

Alberta Views RV and Golf Resort Concept Plan

1949561 Alberta Ltd.
Owned and Operated by Bill and Carla MacLean



September 22, 2021
AL-Terra File: 5054
Ph: 403-340-3022
Email: info@al-terra-rd.com
Website: www.al-terra-rd.com

Contents

1.0	Introduction	1
1.1	Plan Purpose	1
1.2	Plan Location.....	1
1.3	Land Ownership	1
2.0	Statutory Context.....	1
2.1	Lacombe County's Municipal Development Plan	2
2.2	Town of Eckville/Lacombe County Intermunicipal Development Plan.....	2
2.3	Lacombe County's Land Use Bylaw.....	2
2.4	Lacombe County's Multi Lot Development Proposals: A Guide to the Approval Process.....	2
3.0	Site Context.....	2
3.1	Site Features	2
3.2	Hydrogeological Groundwater Investigation.....	3
4.0	Land Use Concept	3
4.1	Proposed Land Use	3
4.2	Amenities and Trail System.....	4
4.3	Development Stages	5
5.0	Transportation and Utilities	5
5.1	Traffic Impact Assessment	5
5.2	Onsite Roadways.....	5
5.3	Water Servicing.....	5
5.4	Sanitary Sewer Servicing.....	6
5.5	Stormwater Management	6
6.0	Implementation	6

1.0 Introduction

The proposed development is located northwest of the Town of Eckville. The site was formerly operating as an 18 hole golf course and is located on NW21 39-3-W5M. It can be accessed along it's west boundary from Range Road 34. The proposed development's access is approximately 2.1km from a paved provincial highway, Highway 766 along the paved Last Hill Road (Township Road 394).

1.1 Plan Purpose

This plan is being prepared to provide conformity to the Guide to Multi Lot Development Proposals (Dated November 2020). The Concept Plan is to provide guidance on how the site will be developed, proposed zoning, servicing, and transportation network.

1.2 Plan Location

The proposed development is located on the NW21 39-3-W5M. It's northwest corner is located at the intersection of Range Road 34 and Township Road 394. This intersection is approximately 1.8km west of Highway 766. The site location is shown on Figure 1 and a closer location plan is shown on Figure 2.

1.3 Land Ownership

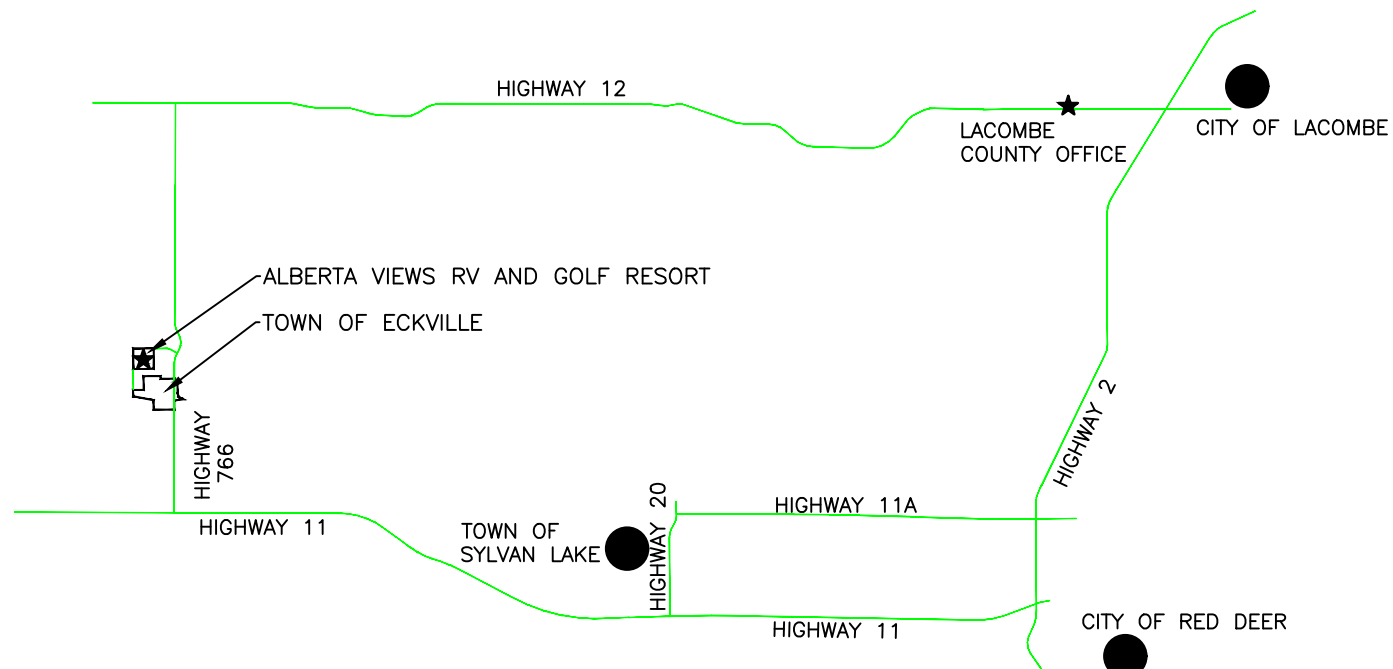
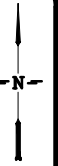
The land is currently under the ownership of the developers, 1949561 Alberta Ltd., which is owned and operated by Bill and Carla MacLean. The intent of the project is to retain ownership with the opportunity to lease out the RV sites on a seasonal basis.

2.0 Statutory Context

A part of the preparation of this Concept Plan included the reference to previously prepared plans and statutory planning documents. These included:

1. Lacombe County's Municipal Development Plan
2. Town of Eckville/Lacombe County Intermunicipal Development Plan
3. Lacombe County's Land Use Bylaw
4. Lacombe County's Multi Lot Development Proposals: A Guide to the Approval Process

In the following sub-sections we will address how these planning documents influenced the proposed development.



PREPARED BY:

AL-TERRA ENGINEERING (RED DEER) LTD.
202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

ALBERTA VIEWS RV AND GOLF RESORT FIGURE 1 - SITE LOCATION

DRAWN: AWS

CHECKED: GBJ

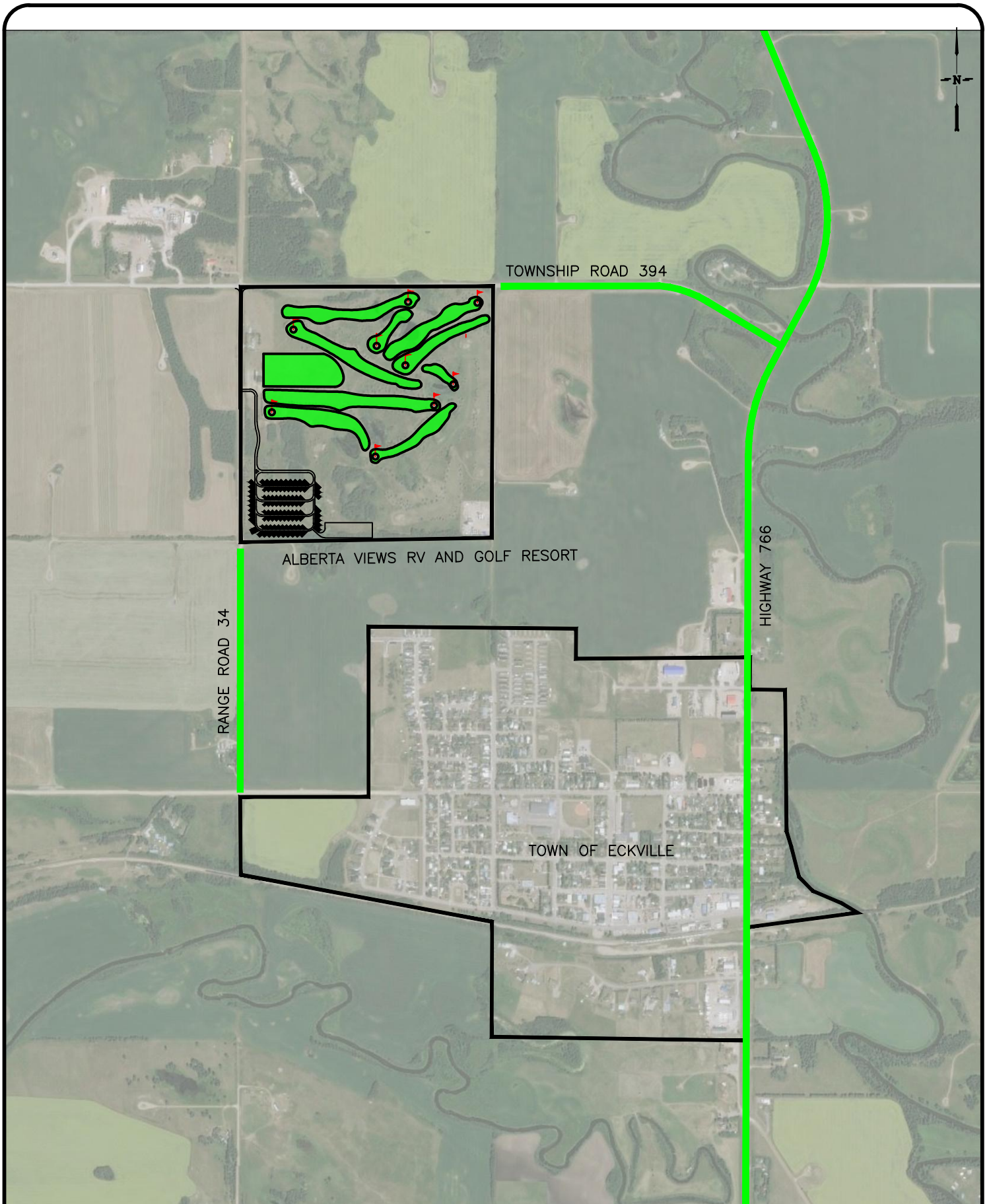
SCALE: N.T.S

JOB NO: 5054

DATE: SEPT 23, 2021

LOCATION: LACOMBE COUNTY, AB

F-1



PREPARED BY:

AL-TERRA ENGINEERING (RED DEER) LTD.
202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

ALBERTA VIEWS RV AND GOLF RESORT FIGURE 2 - LOCATION PLAN

DRAWN: AWS

CHECKED: GBJ

SCALE: N.T.S

DATE: SEPT 23, 2021

JOB NO: 5054

LOCATION: LACOMBE COUNTY, AB

F-2

2.1 Lacombe County's Municipal Development Plan

A Municipal Development Plan (MDP) is a planning document that provides direction for growth in the municipality. Originally adopted in 2017, there have been several updates completed since, with the latest in 2021. This plan is the primary planning document for Lacombe County and, therefore, all other plans developed for use by the County must align with the MDP. More information on the MDP can be found on the County's website.

2.2 Town of Eckville/Lacombe County Intermunicipal Development Plan

This plan was developed to coordinate the efforts between the Town of Eckville and Lacombe County to make planning decisions that will reflect the interests of both municipalities. Since land use planning made by either community will affect the other, an aligned plan will assist both municipalities to provide growth in the area surrounding the Town. This plan was adopted in 2008, with updates completed in 2017/18. More information of the IDP can be found on either the Town of Eckville's website or Lacombe County's website.

2.3 Lacombe County's Land Use Bylaw

This document was formed to provide a guide for development and how the land and buildings are to be used within the County. The Land Use Bylaw (LUB) provides different land use districts, provides the decision-making power to the Development Authority, guides the approval process for development applications and the method to which a development permit is issued. The LUB's districts are coordinated with those identified in the other planning documents, such as the MDP and IDP identified above. More information on the LUB can be found on the County's website.

2.4 Lacombe County's Multi Lot Development Proposals: A Guide to the Approval Process

This document outlines the steps which a developer would follow to receive approval for a multi-lot development and rezoning. For the purposes of this development, the developer is only seeking rezoning, but will follow many of the same steps of the process. This guide is also available on the County's website.

3.0 Site Context

3.1 Site Features

This site operated an 18 hole golf course and driving range, which ceased operations in 2009. The parcel is 153 acres north west of the Town of Eckville, within the Intermunicipal

Development Plan area with Lacombe County and the Town of Eckville. The proposed development would include opening up the original 9 holes, with the additional space utilized by the RV park.

The topography of the land slopes generally to the south and east. There are several man-made water features that formed part of the former golf course and are also used for irrigation. Elevations onsite range from 978m in the northwest to 937m along the south boundary.

The existing air photo and topography are shown on Figure 3.

3.2 Hydrogeological Groundwater Investigation

A groundwater study was completed by Hydrogeological Consultants Ltd in June of 2016. This report was submitted and accepted by Alberta Environment. This study found that there is sufficient groundwater supply to support the use by 160RV units, and the site was licensed to divert up to a maximum of 3,524 m³ per year. This license is valid until October 27, 2026.

The groundwater study and water license are included in the appendix.

4.0 Land Use Concept

4.1 Proposed Land Use

As identified earlier the proposed development is seeking the land use zone of Recreation “PR” district. This land use is required for the proposed development of a recreational vehicle campground and would support the existing use of the golf course. The purpose and uses identified under this land use zone is copied on the next page.



PREPARED BY:

AL-TERRA ENGINEERING (RED DEER) LTD.
202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

ALBERTA VIEWS RV AND GOLF RESORT FIGURE 3 - EXISTING CONDITIONS

DRAWN: AWS

CHECKED: GBJ

SCALE: N.T.S

DATE: SEPT 23, 2021

JOB NO: 5054

LOCATION: LACOMBE COUNTY, AB

F-3

Z:\projects\5054-Last Hill GC\51 - PLANNING\Concept Plan Figures

7.8 RECREATION DISTRICT (PR)

1 PURPOSE

The purpose of the Recreation 'PR' District is to provide a wide range of recreational facilities and tourist attractions.

2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Accommodation and convention services
Agri-tourism business	Alternative energy, personal
Campground intermediate	Automotive gas bar
Community facility	Campground, major
Institutional camp	Cannabis retail
Recreation facilities, indoor	Eating and drinking establishment
Recreation facilities, outdoor	Marina and/or boat rental
Recreation vehicle park	Mobile vendor
Tourist information services and facilities	Public use
	Public utility building
	Retail, minor
	Security/operator suite
	Special event, minor
	Wastewater treatment plant for the Wolf Creek Golf Resort on the lands legally described as follows: All that portion of the NW 35-41-26-W4M which lies northwest of the northwesterly limit of the road as shown on Road Plan 4159EU.

4.2 Amenities and Trail System

As part of the RV park, there are several planned amenities, in addition to the golf course. The developers are proposing the construction of a playground, pickleball courts and a small outdoor pool. The details of these amenities will be provided with the detailed engineering plans, but their approximate locations are shown on Figure 4, Open Space Plan.

As identified in the Town of Eckville/Lacombe County IDP, there is a proposed trail network



Z:\projects\5054-Last Hill GC\51 - PLANNING\Concept Plan Figures

from the quarter section to the south and east. The trail connection from the south is likely the most feasible as it enters at the location of the fenced storage facility. The eastern connection proposed location enters into this parcel at a point at one of the golf holes, which is not overly feasible and would be distracting for the operation of a golf course.

When the south trail connection is available, a connection could be made onsite to direct trail users towards the clubhouse.

4.3 Development Stages

The proposed development of 100 RV units is planned to be completed in one phase. With the hydrological study and water license approved to a capacity of 160 units, there may be a future phase that could include an additional stalls for 60 RV units.

5.0 Transportation and Utilities

5.1 Traffic Impact Assessment

The proposed development will generate additional traffic onto the existing road network. To address concerns of the impact of this added traffic a Traffic Impact Assessment (TIA) was produced. The TIA evaluated the impact this proposed development's traffic had on the surrounding roadways, including Range Road 34 and Township Road 394. The impact of increased traffic was additionally evaluated at the intersections of Range 34 with Township Road 393 and 394, and Highway 766 with Township Road 394. Further details can be found in the full TIA document separate from this document.

5.2 Onsite Roadways

There will be two onsite roadway standards. For the higher traffic areas will be a 7m wide paved road surface. The lower traffic areas within the RV park that will be one way traffic will be 5m wide gravel road surface. Roadways within the RV park will not have ditches as they will be reversed crown with drainage running down the centerline, to provide for easy access to each site. Further details of onsite roadways and grading can be found in the design drawings that are separate from this document.

5.3 Water Servicing

Water service for the development will be provided by water wells. The well for the RV site has been licensed through Alberta Environment until 2026. The licensed water volume has the capacity to service 160 RV units, so the current development of 100 units will be satisfied. The water quality is such that does not require treatment, however, the developers are proposing the installation of a water treatment and reservoir.

The water will then be pumped through a typical underground water main system to the services located at each RV stall. The water mains are installed at a shallow depth and will be required to be drained at the end of the camping/golfing season. In order to make draining of the water main simpler, there is a park service installed at the high and low points of the system to provide a location to force the water out of the system.

Details of the water servicing are conceptually shown on Figure 5. Additional details will be provided with the engineering detailed design drawings

5.4 Sanitary Sewer Servicing

Each RV site will be provided an RV sanitary service. The sewage will be collected in a shallow depth sewer line in the roadways, then collects into a storage tank. This tank has been sized to accommodate a minimum of 3 days of use assuming the campground is full. If in the future a municipal connection system is made available, the tank could then be removed, and connection made to that system.

Details of the sanitary sewer servicing are conceptually shown on Figure 6. Additional details will be provided with the engineering detailed design drawings.

5.5 Stormwater Management

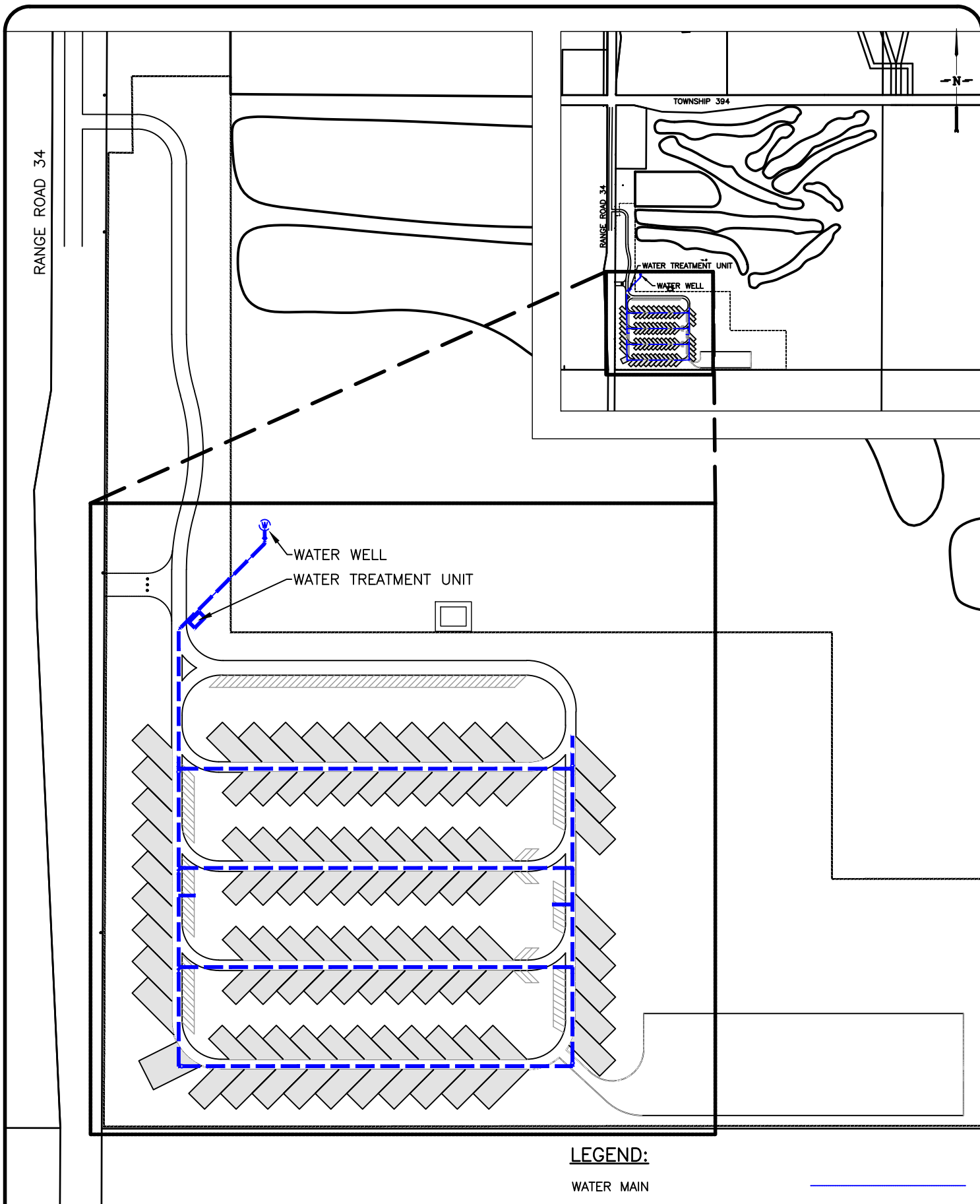
Due to the nature of the proposed development, there will be very little increase in stormwater flows. However, water quality will need to be maintained, along with the predevelopment flow rates. The site will utilize a combination of grass ditches/swales and centerline drained roadways to convey stormwater to the stormwater management pond.

This pond will detain the water, as it's outlet will be designed to restrict outflow to the predevelopment rate. The pond will also provide time for suspended solids to settle out prior to discharge.

Details of the storm water management are conceptually shown on Figure 7. Additional details will be provided with the engineering detailed design drawings.

6.0 Implementation

This property is currently zoned as Agricultural "A" District under the County's Land Use Bylaw. The proposed use would require that it be zoned as Recreation "P-R" District. This zoning matches what is proposed in the Eckville/Lacombe County IDP. The proposed land use and phasing plan is shown on Figure 8.



PREPARED BY:
AL-TERRA ENGINEERING (RED DEER) LTD.
 202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

ALBERTA VIEWS RV AND GOLF RESORT
 FIGURE 5 - WATER SERVICING

DRAWN: AWS

CHECKED: GBJ

SCALE: N.T.S

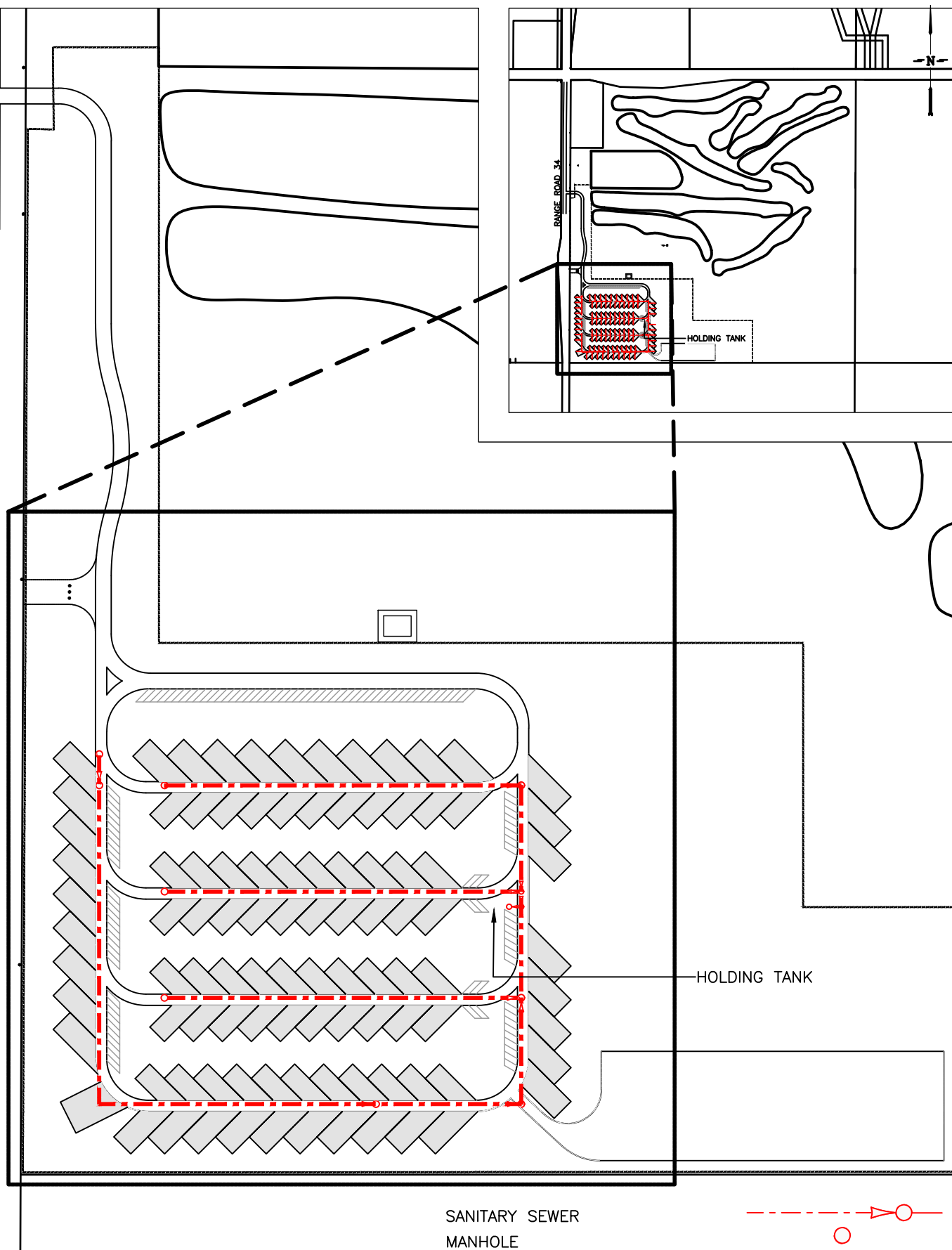
DATE: SEPT 23, 2021

JOB NO: 5054

LOCATION: LACOMBE COUNTY, AB

F-5

RANGE ROAD 34



PREPARED BY:
AL-TERRA ENGINEERING (RED DEER) LTD.
202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

ALBERTA VIEWS RV AND GOLF RESORT
FIGURE 6 - SANITARY SERVICING

DRAWN: AWS

CHECKED: GBJ

SCALE: N.T.S

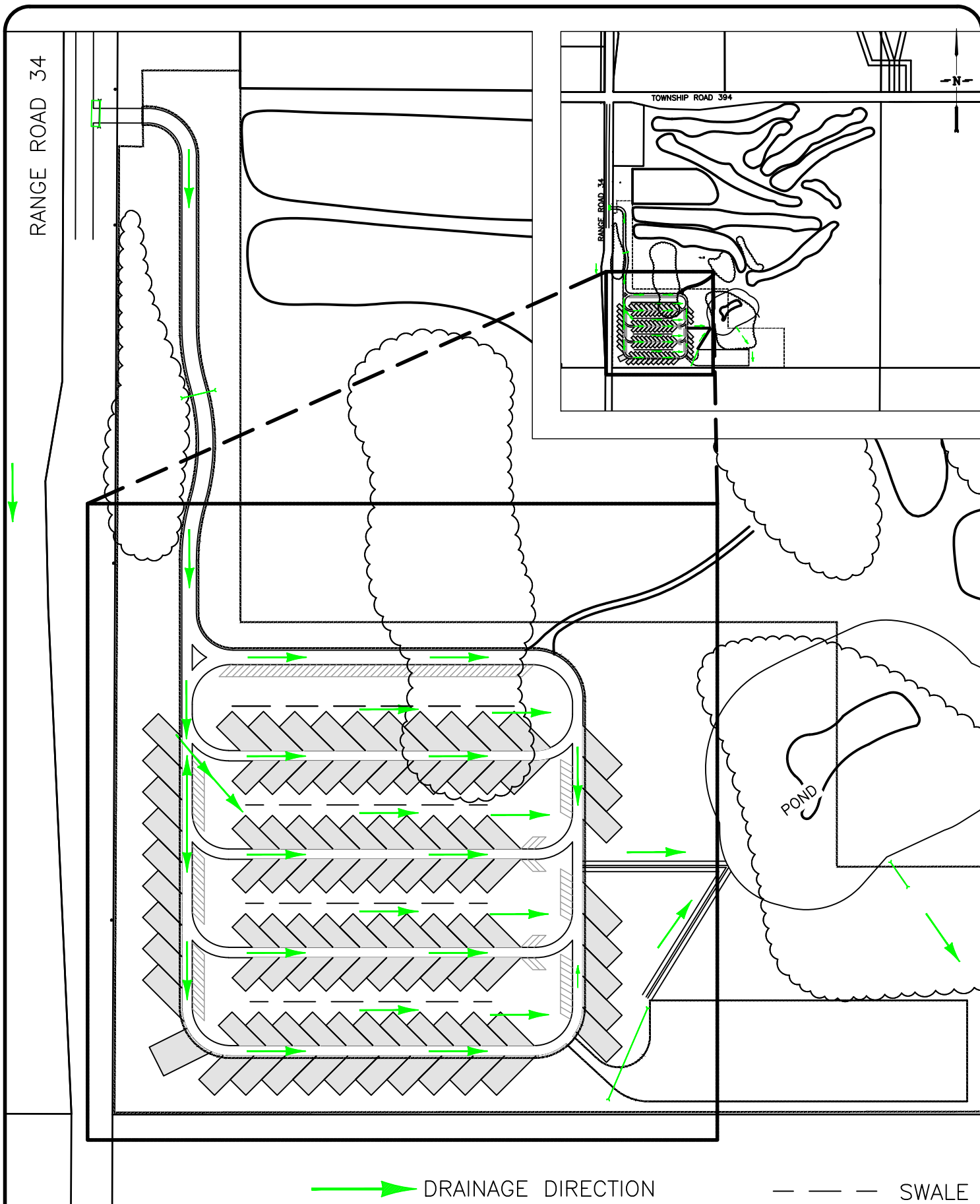
DATE: SEPT 23, 2021

JOB NO: 5054

LOCATION: LACOMBE COUNTY, AB

F-6

Z:\projects\5054-Last Hill GC\51 - PLANNING\Concept Plan Figures



PREPARED BY:
AL-TERRA ENGINEERING (RED DEER) LTD.
 202, 4708 50th AVENUE, RED DEER, AB PH: 403-340-3022

ALBERTA VIEWS RV AND GOLF RESORT
 FIGURE 7 - STORM SERVICING

DRAWN: AWS

CHECKED: GBJ

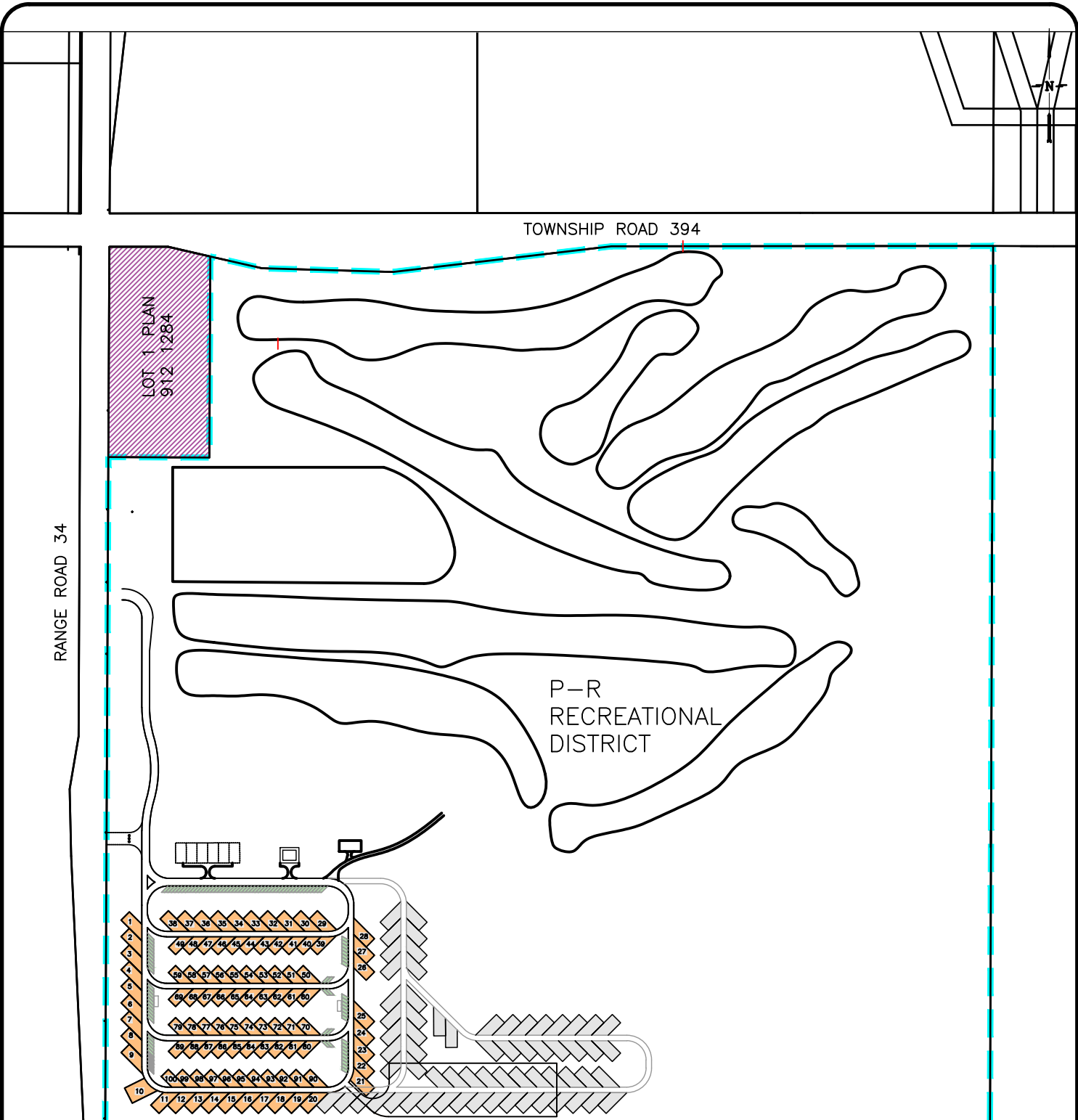
SCALE: N.T.S

DATE: SEPT 23, 2021

JOB NO: 5054

LOCATION: LACOMBE COUNTY, AB

F-7



- PROPOSED PARKING
- PROPOSED TRAILER SITES
- FUTURE PHASE TRAILER SITES