

A group of people is 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 and a dark sky. The text 'HUMMOCKY RESORT AREA STRUCTURE PLAN' is overlaid on the image in a white, stylized font. A white rectangular box is present on the right side of the page.

HUMMOCKY RESORT AREA STRUCTURE PLAN

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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, specifically Lot 1, Block 2, Plan 222 1517 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.

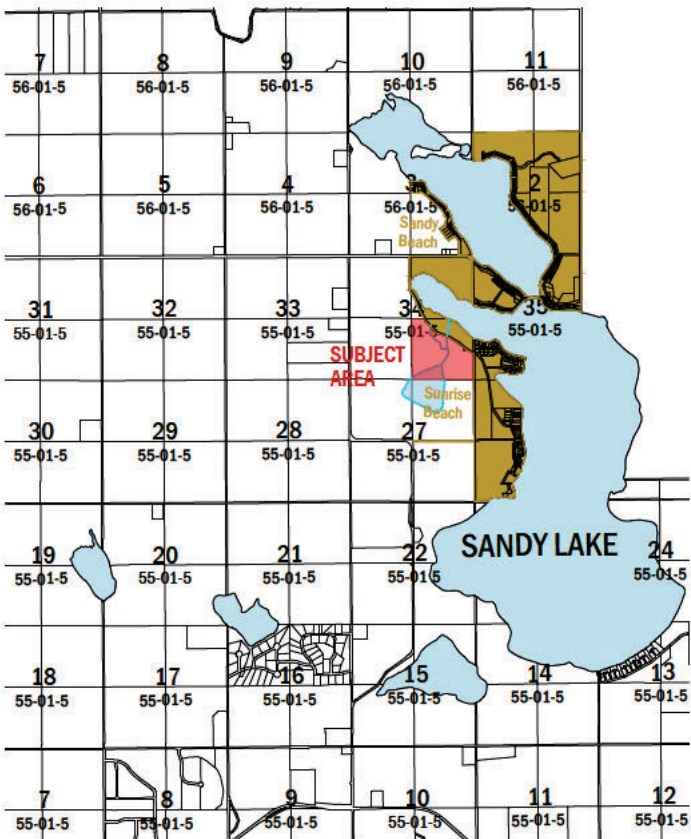
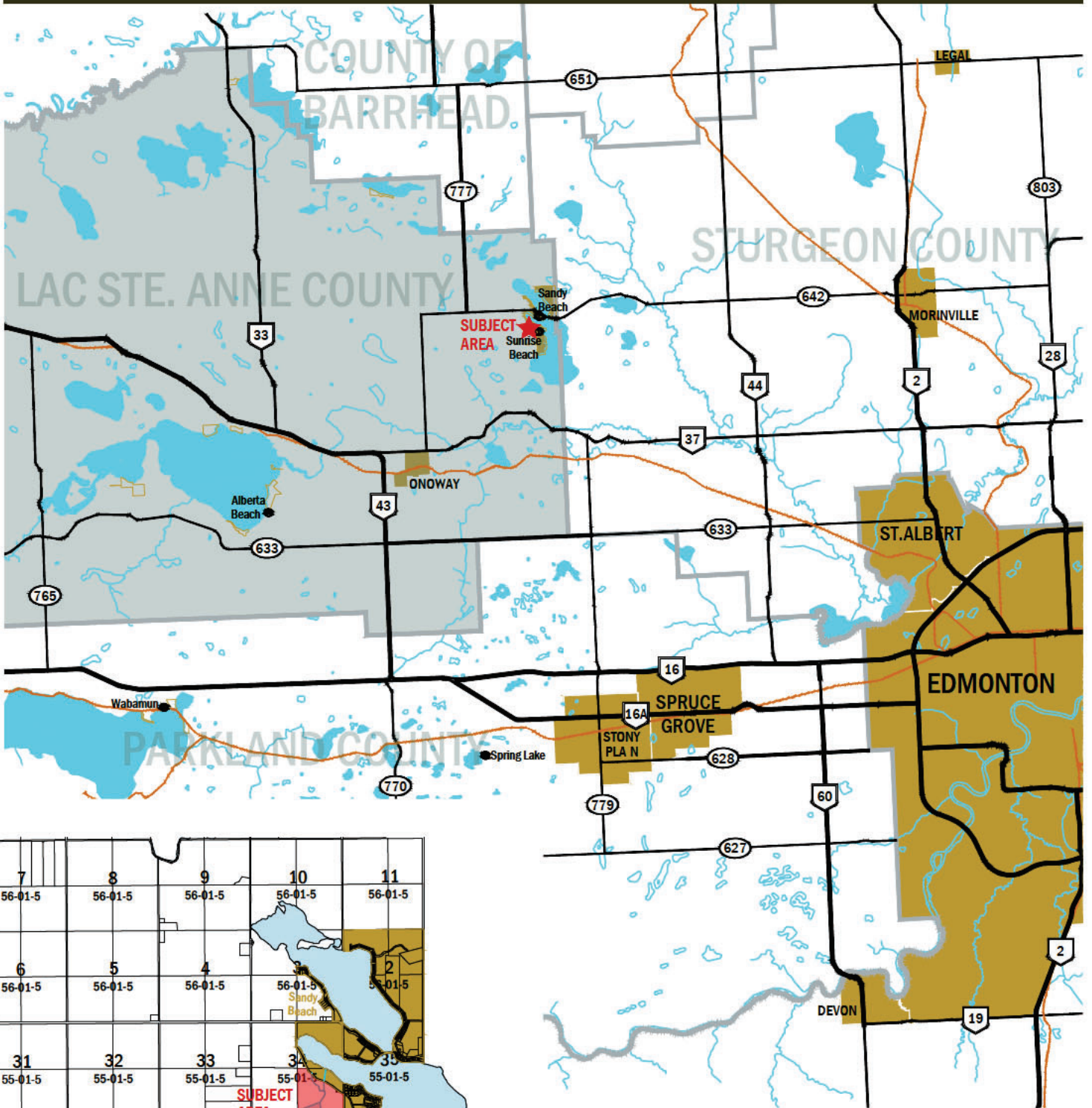


Figure 1
Area Context Map
 Hummocky Resort Area Structure Plan



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:

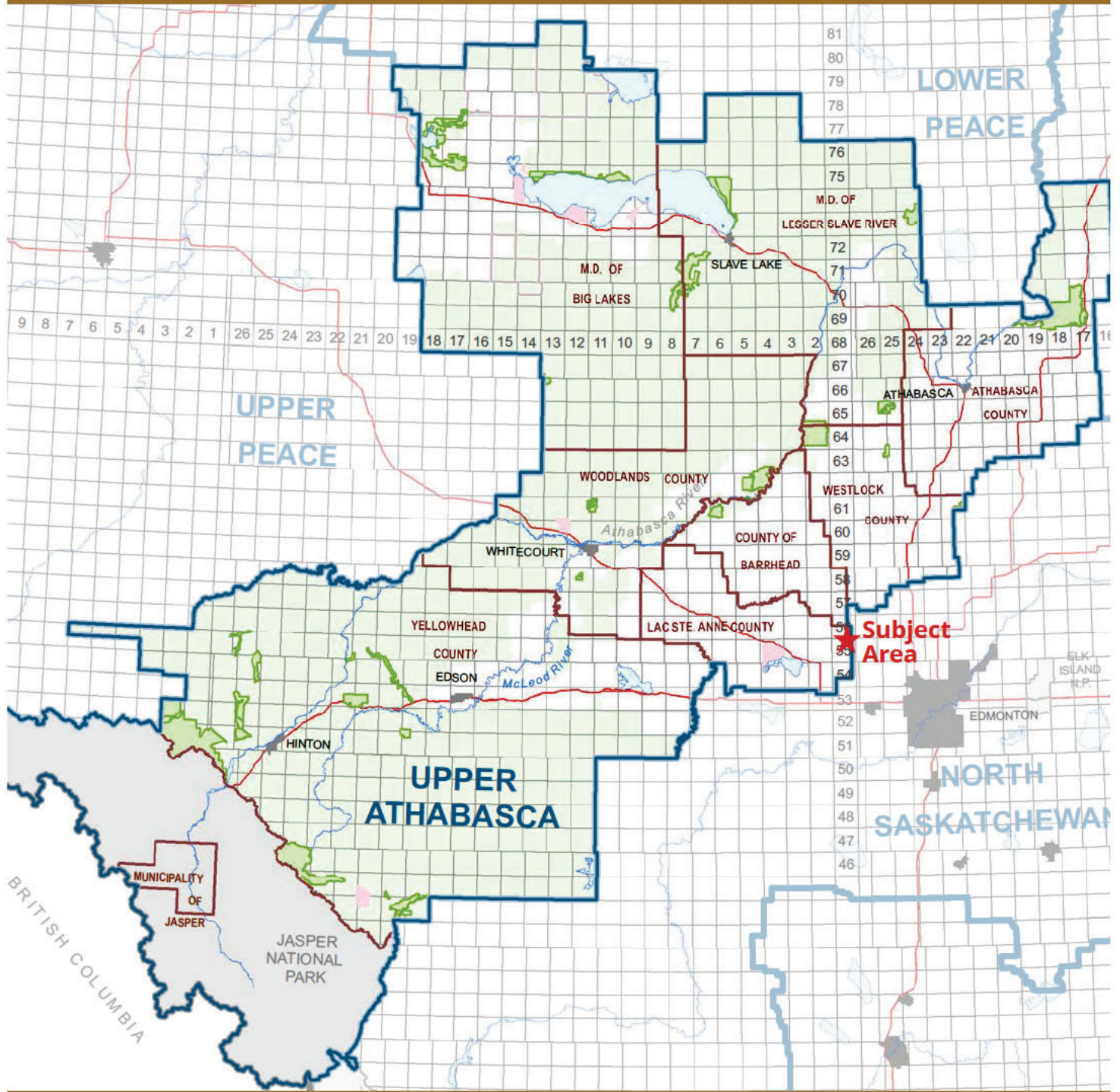
- Municipal Government Act
- Land Stewardship Act
- Highway Protection and Development Act
- Safety Codes Act
- Water Act
- Public Lands Act

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	

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 37% of Albertans participating in the survey had been overnight camping in the previous 12 months, and that about 17% 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 found 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.

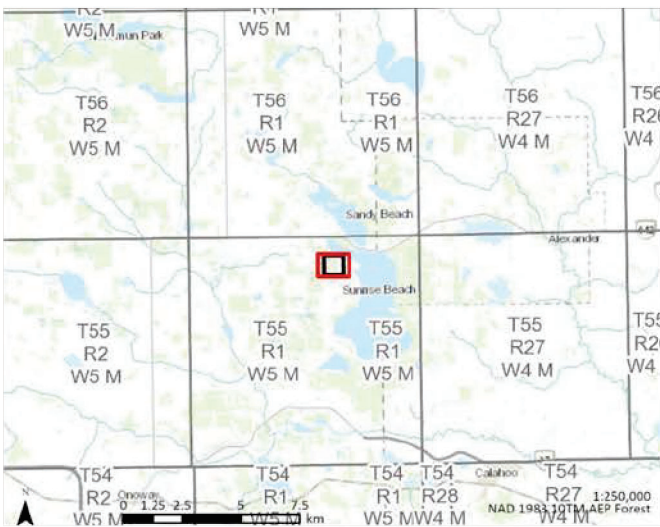


Figure 3
Riparian Setback Matrix Model Analysis
 Hummocky Resort Area Structure Plan

Source: Aquality Environmental Consulting Ltd., August 2021.

1.1.3 Riparian Analysis Tool & Development Setbacks

Aquality Environmental Consulting initially undertook a desktop analysis of the plan area, arriving at wetland buffer recommendation of 50 m. Based on conditions observed in the field, Aquality Environmental Consulting subsequently applied the Riparian Setback Matrix Model to the plan area in order to determine required development setbacks (see letter dated 9 August 2021 at the end of the Biophysical Assessment found in Part E, Appendix 1.) Setbacks from the permanent body of water and the watercourse were consequently revised to 40 m. An additional setback, identified as 40 m+ in Figure 3, is applied to the catchment areas 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

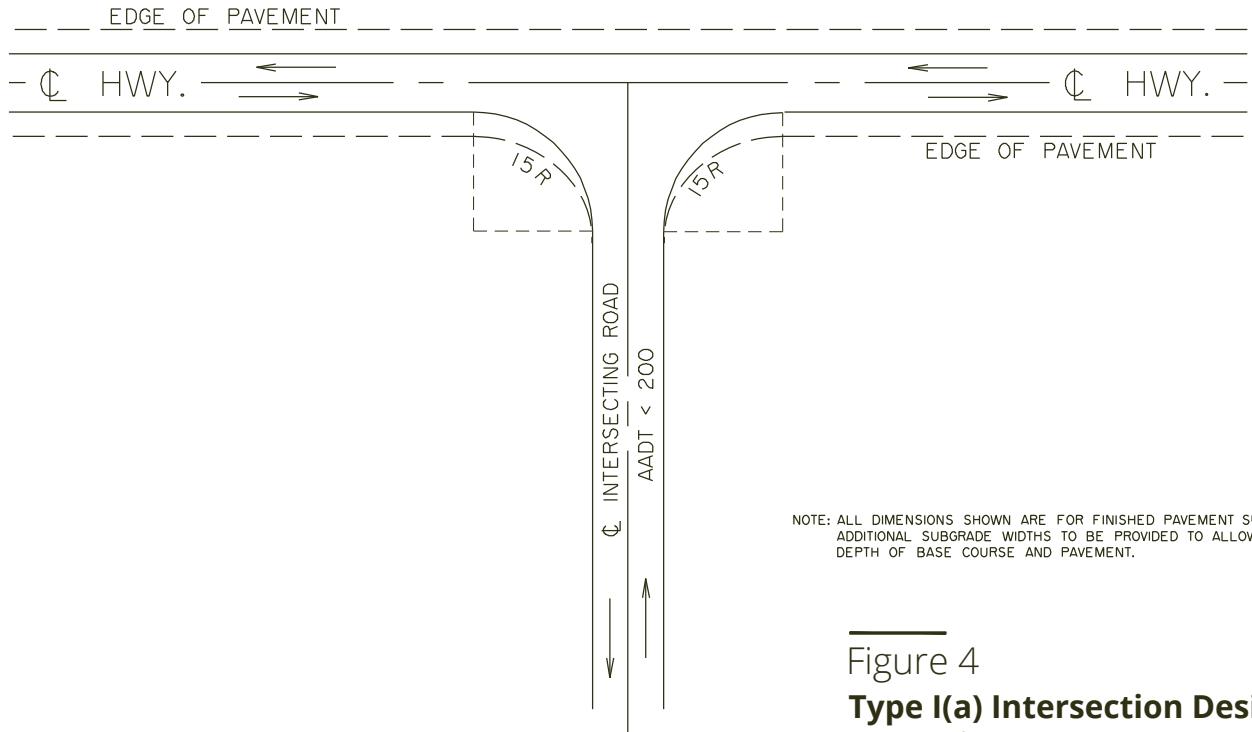
The Traffic Impact Assessment (TIA) assessed the function of five intersections: Highway 642/Range Road 12A, Shedden Drive/Victory Road, and the two site access points where they intersect with Shedden Drive.

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 travels lanes in all directions, controlled by stop signs (see Figure 4). This intersection design will handle traffic generated from near term (Phase1, 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 travels lanes in all direction, but with a through traffic bypass lane to allow left hand turn queuing in the westbound lane (see Figure 5).

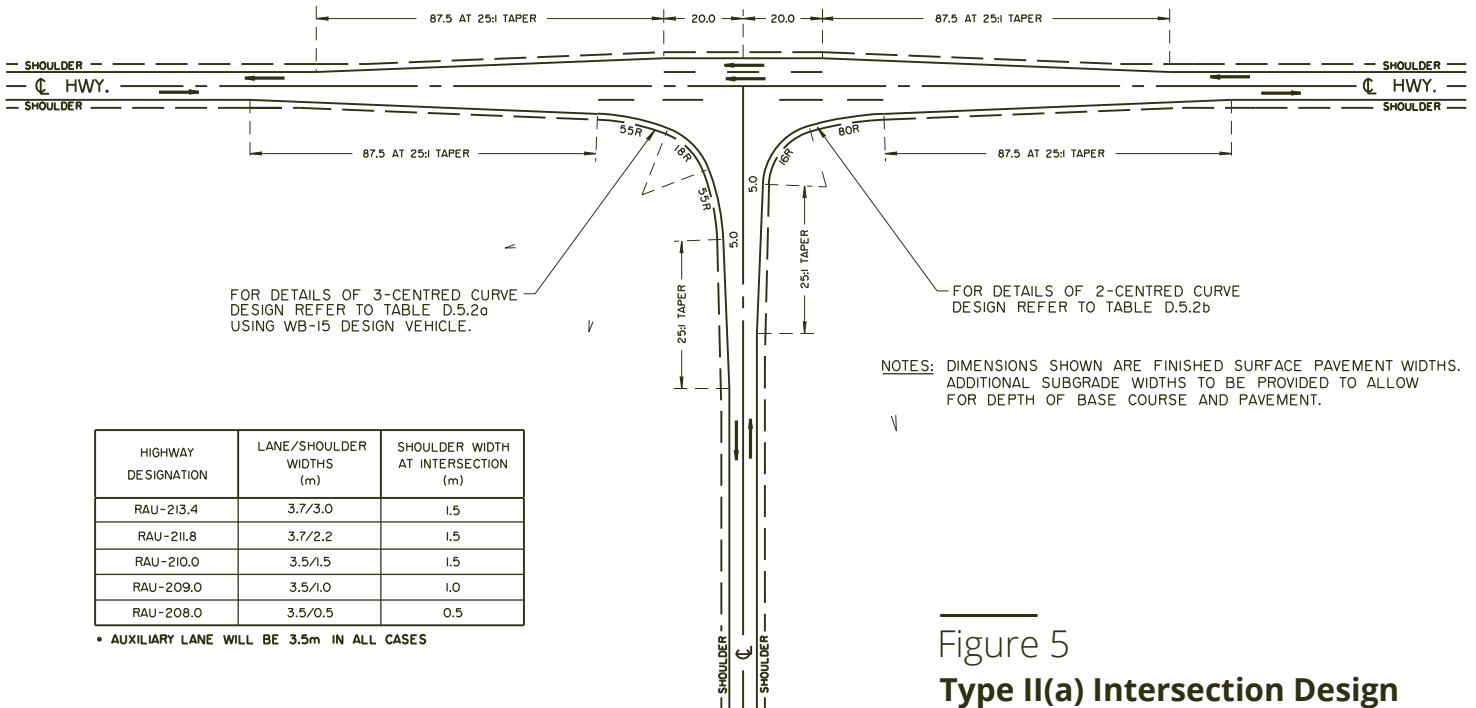


NOTE: ALL DIMENSIONS SHOWN ARE FOR FINISHED PAVEMENT SURFACES. ADDITIONAL SUBGRADE WIDTHS TO BE PROVIDED TO ALLOW FOR DEPTH OF BASE COURSE AND PAVEMENT.

Figure 4

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

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



FOR DETAILS OF 3-CENTRED CURVE DESIGN REFER TO TABLE D.5.2a USING WB-15 DESIGN VEHICLE.

FOR DETAILS OF 2-CENTRED CURVE DESIGN REFER TO TABLE D.5.2b

NOTES: DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS. ADDITIONAL SUBGRADE WIDTHS TO BE PROVIDED TO ALLOW FOR DEPTH OF BASE COURSE AND PAVEMENT.

HIGHWAY DESIGNATION	LANE/SHOULDER WIDTHS (m)	SHOULDER WIDTH AT INTERSECTION (m)
RAU-213.4	3.7/3.0	1.5
RAU-211.8	3.7/2.2	1.5
RAU-210.0	3.5/1.5	1.5
RAU-209.0	3.5/1.0	1.0
RAU-208.0	3.5/0.5	0.5

• AUXILIARY LANE WILL BE 3.5m IN ALL CASES

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

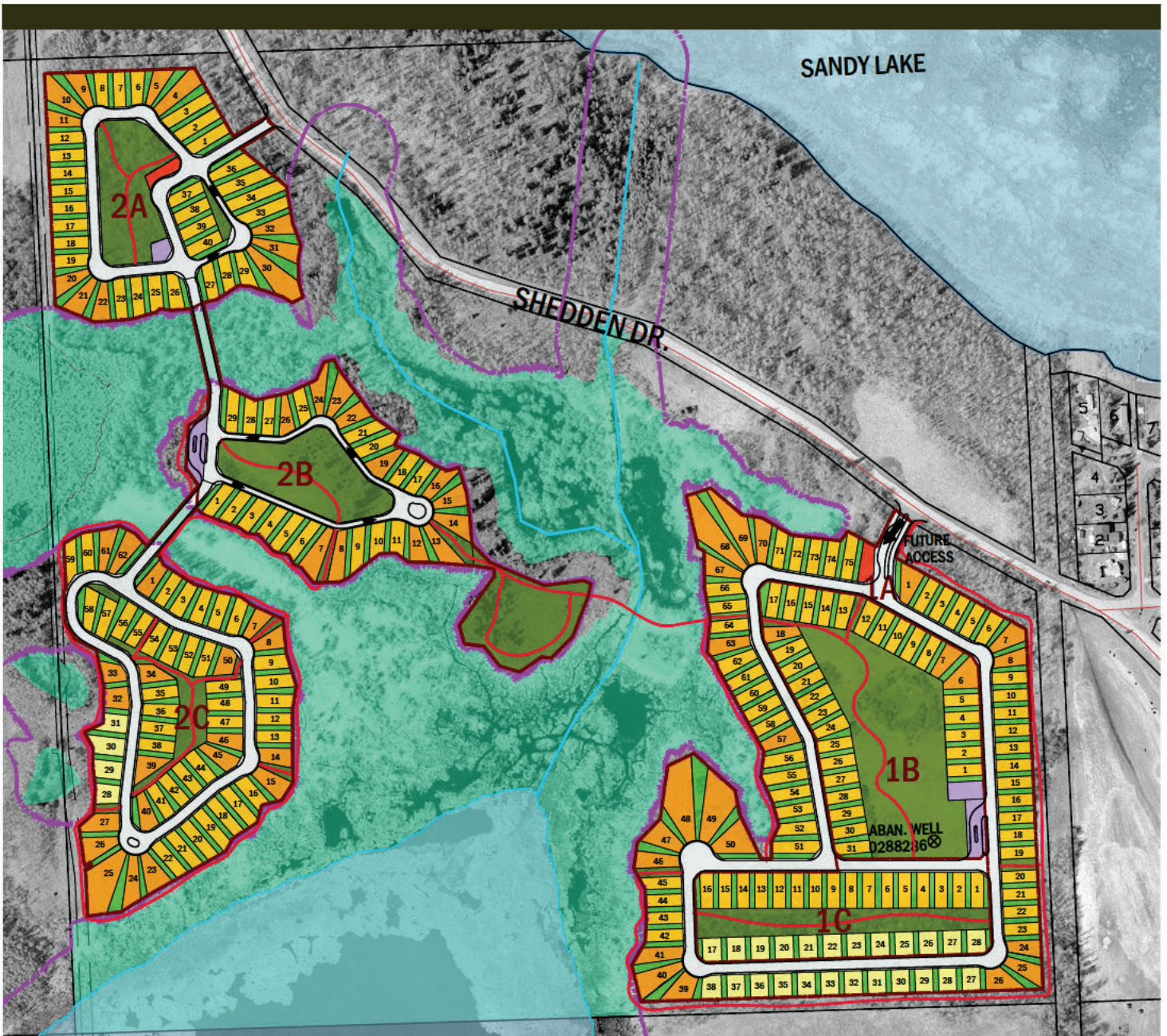
Recreational amenities compliment the recreation aspect of the ASP. Possible recreational amenities within the plan area include various outdoor recreation possibilities such as playgrounds, games areas, swings, mini golf, and others. Indoor recreation is also contemplated including games buildings,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

4.2.5 Wayfinding & Signage

Wayfinding within the plan area is designed around two objectives: ensuing 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
TOTAL	265	9.53	4.10	4.42	0.27	3.62	3372
(%)		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

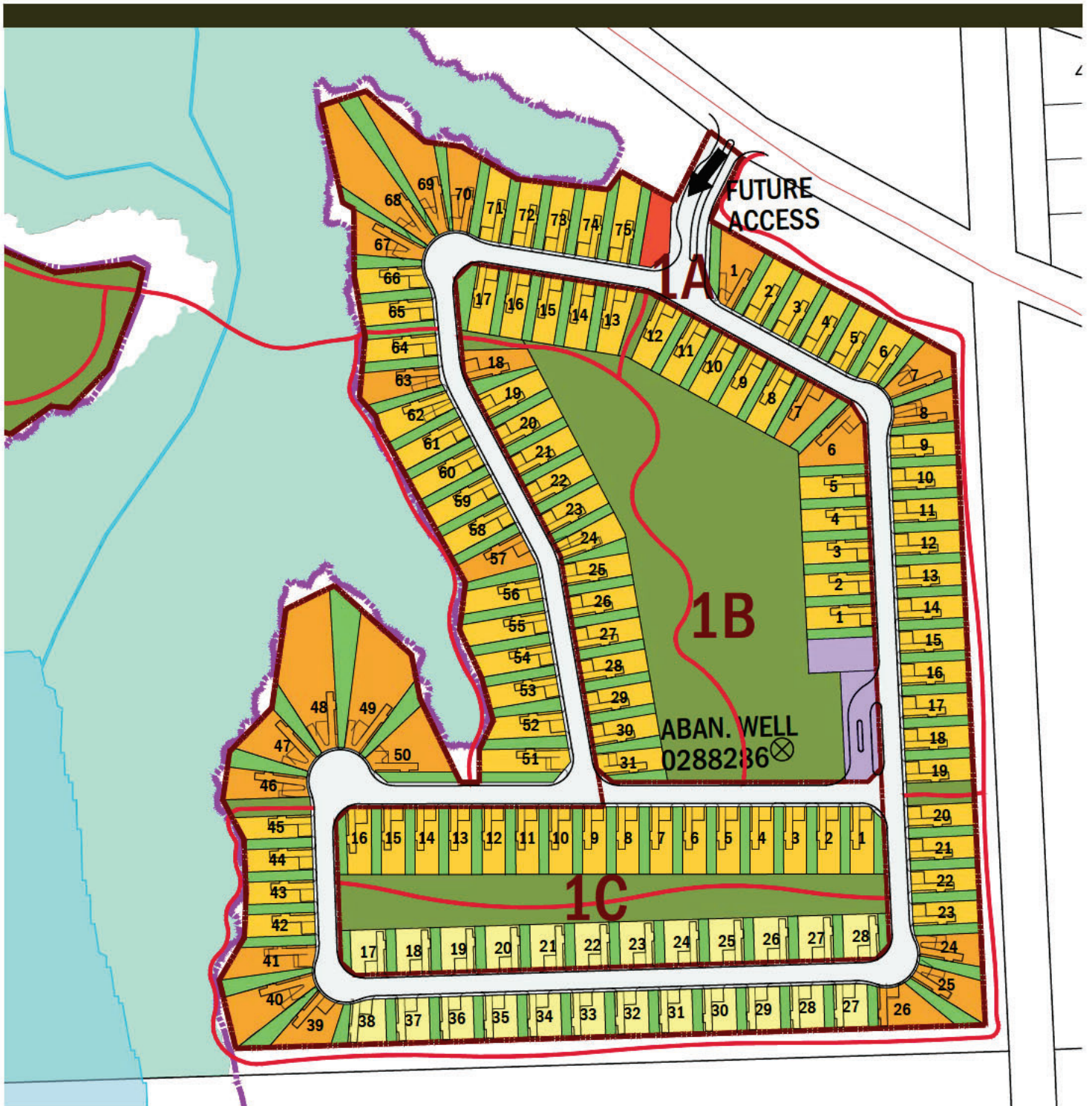
Construction Phase B is intended to begin construction when the Developer of the plan area determines market conditions are favorable to construct the intersection improvements recommended in the Traffic Impact Assessment. Construction Phase B is intended to include the remainder of Phase 1 development 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

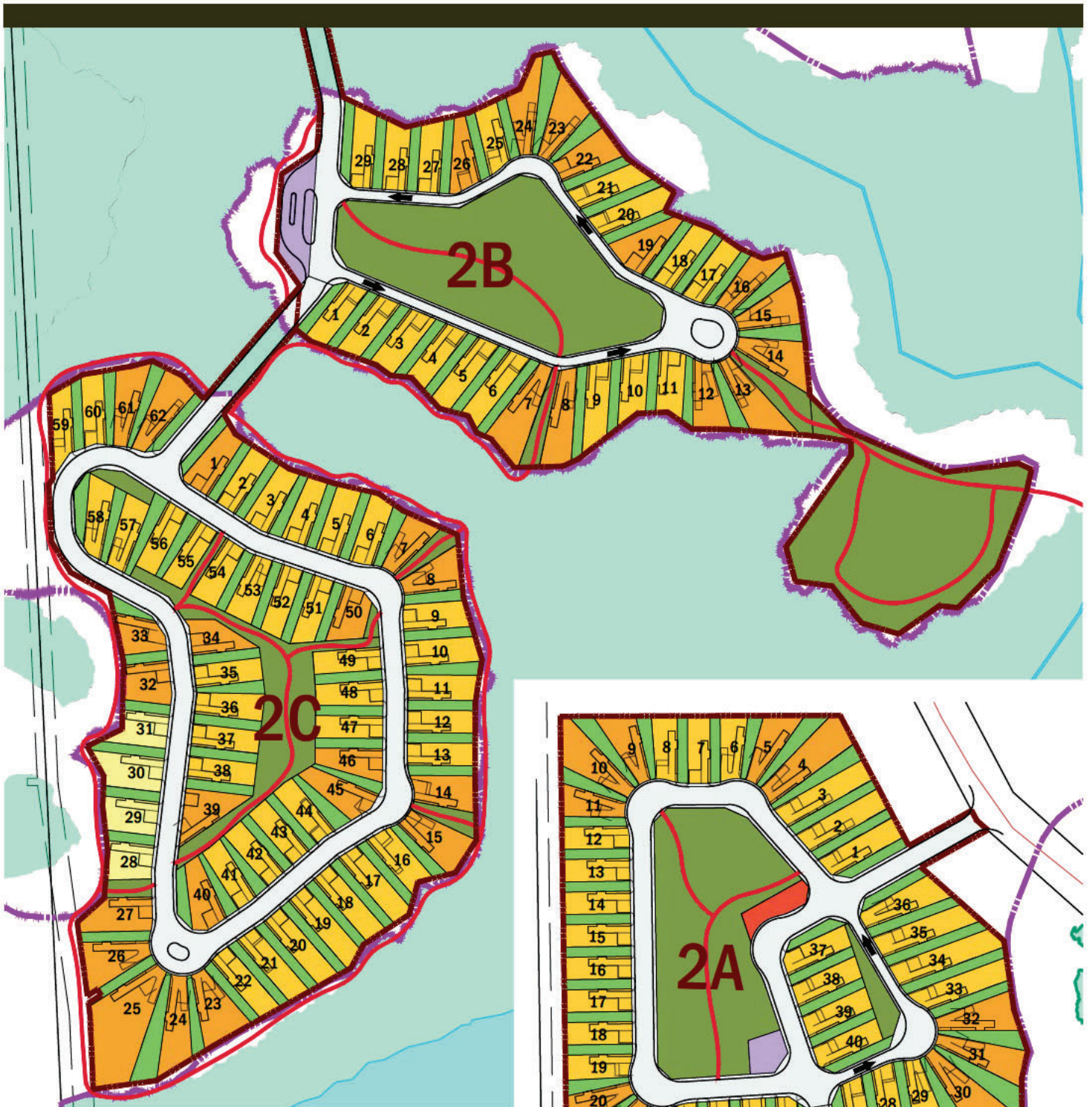
Figure 7

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

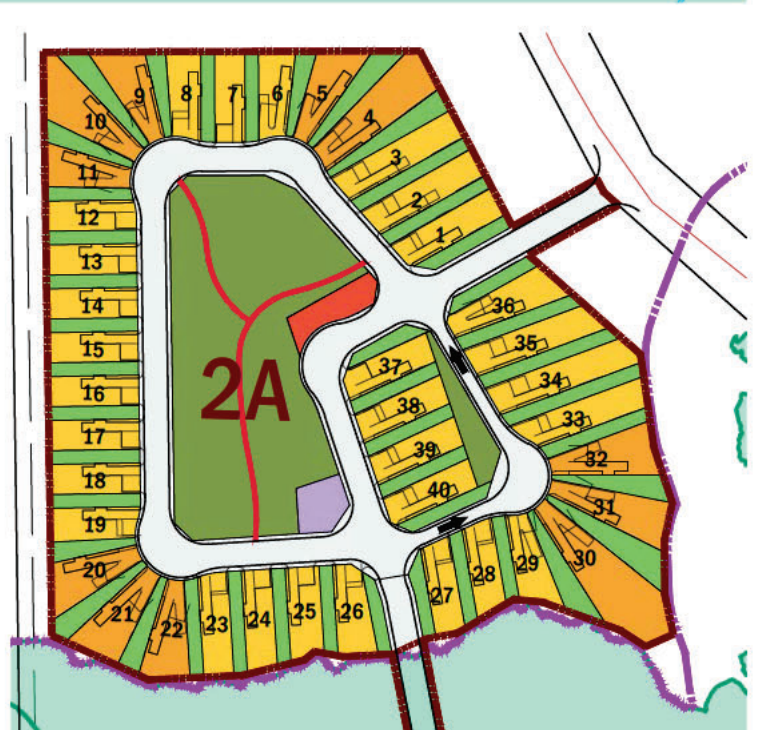


Figure 8
Phase 2 - Concept Plan
 Hummocky Resort Area Structure Plan

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 Ste. 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 of any construction area plus a 100m buffer area, 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 10m².

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 10m².

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 10m² 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.