape Analysis Tool (LAT) Report

Licence of Occupation

00005B7B3

Page 1 of 13

LAT Number:	00005B7B3	LAT Date:	2021-02-11	17:24:09
Project Name:	21-012 Giselbrecht			
Project Description:	Subdivision.			
Disposition Type:	DLO	Licence of Occupation		
Purpose Type:	ACES	Access		
Activity Type:	ACES02DLOP	Class I - All Weather		

#### Responsibility of Applicants:

It is the applicant's responsibility to conduct a full review of the generated LAT Report, ensuring that you are aware and have a full understanding of the identified standards and conditions, and any additional limitations that may also be imposed by an approved higher level plan, reservation or notation or any other law or Order of the Province or the Government of Canada that may impact the placement, construction or operation of the proposed disposition, purpose and activity.

The applicant must assess if the proposed disposition, purpose and activity can meet the applicable standards, conditions and any limitations which will subsequently determine if the application can be submitted to the regulatory body. Applicants should complete a thorough review of regulatory and application processes including supporting procedural documents and the generated LAT Reports prior to making this determination.

Where the applicant chooses not to meet, or is not able to meet, one or more Approval Standards or higher level plans within the generated LAT Report as submitted as part of the application, or any affected reservations as identified within the land status report, the applicant is required to complete the appropriate mitigation as part of their supplement submission that addresses individually each of the items not being met.

The information provided within the LAT Tool is a spatial representation of features provided to the applicant for activity and land use planning. The accuracy of these layers varies depending on the resource value being represented. The regulatory body insists that site visits, wildlife surveys and groundtruthing efforts are completed to ensure that you, the applicant can meet the procedures detailed within the *Pre-Application Requirements for Formal Dispositions*, the identified approval standards, operating conditions and *Best Management Practices* as represented within the *Master Schedule of Standards and Conditions*.

#### Proximity to Watercourse/Waterbodies:

Applicants will ensure that standards or conditions for Watercourse/Waterbody features as identified within the generated LAT Report are followed. It is the responsibility of the applicant to ensure the identified setbacks and buffers are properly established through a pre-site assessment and maintained.

**NOTE:** Be aware that the submission of a LAT Report as part of an application submission does not imply approval of the activity. The standards and conditions identified within the LAT Report may be subject to change based on regulatory review.

**Landscape Analysis Tool (LAT) Report**

Licence of Occupation

00005B7B3

Page 2 of 13

<b>Base Features</b>	
Green/White Area	White Area
Municipality	Lac Ste. Anne County
FMA	
FMU	WO2
Provincial Grazing Reserve	
Rocky Mountain Forest Reserve	
PLUZ Areas	
Protected Areas	

<b>Provincial Sanctuaries</b>	
Wildlife Corridors	
Restricted Area	
Game Bird	Zone 4
Seasonal	

### Landscape Analysis Tool (LAT) Report

Licence of Occupation

00005B7B3

Page 3 of 13

Higher Level Plans	
Integrated Resource Plan (Local)	
Integrated Resource Plan (Subregional)	
Access Management Plan	
Landscape Management Plan	

### Landscape Analysis Tool (LAT) Report

Licence of Occupation

00005B7B3

Page 4 of 13

Additional Application Requirements	
Wildlife Survey	DND Area
<b>Historical Resources</b>	
HRV Rating	Category
Historic Resources Application Required: No	
<p>While no specific historic resource concerns have been identified within the proposed activity area, Section 31 of the <i>Historical Resources Act</i> states that "a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." Should a historic resource be encountered with the construction or operation of this disposition, information on who to contact can be found on the Ministry of Culture and Tourism's website in; Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources.</p>	

**Landscape Analysis Tool (LAT) Report**

Licence of Occupation

00005B7B3

Page 5 of 13

<b>Sensitive Features</b>			
<b>Wildlife and Other Sensitive Species</b>			
	<b>Intersected</b>		<b>Intersected</b>
Burrowing Owl Range		Mountain Goat and Sheep Areas	
Caribou Range		Disease Buffer	
Caribou Range - Zone A		Ord's Kangaroo Rat Range	
Caribou Range - Zone B		Ord's Kangaroo Rat Key Habitat Area	
Colonial Nesting Birds		Piping Plover Waterbodies	
Critical Habitat of Aquatic Species at Risk		Provincial Hibernacula Buffer	
Endangered and Threatened Plants Ranges		Sensitive Amphibian Ranges	
Greater Short-horned Lizard Habitat		Sensitive Raptor Range	
Greater Short-horned Lizard Range		Sensitive Snake Habitat	
Greater Sage Grouse Core Area		Sensitive Snake Hibernacula Range	
Greater Sage Grouse Recovery Area		Sharp-tailed Grouse Leks and Buffer	
Greater Sage Grouse Leks and Buffer		Sharp-tailed Grouse Survey	
Grizzly Bear Zone		Special Access Area	
High Risk Watersheds		Swift Fox Range	
Key Wildlife and Biodiversity Areas		Trumpeter Swan	
Mountain Goat and Sheep Zone		Waterbodies/Watercourse	
		Trumpeter Swan Watercourse Buffer	
<b>Federal Orders:</b>			
	<b>Intersected</b>		
Greater Sage Grouse			
<b>Grassland and Natural Regions:</b>			
	<b>Intersected</b>		<b>Intersected</b>
Central Parkland		Mixed Grass Sub-region layer	
Central Parkland and Northern Fescue		Montane	
Chinook Grasslands		Northern Fescue	
Dry Mixed Grass		Peace River Parkland	
Foothills Fescue		Permafrost	
Foothills Parkland Grasslands		Rough Fescue PNT	
Grassland and Parkland Natural Region		Subalpine or Alpine	

## Landscape Analysis Tool (LAT) Report

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## Alberta Township System (ATS) Land List

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Quarter	Section	Township	Range	Meridian	Road Allow.	Sensitive Features Identified
NW	34	55	1	5		Green / White Area
SW	34	55	1	5		Green / White Area
SE	34	55	1	5		Green / White Area
NW	26	55	1	5	RW	Green / White Area
SW	35	55	1	5	RW	Green / White Area
NE	34	55	1	5		Green / White Area
NE	27	55	1	5		Green / White Area

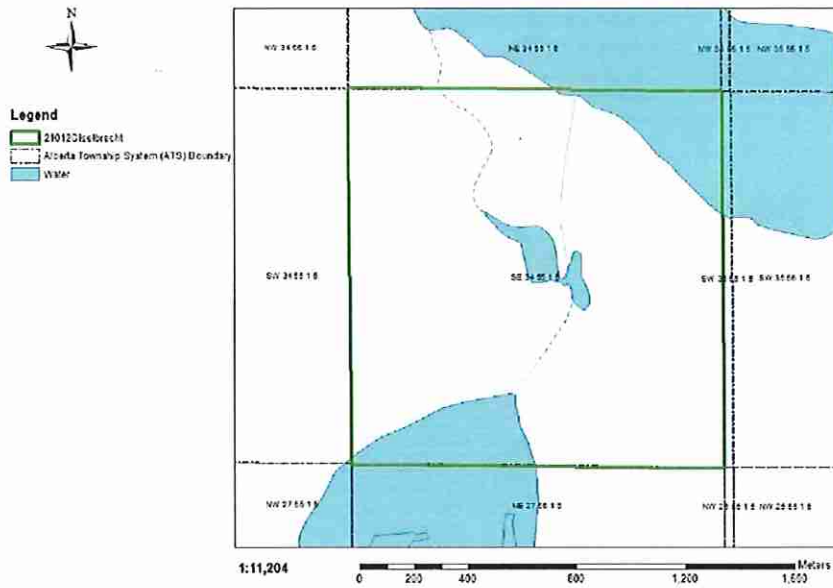


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### Land Management

Report ID	Approval	Condition
1	1000-AS	The Disposition Holder must locate minimum of 80% of the linear activity adjoining existing occupied linear dispositions within 250 metres of the proposed activity.
2	1001-AS	The Disposition Holder must ensure access development is not created within 400 metres of a. already existing parallel access; or b. surveyed road allowance, unless use of the surveyed road allowance results in greater disturbance based on road length, width or municipal construction requirements.
3	1003-AS	The Disposition Holder must not construct access to a greater road class than the road class of the existing access route from which they originate or branch off from.
4	1004-AS	The Disposition Holder must not conduct the Activity within natural forest openings (>10 hectares) such as meadows .
5	1030-AS	Where an Integrated Resource Plan or a Reservation/Protective Notation identifies a greater set back, the greater set back will prevail.
6	1031-AS	Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
7	1033-AS	With the exception of pipelines, for activities that fall within any Protective Notation (PNT) lands with a purpose code 400 Series encompassing a section of land (259 hectares) or less, located in the Provincial White Area, the Disposition Holder must construct all activities within lands previously disturbed or cleared. Where no previous disturbance exists, activities must occur within 100 metres of the PNT.
8	1037	Where access control* is required, the Disposition Holder must report to the Regulatory Body immediately if the access control* is ineffective at preventing unauthorized access.
9	1038	When gates are used for access control*, the Disposition Holder must ensure: a. gates remain closed and locked at all times except to allow for the passage of an authorized vehicle; b. the Regulatory Body's and authorized users of the access are notified of all combination or keyed locks and; c. where keyed locks are utilized, a double locking method must be implemented by the disposition holder to provide a means of access to multiple authorized users including the regulatory body.
10	1041	The Disposition Holder must maintain proper drainage of surface water.
11	1044-AS	The Disposition Holder must not locate activities within 45 metres from the top of any coulees* with the exception of activities such as; access, pipelines and linear easements crossing those features.
12	1049	The Disposition Holder must remove all garbage and waste material from this site.

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13	1053	The Disposition Holder must not enter the boundaries of any research or sample plot unless consent is received from the reservation holder.
14	1061	Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.
15	1073-AS	The Disposition Holder must construct each corner cut* to a maximum of <= .02 hectares and must not adjoin a lease.

### Vegetation

Report ID	Approval	Condition
16	1300	The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.
17	1301	The Disposition Holder must not conduct vegetation control maintenance including but not limited to mechanical mowing or brush removal between April 15th and August 15th within the Grassland and Parkland Natural regions except for the purpose of mowing vegetation no more than 4 metres in width for vehicle access; between May 1st and August 10th for all other Natural regions except for the purpose of mowing vegetation no more than 4 metres in width for vehicle access, notwithstanding the requirement to control weeds as per the Weed Control Act
18	1302	"The Disposition Holder must remove all deciduous or coniferous merchantable timber from the Activity as per the following utilization standards; <ul style="list-style-type: none"> <li>- Deciduous Timber: 15 cm Base/10 cm Top</li> <li>- Coniferous Timber: 15 cm Base/11cm Top</li> </ul> and haul said timber to the location of end use."
19	1303	The Disposition Holder must slash, limb and buck flat to the ground all woody debris* and leaning trees created by the activity.
20	1304	For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.
21	1305	Within FireSmart Community Zones*, the Disposition Holder must dispose of coarse woody debris* by burning unless a Debris Management Plan has been approved under the Forest and Prairie Protection Act.

### Soil

Report ID	Approval	Condition
22	1356	The Disposition Holder must not conduct the Activity during adverse ground conditions*.
23	1357	The Disposition Holder must prevent erosion* and sedimentation on to adjacent* Lands or Water bodies * that results from the activity.
24	1358	The Disposition Holder must install and maintain erosion control* measures.
25	1359-AS	The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.

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26	1360	"Where activities have occurred on the Lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows: a. Salvage all topsoil* from: i. Mineral soils ii. Shallow organic soils* iii. Reclaimed soils b. Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*."
27	1363	All reclamation material* must be considered suitable as defined in the May 2001 Salt Contamination Assessment Guidelines and meet the February 2016 Alberta Tier 1 Soil and Groundwater Remediation Guidelines, as amended or replaced from time to time.
28	1365	"The Disposition Holder must store reclamation material* in accordance with all of the following: a. reclamation material* must not be placed beneath the ground surface or buried in any way; b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*; and c. topsoil* and subsoil* must be stored separately."
29	1367	The Disposition Holder must not mix wood chips with any reclamation material*.
30	1368	The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.
31	1369	The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
32	1370	The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
33	1371	The Disposition Holder must not use soil sterilant on the Lands.

### Watercourse / Waterbody

Report ID	Approval	Condition
34	1403-AS	For all site activities, paralleling linear activities or pipeline bore sites, the Disposition Holder must not conduct the Activity within the following water body* setbacks from the disposition edge: a. non-permanent seasonal wetlands* must have a setback of 45 metres of undisturbed vegetation from the bed and shore and; b. semi-permanent and permanent ponds, wetlands*, shallow open water ponds and lakes must have setback of 100 metres from the bed and shore*.
35	1406-AS	The Disposition Holder must ensure all watercourse crossings maintain fish passage*.
36	1409	The Disposition Holder must maintain the access including crossing structures, ditches and other installations to ensure proper drainage.

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37	1410	The Disposition Holder must keep watercourse* crossings free of accumulated debris* or ice that will impede the flow of water.
38	1411	Where crossings have been removed, the Disposition Holder must immediately stabilize the bank* or shoreline of all affected water bodies and restore to native vegetative species found in the adjacent* area.
39	1412	The Disposition Holder must acquire an authorization for access (off-disposition) for water withdrawal activities.
40	1416	Where snow fill crossings are installed, the Disposition Holder must: a. use clean snow materials minus of debris to fill the watercourse* channel; b. fill material placed on top of the temporary crossing must be held in place and separated from the snow fill by a geotextile fabric or natural mat that is impermeable to soil movement, and; c. completely remove the crossing prior to spring break up or active channel* flows, unless otherwise directed by the Regulatory Body.
41	1417	Where an ice bridge* crossing is installed, the Disposition Holder must: a. not utilize fill or other capping material on the ice bridge*; b. not impede watercourse* flows; c. construct approaches with snow and ice materials of sufficient thickness to protect the stream bank*, and; d. not alter the streambed or banks*.
42	1419	For use of equipment within the bed of a water body*, the Disposition Holder must prior to operations follow the "Decontamination Protocol for Work in or Near Water", as amended from time to time.
43	1420	The Disposition Holder must provide a completed Record of Decontamination form as proof of decontamination to the Regulatory Body upon request.
44	1423	At watercourse locations where the Disposition Holder installs devices to prevent beaver dam construction, the device must not impede fish passage* unless otherwise authorized by the regulatory body. Device design rationale to be provided to the Regulatory Body upon request.
<b>Reclamation</b>		
<b>Report ID</b>	<b>Approval</b>	<b>Condition</b>
45	1453	The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.

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46	1454	<p>The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following:</p> <p>a. rationale for conducting seeding of herbaceous species*;</p> <p>b. a description of the proposed site for seeding including information with respect to the following:</p> <p style="margin-left: 20px;">i. whether the Lands are subject to high erosion* and;</p> <p style="margin-left: 20px;">ii. whether the Lands are prone to invasion from agronomic or weed species.</p> <p>c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species;</p> <p>d. provide a seed certificate in accordance with the Seed Act for the seed mixed mix to be used for re-vegetation* and;</p> <p>any other information requested by the Regulatory Body.</p>
47	1455	The Disposition Holder must only conduct seeding in accordance with the written authorization of the Regulatory Body.
48	1456	<p>The Disposition Holder must when seeding cultivated lands*;</p> <p>a. use agronomic or forage seed that meets or exceeds Certified #1 as outlined in the Seeds Act and Seeds Regulations;</p> <p>b. use seed mixes that are free of species listed in the Weed Control Act and;</p> <p>c. provide a seed certificate to the Regulatory Body within 30 days of request.</p>
49	1457	Within the Green Area* of the Province, the Disposition Holder must re-vegetate the Lands with trees or shrubs that meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.
50	1459	The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.
51	1461	The Disposition Holder must complete progressive reclamation* on forested lands* for all associated and incidental disturbances to the Disposition.
52	1462	<p>The following activities are excluded from progressive reclamation* requirement on forested lands*:</p> <p>a) Lands that have received authorization for clay pad construction; and</p> <p>b) Lands with a 4:1 or steeper slopes where a cut and fill has been constructed to level the ground surface.</p>

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53	1463	For final reclamation*, the Disposition Holder must complete all of the following: a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body; b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*; c. spread all coarse woody debris* on forested lands* and; d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.
54	1464	The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.

### Wildlife

Report ID	Approval	Condition
55	1600	The Disposition Holder must conduct a complete and immediate Wildlife Sweep* of the Lands subject to the disposition prior to any activity, as per the "Wildlife Sweep Protocol".
56	1601	The Disposition Holder must submit observations from a Wildlife Sweep* to the Fisheries and Wildlife Management Information System (FWMIS) and notify the Issuing Regulatory Body in writing upon request that the Wildlife Sweep* was completed.
57	1602-AS	The Disposition Holder must incorporate a buffer* zone of a minimum width of 100m undisturbed vegetation, where an established buffer* does not already exist for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the Wildlife Sweep*.
58	1603	When Wildlife Surveys* are required, the Disposition Holder must submit results as defined by the sensitive species inventory guidelines from Wildlife Survey* to the Fisheries and Wildlife Management Information System (FWMIS).
59	1608	The Disposition Holder must incorporate buffers*, setbacks and activity timing restrictions for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the wildlife survey*.

## Appendix C: ACIMS Search Results

Date: 10/2/2021  
 Requestor: Consultant  
 Reason for Request: Environmental Assessment  
 SEC: 34 TWP: 055 RGE: 01 MER: 5



### ■ Non-sensitive EOs (updated: October 2017)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
5-01-055-34	12407	PMCYPOQ0A0	S2	Trichophorum clintonii	Clinton's bulrush	1959-07-01

Next Steps: See FAQ (<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2> - Process)

### ■ Sensitive EOs (updated: October 2017)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
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No Sensitive EOs Found: Next Steps - See FAQ (<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2> - Process)

### ■ Protected Areas (updated: October 2017)

M-RR-TTT-SS	PROTECTED_AREA_NAME	TYPE	IUCN
-------------	---------------------	------	------

No Protected Areas Found

### ■ Crown Reservations/Notations (updated: October 2017)

M-RR-TTT-SS	NAME	TYPE
-------------	------	------

No Crown Reservations/Notations Found

Updated: Dec 11, 2019





## Appendix D: FWMIS Search Results



## Fish and Wildlife Internet Mapping Tool (FWIMT)

(source database: Fish and Wildlife Management Information System (FWMIS))

### Species Summary Report

Report Date: 10-Feb-2021 12:29

#### Species present within the current extent

##### Fish Inventory

BROOK STICKLEBACK  
 FATHEAD MINNOW  
 NORTHERN PIKE  
 YELLOW PERCH

##### Wildlife Inventory

BLACK TERN  
 GREAT BLUE HERON  
 GREAT GRAY OWL  
 LEAST FLYCATCHER  
 WESTERN GREBE

##### Stocked Inventory

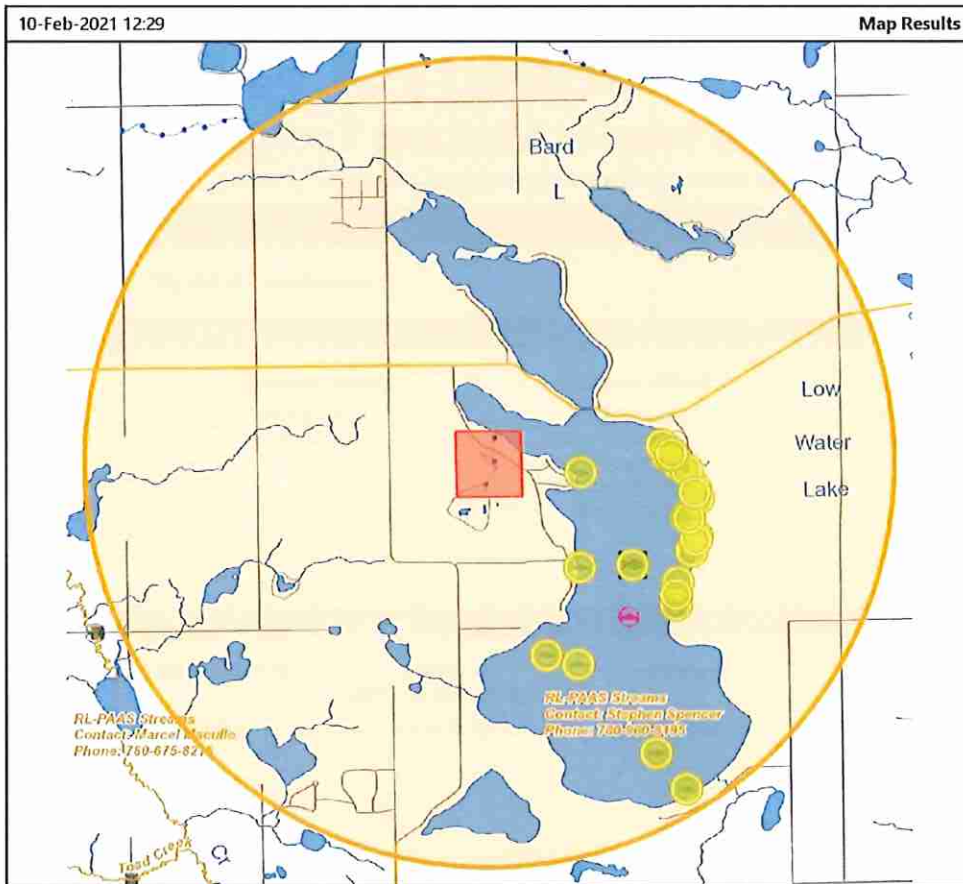
NORTHERN PIKE  
 YELLOW PERCH

#### Buffer Extent

Centroid (X,Y)	Projection	Centroid (Qtr Sec Twp Rng Mer)	Radius or Dimensions
562056, 5958407	10-TM AEP Forest	SE 34 55 1 5	5 kilometers

#### Contact Information

For contact information, please visit:  
<https://www.alberta.ca/fisheries-and-wildlife-management-contacts.aspx>



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Appendix 2: Open House Summary

# Hummocky RV Resort

Virtual Open House January 6, 2022 - Summary of Concerns

Question/Concern	Response
<b>Road Maintenance and Access</b>	
Traffic impact assessment? Will this be available?	It has been provided to the Summer Village and the County
Effects of additional traffic and weight on RR13, will this be paved?	There are currently no plans to pave this road, however a road maintenance agreement will be entered into by the developer and that will address road maintenance and repair of damage among other matters.
Existing roadways are narrow, unable to accommodate 2 RV if meeting	
Who will pay for upgrades?	
Concerns about Victory Road and Shedden Drive.	
Traffic control through the Village	While the developer cannot control where people travel, they can provide directional signage and route maps to campers and visitors that direct them away from traveling through the Summer Village.
<b>Water and Sewer</b>	
Where will the portable water come from? Will there be water access at each site?	The developer is still looking into options for potable water, which could include tying into the existing water lines or having water trucked into a large holding tank. Ideally the developer would like to have water access at each site.
What type of septic system will be used and where will it be dumped?	Currently the plan is to have a large common septic tank that would be trucked out on a regular basis. The septic would be dumped at an approved facility. The developer will adhere to both environmental regulations and safety codes.
What will be the process for garbage disposal?	There will be a common garbage area for campers to bring their garbage and that will be picked up by a garbage disposal company weekly. The details of the service provider have not been formalized.
<b>Enforcement/Fire Prevention</b>	
What will be done to deter crime, who will enforce it and who will pay for it?	There will be 24/7 onsite security during the operational months of the year (May – September). During the offseason months (Oct – Apr) VivCor is looking into other methods of security which would include security gates, cameras and potential external contracted security.
Will there be onsite security?	Yes, during the operational months, there will be 24/7 onsite security.

What fire prevention methods will be put into place?	Hummocky RV Resort will follow local fire prevention guidelines including removal of any fuel sources (dead brush) and guidelines around location of fire pits and following all local fire bans. Onsite security will ensure fire pits are utilized appropriately and that fires are put out when campers vacate the site or go to bed. The resort will follow all fire ban requirements of the applicable jurisdiction.
Concerns about one exit from campground in the case of a fire.	Hummocky RV Resort will follow the safety codes act in regards to sufficient access and egress to and from the site.
Who will pay for the fire services?	Fire services payment would depend on the cause of the fire and the damage incurred. This would fall under the safety codes act and the fire services through Lac Ste Anne County
Where will water be pulled from in the case of a fire?	Hummocky RV Resort will have either a fire suppression pond or a cistern
Will Bylaws be in place?	The campground will have rules and regulations
<b>Effect on Existing Residents</b>	
How will it affect property values?	Our hope is that by working collaboratively with the Summer Village, the campground can bring a shared value to the community that would see property values increase.
What benefits to the community?	Job opportunities for adults and teens looking for summer employment. Potential for a local security contract, firewood supplier, landscaping, etc. More traffic in the community can actually reduce crime as there are more eyes in the community. VivCor will look into opportunities to increase drainage from the site to the lake to bring up water levels in the lake pursuant to provincial water act approvals. Opportunity to work collaboratively on road maintenance and potential upgrades should the Summer Village and County wish to investigate options.
What will be done to limit trespassing and vandalism?	The clientele Hummocky RV Resort is trying to attract are not the types of people who go looking for trouble. They are families looking for a quiet weekend away from their hectic lives in the City. Communications with campers can include statements about respecting our neighbours, walking the trail systems within the campground rather than walking to neighbouring communities.
Concerns about additional noise, increase traffic, guest visiting park residents (will this be allowed/capped number of guests), fencing, open liquor?	Quiet time will be from 11 p.m. to 7 a.m. and will be enforced by onsite security. As part of the operations plan and rules and regulations for the campground, guests will be monitored with only a 2 vehicles per staff allowed.

	<p>Open liquor will be kept within the campground with enforcement by security should guests attempt to leave the campground with open liquor.</p> <p>There are currently no plans for fencing as this takes away from the natural feel of the resort. The front gate would be locked during quiet time.</p> <p>Hummocky RV Resort will have a general phone line for residents to call should they have questions or concerns. We will then take those concerns and deal with them onsite.</p>
Process for resident complaints?	
<b>Lake/Recreational Activities</b>	
Why develop on a lake that is not active and doesn't allow for water activities?	The intent of the campground was never to be a "lake" campground, but rather a natural landscapes campground.
What will campers do with their time?	Hummocky RV Resort will have onsite passive and active recreational opportunities such as birding, hiking trails throughout the campground, a playground for kids, an area for sporting activities such as soccer, volleyball, horseshoes, frisbee, etc.
Will ATV's and golf carts be allowed on the trails/property ?	ATVs will not be allowed on site, however golf carts will be allowed on the gravel portions of the campground, not the natural trail system.
How will campers access the lake?	It is not our intent to provide lake access to campers.
<b>Environmental Impact</b>	
How will it impact Alexander reserve?	We do not anticipate any negative impacts to Alexander reserve, however will work collaboratively with the reserve, similarly as we will with the local community on job and contract opportunities such as Beaver mitigation, fire wood, landscaping and security.
Will the marshland be drained into the lake?	We do not currently have any plans to do anything with the marshland, however through discussions with the Summer Village would be open to suggestions on how we can redirect stormwater runoff to the lake to bring up the lake levels. This would all have to follow Alberta Environment regulations.
Concerns for the Wetlands.	We do not intend to develop on the wetlands. As can be seen in the concept plan, we will develop in areas around the wetlands, leaving as much of the natural landscape as possible and in line with our biophysical assessment and Alberta Environment regulations.
Has an environmental impact report been completed, when will it be released, will it be made public?	A biophysical assessment has been completed and provided to the Summer Village and Lac Ste Anne County.
Wildlife corridors, will fencing be used?	There will be no fencing used to either maintain or stop wildlife corridors.
Beaver dams	As was done in the fall, we will continue to mitigate the Beaver dams to ensure proper flow of water to the lake.



Access to the Biophysical assessment	Provided to the Summer Village and Lac Ste Anne County
What is the water setback policy?	The biophysical assessment has recommended setbacks which are being followed.
Does the proposal have water act approval?	The biophysical assessment has identified what Water Act approvals may be required and such will be sought as necessary.
<b>Planning</b>	
What stage is the development at?	As of February 2022, a subdivision application has been submitted and approved and an Area Structure Plan (ASP) has been submitted to Lac Ste Anne County. Some site preparation is planned for summer 2022 should approvals be granted by the County.
Has the Village of Sunrise Beach approved this application?	While the Summer Village is a stakeholder we will continue to consult, approvals come from the municipality in which the land is located which is Lac Ste Anne County. The County will ensure we have done our due diligence in consulting with neighbours through the process, with an opportunity for neighbours to engage with the County on the application at the Public Hearing.
When was it property purchased?	The property was purchased in 2020.
Where can a copy of the assessment be accessed?	Assessment can be accessed through Lac Ste Anne County
Concerns that application was for agricultural use and now wanting to use as recreational.	The application for subdivision had to be under the current zoning of the property which is agricultural. This was not done to be sneaky, but rather following proper process in municipal planning. VivCor has always been upfront with stakeholders about the proposed use of the land, including their preliminary meeting with the 2021 Summer Village Council in Spring 2021.
Is there evidence of demand?	Through market research, we believe there is sufficient demand for a campground in the region.
Estimate of lot lease rates.	We anticipate lot lease rates to be between \$3,500 - \$5,000/year.
What is the projected summer population when all phases are completed?	Phase 1 – Approximately 90 Sites – Approximately 270 people Phase 2 – Approximately 90 Sites – Approximately 270 people Phase 3 – Approximately 85 Sites – Approximately 255 people Total population assuming 3 people/family = 795 people
Will local contractors be used for the build?	The developer owns a construction company which will be utilized for much of the work. For any outside contracting, a buy local strategy will be followed.
Will there be seasonal jobs for locals?	Yes, these include landscaping, security, labourers, gatehouse operators, etc.

If seasonal sites are not sold will spot be made available for short term camping?	Campsites will be on an annual lease. We will not be looking at short term camping as we want the campers to have a sense of pride in their campground, taking care of it as they come back every weekend.
Will another open house be held at a later stage?	Yes, there will be another open house in the spring to discuss operational plans and update the community on the development plans.
Were other locations considered?	No.
Who will collect the property tax revenue, how much will be generated?	Tax revenues will go to the municipality in which the land is located, which is Lac Ste Anne County. We do not know how much revenues will be generated as tax revenues are calculated by the municipality.
Will the public be notified when Lac St Anne provides a date for the public hearing?	I believe Lac Ste Anne County will provide notice of the public hearing to all local residents.
Will it have its own postal service?	No
Is there currently any conflicts of interest between VivCorp, Lac Ste Anne Planning Department and/or Council?	None
Will there be a playground or boardwalks?	There will be a playground and a trail system throughout the site
Will it be gated or open access?	Gated
Will lot owners have their own insurance?	We assume those that lease lots will have insurance on their own assets, but we will not require them to carry anything further than their own personal insurance.
Will there be winter RV storage?	Yes, people will likely leave their RV's on their sites over the winter.
Will the owner of the resort be on site or will a manger be hired?	The owner will be onsite most days along with a site manager and onsite security.
Will campers be allowed add other outbuildings to their lot?	An outbuilding will be allowed, subject to architectural guidelines and covenants.
Will firewood be on site?	Firewood will be provided by the resort, most likely at a cost.
When will the Area Structure Plan be provided to the County?	We anticipate ASP submission to the County by the end of February.
Will a store be on site?	Currently there are no plans for an onsite store. Should future plans evolve to include an onsite store, the developer will follow land use bylaw and permitting requirements.
Will park models be allowed?	The resort is for temporary structures, which sit on a temporary foundation (ie. Axles). No permanent foundations will be allowed. Based on that, park models would be considered on a discretionary basis provided it meets the architectural covenants and guidelines.

Appendix 3: Traffic Impact Assessment



TRAFFIC IMPACT ASSESSMENT (TIA)  
RECREATIONAL VEHICLE CAMPGROUND  
DEVELOPMENT, LAC STE ANNE, AB

**ZALIG CONSULTING LTD.**

