

**LAC STE. ANNE COUNTY  
PROVINCE OF ALBERTA  
BYLAW #30-2021**

**A BYLAW TO CONTROL LAND USE.**

**WHEREAS**, under the provisions of the Municipal Government Act, being Chapter M-26.1, Division 5, Sections 633 and 692 of the Revised Statutes of Alberta 2000 R.S.A., a municipality may adopt an Area Structure Plan.

**AND WHEREAS** the Council of Lac Ste. Anne County has decided to adopt the Dornbusch Area Structure Plan as a means to bring to facilitate commercial growth in the county.

**NOW THEREFORE** the Council duly assembled hereby enacts as follows:

- 1) Lac Ste. Anne County Bylaw No. 30-2021, known as the Deep Creek Camping & Events Area Structure Plan, is hereby adopted in accordance with attached Schedule "A":
- 2) That this Bylaw comes into full force and effect upon third reading of this Bylaw.

First Reading carried the 4<sup>th</sup> day of October A.D. 2021.

  
\_\_\_\_\_  
Reeve (Seal)  
  
\_\_\_\_\_  
County Manager (Seal)

Second Reading carried the 28 day of October A.D. 2021.

  
\_\_\_\_\_  
Reeve (Seal)  
  
\_\_\_\_\_  
County Manager (Seal)

Third Reading carried the 28 day of October A.D. 2021.

  
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Reeve (Seal)  
  
\_\_\_\_\_  
County Manager (Seal)

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**SCHEDULE "A"**

**BYLAW NO. 30-2021**

**A BYLAW TO ADOPT THE Deep Creek Camping & Events AREA STRUCTURE PLAN**

## Deep Creek Camping & Events -Area Structure Plan

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Figure 1.2 Location of Development

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## Executive Summary

This Area Structure Plan supports the submission of a Land Use Re-Designation and Development Permits for the land legally described as SW 1-57-07-W5M, in Lac Ste. Anne County. The submission proposes to develop 18.2 acres into an environmentally friendly campground that will maintain the natural ambiance for the benefit of all guests, visitors and local residents. The campground will provide approx. 75 sites ranging from approximately 25x30 to 30x75 feet in size for single and pull through sites, approx. 60x60 double sites and larger group camping sites. We will have a range of 6 small A frame cabins, 2 small bunkie cabins, 2-3 medium size cabins, 2- 22' Tipi's, 2-3 covered wagons and 2-4 wall tents.

The plan, the supporting documentation and the cited government documents, shows that this development is compatible with local and regional interests. This development will draw people to Lac Ste. Anne County, showcase the beautiful Alberta countryside and will increase business for many companies within the county. It will provide a location where people can stay while exploring and enjoying Deep Creek Campground, Sangudo and the surrounding communities.

For people visiting, resident friends and relatives, this development provides a nearby location where they can stay. This development will also provide campground guests and local residents with amenities to maximize their enjoyment of the Sangudo area.

There are not enough places for family and visitors of the Sangudo residents to stay, there is a demand for an area where additional

## Deep Creek Camping & Events -Area Structure Plan

camping is permitted. As a result, after losing the motel we aim to provide accommodations to fulfill those requirements. The development provides guests with a nearby location to stay while visiting and enjoying the Sangudo area.

The development supports and abides by the principles of environmental stewardship. The MDP identifies the need for park and playground equipment and additional facilities as the population of Deep Creek increases. Therefore, the development will be equipped with a park-like environment with recreation areas, playground areas, playground equipment, walking paths and river access.

The development will have a main office/store building that will be used by guests, residents and the surrounding communities. The developer is willing to work with the local committees to help organize community events such as games nights, movie nights, community dinners, entertainment, concerts, smores' nights, etc.

### 1. Introduction

The increasing regional population and promotion of Alberta, as a tourist destination, is putting a strain on the existing recreation centres. As a result, Tourism Alberta is offering their services to entrepreneurs interested in developing recreational centres in Alberta.

Lac Ste. Anne County is regional to Edmonton and is well suited to capitalize on the growing regional population by providing residential and recreational opportunities to people living in and visiting the Edmonton area.



## Deep Creek Camping & Events -Area Structure Plan

The objective of the ASP is to show that the development

- is compatible and complementary to Sangudo and surrounding communities
- maintains the beauty and ambiance of the natural environment
- creates trails to link to existing trails and park areas while minimizing environmental damage
- contributes to the economic health of the County

### 1.2 Description of Development Area and Location

#### Subject Lands

As shown in Figure 1.2, the development is located in the hamlet of Sangudo, AB, specifically the portion of SW 01-57-07-W5M in the NW corner of the hamlet.

The development area is predominantly open encompassing approximately 7.365 ha (18.2 ac). The site is slightly rolling, sloping downwards towards the rivers edge, which are on the north and west sides of the property.



Figure 1.2 Location of development



## 2. Policy Framework and Conformance

### 2.1 Lac Ste. Anne County Municipal Development Plan

The Lac Ste. Anne County MDP was adopted in 2015. It establishes a framework for land use decision making within the County and embodies the overall aims, ambitions and philosophy that the County holds in relation to developments and growth for the next 20 years (MDP 1.1, 1.4). Recreation is a core feature of the County and is of increasing importance (MDP 2.1) with the increasing regional population in Edmonton and satellite communities.

The County Vision projects that the County will be

- a liveable community that offers a wide range of urban and rural residential options, recreational amenities and community facilities for improved quality of life
- an environmental leader with focus on preserving the unique character of water management areas around existing lakes and water bodies within the County

Section 9.3.2 of the MDP states that the County shall strive to attain the diversified economy; including tourism and recreational amenities. This ASP strives to maintain the natural ambiance with large sites, no change to the topography, protection of the river and visitor rules to minimally disturb nature. The onsite amenities are available to all and the development will become a community hub for Sangudo and surrounding communities.

## Deep Creek Camping & Events -Area Structure Plan

To maintain the natural ambiance of the development area, the campground will have the following operating guidelines

- guests will be encouraged not to change or disturb anything along the riverbank
- there will be 2 trails accessing the river edge to minimize environmental damage
- guests will be encouraged to remain on the trails
- off-road vehicles will be prohibited from driving in and around the campground area
- there will be designated areas for children to play
- all pets will be required to be on leash at all times

To support this ASP, the developer has commissioned the following independent reports & Permits

- Traffic Impact Assessment
- Alberta Transportation
- 100 Year Flood Plan
- Topographical survey High water Mark
- Real Property Report
- AHC Conformance

It had been established between LSAC Development and the developers that the development does not require a Biophysical study, Geotechnical study or Storm water Management plan as they do not pertain to the development.

This ASP proposes the development of a campground that focuses on

- maintaining the natural habitat
- maintaining the riverbank

## Deep Creek Camping & Events -Area Structure Plan

- controlling stormwater run off

This development would benefit the County, Sangudo residents and the many people who are looking for a wonderful camping experience.

The primary goal is to maintain the natural treed environment which provides wind and sound barriers along with maintaining the structure of the riverbank.

Individual sites will range from approximately 25x30 to 30x75 feet. Highway 43 is to the North and the residential areas are to the East and West. The ASP will include planted & natural tree buffers between the sites, Highway 43 and the residential areas. The development operation will also include operating regulations on noise and quiet hours. Developers were informed that a noise level study is not necessary.

The development will have amenities, employment opportunities and business opportunities that will benefit the region during operation.

### Amenities

- Park-like environment
- River access
- Walking trails
- Playground areas and equipment
- Picnic/day use areas
- Main Office/ store with concession, ice cream and local consignment
- Sani-station/sewer system
- Main water supply
- Shower and bathroom facilities/ Portable toilets/ Honey wagon Service
- Powered sites

## Deep Creek Camping & Events -Area Structure Plan

- Cabins (small to Large) & vintage holiday trailers
- Rental trailers
- Glamping units consisting of 22' Tipi's, Wall tents and Covered wagons
- 18 hole mini golf
- Zip lines, aerial adventure park and climbing walls
- Child and adult climbing walls
- Lawn tractor pulls
- Cookhouse for campground use

### Employment Opportunities

- Customer service
- House keeping
- Store Clerks
- Management
- Activities operators
- Events/ Activities Coordinator
- Grounds maintenance
- Summer Students
- Road system (Gravel)
- Electrical, Gas, Plumbing, Sewer, and Water Systems
- Landscaping
- Grounds security during events
- Construction Workers
- Business Opportunities
- Local vendors/ consignments
- Community events and activities
- Community promotion (Advertisement)
- Local distributors
- Firewood supply
- Garbage removal
- Waste removal

## 2.2 Lac Ste Anne County Land Use Bylaw

The Lac Ste. Anne County Land Use Bylaw (LUB) was adopted in 2019. This ASP supports a rezoning of the site to Commercial Recreation (CREC) and Principle Use designation as a Major Campground. As detailed in this application, the development area meets all the requirements for CREC zoning.

### General Development Regulations

Section 10 of the LUB addresses general development regulations. The philosophy of the development is to maintain as much of the natural environment as possible. The developer agrees with the best practices identified herein.

Consistent with section 10.2.19, the development preserves the river and the natural flow of water around the development land. This development practices, operating regulations and stormwater practices which will protect the river.

Sections 10.2.21 to 10.2.28 address the development setbacks from water bodies and details how the Riparian Setback Matrix Model (RSMM) is applied. The developer recognizes the importance of determining and preserving the riparian areas but also recognizes that the proposed development is for an environmentally friendly campground that maintains the natural ambiance for the benefit of all visitors.

### Specific Use Regulations

Section 11 of the LUB address Specific Use Regulations. Section 11.6 pertains to parks and recreational areas. the developer will work with the development authority to abide by these regulations for the day use areas (11.6.1 to 11.6.7), semi-serviced campground (11.6.19 to 11.6.30), and amenities (11.6.34 to 11.6.37 & 11.6.40 to 11.6.42).

## Parking Regulations

Section 12 pertains to parking; these regulations will be followed. Each site will have sufficient parking for each guest (2 vehicles plus camping unit). The main office/ store building will have a lot capable of holding 4-6 vehicles with an area to the North of the building for overflow (open grass area capable of holding 6-8 vehicles).

### 2.3 General

Statistic Canada reports that Edmonton grew 13.6% in population between 2011 and 2016, corresponding to a 2.7% annual growth rate. Table 2.3.1 of the MDP indicates that Parks and Recreation lands in the County grew by 1.55% annually from 2004 to 2012. Simply put, more recreational land will benefit the growing population and the County.

In 2009 Alberta Tourism, Parks and Recreation commissioned a study that assesses the state of the supply and demand sides of the camping industry in Alberta. It also projects the further needs and identifies best practices in campground operations.

On the demand side, their study found that camping is increasing in popularity. Despite the economic downturn of 2008, camping has maintained its popularity and forecasts suggest participation will continue to increase given the affordability of camping and the existing investments in recreational vehicle ownership. Some see camping as a low cost leisure activity or vacation.

On the supply side, the study found that supply has not kept up with demand. Campsites developed decades ago have deteriorated and no longer provide the services and amenities newer campers require. "(Campers) are looking for well maintained campgrounds that offer privacy and sites large enough for their RV camper."

## Deep Creek Camping & Events -Area Structure Plan

A 2015 infographic by the Canadian Camping and RV Council (CCRVC) compares the camping industry in Canada and Alberta. The information herein is consistent with the 2009 Alberta Tourism study and shows that Alberta continues to lag behind the rest of Canada with regards to services and amenities.

A 2017 KOA camping report highlighted that research promoting the positive health and benefit of time outdoors is resulting in families taking up camping as a healthy activity. The study found that campers preview the benefits of camping to include stress reduction, improved emotional well-being, greater overall health, increased physical activity and more quality time with family. The study found that children and teenagers are enthusiastic about camping for many of the same reasons given above. Additionally and humorously, some youth are happy to unplug from social media and others are eager to share the camping experience virtually with their friends on social media. The report predicts that camping will increase with the retiring Baby Boomer generation and improve the economy. Furthermore, as Generation X reaches middle age and looks for a better work-life balance, camping will be an option for many to get out of the city and still have some amenities.

Camping has become a very large and growing industry as Covid 19 restrictions have reduced the ability to travel out of country, many people are buying RV's and feeling the need to get out in any way they can.

These studies helped inform the development of Deep Creek Campground with large sites and the services/amenities expected by campers.

### 3. Site Context and Development Considerations

#### 3.1 Current Land Description

##### Ownership

The development area and land are owned by the developers Raymond, Jacquelyn, Corrie and Tara Shura. The land is located to the South of Highway 43. To the East and South is the Hamlet of Sangudo, AB. To the West is the Pembina River and beyond that treed acreages.

#### 3.2 Stormwater Management Plan

A Stormwater Management Plan was assessed by Deep Creek Developers and determined that the requirement for a 1:100, 24 hour rainfall is very minimal. We have observed there to be 3 areas where water will sit during spring thaw or a major rainfall, but have also observed that as soon as the ground thaws in spring, within a very short period of time (2-3 days) that all the water that sits will soak directly into the ground. There is absolutely no run off of any kind.

It has been established between LSAC Development and the developers that the development does not require a Storm water Management study/plan as it does not pertain to the development.

Developers do not intend to change the lay of the land and have no intentions of disturbing the ground in anyway, only lay a thin layer of gravel (which will be brought in) on top of the existing grass for the road system and site pads.

#### 3.3 Transportation Impact Assessment

A Traffic Impact Assessment (TIA) for the roads leading to the development area was completed by D&A Paulichuk Consulting, Ltd.



on June 21st, 2018. and has determined the development does not impact the existing transportation infrastructure in the areas surrounding Sangudo.

The TIA reaffirmed that the roads are capable of handling the increased traffic. The added traffic from the Deep Creek Campground would increase the road utilization to around 20% of design capacity during the summer months (May-September).

### 3.4 RSMM Calculation

The Riparian Setback Matrix Model (RSMM) was developed by Aquality Environment Consulting Ltd. and determines the development setback from the water. The LSAC MDP states the RSMM is designed to protect the natural environment and protect the aquatic environment from pollution, with pollution including agriculture run-off, animal waste, and erosion. The RSMM takes into account vegetation, slope, groundwater, soil texture and land use.

#### Development in the setback area

Establishing a setback restricts, but does not prevent, development in the setback area. A number of factors support limited development in the setback area:

1. The nature of the development is to create a park-like environment.
2. The Developers and County agreed to a 30m set back in the pre disturbed areas which was previously used as farm land and will only use up to the tree line at the top of the riverbank as per agreement with LSAC Development, leaving the riverbank and tree stands in its natural state. Other than gravel pads and fire pits on pre-existing cleared land the setback matrix will be complied with.

### 3.5 Additional Site Considerations

#### FireSmart

While an important feature of the development is our guest comfort and relaxation, numerous FireSmart and common-sense principles will be considered and integrated to protect our guests, structures and environment, including

- landscaping that provides a fuel-free space around buildings
- contained fire pits in the sites
- landscaping that includes a fuel-free space under & around the site fire pit
- posting regional fire-hazard ratings
- enforcing regional fire bans when in effect
- fixed fire-suppression equipment in our buildings
- portable fire-suppression equipment on site
- Muster gathering area in case of fire

[MDP 9.6.7] In the event of emergency (fire protection), water may be drawn from Pembina River and the fire department to protect the facilities built as part of this ASP.

### 3.6 Stakeholder feedback

Stakeholders contacted as part of this development

- County of Lac Ste. Anne
- Broader community through County mail out and county public forum

## Deep Creek Camping & Events -Area Structure Plan

### County of Lac Ste. Anne

LSAC was informed of the Development. Information was requested about upcoming meetings, and permission was requested to attend and present the proposal.

### Public forum feedback

A Notice of Public Hearing (Appendix A) was mailed to residents February 8, 2018 of the ASP lands and was also advertised in the Lac Ste. Anne Bulletin and a formal public hearing was then set up for the public to attend the next council meeting to voice any concerns. The Developer was available to discuss the details of this proposal, get feed back to improve the development, and answer any questions of residents and interested persons. This allowed the developer to address any concerns the residents may have had. 2 residents attended and voiced their concerns which were as follows:

1st and biggest concern was how much dust there would be as the road leading down to the development was gravel. The developer assured the residents that they would keep the road watered when the traffic was heavier to ensure the least amount of dust. Lac Ste. Anne County then did their part in 2019 by paving the road which alleviated any further concerns.

2nd concern was th use of ATV's. The developer assured the residents ATV's will not be permitted on or around the development.

3rd concern was amount of noise. The developer assured the residents noise would be kept to a minimum and quiet time of 11:00pm would be adhered to.

## Deep Creek Camping & Events -Area Structure Plan

Residents were satisfied that all their concerns were validated and would be taken care of which they were happy with.

The developer also engaged with some of the community groups and acquired letters of support for the development. (Appendix B)

### 4. Proposed Development

As much of the land as possible and 100% of the shoreline along the river will be retained in its natural state.

#### 4.1 Development Phrases

The initial development phase began in the Fall of 2018 with construction started on the General Store, First 25 Sites and Water supply. This construction was worked on throughout the spring, summer and fall of 2019 & 2020. Development permits to complete this construction formed part of the rezoning application.

- Main building
- First 25 sites
- Outhouses
- Picnic tables
- Fire pits
- Water supply

#### Phase 2 Development Spring/ Summer 2021

Subsequent development will construct additional features starting in the spring of 2021 such as:

## Deep Creek Camping & Events -Area Structure Plan

- 3 Small A Frame cabins (solar powered)
- 2 Small Bunkie Cabins (solar powered)
- 1 medium size cabin
- 25 Additional Sites
- Potential power and water supplies to certain sites
- Potential campground area Lighting System (solar powered)
- Road system

### Phase 3 Development Spring/Summer 2022

The developer has arranged with one of Sangudo's residents near the entrance of Sangudo and highway 43 to put up a 4 x 8 sign which would direct campers to the campground. The developer would also like to arrange with LSAC to replace the Speedway sign at the corner of 50st and 52ave with a developers sign. The developer would like to have their signs added to the Alberta Transportation signage on either side of the entrances to Sangudo.

- Zip Lines/Aerial Obstacle Course
- Climbing Walls
- 2, 22' Teepees
- 1 Medium size Cabin
- 25 Additional sites
- Adding power to sites
- planting trees & Shrubs
- campground signage Sangudo/highway

### Phase 4 Development Spring/ Summer 2023

- Further Power installation to sites
- Larger Log Cabins

## Deep Creek Camping & Events -Area Structure Plan

- 18 Hole Mini Golf Course
- Shower/Bathrooms
- Sani Dump
- Laundry Facility
- Water and Sewer tied into Lac Ste. Anne County supply system

In summary:

When all phases are complete we are hoping to have:

- 75 sites- 45 powered of which 10 will be cabins of various sizes  
30 unserviced of which 10 will be for tents/teepees

Deep Creek is forever looking for ways to evolve. In doing so the development along with LSAC embarked on a 1 year trial lease of the Riverside Campground located directly south of Deep Creek Campground. The merging of the two campgrounds was a huge success with campers and the local communities and is quickly making Deep Creek the number one camping destination for miles around. With the merger of the two entities being such a huge success Deep Creek Campground has now signed into a 10 year lease (2021-2031) with LSAC and have agreed to also lease the Sangudo Speedway. Deep Creek would like to turn the speedway into a recreational area for campers and surrounding communities to enjoy and are hoping that in doing so Sangudo will grow in population and begin to once again thrive, being the number one destination in all of Alberta.

The Riverside/Speedway development will also happen in stages and will be as such:

## Deep Creek Camping & Events -Area Structure Plan

### Phase One- 2022-2023

- Build a development plan and gain approval from LSAC campground & council committees.
- Gravel put on sites- fill in holes
- Bring Volleyball court back to useable
- Clean up and mow the speedway area
- Make area on track side by pole shed into a group camping site (8-10 campers)
- Do maintenance on pole shed and add 3 walls to it
- Convert concession building into a cookhouse
- Build a 65' climbing Wall that will include zip lines from one side down too the wall, an aerial adventure park for children and adults of all ages.

### Phase Two- 2023-2024

- Build 4-7 new sites on East side of the main road on Riverside with power/water which would potentially be seasonal sites
- Build a paved go kart track
- We will be researching other fun activities to do in the next few years and will pitch our ideas to the development committee for approval.

### 4.2 Development Operation

This section identifies the operation of the Development. Links to the Lac Ste. Anne MDP and the LUB are listed, plus details how the Development complies with the MDP and LUB.

[LUB 15.1.33] The projected campground occupancy is presented in figure 4.2 Projected Occupancy

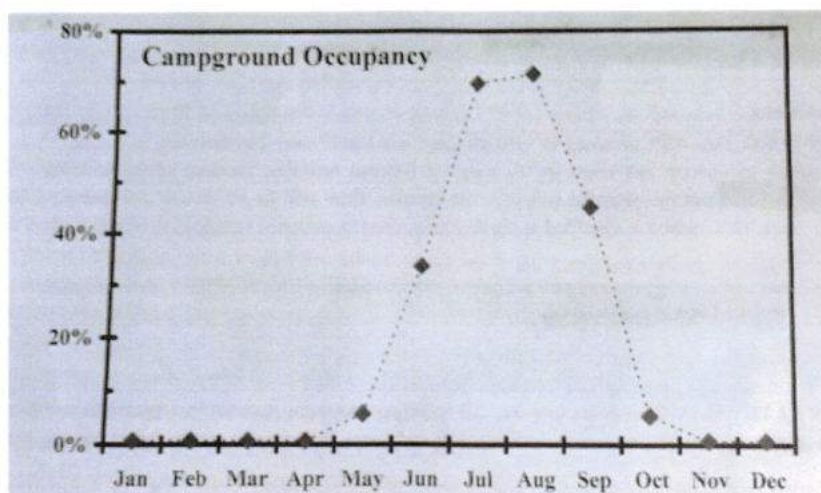


Figure 4.2 Estimated campground occupancy

Deep Creek Campground will operate seasonally, with full operation from May 1 to October 31 annually and potential operation from November 1 to April 30. (The developer would like to offer winter RV Storage, Winter camping, wall tents, cabins and offer winter activities while keeping the store running year round if there is enough interest).

**FULL OPERATION:** all campsites and the amenities will be available to Deep Creek guests and the public.

#### 4.2.1 Water

[MDP 9.6.6] This ASP proposes to supply potable water from a well located on the property along with tying into the county water supply . This water well will be tested twice per year at beginning of April and August as per Rory Peever's (Alberta Health Services) recommendation.



[MDP 9.6.7] In the event of emergency (fire protection), water may be drawn from Pembina River and the fire department to protect the facilities built as part of this ASP.

Developers have been unable to find statistics on the average number of travelers in an RV. A 2014 article in the Journal of Tourism surveyed 100,000 RV owners and found that 56% of RV travelers are 64 or over—of retirement age. In an example, the BC Lodging and Campgrounds Association use the value of three people per RV. For our purposes, we assume 4-5 people per RV. Developers further assume that water utilization is 40-50 L per person per day. With these assumptions, developers calculate that approximately 28-32 m<sup>3</sup> of water will be used daily in full operation.

#### 4.2.2 Wastewater

[MDP 9.6.8] This ASP proposes to hold all grey and black water (wastewater) in holding tanks, upon the washroom/ shower building and Sani-dump development stage the developer would like to tie into Lac Ste. Anne County's sewage and water systems, until such time the developer will utilize local companies to remove and transport the water to regional facilities. In light of the proximity to Pembina River and potential risk of contamination, there will be no on-site processing of the wastewater. This method is identified as the desired method in sections 11.6.15, 11.6.19 and 11.6.40 of the LUB.

Waste water tanks of appropriate size will exist at the Sani-dump, Store and Washroom/Shower building, during the washroom/shower and Sani-dump building development stage the developer would like to tie into Lac Ste. Anne County's sewage system. In the developers opinion underground drilling and tie in from the developers septic holding tanks to the Sangudo Arena septic tanks would be the easiest and most cost effective solution. The developers are also open to other suggestions.

#### 4.2.3 Waste

[MDP 9.6.18] This ASP proposes to collect all recycling and waste material in appropriate receptacles and said materials will be transported to appropriate recycling and waste-management facilities for processing.

#### 4.2.4 Semi-Serviced Campsites

[LUB 11.6.19 to 11.6.30] We will work with the Development Authority to abide by these regulations for semi-serviced campsites.

#### 4.2.5 Amenities

[LUB 11.6.34 to 11.6.37 and 11.6.40 to 11.6.42] We will work with the Development Authority to abide by these regulations for the Development amenities.

#### 4.2.6 Stormwater

Developers will monitor and be sure proper drainage is happening. As the development is partially in a flood plain the developer recognizes the risk and has designed the development so infrastructure risks have been mitigated by preventing development within the riparian setback model and only constructing where existing vegetation has already been removed. The land is well maintained and very little water sits for short periods. In the spring and after any significant rain fall water sits for a minimal period of time before soaking in and dissipating.

#### 4.2.7 Topsoil Conservation

## Deep Creek Camping & Events -Area Structure Plan

[MDP 9.7] This ASP strives to keep the Development area in its natural state. As part of the development of roads and sites we plan to lay gravel on top of the grass so as not to disturb the topsoil. We have found the ground to be well packed so no need to dig it up.

### 5. SUMMARY

This Area Structure Plan proposes to build a campground on 18.2 acres of land in the Hamlet of Sangudo, Alberta. This development provides a wonderful camping experience to guests by providing sites that are approximately 25x30 to 30x75 per site and maintains the natural treed ambiance. Amenities include a park-like environment, general store, playground area and equipment, 18 hole mini golf, walking path and river access. These amenities will be available to campground guests, local residents and the general public. The General Store will host a seating area both inside and out that can be used for sitting and enjoying each others company which encourages our communities to get to know each other. It will also host an ice cream parlour, gift area, camping necessities, local vendors items and confectionery.

#### This ASP and Development

- transforms an unused parcel of land with marginal soil into a campground
- maintain the beauty and ambiance of the natural environment
- protects areas of natural growth, protects water bodies, maintains the natural water flow, manages stormwater and minimizes development near the Pembina River
- is compatible and complementary with the existing development of Riverside Campground

### Deep Creek Camping & Events -Area Structure Plan

- follow all required environmental and public health guidelines and regulations
- adds to the locally available amenities
- builds and strengthens the community and Lac Ste. Anne County
- provides employment opportunities to residents and surrounding communities
- draws tourists/visitors and contributes to the economic health of Lac Ste Anne County

The Development regulations accomplish these with rules on noise, pets, off-road vehicles and conduct.

This Development proposal is consistent with and supported by

- Lac Ste. Anne County Municipal Development Plan
- Lac Ste. Anne County Land Use Bylaw
- Alberta Environment
- Alberta Transportation
- Alberta Health Services

Deep Creek Campground development will draw people to Lac Ste. Anne County, will showcase how beautiful Alberta is and will increase business (and hopefully residents) for Sangudo and many other companies in the immediate and surrounding area. Many people will benefit from this development.

This Development meets the needs of the Edmonton region, Lac Ste. Anne County and the residents of Sangudo and surrounding communities.

## APPENDIX

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**Deep Creek Camping & Events -Area Structure Plan**

## Deep Creek Camping & Events -Area Structure Plan

A

LAC STE. ANNE COUNTY



February 8<sup>th</sup>, 2018  
File: 001REDST2018

SHURA, JACQUELYN E. - SHURA, RAYMOND N.

This information has been redacted as per the Freedom of Information and Protection of Privacy Act

Dear Land Owner:

**NOTICE OF PUBLIC HEARING PROPOSED AMENDMENTS TO:**

**LAC STE. ANNE COUNTY BYLAW #24-2014-01-18, for proposed redistricting of Legal Land SW 01-57-07 W5M as shown outlined in red in schedule "A".**

A formal public hearing as required under the provisions of Part 17 of the Municipal Government Act (Sections 230, 606, 632, 639, 640, and 692) will be held to hear formal presentations on the following proposal:

**001REDST2018 Redistricting the lands described from Urban Residential (UR) District under Bylaw #24-2014 to Commercial Recreation (CREC) District.**

1. The Lac Ste. Anne County Land Use Bylaw (LUB) 24-2014 is hereby amended in accordance with attached Schedule "A" of Bylaw #24-2014-01-18:

ALL THAT PORTION OUTLINED IN RED OF:

MERIDIAN 5 RANGE 7 TOWNSHIP 57  
SECTION 1

ALL THAT PORTION OF THE SOUTH WEST QUARTER  
BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTHERLY LIMITS OF THE  
ROAD, AS SHOWN ON ROAD PLAN 4973HW; ON THE WEST AND NORTH BY THE  
RIGHT BANK OF PEMBINA RIVER

AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP DATED ON THE  
2ND DAY OF JUNE, A.D. 1909

AND ON THE EAST BY THE WEST LIMIT OF ROAD PLAN 682JY  
CONTAINING 7.36 HECTARES (18.20 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

from Urban Residential (UR) District under Bylaw #24-2014 to Commercial Recreation (CREC) District.



B  
p . . .

**SANGUDO SPORTS GROUNDS SOCIETY  
P.O. BOX 576  
SANGUDO, AB T0E 2A0**

**April 23, 2021**

**To Whom It May Concern:**

**On behalf of the Sangudo Sports Grounds Society I would like to acknowledge the great work being done by Deep Creek Camping & the Shura family. The Sangudo Sports Grounds and Riverside Campground have never looked better! We are very pleased with the general maintenance of the grounds over the last year, not to mention the many improvements.**

**Our organization appreciates the partnerships Deep Creek Camping have fostered with various community groups and we fully support their endeavors. Their plans to create new and exciting adventures such as mini golf, zip lines and climbing walls will be exciting additions to the campground. We hope these enhancements will attract people from all over Alberta and western Canada.**

**The events hosted by Deep Creek Camping are an excellent way to showcase our beautiful, scenic Riverside campground, ball diamonds, playground, etc. Local residents and visitors enjoy these family events.**

**Organizations from the Community of Sangudo have been working to grow and improve the area and we are thrilled that Deep Creek Camping shares these goals and values.**

**Sincerely**

**Shelly Starman  
President  
Sangudo Sports Grounds Society**

Sangudo & District Community Development Council  
Box 537  
Sangudo, AB T0E 2A0  
April 24, 2021

To Whom It May Concern:

***RE: Support for Deep Creek Camping and Events***

It is with pleasure that the Sangudo & District Community Development Council offers support for Deep Creek Camping and Events and their initiative to expand the services that they offer.

Deep Creek Camping and Events has been a wonderful addition to our community. In addition to making the campground a showcase, they have provided exceptional events in the community of Sangudo. Their willingness to partner with local organizations has been very well received. The Sangudo & District Community Development Council is excited to be one of those partnering organizations as we host our first Tailgate Concert in July of this year.

Deep Creek Camping and Events has, and continues to, attract locals as well as people from around the province to our small rural community. Community enhancement is something that our organization is striving towards, as well, and we gladly support the initiatives that they propose.

Sincerely,

Sue Thompson  
Chairperson  
780-

Society

June 20, 2021  
File: Letters of Support

To Whom It May Concern:

RE: Deep Creek Camping & Events

The Sangudo & District Agricultural Society extends our support to Deep Creek Camping & Events for their lease proposal and long-term management of the Sangudo Riverside campground and Sangudo sports grounds area.

Our Society has developed an excellent working relationship with Deep Creek Camping & Events and the Shura family since the opening of their facility in 2018. Raymond and Corrie and their families are excellent community supporters and have actively volunteered to help out our organization with volunteer labour and equipment.

Objectives of the Sangudo & District Agricultural Society include supporting recreation in our community, operating the Sangudo Arena multi-purpose building, and working with other community groups and members for the betterment of the community. The Deep Creek Camping & Events facilities, the Sangudo Riverside campground, and Sangudo sports grounds are immediately adjacent to the Sangudo Arena. Our facility often provides the concession and washrooms for events that are happening within the sports grounds area. We are very supportive of hosting more events in Sangudo, both for the benefit of our local residents and welcoming more visitors to our small community!

Sincerely,

This information has been redacted as per the Freedom of Information and P



David Loughridge, Vice-President  
Sangudo & District Agricultural Society

This information has been redacted as per



# TRAFFIC IMPACT AMENDMENT

*DEEP CREEK CAMPING & EVENTS  
Part of SW 1-57-7-W5M  
Hamlet of Sangudo, Lac Ste. Anne County  
Hwy. 757 :02 at 49 Ave., 52 Ave. & 50 St.*

## TRAFFIC IMPACT ASSESSMENT - AMENDMENT

Project Number: H5211

Date: June 21, 2018

Project: DEEP CREEK CAMPING & EVENTS  
Part of SW 1-57-7-W5M

Background: Landowner is wishing to develop a campground with 125 stalls or units for RV Camping. Some of the stalls may be for small cabins use for renting. Overall capacity will be 125 units.

Purpose of Amendment:

Since the submission of the TIA, the County has identified various components of the proposed campground that were not addressed in the original TIA that include:

- Small Convenience Store
- Playground and Mini-Golf
- Events

### 1. PROPOSED DEVELOPMENT – Additional Site Development Items

The original TIA provided a sketch of the proposed campground development as shown below.

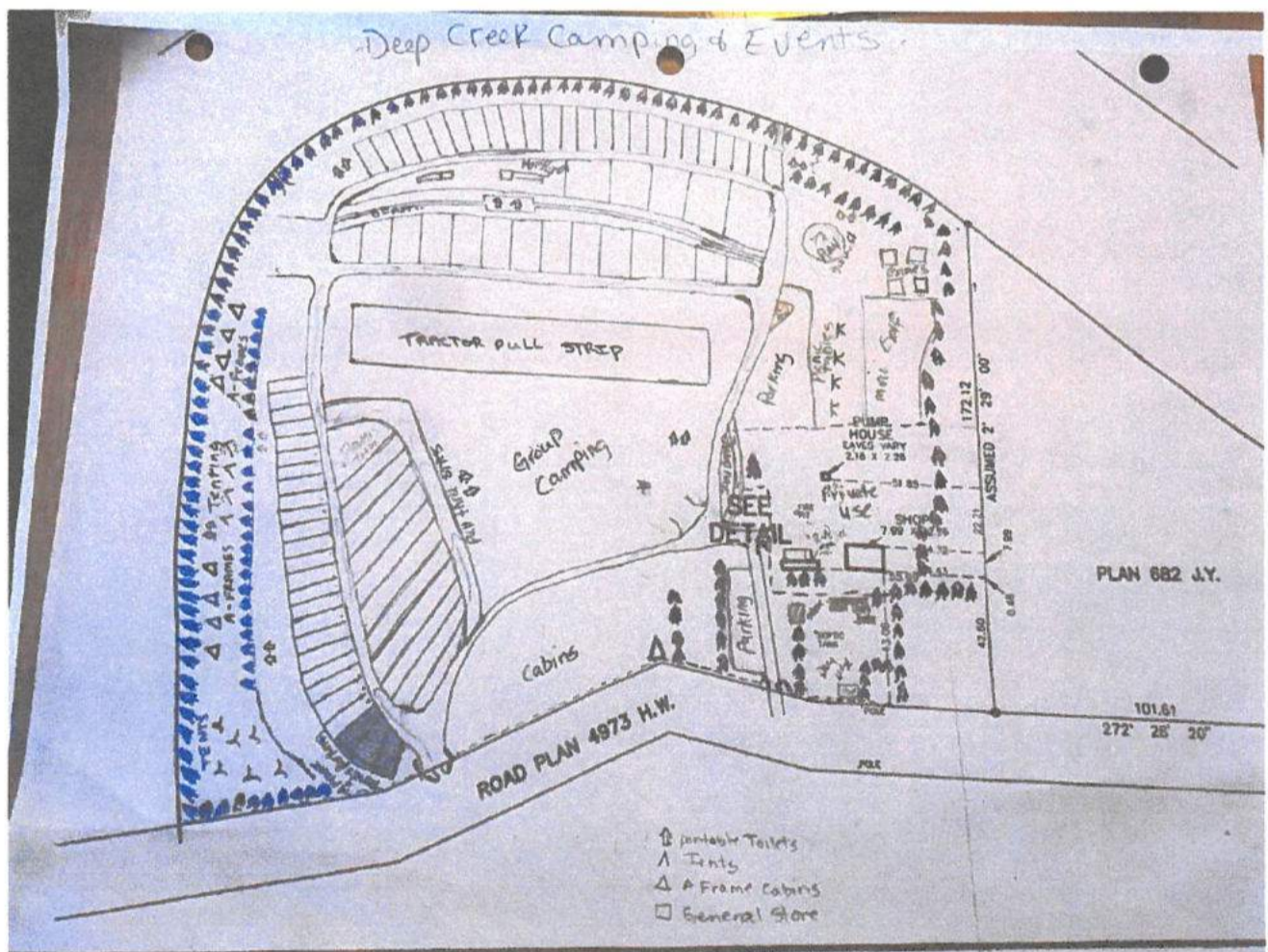
The components of the site include the following:

- 125 RV stalls or Small Cabins for rent during the camping season (May – September). These stalls and cabins will be spaced throughout the available area that has been flattened and grassed on the site. Internal roadways will provide access to the sites. Each site will include a picnic table and fire pit. Waste garbage cans will be available at various locations through the campground as required.
- Group Camping is shown on the sketch and may still occur with the reduction of developed individual stalls or cabins. However, the total of 125 units for camping on the site will not be exceeded. Tenting is also considered as a supplemental use in lieu of not utilizing the full capacity of the 125 units.
- The Campground Office and a small Convenience Store is proposed near the south east corner of the property.
- An entry way and parking area is planned just to the west of the office and store.

## TRAFFIC IMPACT AMENDMENT

**DEEP CREEK CAMPING & EVENTS**  
Part of SW 1-57-7-W5M  
Hamlet of Sangudo, Lac Ste. Anne County  
Hwy. 757 :02 at 49 Ave., 52 Ave. & 50 St.

- An existing RV Trailer will be used as the campground manager's residence.
- An existing Shop will be used for storage of maintenance equipment for the campground and operational maintenance needs.
- A Sani-Dump (underground storage/holding tank) will be available for dumping of sewage from RV's. No sanitary sewer lines are planned for the development. A water well exists on site, but will only be for private resident use.
- Washroom facilities will be built adjacent to the Sani-Dump, within a separate building.
- In the area north of the RV Trailer and Shop, recreational items will be made available that include Mini-Golf, Horseshoe Pits, Picnic Tables and Playground.
- Access to the campground will be made via the existing accesses on the local road, which will be gated during the night hours.



# TRAFFIC IMPACT AMENDMENT

*DEEP CREEK CAMPING & EVENTS  
Part of SW 1-57-7-W5M  
Hamlet of Sangudo, Lac Ste. Anne County  
Hwy. 757 :02 at 49 Ave., 52 Ave. & 50 St.*

- Twice a year, a tractor pull is held on this site, as previously done over the last 20 years. This is likely to continue in the area marked out as Tractor Pull Strip which includes bleachers and staging area for the tractors.

## **2. ASSESSMENT OF ADDITIONAL SITE DEVELOPMENT ITEMS**

In order to provide a thorough assessment of trip generation and traffic use, these additional site development items should be evaluated in order to determine if they impact the original TIA and recommendations.

### **2.1 Campground Office and Small Convenience Store**

Most Campground Offices contain some component of convenience items for sale for its users. In this case, the convenience store is planned to sell the following items:

#### General Items:

- Ice Cream
- Slushes
- Milkshakes
- Pop/ Water
- Ice
- Coffee's (Cappuccino, Hot Chocolate, Tea)
- Chips
- Chocolate bars
- Cotton Candy
- Popcorn
- Candy
- Hot dogs
- Milk
- Bacon
- Eggs

#### Camping necessities:

- Wiener sticks
- Bug Spray / mosquito coils etc.
- Hygiene products (tooth brushes, tooth paste, travelshampoos / conditioners, soap, feminine products, toilet paper
- firewood
- river tubes possibly
- small kids games / colouring books, crayons -small propane cartridges
- garbage bags
- general camping items

## TRAFFIC IMPACT AMENDMENT

**DEEP CREEK CAMPING & EVENTS**  
Part of SW 1-57-7-W5M  
Hamlet of Sangudo, Lac Ste. Anne County  
Hwy. 757 :02 at 49 Ave., 52 Ave. & 50 St.

- small homemade crafts made by owners

The Store Hours will be from 9 am to 9pm every day. There may be 2 – 3 employees working per day, with 1 – 2 of those employees living on the site.

When reviewing the potential trip generation of this Campground Office and Small Convenience Store, there does not appear to be any additional traffic that would be generated from Hwy. 43 or Hwy. 757. It seems highly unlikely that traffic from either highway would come all the way down to this store to purchase convenience store items, especially when there is already a Gas Station/Convenience Store located at the junction of Hwy. 43 & Hwy. 757. See below:



**Conclusion:** The Campground will be advertised likely Hwy. 757 and Hwy. 43, however the signage will only say the Campground name and will not mention the store or amenities. For this reason, the Small Convenience Store should only generate traffic from the users of the Campground mostly and some use from residents within the Hamlet. Therefore, the Small Convenience Store can be considered to generate 0 additional trips per day for either highway.

## TRAFFIC IMPACT AMENDMENT

*DEEP CREEK CAMPING & EVENTS  
Part of SW 1-57-7-W5M  
Hamlet of Sangudo, Lac Ste. Anne County  
Hwy. 757 :02 at 49 Ave., 52 Ave. & 50 St.*

### 2.2 Mini-Golf, Playground, Games

A 9 hole Mini-Golf Course, a children playground and horseshoe pits are planned for the campground. Possibly an average of 10-20 groups of golf players per day is anticipated. These amenities are meant mainly as an attraction for campground use and not as a separate business entity.

Just like the small convenience store, the Campground will be advertised likely on Hwy. 757 and Hwy. 43, and will only say the Campground name and will not mention these amenities. For this reason, the Small Convenience Store should only generate traffic from the users of the Campground mostly and some use from residents within the Hamlet.

**Conclusion:** Since the Campground will be advertised likely Hwy. 757 and Hwy. 43, it will only say the Campground name and will not mention the store or amenities. For this reason, the 9 hole Mini-Golf Course, a children playground and horseshoe pits should only generate traffic from the users of the Campground mostly and some use from residents within the Hamlet. Therefore, the Small Convenience Store can be considered to generate 0 additional trips per day for either highway.

### 2.3 Events

The events portion of this development is being proposed for small events with an estimated amount of 100 – 400 people attending. These events are anticipated to include:

- Craft Fair
- Small Flea Market
- Small Music Festivals
- Car Show
- Swap Meets
- Anniversary Party
- Family Reunion
- Small Wedding
- Business Retreat

These events would mostly be held during weekends. The frequency of the events is anticipated to occur once per month from April to October. This site is already the location of the local tractor pull that occurs twice per year for about 1 day. The tractor pull is also expected to continue at this location.



## TRAFFIC IMPACT AMENDMENT

**DEEP CREEK CAMPING & EVENTS**  
Part of SW 1-57-7-W5M  
Hamlet of Sangudo, Lac Ste. Anne County  
Hwy. 757 :02 at 49 Ave., 52 Ave. & 50 St.

When reviewing the potential trip generation of these events, they do not appear to be large traffic volumes that would bring a large peak hour of traffic to any one intersection or roadway in the area. In fact, most of these events usually will have the traffic spread out during the day, such as the Flea Markets and Craft Fairs. It is also likely that most of the traffic will be coming from within the area such

- 20% - Deep Creek Campers
- 10% - Public Campground across the road
- 35% - People that live in the Hamlet of Sangudo
- 65% - Total

Therefore, possibly only 35% of the 100 – 400 people (35 – 140 people) attending these events would be coming from the outside of the Hamlet which is can be spread over 4 different intersections and at various times of the day.

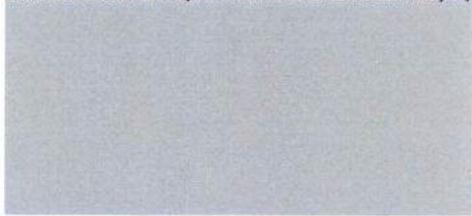
Further to this, when evaluating intersections and their capacities, the procedure requires the use of an Annual Average Daily Traffic volume (AADT). Since these events would only occur once per month for about 6 – 8 months, these short spikes in traffic volumes would not normally increase the AADT and hence the previous analysis would remain the same.

**Conclusion:** For the above noted reasons, the events portion of the development is not anticipated to affect the previously completed Traffic Impact Assessment.

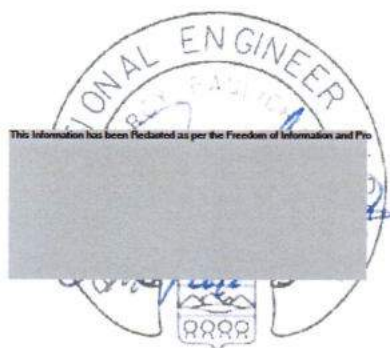
### 3. CLOSURE

We trust the information provided meets your present requirements. Should any questions arise, please contact our office at your convenience.

This information has been redacted as per the Freedom of Information and Protection of Privacy Act (FIPPA)



Darcy O. Paulichuk, P. Eng.



June 29, 2018

APEG GA Permit to Practice Number: P12132  
D&A Paulichuk Consulting Ltd.

D

From: Robert Lindsay [Robert.Lindsay@gov.ab.ca](mailto:Robert.Lindsay@gov.ab.ca)  
Subject: RE: RSDP024769 - Deep Creek Camping ans Events; 25 Camping Stalls, Convenience Store, 18 Hole Mini-golf, Playground, Washroom Facilities and Special event Site; SW01-57-7-5; WSM of Hwy 43  
Date: Mar 18, 2021 at 2:05:43 PM  
To: Corrie Shura This information has been redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)  
Cc: Dev Assistant [devassistant@lsac.ca](mailto:devassistant@lsac.ca)

Thank you for your email and telephone call the other day. As we discussed on the telephone, you also wished to change the 9 hole mini-golf to an 18 hole mini-golf. Such a change is unlikely to change the traffic volumes generated by this development in any measurable way.

Therefore Alberta Transportation hereby amends Permit No. RSDP 024769 (attached) to authorize up to an 18 hole mini-golf and change the expiry date from October 31, 2020 to October 31, 2022. All other conditions of this permit remain unchanged. Please attach a copy of this email to your copy of the permit for your records.

Good luck with your project.

Robert Lindsay  
Development and Planning Technologist  
Construction And Maintenance Division  
Alberta Transportation  
Government of Alberta

Tel [780-968-4228](tel:780-968-4228)  
[robert.lindsay@gov.ab.ca](mailto:robert.lindsay@gov.ab.ca)

**511 Alberta - Alberta's Official Road Reports**  
Go to [511.alberta.ca](http://511.alberta.ca) and follow [@511Alberta](https://twitter.com/511Alberta)



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Classification: Protected A

This information has been redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)  
**From:** Corrie Shura <This information has been redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)>  
**Sent:** Tuesday, March 16, 2021 3:43 AM  
**To:** Robert Lindsay <[Robert.Lindsay@gov.ab.ca](mailto:Robert.Lindsay@gov.ab.ca)>  
**Subject:** Re: RSDP024769 -



Delivery Services, Transportation  
North Central Region, Stony Plain District  
Room 223, 4709-44th Avenue  
Stony Plain, Alberta T7Z 1N4

Permit No.: RSDP024769  
File Number: 2511/SW1-57-7-5

April 8, 2019

Deep Creek Camping and Events  
c/o Jacquelyn, Raymond, Corrie and Tara Shura

This information has been redacted as per the Freedom of Information Act.  
[Redacted]

Attention Corrie Shura:

**Subject: Approval for the items identified below within Lac Ste. Anne County ("Municipality")**

Regarding application for the following:

Operate a seasonal recreational business

Permit / File Number	Description	Location
RSDP024769-1 Development	Operate 25 Camping Stalls, Convenience Store, 9 Hole Mini-golf, Playground, Washroom Facilities and Special event Site	Highway 43 SW-1-57-7-5

Alberta Transportation Permit No. RSDP024769 is issued to Deep Creek Camping & Events (Permittee) under the Highways Development and Protection Regulation authorizing the above noted development(s). Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. This permit is subject to the conditions shown and should be carefully reviewed.

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. All highway accesses are to be considered temporary. No compensation shall be payable to the Permittee or their assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road.
3. No direct highway access will be permitted. Access shall be via the local municipal road.
4. No additional highway access will be permitted.
5. The Department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.
6. This permit approves only the development contained herein, and a further application is required for any changes or additions.
7. The Department is under no obligation to reissue a permit if the development is not completed before expiry of this permit.

8. The Permittee shall not place any signs contrary to Alberta Regulation 326/2009. The separate "SIGN APPLICATION" form shall be submitted for any proposed sign.
9. The Permittee shall operate this business in accordance with the Traffic impact Assessment provided dated April 30, 2018 and the addendum dated June 29, 2018.
10. The proposed development is to be set back approximately 425 +/- metres from the highway property line, as shown on the attached site plan.
11. This permit is subject to any additional conditions as may be imposed by the local municipality.

Permission is hereby granted to Deep Creek Camping & Events to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above.

If the development has not been carried out by **April 8, 2020** this permit expires and the Permittee must reapply for a new permit if they wish to proceed.

If you have any questions about the permit or any of the conditions, please contact the undersigned Development and Planning Technologist at (780) 968-4228.

Signed:



---

Robert Lindsay  
Dev and Planning Technologist

cc: Development officer, Lac Ste. Anne County

05/01/2008

Attention: Robert Lindsay

Government of Alberta

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # RSDP024769

Applicant's Name DEEP CREEK CAMPING + EVENTS

Mailing Address This Information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

City/Town/Village

Phone #

Landowner's Name Raymond + Jacquelyn Shura and Corrie + Tara Shura

(If different from above)

Mailing Address same as above

City/Town/Village Province Postal Code

Phone # Fax # e-mail

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

25 stall RV Campground (Phase 1)

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information

SW 1 57 7 5 (NE, NW, SE, SW) 1/4 Section Township Range West of Meridian

Lot Block Plan Number Parcel size (acres or hectares) 18.2 Acres

Highway No. 43/757 kilometres of Sangudo (north, south, etc.) (City, Town or Village)

Distance of the proposed development to the highway right-of-way boundary 425 +/- metres

Sangudo Campground Existing Proposed Land Use \$500,000 to \$600,000 Name of Municipality Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.

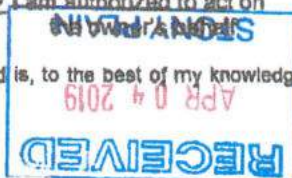
The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

Corrie Shura hereby certify that I am the registered owner

Jacquelyn Shura hereby certify that I am authorized to act on

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

Please Return Permit



Date March 28, 2019

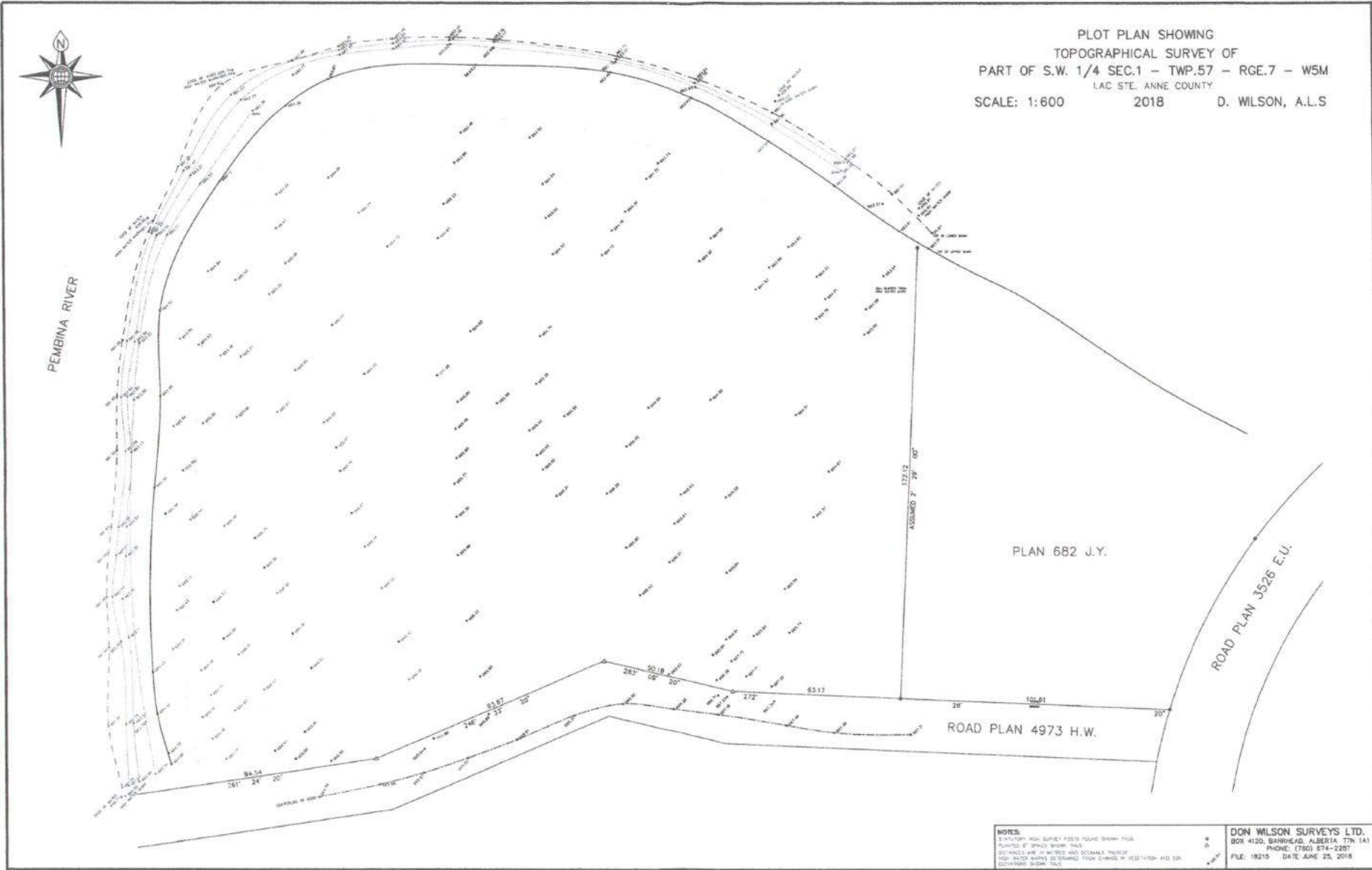


- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

<b>PAC</b> <b>PARK AVENUE CONTRACTING</b> ARCHITECTURAL DESIGN AND DRAFTING SERVICE 4912-49 AVENUE - SANGUDO, ALBERTA T0E 2A0 - 780-870-2792	PREPARED FOR: <b>DEEP CREEK CAMPING AND EVENTS</b>	PROJECT ADDRESS <b>SANGUDO, AB.</b>	SHEET: <b>SITE PLAN PHASES</b>	DN BY:	SCALE:	DATE:	FILE:	SHEET:
				DEAN	NTS	2021-05-05	11x17 site plan	<b>A2</b>



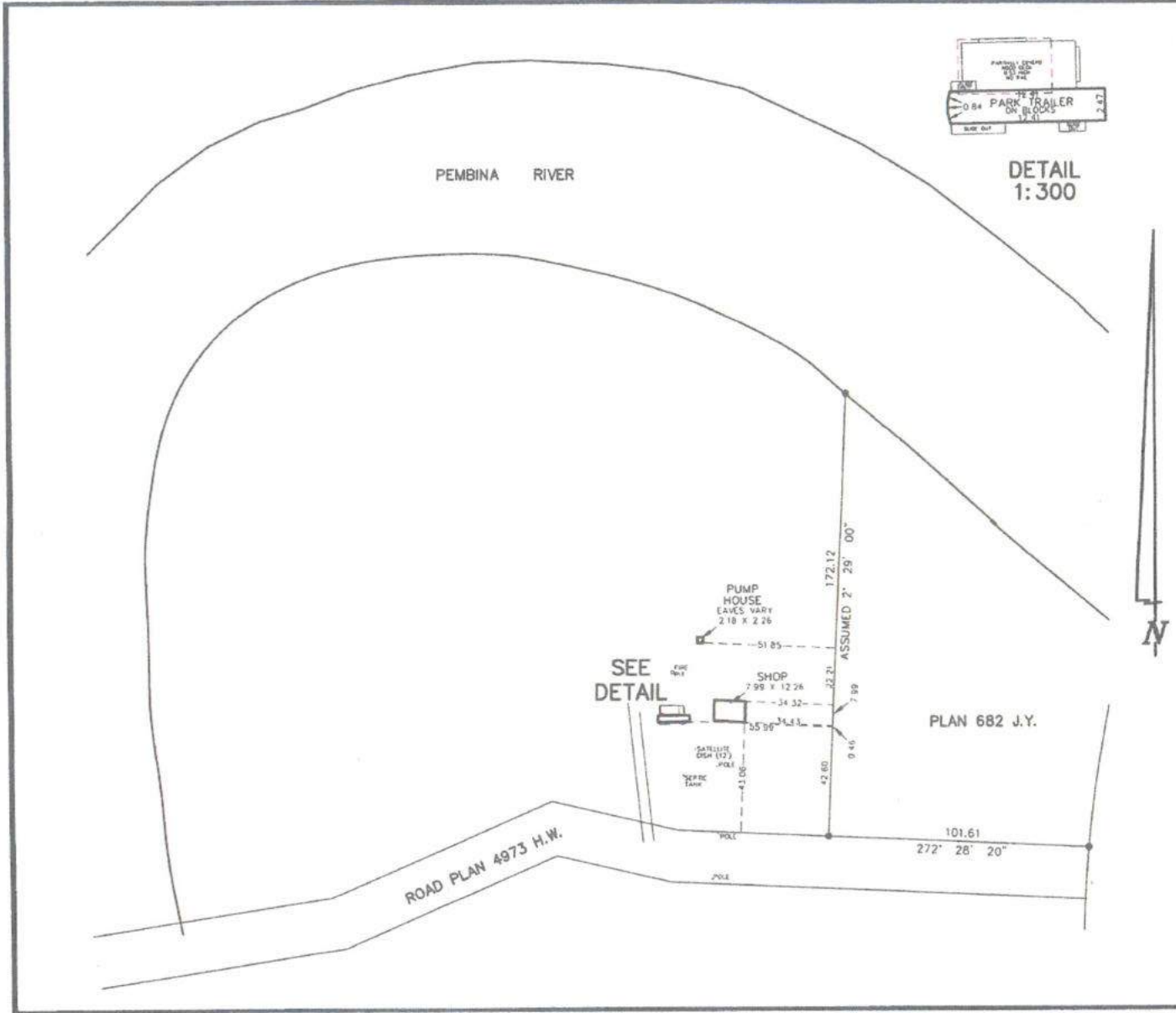
PLOT PLAN SHOWING  
 TOPOGRAPHICAL SURVEY OF  
 PART OF S.W. 1/4 SEC.1 - TWP.57 - RGE.7 - W5M  
 LAC STE. ANNE COUNTY  
 SCALE: 1:600 2018 D. WILSON, A.L.S



NOTES:  
 1. STATIONING AND SURVEY POINTS SHOWN AS PER PLAN.  
 2. SPACES SHOWN ARE IN METERS AND DECIMALS THEREOF.  
 3. SPACES SHOWN ARE IN METERS AND DECIMALS THEREOF.  
 4. SPACES SHOWN ARE IN METERS AND DECIMALS THEREOF.  
 5. SPACES SHOWN ARE IN METERS AND DECIMALS THEREOF.

DON WILSON SURVEYS LTD.  
 BOX 4120, BARRHEAD, ALBERTA T7N 1A1  
 PHONE: (780) 874-2287  
 FILE: 18215 DATE: JUNE 25, 2018

<b>PAC</b> <b>Park Avenue Contracting</b> ARCHITECTURAL DESIGN AND DRAFTING SERVICE 4912-49 AVENUE - SANGUDO, ALBERTA T0E 2A0 - 780-870-2792	PREPARED FOR: <b>DEEP CREEK CAMPING AND          EVENTS</b>	PROJECT ADDRESS <b>SANGUDO, AB.</b>	SHEET: <b>RIVER EASEMENT WITH          GRADES</b>	DN BY:	SCALE:	DATE:	FILE:	SHEET:
				DEAN	NTS	2021-05-05	11x17 site plan	<b>A5</b>



**ALBERTA LAND SURVEYOR'S  
REAL PROPERTY REPORT**

PART OF  
S.W. 1/4 SEC.1 - TWP.57 - RGE.7 - W5M  
LAC STE. ANNE COUNTY

SURVEY COMPLETED: JULY 12th, 2017  
TITLE SEARCHED: 05/07/2017 TITLE NO 092 356 331

CERTIFICATION: I HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE ATTACHED PLAN AND RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH ALBERTA LAND SURVEYORS ASSOCIATION'S MANUAL OF STANDARD PRACTICE AND SUPPLEMENTS THERE TO ACCORDINGLY, WITHIN THOSE STANDARDS AND AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

1. THE PLAN ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART D, SECTION B 5 OF THE ALBERTA LAND SURVEYORS ASSOCIATION'S MANUAL OF STANDARD PRACTICE, AND REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF TITLE TO THE PROPERTY.
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY. (EXCEPT \_\_\_\_\_)
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY. (EXCEPT \_\_\_\_\_)
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF PROPERTY. (EXCEPT \_\_\_\_\_)
5. NO BLANKET EASEMENTS OR RIGHTS-OF-WAY EXIST. (EXCEPT \_\_\_\_\_)

PURPOSE: THIS REPORT HAS BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR THE PURPOSE OF ~~A LAND TRANSFER~~.

COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES AND ONLY IF THE PLAN REMAINS ATTACHED, WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE ATTACHED PLAN, UNLESS SHOWN OTHERWISE. PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE ATTACHED PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARIES BECAUSE OF THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER.

THE INFORMATION SHOWN ON THIS REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

DATED AT BARRHEAD, ALBERTA, JULY 25, 2017

DON WILSON, A.L.S.  
© DON WILSON 2017

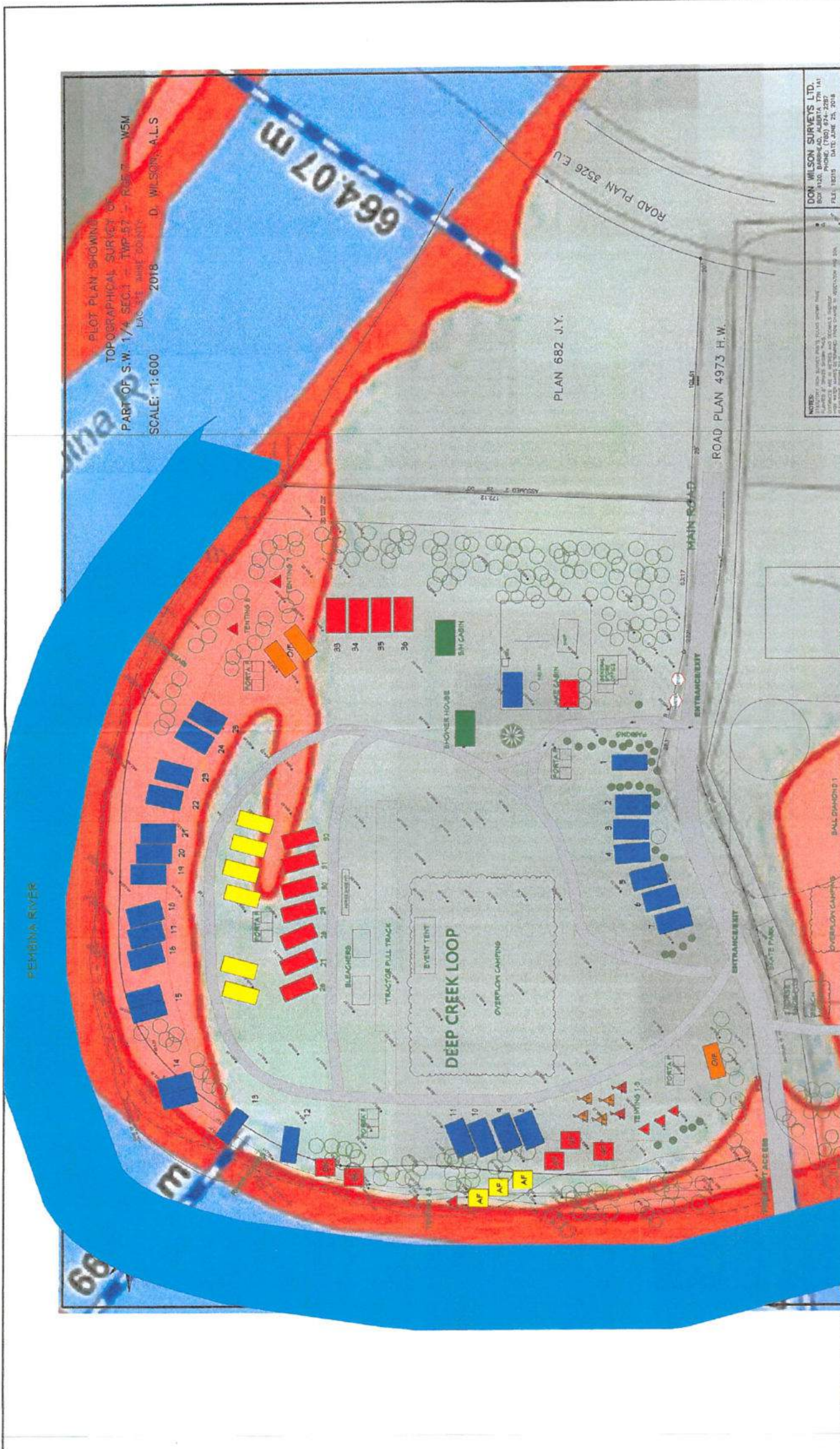
NOTES:

- STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS
- FOUND IRON BAR SHOWN THUS
- FENCE LINES SHOWN THUS
- DISTANCES ARE IN METRES AND DECIMALS THEREOF
- DISTANCES ARE TO THE FINISHED EXTERNAL WALLS
- ALL TIES ARE PERPENDICULAR OR PARALLEL TO PROPERTY LINE
- STAGE OF CONSTRUCTION: COMPLETE
- BUILDINGS UNDER 100 M<sup>2</sup> MAY NOT BE SHOWN
- FENCES ARE WITHIN 0.20M OF PROPERTY LINE UNLESS SHOWN OTHERWISE
- EAVES DIMENSIONED TO THE LINE OF THE FASCIA
- Fd No. NA DENOTES FOUND NO MARK
- Mp DENOTES MARKER POST

OWNER'S NAME: DIANNE JEAN BROWN & SEAN TRAVIS BROWN  
CLIENT: DIANNE BROWN 152 HOLLYHOCK PLACE, EDMONTON, ALBERTA, T5H 3H1

**DON WILSON SURVEYS LTD.**  
BOX 4120 BARRHEAD, ALBERTA T7N 1A1 PHONE (780) 674-2287 FAX (780) 674-5071  
DATE: JULY 25/ 17 SCALE: 1:1500 OUR FILE No. 17336





PLOT PLAN SHOWING  
 TOPOGRAPHICAL SURVEY OF  
 PART OF S.W. 1/4 SEC.1 - TWP.57 - R.57 - W5M  
 LAC 375, SIBBE COUNTY  
 2018 D. WILSON, A.L.S.  
 SCALE: 1:600

NOTE: This site plan is a preliminary plan and is subject to change without notice. It is not to be used for construction purposes without the written consent of the engineer. The engineer's name and registration number are shown on this plan. The engineer's name and registration number are shown on this plan.

DON WILSON SURVEYS LTD.  
 807 AVENUE 14  
 SANGUDO, ALBERTA T0E 2A0  
 PHONE: (780) 874-2285  
 FAX: (780) 874-2285  
 DATE: JUNE 23, 2018

<b>PAC</b> <b>PARK AVENUE CONTRACTING</b> ARCHITECTURAL DESIGN AND DRAFTING SERVICE 4912-49 AVENUE - SANGUDO, ALBERTA T0E 2A0 - 780-870-2792	PREPARED FOR: <b>DEEP CREEK CAMPING AND EVENTS</b>	PROJECT ADDRESS: <b>SANGUDO, AB.</b>	SHEET: <b>100 YR FLOOD PLAIN</b>	DN BY: <b>DEAN</b>	SCALE: <b>NTS</b>	DATE: <b>2021-05-05</b>	FILE: <b>11x17 site plan</b>	SHEET: <b>A3</b>
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<b>PAC</b> <b>PARK AVENUE CONTRACTING</b> ARCHITECTURAL DESIGN AND DRAFTING SERVICE 4912-49 AVENUE - SANGUDO, ALBERTA T0E 2A0 - 780-870-2792	<b>PREPARED FOR:</b> DEEP CREEK CAMPING AND EVENTS	<b>PROJECT ADDRESS</b>  SANGUDO. AB.	<b>SHEET:</b> AERIAL VIEW TREESCAPE	<b>DN BY:</b> DEAN	<b>SCALE:</b> NTS	<b>DATE:</b> 2021-05-05	<b>FILE:</b> 11x17 site plan	<b>SHEET:</b> A4

J



Environmental Public Health

Inspection Date	Inspection SubType	Inspection ID
2021-05-27	Complaint	0000169982

**INSPECTION REPORT**

<b>Name of Establishment</b> Main Unit: Deep Creek Camping & Events Subunit: Deep Creek Camping & Events - Campground, Campground Subunit ID: 0000142121		<b>Owner / Agents Name</b> Raymond Shura Received By: Ray Shura  Delivery Method: Email	
<b>Site Address</b> 5240 54 Avenue Sangudo Alberta T0E 2A0 Canada	<b>Rural Address</b>	<b>Mailing Address</b> <small>This information has been Redacted as per the Freedom of</small> [Redacted] Canada	

<b>Opening Comments</b> Anonymous complaint received regarding volume of campers on the May long weekend and potentially stall sharing between non-households.
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**Compliance Record**

**1 Compliance - Records of Decision - Critical**

1.1 04. Is the recreational area in compliance with the Records of Decision issued by the Chief Medical Officer of Health during the COVID-19 pandemic?

Compliance Result: YES - In Compliance

Description: At the time of the inspection, there was a very low camper volume and overcrowding was not observed. Designated campsites appear to be spaced out to ensure that different households can maintain 2 meter distance from each other at all times. A copy of Alberta Health Guidance for Private and Municipal Campgrounds was delivered to the campground manager.

<b>Closing Comments</b> Washroom/shower cleaning frequency was discussed. A designated caretaker cleans these areas on a daily high frequency dependent on use. Disinfectants include approved AM-Quat 10 DIN 02497891. Chemical toilets are clean and stocked with hand sanitizer.
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**Inspection Actions Taken:**

- No Action Required

Should you have any questions regarding this report, you can get in touch with me using the contact information below.



3030 Hospital Dr. NW Calgary, AB T2N 4W4  
8440-112 St. Edmonton, AB T6G 2J2

403-944-1215  
780-407-8925



9013974, Deep Creek Camping and Events

This information has been redacted as per the P...



**Environmental Public Health, Whitecourt -ER4**

20 Sunset Blvd (780)778-5555  
Whitecourt, AB T7S 1M8

Accession #: WE-21-0041760  
AESRD Approval #:  
EI #:  
Provlab Study #:

Environmental Microbiology

Procedure	Collected Date Collected Time	Units
Total Coliforms by Enzyme Substrate	2021-05-27 11:40:00	per 100mL
E coli by Enzyme Substrate		per 100mL
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Drinking Water Sample Category	Untr. Public <sup>O1</sup>	
Water Sample Source	We# <sup>O1</sup>	
Received Date and Time	2021-05-28 0700 <sup>O1</sup>	
Analyzed Date	28-MAY-2021 <sup>O1</sup>	
ID Number	1928685 <sup>O1</sup>	
Sample Collection Site.	Bathroom sink <sup>O1</sup>	

**Interpretive Data**

In1: Total Coliforms by Enzyme Substrate  
Total Coliforms and E coli testing performed by Enzyme Substrate Method -  
Presence/Absence.

**Order Comments**

O1: Drinking Water  
The Access Number was NOT PROVIDED on the requisition by sampler. Please transcribe Access Number  
9013974 on requisition.  
Contact information provided on requisition does not match information on file. Please contact your local health  
agency to update your information.

LEGEND: @=Faxed      #=Corrected      H=High      T=Textual Result  
R=Result Comment      O=Order Comment      In=Interpretive Data

Cc:

Information on this report related only to this sample  
For further information contact the Environmental Public Health Agency


Report Request ID: 265504139

Print Date/Time: 2021-05-29 14:15

XR Env: ER4 - Provider - Permanent  
Page 1 of 1

Inspection Date	Inspection Sub Type	Inspection ID
2020-05-28	Routine	0000117858

**INSPECTION REPORT**

<b>Name of Establishment</b> Deep Creek Camping & Events  Deep Creek Camping & Events      Convenience Store <b>Site Address</b> 5240 54 Avenue Sangudo AB T0E 2A0 Canada	<b>Owner (Company) Agents Name</b> Raymond Shura  <b>Mailing Address</b> <small>This information has been Redacted as per the Freedom of Information</small> 
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**Opening Comments**

Seasonal monitoring and Covid-19 compliance check-up occurred on this day.

Sub-Unit ID: 0000121823

Lab Number:

Compliance Record
**1 Chemicals - Critical**
**1.1 09. Are chemicals stored and handled in a safe manner?**

Compliance Result: YES - In Compliance

**2 Compliance - Food - Critical**
**2.1 01. Is the food facility in compliance with verbal and/or written approvals and/or orders issued by an Executive Officer, and is the Executive Officer able to exercise their duties without obstruction or interference?**

Compliance Result: YES - In Compliance

**3 Compliance - Records of Decision - Critical**
**3.1 27. Is the food facility in compliance with the Records of Decision issued by the Chief Medical Officer of Health during the COVID-19 pandemic?**

Compliance Result: YES - In Compliance

**4 Dishwashing (Critical) - Critical**

**4.1 11. Are there adequate and properly operating dish washing facilities to effectively clean and sanitize equipment and utensils (unless noted elsewhere)(Critical)?**

Compliance Result: YES - In Compliance

**5 Dishwashing (Non-Critical) - Non-Critical**

**5.1 12. Are there adequate and properly operating dish washing facilities to effectively clean and sanitize equipment and utensils (unless noted elsewhere)(Non-Critical)?**

Compliance Result: YES - In Compliance

**6 Equipment Sanitation - Critical**

**6.1 04. Does the operator use approved methods for cleaning and sanitizing equipment, utensils, and surfaces?**

Compliance Result: YES - In Compliance

**7 Food Condition - Critical**

**7.1 03. Is all food in this facility fit for human consumption and not unwholesome, spoiled, or adulterated?**

Compliance Result: YES - In Compliance

**8 Food Handling - Critical**

**8.1 06. Are appropriate food handling practices and plans in place to ensure that food is handled in a manner that makes it safe to eat?**

Compliance Result: YES - In Compliance

**9 Food Protection (Critical) - Critical**

**9.1 07. Do food handlers ensure that food is protected from contamination (unless noted elsewhere) (Critical)?**

Compliance Result: YES - In Compliance

**10 Food Protection (Non-Critical) - Non-Critical**

**10.1 08. Do food handlers ensure that food is protected from contamination (unless noted elsewhere) (Non-Critical)?**

Compliance Result: YES - In Compliance

**11 Food Safety Training - Non-Critical**

**11.1 20. Do food handlers at the facility have adequate food safety training?**

Compliance Result: YES - In Compliance

**12 Food Source - Critical**

**12.1 02. Is all food in this facility from an approved source and/or properly labelled?**

Compliance Result: YES - In Compliance

**13 General Construction / Maintenance - Non-Critical**

**13.1 21. Is the facility properly constructed and maintained in a state of good repair to allow for the safe and sanitary handling of food?**

Compliance Result: YES - In Compliance

**14 Hand Sinks - Critical**

**14.1 13. Are properly operating hand washing sink(s) accessible to food handlers, located in suitable areas, and stocked with appropriate hand washing supplies?**

Compliance Result: YES - In Compliance

**15 Housekeeping - Non-Critical**

**15.1 23. Is the facility maintained in a clean and sanitary condition?**

Compliance Result: YES - In Compliance

**16 Nuisance (Critical) - Critical**

**16.1 17. Are general nuisance conditions, other than those noted in other violations, being prevented at this food facility (Critical)?**

Compliance Result: YES - In Compliance

**17 Nuisance (Non-Critical) - Non-Critical**

**17.1 18. Are general nuisance conditions, other than those noted in other violations, being prevented at this food facility (Non-Critical)?**

Compliance Result: YES - In Compliance

**18 Permit - Non-Critical**

**18.1 19. Does the facility have a valid permit and does the facility operate in compliance with the conditions of that permit?**

Compliance Result: YES - In Compliance

**19 Personnel Health / Hygiene - Critical**

**19.1 05. Do food handlers refrain from handling food while ill and have acceptable attire and hygiene?**

Compliance Result: YES - In Compliance

**20 Pest Control (Critical) - Critical**

**20.1 15. Is the facility free of a pest infestation?**

Compliance Result: YES - In Compliance

**21 Pest Control (Non-Critical) - Non-Critical**

**21.1 16. Is the facility free of unapproved animals, vermin and/or insects (unless noted elsewhere), and maintained to prevent the entry or harbourage of pests?**

Compliance Result: YES - In Compliance

**22 Temperature Control - Critical**

**22.1 10. Are food temperatures during storage and processing being controlled to maximize food safety?**

Compliance Result: YES - In Compliance

**23 Utensil / Equipment Storage and Condition - Non-Critical**

**23.1 22. Are utensils and equipment maintained in a condition and a manner that ensures the safe handling of food?**

Compliance Result: YES - In Compliance

**24 Waste Management - Non-Critical**

**24.1 24. Is solid and liquid waste being managed in a suitable manner?**

Compliance Result: YES - In Compliance

**25 Water Quality and Source - Critical**

**25.1 14. Does the facility have an adequate supply of potable hot and cold running water and is the water sampled at required intervals?**

Compliance Result: YES - In Compliance

**Closing Comments**

Hot dogs, ice cream, popcorn and prepacked foods offered to the public. A water sample was taken and submitted to determine potability.  
Well and campground inspection shall be completed in the near future.  
Our office and the owner have discussed Covid-19 campground, outdoor gathering and outdoor recreation guidance.  
There are no concerns at this time.

**Actions Taken**

- No Action Required

**Referrals**

**Carbon Copies**

Received By: C Shura

Delivery Method: Email

Should you have any questions regarding this report, you can get in touch with me using the contact information below.

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Rory Peever

Public Health Inspector

#20 Sunset Boulevard  
Whitecourt Alberta T7S 1M8  
Canada

780-778-5540

Rory.Peever@albertahealthservices.ca