

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW #31-2020**

A BYLAW TO CONTROL LAND USE.

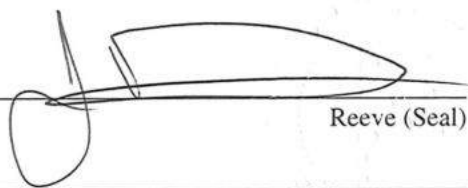
WHEREAS, under the provisions of the Municipal Government Act, being Chapter M-26.1, Division 5, Sections 633 and 692 of the Revised Statutes of Alberta 2000 R.S.A., a municipality may adopt an Area Structure Plan.

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. 31-2020, known as the Dornbusch 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.

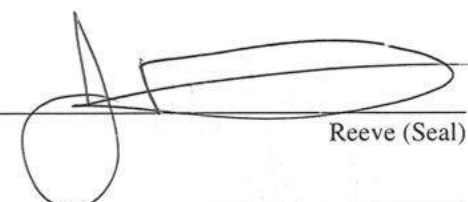
First Reading carried the 18th day of December, A.D. 2020.



Reeve (Seal)

County Manager (Seal)

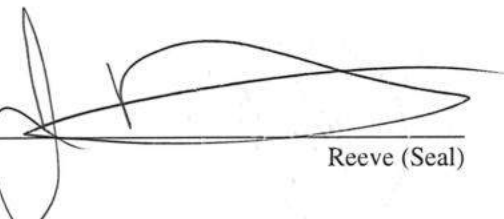
Second Reading carried the 3rd day of February A.D. 2021.



Reeve (Seal)

County Manager (Seal)

Third Reading carried the 3rd day of March A.D. 2021.



Reeve (Seal)

County Manager (Seal)

SCHEDULE "A"

BYLAW NO. 31-2020

A BYLAW TO ADOPT THE Dornbusch AREA STRUCTURE PLAN



Redistricting Application

Planning & Development

Private Campground & Outdoor Recreation Area
54508 Range Road 41 (Nikoodi Road)

Application Outline

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AREA STRUCTURE PLAN

Description

The proposed development is a storage lot and remote, private campground located on the quarter section of **54508 Range Road 41 (Nikoodi Road) SE-35-54-04-5**. The development is designed to compliment natural landscape amenities, and refrain from removing mature trees or manipulating naturally occurring land hardscapes and features. This innovative development strategically and uniquely integrates 30 recreation sites throughout the SW quadrant of the quarter section, using approximately 78 of 156 acres. All development setbacks will be a minimum of 25 meters from the existing property line, with the exception of the proposed approach and respectively connecting roadway.

Intended Use of Area

The campground is intended to be a regulated area for outdoor enjoyment, characterized by respect and compatibility with nature. There will be eight year-round campsites with cabin structures suitable for all-season camping, and twenty-two sites strictly for seasonal use through the months April to October. 16 of the 30 sites will be serviced with electricity, the 14 other campsites will remain entirely unserviced.

Outdoor recreation activities will be encouraged, so long as they do not impede, disrupt or disturb the land or wildlife. Encouraged activities include:

- Bird watching
- Sightseeing
- Relaxation
- Connecting with nature
- Scavenger hunts
- Walking/hiking
- Cross country skiing or snowshoeing
- Lawn games and Sports (badminton, baseball, frisbee, volleyball, etc.)
- Venturing to local business and attractions (horseback riding, ball tournaments, etc.)
- Learning traditional Indigenous practices
- Cultural and outdoor education
- Building relationships and developing a campground “community” via community gardening, feature and educational programming



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Regulations and Guidelines

The development is a unique, innovative campground that prioritizes environmental preservation, conservation and sustainability in the forefront of development and operations. As such, campground users will be expected to follow a strict, non-negotiable set of rules while on premise. A violation of the rules or guidelines may result in an indefinite ban from the premise.

Transportation and Vehicle Use

Vehicles (including ATVs) are permitted onsite, so long as they are solely used for the purpose of transporting persons and property to/from designated campsites. All vehicles are required to be registered with the campground attendant prior to being permitted onsite, and must display a vehicle registration placard at all times. In being issued a vehicle registration placard, patrons will be agreeing to comply with the following terms and conditions:

- (1) Vehicles will **not** be used off internal road networks, designated and marked transportation routes onsite and/or outside of parking designations. The Storage Lot will double as a parking lot for campground and facility users.
- (2) Vehicles will **not** be used for recreational purposes whatsoever, as vehicles are permitted strictly as means of transportation between the main facilities and campsites.
- (3) Vehicles will not be operated between the hours of 10PM - 8AM.
- (4) Vehicle operators will demonstrate safe, responsible use of vehicles. Vehicle operators must provide proof of valid insurance, license and registration. Vehicle operators must also act in accordance with all provincial and federal regulatory standards (seatbelts, helmets, etc.)

Please be advised that vehicle and ATV use is permitted onsite for the intended purpose of providing direct transportation to/from designated campsites. All vehicles and ATVs being used for transportation must be appropriately registered with the campground in order to receive a parking and transportation placard. If vehicles and ATVs are used outside of their intended purpose (i.e. for recreational driving, touring around the campsite, venture or leisure purposes), the operator of the vehicle will be issued a one-time warning for vehicle/ATV misuse. If the action persists, the violating patron will have their transportation placard revoked and be issued a ban from premise.

Please be advised there will be absolutely no vehicle trails developed onsite for recreational use, as ATV and off-road vehicles are only permitted onsite for the intended purpose of transporting persons and property to/from designated campsites. ATVs and off-road vehicles must abide by the same terms and conditions as a standard motor vehicle (i.e. car, truck, etc.). This means ATVs and off-road vehicles will not be used for recreational enjoyment or leisure, but strictly transportation. They will also be required to abide by also posted transportation signage on property.



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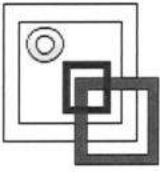
Private Campground & Outdoor Recreation Area
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Please be advised the proposed development is somewhat proximal to the public Lac Ste. Anne ATV trail, marked by the Alberta Beach Snowmobile Club (located between N53 42.934 W114 27.772 and N53 42.935 W114 29.005); however, the recreational use of ATVs or off-road vehicles is strictly prohibited onsite. All ATV's and off-road vehicles must comply with the above terms and conditions in order to qualify for a transportation placard, and be approved for use onsite. See attached map on Page 11.

Please be advised all transportation enforcement will be monitored by 24/7 security personnel and staff employed by the business. The business will assume responsibilities for providing signage on the trail that runs between the Lenz/Dornbusch property line, to state that this trail is prohibited for ATV use. Furthermore, signage will articulate that recreational ATV use will be reported to local authorities. This signage will also include trespassing, poaching and illegal use of ATVs and firearms as restricted activities. The business will work to establish and maintain a partnership with Community Peace Officers and RCMP to share information relating to issues of crime and deviance in the surrounding crown and private lands. Should neighbors wish to be on a courtesy contact list, and receive notification when illegal activity is captured on CCTV or reported to authorities, they may be permitted to do so. This will be the business' community initiative to work with neighbors in the community to be a responsible partner in addressing and responding to rural crime.

Campground Rules & Guidelines

- Generator use is not necessary, unless under special circumstances such as a power outage or in designated RV sites (Phase 2).
- Quiet hours are from 10PM - 8AM. There will be absolutely no vehicle operations permitted during quiet hours.
- Noise reaching or exceeding 90 db is unacceptable and will not be tolerated. This includes vehicles, music and/or other noisy activities.
- Respectful use of the area includes properly disposing of waste and ensuring sites remain free from litter, garbage or other materials that aren't part of the natural state of the land.
- Abusive, violent, threatening or disrespectful behavior towards persons, property, land or wildlife is strictly prohibited and will not be tolerated.
- Campground users are not permitted to interact with wildlife beyond observing wildlife in its natural state, as it exists on the property. Feeding and approaching wildlife is strictly prohibited. Pets must be pre-approved by an employee prior to being allowed on site.
- Safe, responsible and legal use of alcohol and cannabis is permitted on site. All products must be properly disposed of in designated disposal bins. Campers will be required to comply with regular staff check in rotations and ensure responsible behavior at all times.



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- Any illegal activities are prohibited and will be immediately reported to authorities.
- The campground will employ onsite security staff to oversee compliance and quality assurance standards, as well as parking enforcement.

Environmental Considerations

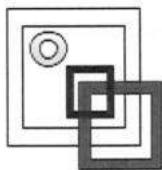
Given that the proposed development is designed to accommodate pre-existing hardscapes, foliage and trees it will be minimally invasive throughout the various phases of development. In this way, the planning and development of the proposed campground is designed to maintain the existing biophysical profile of the land by:

- Utilizing existing infrastructure (both naturally occurring and man made)
- Refraining from further removal of forest cover or mature foliage

Furthermore, the construction of internal road networks will take place over land that was traditionally used and driven on by tractors and agricultural farm equipment; thus, eliminating the need to develop previously undeveloped areas to create roadways. Additionally, the cabins and campsites will be integrated amongst the trees, forest cover and foliage. Rather than prioritizing convenience and accessibility, the development will prioritize environmentally conscious and sustainable construction with a goal of removing zero mature trees. The following makes for a unique design that is less rigid and structured than that of most campgrounds, because sites are plotted according to existing structures, instead of focussing on obtaining a standard image.

The founding principle for business development and operations is the respectful use of land, with the primary focus being on environmentally sustainable outdoor recreation and enjoyment. Additionally, the overall business objective is centred on preserving the immediate and surrounding environment on which the development is founded, to ensure it can be sustained for future generations to appreciate and enjoy. A biophysical assessment is not necessary for this project, as the project is designed to complement the land parcel, not alter or change natural hardscapes for the purpose of achieving a result. The end result will be a campground that is characterized by and devoted to the preservation and conservation of the existing space. The land will be preserved and cared for throughout development and ongoing business operations by:

- Providing safe, controlled disposal of waste that is properly monitored and maintained
- Promoting a symbiotic relationship between the land and campground operations
- Educating users on environmentally conscious camping and outdoor recreation
- Acting as an advocate for the preservation of the natural land of Lac Ste. Anne County
- Encouraging outdoor recreation and enjoyment that is environmentally sustainable
- Ensuring campground users, visitors and staff act in a manner that promotes the preservation of land, wildlife and nature



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- Respectfully developing and maintaining the area to avoid displacing wildlife, removing living, mature trees and/or natural land hardscapes

Traffic Impact

The development of a campground will hopefully attract persons to the area, which will contribute to the overall prosperity of Lac Ste. Anne and its existing businesses and economy. As such, transportation in the area will likely see a slight increase. Given that the campground would service 60-120 persons at maximum capacity, and offer parking and vehicle placards at a rate of 1 per site, the estimated traffic volume increase would likely be 30-50 vehicles per week, as the average length of stay at a campsite is typically anywhere from 2-5 days. Lac Ste. Anne County advised that road upgrades are not necessary at this time, as a pre-approved road upgrade project is already underway for Nikoodi Road. Because of ongoing approved plans to upgrade the road, it was felt the improvements weren't needed by this development; however, the campground plans to provide complimentary shuttle service as an initiative to minimize the traffic volume in the community during high profile community events, such as Darwell Days, sports tournaments or social gatherings.

Outline for Proposed Development

Development will take place over the course of 10 years in a phased approach, consisting of 3 distinct phases of development:

Summary of Development Phases

In **Development Phase 1 (DP1)**, the existing wastewater system and well will be used to construct the Water-fill and Waste-dump Station for RV holding tanks. The Station will be constructed approximately 50 meters from the existing shop structure on the property, and is labelled accordingly on Figure I. The storage lot will consist of 750 X 300ft. high-security fencing with regulated access control, video surveillance and an alarm system, electrically serviced from existing power sources on the property. The storage lot will be designed with pull through parking for ease of use, minimizing risk and promoting overall operational safety. The proposed approach will be constructed to County standards and maintained accordingly by the business. Internal road networks will be constructed and maintained to the business's standards and costs, and be constructed over pathways previously worked by agricultural machinery. In DP1, portable washrooms (compost toilets and porta potties) will be stationed in various areas (accessible by road networks) throughout the campground. The porta potty washrooms will have set servicing schedules to dispose of sewage. Portable grey water holding tanks will also be provided on each campsite for grey water collection & disposal. Given the existing holding tank on property is a



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concrete tank that is in good condition, and was regularly serviced by Chico's Vacuum Service Ltd. since 2004, it can safely hold the full 850 galls without any seepage or overflow. The average size of an RV or trailer holding tank is anywhere from 20-100 gallons per outing; thus, the existing holding tank on property could service approximately 8 to 42 RV or trailer holding tanks, depending on the size of the tank and length of stay. In DP2 a maximum of 8 RV sites will be constructed, which (as mentioned above) is well within the average performance range for an 850 gallon tank, with a weekly or bi-weekly septic service schedule. Water consumption rates will see little to no increase, as the farm currently services approximately 40 livestock animals. On average, a livestock animal uses about 10 gallons of water per day (the farm currently relies on the use of a well to provide drinking water to the livestock, as the livestock do not use natural water sources for their water consumption. The livestock have an established water trough/well system used for water); thus current water consumption is approximately 400 gallons/day not including the additional water used by the household for hobby gardening, agricultural greenspace maintenance and leisure (approximately 200-400 gallons/day). **Approximate daily total** = 600 to 800 gallons/day. Estimates vary, but typically when camping the average person will consume about 0.5 gallons of water per day. If we factor in additional water for hygiene and sanitary purposes, we should account for an extra 5-10 gallons per person per day. At a maximum capacity the campground will service approximately 60-120 persons (2-4 persons per site); thus the approximate daily total will be comparable to the current daily total at 630 to 1260 gallons of water/day. This estimated daily total depicts an approximation that exceeds the operational expectancy of the campground, as it is unlikely that the campground will be booked at full capacity 100% of the time, the estimated daily total also doesn't factor in seasonal operations, such as operating at half capacity from October to April.

Development Phase 1		
High-Security Storage Lot	<ul style="list-style-type: none">750 X 300 ft. excavated lot w/ high security fencing, keypad and alarm system	Target Date: May 2021
Proposed Approach	<ul style="list-style-type: none">Insert a culvert to maintain existing drainage ditch alongside Nikoodi Road	Target Date: May 2021
Internal Road Network	<ul style="list-style-type: none">Gravel pathways to storage, water-fill and waste-dump station access	Target Date: May 2021
Water-fill Station	<ul style="list-style-type: none">Utilize existing well as water source system (perform regular water sampling)	Target Date: May 2021
Waste-dump Station	<ul style="list-style-type: none">Utilize existing wastewater system, which	Target Date: May 2021



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	includes a 850 gallon septic tank	
Unserviced Campsites	<ul style="list-style-type: none"> 14 unserviced campsites w/ fire pit, picnic table & simple cabin structure 	Target Date: May 2021
Electricity-only (otherwise unserviced) Campsites	<ul style="list-style-type: none"> 5 cabin structures serviced w/ electricity (no water, sewer or gas) w/ fire pit and picnic table 	Target Date: May 2021

Development Phase 2 Summary:

In **Development Phase 2**, landscaping additions of trees, bushes, flowers and foliage will be planted throughout the southernmost area of the development, southwest of the storage lot. The landscaping additions will be centred around 8 Recreational Vehicle Campsites, which will be electrically serviced from existing power sources on the main property line. Furthermore, 3 additional all-season cabin structures will be added to the campground, as depicted in the figure below. A community washroom, consisting of 3 showers, toilets and sinks will be added to the campground, with septic access located off internal road networks developed in Phase 1.

Development Phase 2		
Landscaping	<ul style="list-style-type: none"> Addition of trees, bushes, foliage & flowers Addition of benches, swings and nature watching sites 	Target Date: May 2023
Recreational Vehicle Campsites (120V)	<ul style="list-style-type: none"> 8 Electricity-only (otherwise unserviced) RV campsites w/ fire pit and picnic table 	Target Date: May 2024
Electricity-only (otherwise unserviced) Campsites	<ul style="list-style-type: none"> 3 cabin structures serviced w/ electricity (no water, sewer or gas) w/ fire pit and picnic table 	Target Date: May 2024
Community Washroom	<ul style="list-style-type: none"> Convert the existing trailer into a fully serviced washroom w/ 3 showers, toilets and sinks 	Target Date: May 2024
Community Garden	<ul style="list-style-type: none"> Planters of various sizes incorporated throughout campsites Reclaiming local Indigenous Food Systems and creating a vegetables/plant garden 	Target Date: May 2029



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Development Phase 3		
Bouldering Wall	<ul style="list-style-type: none">• 10ft (high) X 24ft (long) wooden bouldering wall for outdoor rock climbing	Target Date: May 2029

Summary of Amenities (10 year plan)

- 30 total campsites equipped with fire pits, picnic tables, compost toilet and a tree swing
 - 8 electricity-only (otherwise unserviced) cabin campsites
 - 8 electricity-only (otherwise unserviced) recreational vehicle (RV) campsites
 - 14 unserviced seasonal campsites.
- Communal Washroom Building with shower and toilet facilities
- High security storage lot, which will double as the parking lot - space designation set aside
- Benches and nature sites
- Recreation developments: bouldering wall, community garden, nature-watching sites
- 24/7 on-site employees to provide service, supervision and assistance

Additional Annotations

The proposed development is designed in such a way that the existing treeline will create a barrier between neighbouring properties and the campground. The proximal development ensures a spatial distance that is removed from neighbouring properties to ensure neighbours will not be impacted by campground construction or operations (including noise, regular maintenance, servicing, etc).

Furthermore, the campground will offer opportunities for community organizations to create partnerships and foster more productive, supportive and localized community initiatives. In this way, the development will promote the overall wellbeing of Lac Ste. Anne and it's valued community institutions, stakeholders and community members.



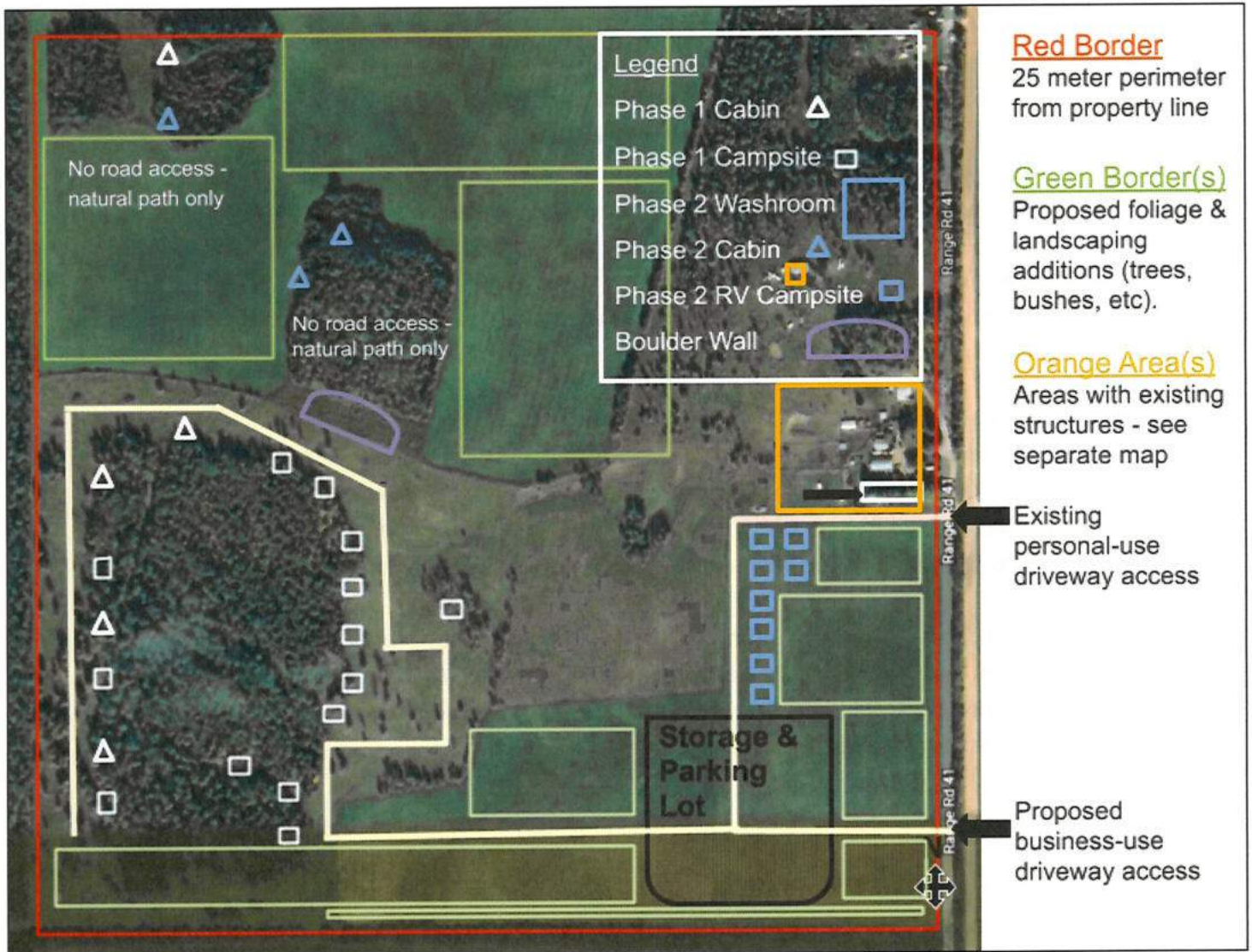
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Area Structure Plan Map

Proposed Development - 54508 Range Road 41 (Nikoodi Road)



Please be advised the nearest proposed structure will be a minimum of 0.8 mile(s) away from lake Lac Ste. Anne.



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Map of Larger Area

Shows land parcel in relationship to surrounding crown land and West Cove



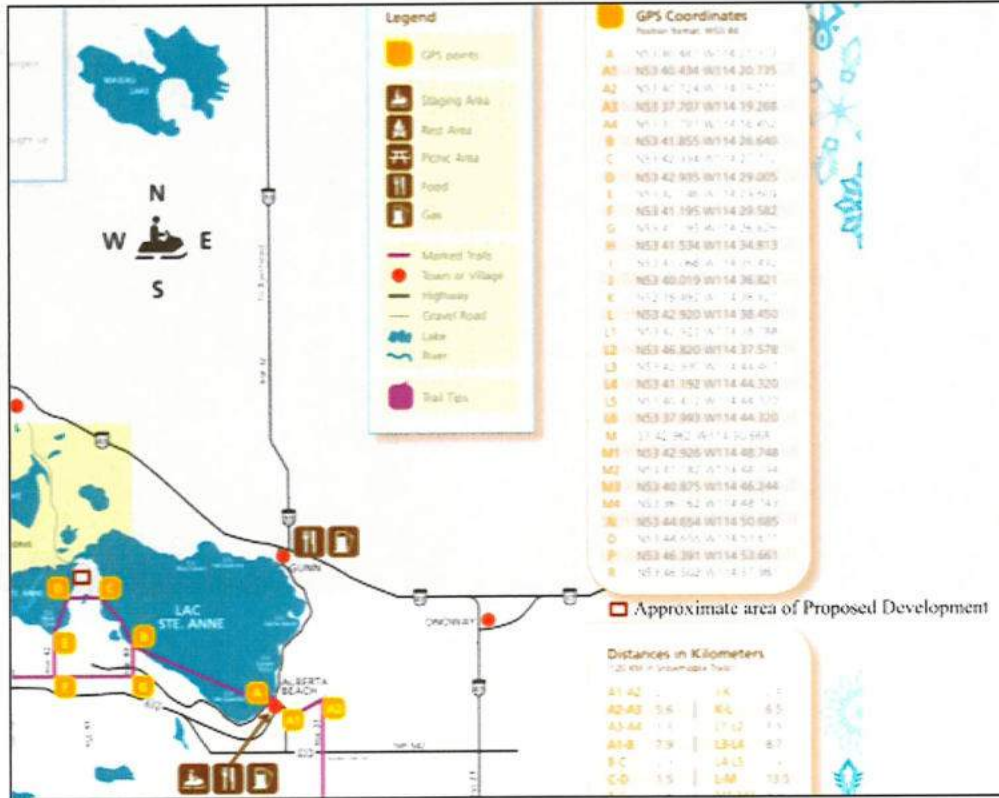


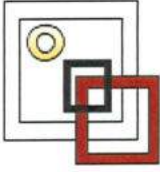
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Map of Alberta Beach Snowmobile Club Trail Map

Shows nearby public trail proximal to proposed development



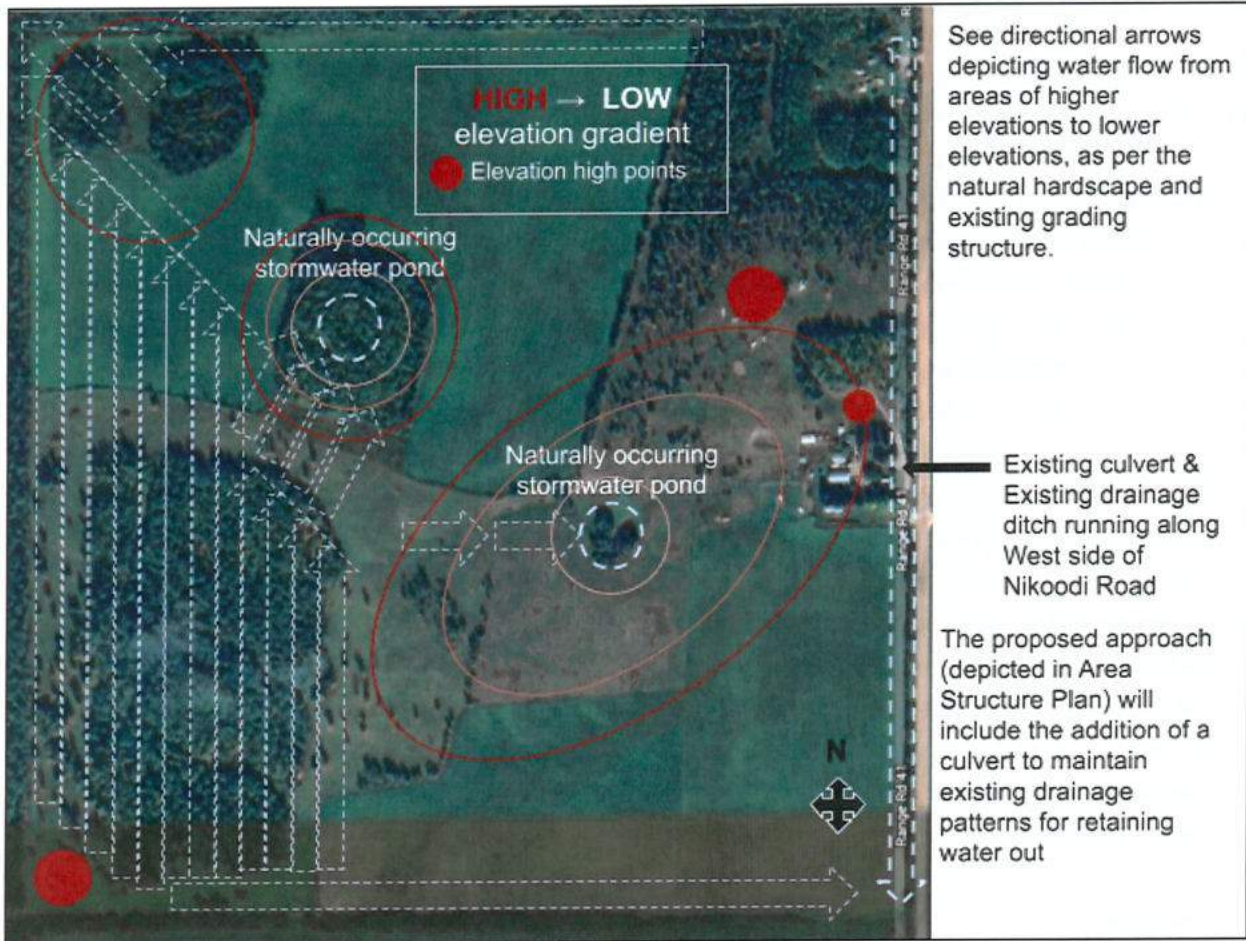


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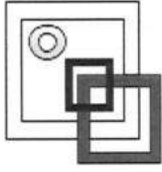
Stormwater Plan and Analysis

Shows existing drainage patterns in relation to the proposed development



Analysis

There are two naturally occurring stormwater ponds existing on the property, both will remain intact and untouched by the proposed development. Proposed developments will be a minimum of approximately 500 ft. from the nearest naturally occurring stormwater pond. Without any structures or controls in place, stormwater naturally absorbs into the ground, or accumulates in the existing stormwater ponds. In years of high precipitation, with a significant amount of snowmelt or runoff, the ponds have never reached a capacity greater than the area identified in the map above. The nearest large body of water is Lac Ste. Anne, which is approximately 600 ft from the property line. Given the proposed development will not remove or disturb mature trees or natural hardscapes, impacts to stable, existing drainage patterns will be minimal. Topographical additions will be constructed in a manner that maintains the existing drainage pattern by utilizing proper grading technology to ensure



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all cabin/campsite additions are constructed at an increased elevation to slope away from building structures and redirect flow to the existing stormwater pond(s). Furthermore, the addition of trees and natural foliage will increase the amount of trees between the development, Lac Ste. Anne and existing drainage ditches; thus creating a greater natural filtration system to absorb rainwater slowly, break down pollutants, refill groundwater and keep waterways healthy. All natural water reservoirs in proximity to the proposed development will remain undisturbed; however, additional topography and grading upgrades will be implemented to ensure the ongoing maintenance of the stormwater drainage system and direct flow to the existing stormwater ponds. The SW quadrant of the quarter section has an increased elevation, as the land from the SE to SW property line naturally slopes in an elongated hill formation. All cabin/campsite structures are strategically plotted in locations with elevations greater than the existing stormwater ponds. The proposed approach being created from Range Road 41 will be constructed with a culvert to ensure water flow in the existing drainage ditch is properly maintained. The proposed RV Storage Lot, RV campsites and washroom facility will be constructed on elevated foundations to ensure a landscaping slope that will direct water away from proposed infrastructure, towards drainage ditches and naturally occurring stormwater ponds. Rain-absorbing materials such as gravel will be used on the surrounding surface levels of all foundations to mitigate water accumulation in surface areas and promote the slow, controlled redirection of water flow to appropriate areas. Furthermore, no infrastructure contains basement levels, as all topographical inserts will be constructed above ground with the exception of a septic holding tank for the washroom facility addition in Phase 2. The development is strategically designed to complement the natural rise and run of the land in harmony with the existing slopes and hills of the property; thus, topography additions will be constructed to maintain elevated angles to ensure water flow continues to be directed away from proposed developments towards the existing water management systems.

Conclusion

In conclusion, the land where the proposed development will be constructed has stable, existing drainage patterns in place, which create a naturally occurring, sustainable stormwater management system. The proposed development does not impede the natural drainage system and refrains from removing trees and natural hardscapes; thus, will have a minimal impact on the stormwater patterns currently existing on the property. Additionally, the development will utilize materials, topography and grading technology that aid in the absorption and management of rainwater/runoff to mitigate impacts and maintain the integrity of the natural stormwater system.



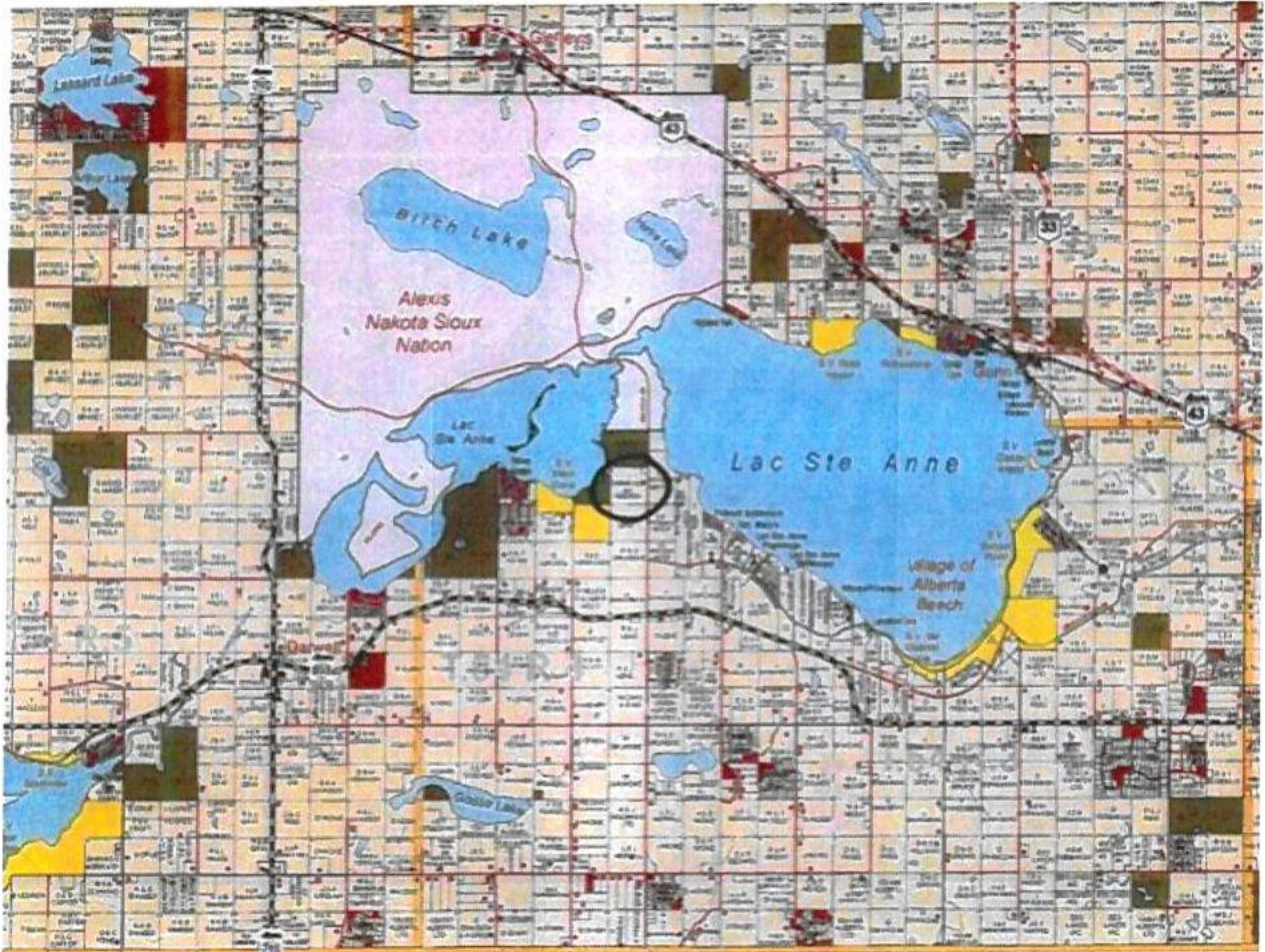
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County Map

Area of proposed development is marked with a black circle - shows area of proposed development in relation to Lac Ste. Anne County.



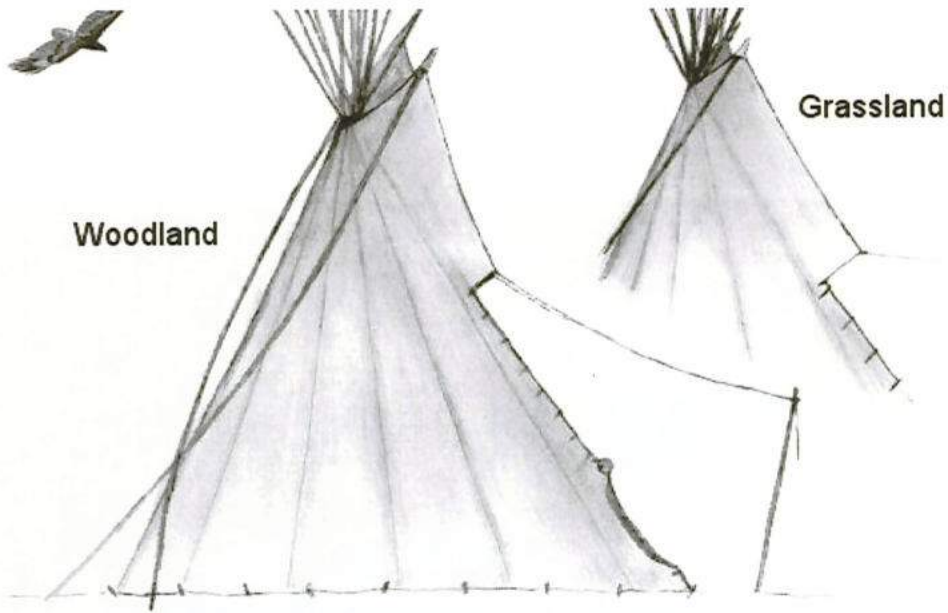


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APPENDIX Site Concepts



Woodland Style



Grassland Style



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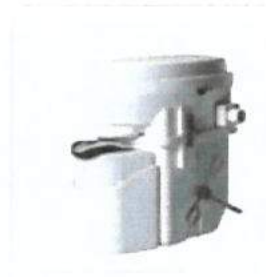


Unserviced Site:

- 80 to 100 sq. ft.
- A-frame structure
- Seasonal Use Only
- Regulated Fire
- Picnic Table
- Compost Toilet Access



shifter handle



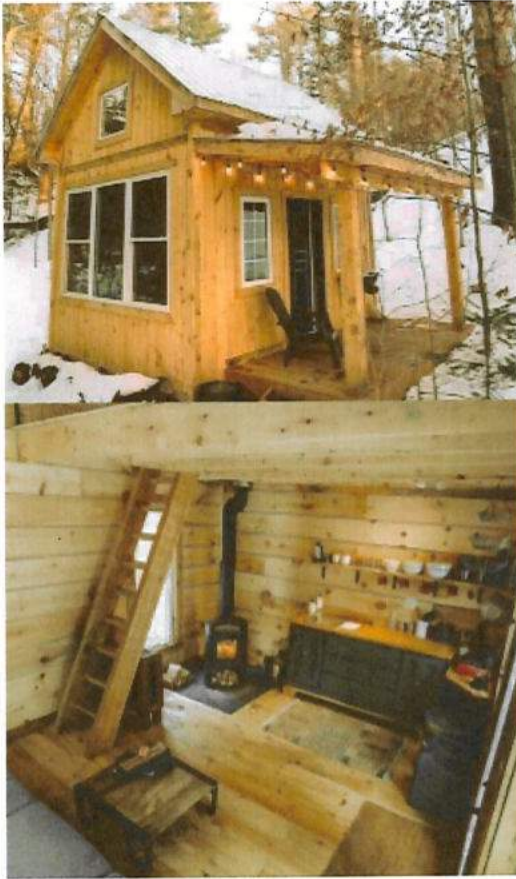
Compost Toilet Information: <https://compostingtoiletsCanada.ca/natures-head/>



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Solar-Electric Serviced Site

- 150 sq. ft. cabin
- Loft-style bed
- Access to Compost Toilet
- Mini Wood Burning Stove
- Outdoor fire pit
- Picnic table
- Plug in Water Cooler
- Small, portable Grey Water Holding Tank

