

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW #10-2013**

A BYLAW TO CONTROL LAND USE.

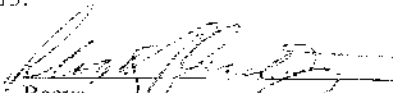
WHEREAS, under the provisions of the Municipal Government Act, being Chapter M-26.1, Division 5, Sections 633 and 692 of the Revised Statutes of Alberta 2000 R.S.A., a municipality may adopt an Area Structure Plan.

AND WHEREAS the Council of Lac Ste. Anne County has decided to consider and adopt the Island View Area Structure Plan as a means to facilitate a recreational resort known as Island View.

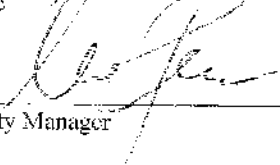
NOW THEREFORE the Council duly assembled hereby enacts as follows:

- 1) Lac Ste. Anne County Bylaw No. 10-2013, known as the Island View Area Structure Plan, is hereby adopted.
- 2) That this Bylaw comes into full force and effect upon third reading of this Bylaw and registration of a plan of survey for Phase I of Island View.

First Reading carried the 4th day of April, A.D. 2013.

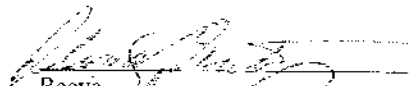


Reeve (Seal)

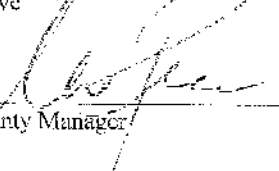


County Manager (Seal)

Read a second time this Read a second time this 5th day of February, A.D. 2014.

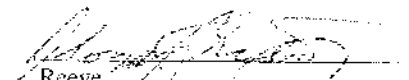


Reeve (Seal)



County Manager (Seal)

Read a third and final time this 5th day of February, A.D. 2014.



Reeve (Seal)



County Manager (Seal)

SCHEDULE "A"

BYLAW NO. 10-2013

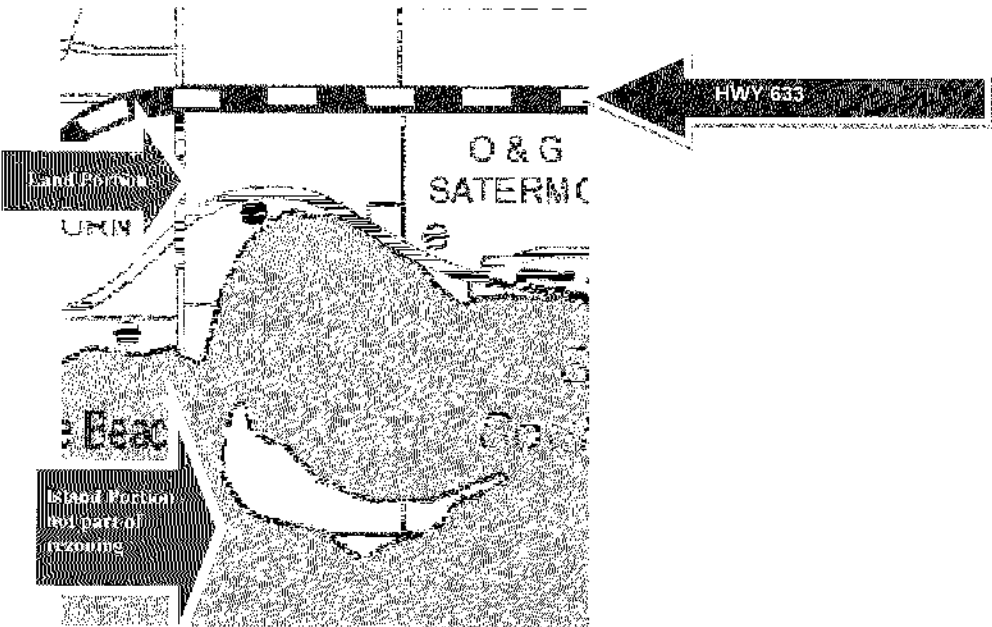
A BYLAW TO ADOPT THE ISLAND VIEW AREA STRUCTURE PLAN

SCHEDULE "B"

BYLAW NO. 10-2013

A BYLAW TO ADOPT THE ISLAND VIEW AREA STRUCTURE PLAN

N.W. 09-54-05-W5M



ISLAND VIEW RESORT & R.V. PARK
Lake Isle

NW 9-54-5-W5

AREA STRUCTURE PLAN

Prepared for:
Lac Ste. Anne County
Planning and Development Department

Prepared by:

Island View RV Resort

January/2014

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List of onsite photographs

- Photo 1: Lake view from shoreline**
- Photo 2: Tree coverage on subject land**
- Photo 3: Onshore portion of subject land**

List of Plans (located back of report)

- Plan A - Existing Plan & Drainage**
- Plan B – Proposed Servicing Plan & Firewater Coverage Plan**
- Plan C – Proposed Drainage Plan**
- Plan D – Proposed Phasing Plan**
- Plan E – Proposed Water & Sanitary Sewer System**

List of Reports Supporting Area Structure Plan

- Environmental Baseline Study – Isle Lake Resort Community Development:
(Environmental Assessment): by Mainstream Aquatics Ltd.**
- Traffic Impact Assessment: by Scheffer Andrew Ltd.**
- Preliminary Groundwater Potential Study: by Hagstrom Geotechnical Services**
- Geotechnical Site Investigation: by Hagstrom Geotechnical Services**
- Public Consultation Summary: by IBI Group**
- Government of Alberta – Water Well Drilling reports**

1.0 INTRODUCTION

1.1 Purpose of the Area Structure Plan

The purpose of this Area Structure Plan (the "ASP") is to provide a comprehensive planning framework to guide future development of the subject lands and assist the Lac Ste. Anne County in its decision making. The ASP is prepared in accordance with Section 633 of the Municipal Government Act.

The ASP describes the subject land's site features and the development concept proposed for it. It addresses planning and development issues and contains provisions on proposed future land use, environmental protection, utilities servicing, transportation, the implementation process, and public consultation. It identifies and discusses the professional studies that were conducted as part of the preparation process and that are attached as addendums to this ASP.

The developer wishes to facilitate the development of a recreational resort subdivision on the subject land, and is seeking an amendment of the Land Use Bylaw for the redistricting of the lands to the appropriate district to allow for the proposed development. The future land use redistricting, subdivision and development permit decisions shall be based on this ASP and shall be consistent with the spirit and intent of the goals and objectives of the County's Municipal Development Plan ("MDP").

1.2 Objectives

This ASP intends to:

- (i.) provide a planning and development framework for the subject land;
- (ii.) identify the location and illustrate the physical characteristics of the subject land;
- (iii.) identify the current local land use context and the proposed future land uses for the said lands;
- (iv.) establish the appropriateness of the subdivision area for the development's proposed land uses;
- (v.) describe, in detail, all aspects of the proposed development concept that will facilitate the development of a residential recreation community that incorporates high standards;
- (vi.) establish a utility and servicing strategy that is appropriate for the development and is acceptable to the County and other agencies having jurisdiction;
- (vii.) identify and describe the proposed infrastructure system within the development;

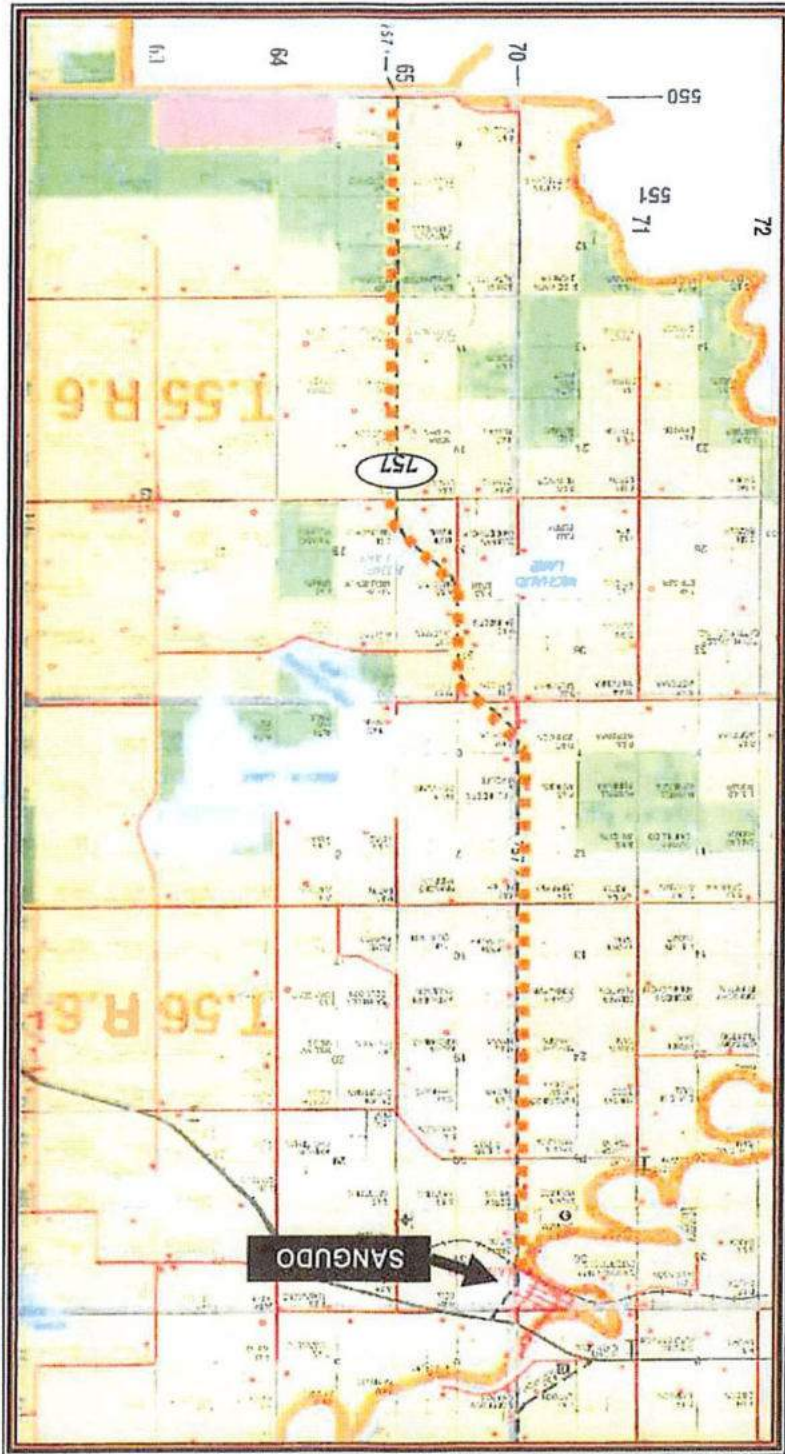
- (viii) identify any onsite or offsite constraints, such as transportation issues, affecting the development and establish mitigation measures;
- (ix) establish appropriate and acceptable implementation guidelines for the redistricting, subdivision, and development process;
- (x) establish clear and concise policies that will guide the redistricting and subdivision process as well as detail the developer's commitments to be undertaken for the development of the project; and
- (xi) describe public input initiatives that will be taken as part of the application process.

1.3 The Subject Land

(A) Location and Legal Description

The property is located within the County and is comprised of ± 37.32 ha (± 92.16 ac) of land backing onto the northeastern shore of Lake Isle. The subject land is located approximately 27 km (16.9 miles) south of the Hamlet of Sangudo on Highway No. 757 and 9.0 km (5.6 mile) east on Highway 633 (See FIGURE 1). It is legally described on title as follows:

- (i) NW1/4 SEC 9, TWP 54, RGE 5, W5th M: ± 37.32 ha (± 92.16 ac)



2.0 SITE FEATURES

2.1 Topography and General Description

The subject land is bound on the north side by Secondary Highway 633 and on its south side by the shore line of Lake Isle. Its topography, vegetation, and other natural features are characteristic of those that, in general, define similar areas on the perimeter of Lake Isle. The highest elevation points of the subject lands are along its northern boundary adjacent to Highway 633. The land here slopes from north to south with its lowest elevation points being along the lakeshore (See PHOTO 1). An existing spring-fed creek borders a heavily treed area and runs from north east to south west through the east half and serves to establish the drainage pattern due to the sloping topography and the drainage catchment areas along the shoreline (see Plan A). The balance of this portion of land is open, can be described as a grassy meadow and is made up of a combination of moderate knolls, ridges, and swales inter-dispersed with some lower lying drainage depressions and water-drainage catchment areas. The property is indented by the Lake forming a harbor and a long crescent shaped shore line and potential beach area (See FIGURE 2).

With the exception of the existing creek area and the water-drainage catchment areas which will be incorporated into a 1:100 year stormwater management plan, there are no natural site features that would present any constraints to the proposed development on the land .



PHOTO 1: LAKE VIEW FROM SHORELINE




FIGURE 2: SATELLITE IMAGE OF ISLE LAKE AND SURROUNDING AREAS



FIGURE 3: ENHANCED TOPOGRAPHICAL VIEW OF LAKE AND SURROUNDING AREA



FIGURE 4: Photo of subject land & Surrounding Area

 **Subject Land**

2.2 Soils

The soils of the subject land can be classified, and their arability assessed, by referring to the data contained in certain reports and maps maintained by the Resource Management and Irrigation Division of the Alberta Government and by the Federal Government in its Canada Land Inventory ("CLI") database. According to the CLI Map the subject land contains a combination of soil classes. The land contains a combination of class 4 and unclassified organic soils in a ratio of 9 to 1 respectively. The class 4 soils here are described as having severe limitations that restrict the range of crops or require special conservation practices or both. The soil here has a subclass "D" that further limits its use for agriculture and describes the soil structure as being undesirable with low permeability or slow water absorption rate making it difficult to till and causing a shallow rooting zone.

For purposes of comparison, Class 1 soils have no significant limitations in use for crops and Class 2 soils are deep, hold moisture well, and have moderate limitations that restrict the range of crops or require moderate conservation practices. Class 3 soils have moderately severe limitations that restrict the range of crops and require special conservation practices. Class 4, 5 and 6 soils both have severe limitations that restrict their capability to the production of perennial forage crops only. While improvement practices are somewhat feasible for Class 4 and 5 soils they are not feasible for Class 6 soils. According to Section 3.1 of the MDP's Land Use Policies:

The subject land is not prime agricultural land and could be rated generally as poor with respect to its crop producing capabilities and only moderate for the production of perennial forage crops. The subject land and all the land adjacent to it is identified on the County's Agricultural Capability map or Schedule "B" in the MDP as being in an area of "Low Capability".

2.3 Vegetation & Tree Cover

The northeast and southwest areas of the subject land are tree covered. The predominant species are black and white poplar with some spruce, birch, and aspen (See PHOTO 2). The land where the proposed development is situated exhibits rolling topography, is open and contains native grasses (See PHOTO 3). The northern portion of the site slopes gently towards the south with a relief of about 4 metres. To our knowledge the shoreline has not been modified previously. Historically from 1960 – 1987, water levels have fluctuated between 729.22 and 730.72 m (Environmental Baseline Study - Mainstream Aquatics Report).

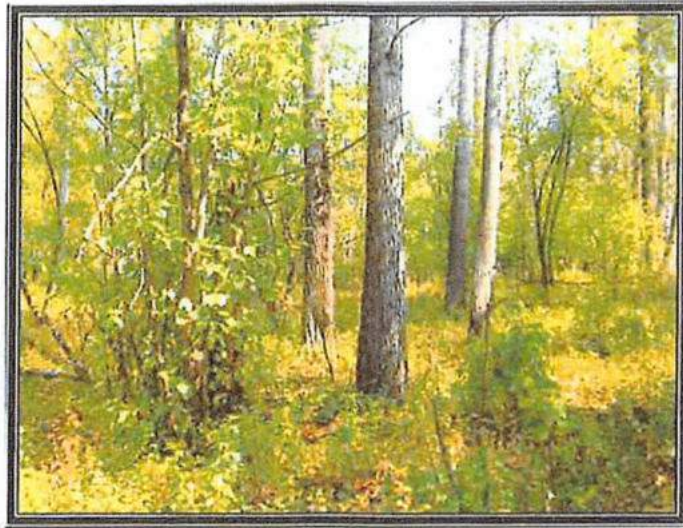


PHOTO 2: TREE COVERAGE ON SUBJECT LAND



PHOTO 3: SUBJECT LAND

2.4 Wildlife

Since the subject land is located adjacent to the shoreline of Lake Isle, it is proposed to mitigate any negative effects on the wildlife, bird & fish habitat and any environmental issues. Mainstream Aquatics Ltd. have prepared an environmental impact assessment (EIA) of the project which was completed in Dec. 2007. The most prominent concerns will be the effects of the development on the water quality of Isle Lake (nutrient and sediment inputs), loss of wildlife habitat and disturbance of wildlife and fish. It is proposed to dedicate a large environmental conservation/reserve area adjacent to the shoreline of the lake in order to address all of these environmental concerns. It is not

proposed to disturb the shoreline or the area adjacent to the lake although these impacts on the environment cannot be entirely avoided. It is also intended to comply with any federal or provincial legislation in regard to bird species, wildlife and water quality issues.

3.0 VISION

The lakeshore portion of approximately 1.5 km of harbor-like lake frontage and its attractive natural features and topography that provides panoramic views of the lake, make this land ideal for the application of the proposed development concept and the fulfillment of the developer's vision described here and in greater detail throughout this ASP.

The Development Concept Plan (See FIGURE 5) demonstrates how the developer envisions the subject land being transformed into a well-planned upscale recreational resort community with a, town center, trails, pathways, creek system, and other amenities for the recreational enjoyment of the residents.

The development concept takes into account the contours of the land and uses it to create a residential lot community where most of the lots will have a panoramic view of the lake. This will be achieved by a staggered lot layout development plan by which most of the lots will have a clear view of the lake. Also, the proposed development will have five storm water management ponds that will allow for the creation of lots backing onto these ponds. Public amenities will be designed to promote a physically and socially active lifestyle and a sense of community and family togetherness. The development will attract families both from within and from outside the County whose desire it is to live in this unique recreational resort setting. The subdivision, tentatively entitled "Island View Resort", will implement development practices that are consistent with the policies and objectives set forth in this ASP and with the MDP.

The developer envisions Island View Resort as a fully serviced recreational community provided with onsite communal domestic water and wastewater treatment facilities along with franchised utilities supplying telephone, electricity, and natural gas services. It will be developed according to standards of excellence established through architectural controls, landscaping guidelines, and other quality determinants that will result in the creation of a high quality built environment. It will strive to be a community built on sound planning principles and serve as a standard of excellence for future similar residential recreation subdivisions in the County.

4.0 LAND USE

4.1 Local Land Use Context

The subject land and the majority of the land in the immediate local area are zoned Agricultural B by the Land Use Bylaw and CR Country Residential by the Municipal Development Plan. The subject land is currently used for pasture. There are two existing buildings on the property, an older home and a large detached garage/workshop. All existing buildings will be removed from the site. A large parcel of land immediately adjacent to the east of the subject land, called SouthView Village, has been redistricted for a country residential subdivision.

5.0 DEVELOPMENT PLAN (Figure 5)

5.1 Subdivision Concept

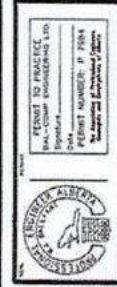
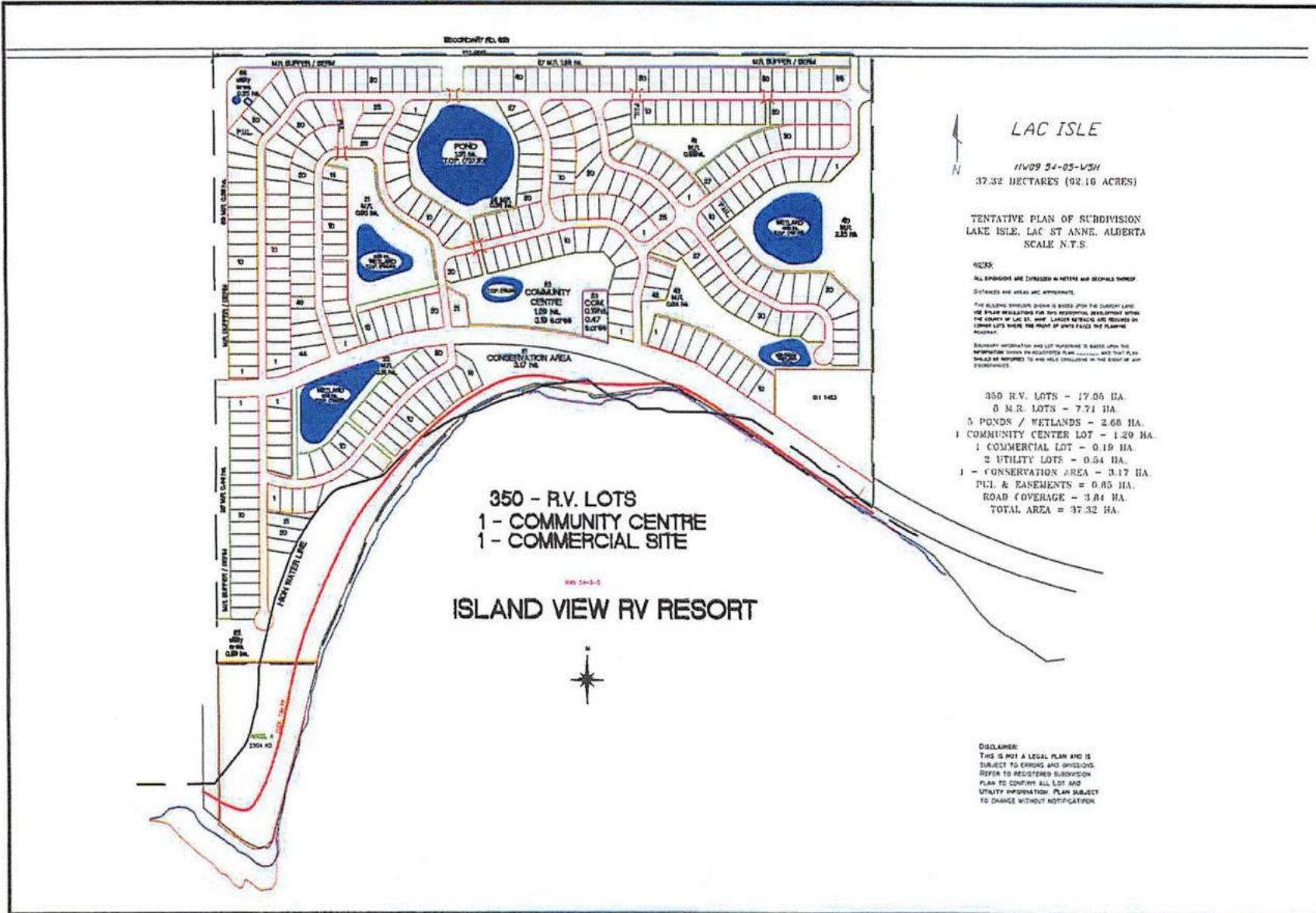
The proposed development would consist of approximately 350 RV condominium resort lots which vary in size but are predominantly 50 x 120 feet in size. Each parcel may contain a RV park model home of approximately 600 sq. ft. and a pad for parking of an RV. It is anticipated that the development would be a seasonal resort.

Since the proposed land has a higher elevation on the north side, the developer is proposing a step down land layout as to ensure that as many homes as possible can get a view of Isle Lake as possible. The proposed development may be redistricted to an appropriate district which would accommodate the development. The lots would front onto the internal road system which would tie into the existing adjacent collector roads on the east and west side of the subdivision or RR 54A and RR 54. The collector roads would then access onto SR 633.

The overall development would consist of 5 wetland/storm water lake areas situated in different locations within the development to help aid in the drainage and esthetics of the development. The main purpose of the lakes is to achieve post development drainage rates equal the pre-development drainage rates. The total area of the wetland areas consists of 2.68 hectares. The wetland areas would be surrounded by municipal reserve areas which would connect to the environmentally conservation area adjacent to the lake. The reserve areas would be linked by a pedestrian walkway system for easy access within the subdivision. The total municipal reserve dedication would consist of 8 MR lots which would total 7.71 hectares, including the buffer/berm adjacent to SR 633 and RR 54, and the conservation area which would consist of 3.17 hectares. The total area of MR, wetland/storm water lake area and conservation area would total 13.56 hectares which would represent a dedication of approximately 36.3 % of public lands. This is well in excess of the 10% which is required by the Municipal Government Act.

In addition, an area of 1.29 hectares will be designated as a community centre area which would include a small commercial area of .19 hectares adjacent to the community centre area. Both sites are located in the centre of the plan area which will provide easy access for all the residents living in the area. The community centre area may provide community and public buildings which may include a community centre for community gatherings and the commercial area would provide a convenience commercial area which could serve the surrounding area as well.

Also, there are a total of 6 Public Utility Lots (PUL) within the plan area which are provided to accommodate the servicing and proper drainage of the entire subdivision.



ISLAND VIEW RESORT
TENTATIVE PLAN OF SUBDIVISION
LAC ST ANNE, ALBERTA



OWNER'S PLAN	DATE	BY	REVISION
114/09 54-05-V5H	2009-05-15	11409 54-05-V5H	1

C2

FIGURE 5: DEVELOPMENT CONCEPT PLAN

5.2 Population Size and Demographic

The projected maximum population for the community is 700 persons based on an average occupancy of 2.0 persons per household for 350 households or lots. Since Island View Resort is meant to be an adult community and used as a recreational/resort subdivision, it is anticipated that there will be a lot of retirees residing here. Although children are welcome here, it is not anticipated that children will live here permanently and therefore schools will not be required. Since this proposal is seasonal in nature the population will fluctuate.

5.3 Public Amenities and Recreational Activities

The proposed subdivision will feature beautiful walking trails which will be scattered throughout the subdivision especially near the lakes and other scenic portions of the development. The developer will attempt to link as many of these trails together as possible. A play area will be situated in the common area of the subdivision close to the commercial and community centre area.

The conservation area consists of open area for residents to enjoy. This area may also be used by the public if they so wish.

The community centre area will consist of a children's playground area complete with playground equipment. The center will also consist of commercial district where the development can accommodate a convenience store and other amenities for all residents and their visitors.

6.0 TRANSPORTATION

The developer intends to provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and vehicular needs of residents of the development. It is proposed to integrate transportation and utility corridors into the neighborhood making use of their walkway and linkage potential while having regard for the safe, ongoing operation of these transportation facilities. It is also intended to minimize walking distance by creating an interconnected street network system which will provide alternative pedestrian circulation system that links to key viewpoints and park areas.

A Traffic Impact Assessment Study was conducted by Scheffer Andrew Ltd. which is included in support of this proposal. The study concluded that because the total traffic volume post development will not exceed 1000 vehicles per day, that the proposed development will have little impact on SR 633. The study recommends that RR 54 be considered as the second alternate access to the development because of the curve in SR 633 to the west of the proposed development and that RR 54A be the main access and be constructed as a joint access which will also provide access to the adjacent easterly quarter in the future. The study also concludes that no lighting of the intersection is required in view of the low traffic volume.

6.1 Local Roadway Access

Access to the proposed subdivision will be by way of four access points. Two access points are proposed from RR 54, with the major access from RR 54A and the fourth road access will follow the existing Township Road 541A which runs through the community of South View and heads west into the proposed development.

6.2 Internal Roadway System

The internal subdivision roadways will be constructed in accordance to the County's General Municipal Servicing Standards ("GMSS"). Street lights will be provided at each intersection within the subdivision.

7.0 UTILITIES AND SERVICING

The developer will service the proposed subdivision with a piped sewer and potable water system as shown on Plan B. The pipes will be sized accordingly and will be based on the total density and number of lots in the subdivision at full build out.

7.1 Wastewater Treatment

(a) Flow

The wastewater flow will be calculated by a professional engineer based upon the number of residences with additional flow added for the community facility and the commercial site /convenience store.

(b) Collection & Treatment

Collection consists of wastewater collection from the residences and community facilities and transmitted to the treatment location. An underground water tight holding tank(s) will be installed within the subdivision where all the sewage effluent from the subdivision will flow to. It is proposed to install the holding tank at the lowest area of the subdivision which would be located in the south west corner. The holding tank would be located on a separate lot with the size of the lot being determined once the size of the tank is determined. Truck traffic for sewage pick up will use RR 54 and this method would not require truck traffic through the residential area. The sewage effluent from the tank will then be truck hauled to the nearest sewage lagoon which is located just east of Darwell. The lagoon is currently owned and operated by the County who have advised that there is enough capacity to serve this subdivision. The sewage will be hauled on a regular basis and the developer agrees to pay for the dumpage fees for use of the lagoon.

Alternatively, when the subdivision is totally developed and occupied and based on federal & provincial grants, the developer is prepared to work with the County to investigate the possibility of installing a sewage force main system from the subdivision directly to the nearest tie-in to the regional sewage lagoon located east of Darwell. The sewer line could be directionally drilled under ground which will not disturb the ground surface or create any environmental issues or concerns. The over all route of the sewer line from the subdivision to the lagoon will be discussed with the County to ensure it is located in the best location. The County has indicated that the nearest tie- in is located west or south of Darwell. At the direction and initiative of the County, the sewer line may be oversized to accommodate other existing or proposed subdivisions which may tie into the proposed line. Cost recoveries for oversizing of the line to allow other existing or proposed subdivisions to utilize the line could be arranged by the County in consultation with the Developer. After the piped system is installed and completed, the holding tanks will be removed and the land will be converted to residential lots.

(c) Permitting

An Alberta Environment permit will be required from AEVN for construction and operation of the system. A wastewater engineer will be engaged to make application for this permit.

Policy 7.1.1: A qualified practicing engineering specialist shall prepare an application to AEVN for the approval, licensing, and permitting of the wastewater collection, treatment, and disposal system

Policy 7.1.2: Wastewater collection, treatment, and disposal within the development shall be administered by a privately owned onsite communal system managed and operated by a private operator, a utility coop, or the Condominium Corporation to the satisfaction of the County and AENV.

Policy 7.1.3: A qualified operator, trained by the appropriate approving authorities shall operate, maintain, and monitor the wastewater treatment system.

Policy 7.1.4: The description of the proposed wastewater collection, treatment, and disposal system's technology, and location is preliminary, conceptual and subject to change pursuant to final engineering design, and AENV approval. Variations to the system based on these considerations shall not require an amendment to this ASP.

Policy 7.1.5: The wastewater treatment system shall treat the sewage influent to a minimum standard and the sewage effluent shall have a maximum strength that does not exceed AEVN standards.

Policy 7.1.6: The level of treatment shall meet or exceed all AENV standards to ensure there is no adverse impact on the Land or adjacent lands.

7.2 Supply of Domestic Water

Community water supply will be provided from a community well system. The system will be developed in compliance with Alberta Environment standards. For this purpose, a professional hydrogeological study has been conducted to verify the sufficiency of local ground water sources for the proposed development – Groundwater Evaluation by Hagstrom Geotechnical Services.

The groundwater division of Alberta Environment have also confirmed that there records indicate that 3 wells have been drilled on the property and the results have confirmed that there is sufficient water to serve the proposed development. Approvals will be required from Alberta Environment to comply with the Water Act.

Water distribution would be provided from a common pumphouse and would facilitate domestic flows and pressures only. Fire protection would be provided through a trucked insource by the local fire department. A truck fill hydrant with water from the lake would be constructed at the marina during the first stage of construction for refilling the fire fighting equipment .

A second truck fill hydrant would be added at the south end of the project during construction of a later phase.

The Canadian Drinking Water Quality Guidelines (CDWG) (1996) states that:

"Aesthetic objectives (AO) apply to certain substances or characteristics of drinking water that can affect its appearance by consumers or interfere with practices for supplying good-quality water. The AO values must be below those considered to constitute a health hazard".

The domestic water supply will be tested and appropriate treatment measures will be applied as required to meet provincial drinking water standards.

Policy 7.2.1: A qualified practicing engineering specialist shall prepare an application to AENV for the approval, licensing, and permitting of an onsite communal domestic water supply and distribution system.

Policy 7.2.2: The supply of domestic water shall be administered by a privately owned onsite communal domestic water distribution system managed and operated by either a private operator, a utility coop, or the Condominium Corporation to the satisfaction of the County and AENV. The system shall utilize water sources licensed in accordance with AENV regulations and operated according to standards imposed by AENV and to the satisfaction of the County.

Policy 7.2.3: A qualified operator, contracted by the Condominium Corporation and trained by the appropriate approving authorities, shall operate, maintain, and monitor the domestic water supply system.

Policy 7.2.4: The description of the proposed communal domestic water supply and distribution system and the exact location of its well and treatment facility are preliminary and subject to change pursuant to final engineering design, and AENV approval. Variations to the system based on these considerations shall not require an amendment to this ASP.

Policy 7.2.5: Domestic water shall be supplied to the subdivision in a quality that satisfies both the CDWG and AENV requirements.

7.3 Drainage and Stormwater Management

The subdivision area slopes from north to south towards Isle Lake. This change in elevation of approximately 4 metres creates a natural drainage of storm water into Isle Lake as per Plan C. Alberta Environmental Protection Standards and Guidelines for Stormwater Management require that all new developments be responsible for managing any increase in stormwater runoff and any deterioration in water quality. The five storm water lakes in the proposed development will help capture extra water and help dispose of it at a rate that is equal to pre-development rates.

(a) Catchment Delineation

New development boundaries seldom coincide with the existing natural drainage boundaries. The engineered drainage plan determines how the drainage from the developed site will affect other newly established catchment areas.

(b) Pre-development Conditions

Under pre-development conditions, flows from the drainage area disperse in the undeveloped lands before ultimately converging into the existing Isle Lake. This is known as sheet flow and is aided by higher elevations in the north of the development and head downhill to the south where water flows into Isle Lake. Culverts under the roads will provide for drainage past the existing and future roadways.

(c) Post-development Conditions

In the new subdivision, the runoff collected by the drainage system will be directed into the wet and dry ponds. Five wet ponds have been proposed. The runoff collected by each of these will be directed to the regional wet pond which will reduce sedimentation by storing storm water prior to discharge.

A final engineered stormwater drainage plan will be prepared as a condition of subdivision approval in order to properly convey and direct runoff to the storm ponds via internal and external road ditches, swales, overland flow channels between lots, and along the trail system

(d) Design Criteria

Both wet and dry ponds are proposed for the site. The regional storm pond will temporarily store the stormwater runoff in order to promote settlement of runoff pollutants and to restrict downstream discharge to predetermined levels in order to reduce the potential for downstream flooding and erosion. All ponds are designed with an upper staged area where stormwater volume is temporarily stored, and a lower staged area where sediment removal is promoted. The sediment storage areas will retain the sediment and the absorbed nutrients (mainly phosphorous) through settling or treatment if required. This should rectify water quality issues under the Water Act which stipulates that water quality or the aquatic environment cannot be affected.

7.4 Shallow Utilities

Electricity, telephone, and natural gas will be provided to each lot in the subdivision by placing them underground and aligning them along a five metre utility corridor on one side of the internal road system right of way. The developer has had initial discussions with the service providers of these utilities for the area and has ascertained that there are no circumstances existing that will prevent their supply as these services are already servicing the said lands.

7.5 Protective Services

Protective service vehicles such as police, fire, and emergency will access the subdivision and its community facilities from four entrance points. Police Service to the subdivision will be provided by the Royal Canadian Mounted Police (RCMP) detachment at Mayerthorpe, Alberta and medical crews, also from Mayerthorpe, will respond to emergencies within the subdivision. Seba Beach also has an emergency dispatch that will also serve the proposed development and surrounding areas.

Fire protection will be provided through the local rural volunteer fire department. The developer plans to coordinate this protective service with the adjacent community of South View and expand on a voluntary fire rescue service that is already in place. See Plan B which illustrates the firewater coverage protection areas of the subdivision.

7.6 Solid Waste

The disposal of solid waste will be the responsibility of the County after the developer designs and builds facilities. A solid waste management plan will be prepared that addresses how residents of Island View will deal with solid waste. The plan will include recycling initiatives and a composting facility for organic wastes that will be established onsite and used for horticultural purposes in the community.

7.7 Public Schooling

By taking into consideration the nature of the development and its target market as a seasonal recreational resort, it is not anticipated that there will be a need for schools for children. Although children are more than welcome to use the facilities and be with their grandparents or parents, it is anticipated that school aged children and teens would be at the resort during summer and weekends only. Therefore there would be no impact on the existing school infrastructure from this development.

8.0 IMPLEMENTATION

8.1 Subdivision Approvals

Subdivision will occur in whole or in parts of the subject land at the discretion of the developer. Subdivision will require the approval of a final plan of subdivision by the County and will follow redistricting and the submission of an initial tentative plan of subdivision. The developer will submit applications to the County for the redistricting of the subject land and for subdivision approval of phase one of the proposed development at the same time.

Policy 8.2.1: As a condition of subdivision the developer shall provide the County with an engineering report that shall include development envelopes, proposed set backs, and slope stability assessments for the number of lots in phase one that are deemed subject to this assessment by the County. A geotechnical site investigation of the site has been provided as per report – Geotechnical Site Investigation by Hagstrom Geotechnical Services.

8.2 Development Agreement

Development and construction will occur in phases thereafter pursuant to the terms and conditions of a development agreement executed between the County and the developer subsequent to the attainment of development and building permits.

8.3 Phasing Plan

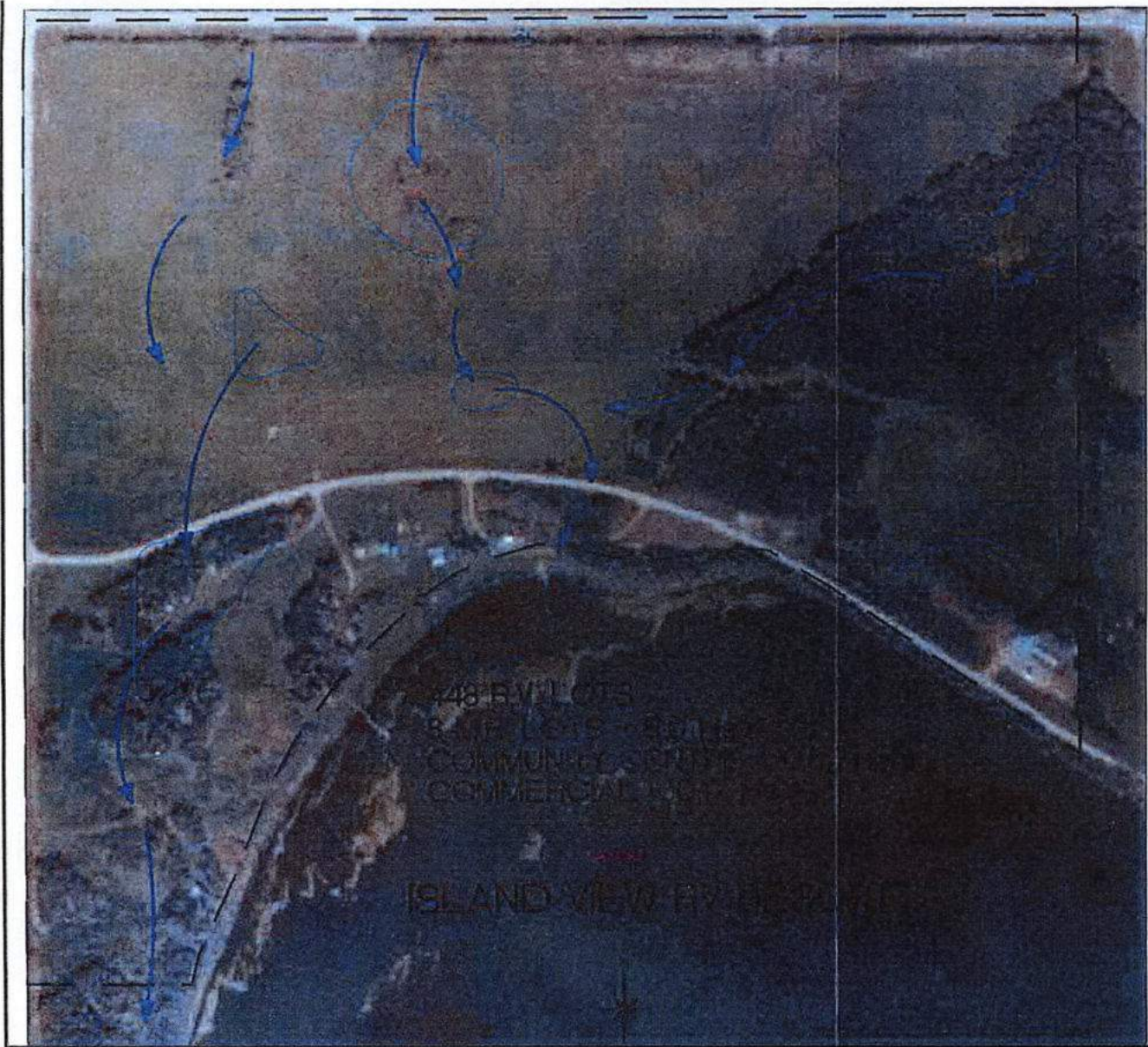
Preliminary plans are to develop Island View in four different phases as shown on Plan D. The developer would like to start with phase one at the northwest corner of the subject lands.

9.0 PUBLIC CONSULTATION SUMMARY

A public open house was held on Thursday, October 20, 2011 from 4:00 p.m. to 8:00 p.m. at the Darwell Community Hall in Darwell, Alberta.

The public open house was advertised in the Lac Ste Anne Bulletin newspaper and the Community Voice paper, as suggested by the County. The objective of the open house was to inform the public of the proposed development and gather comments on the proposal. The comments were provided to the County for their information. A series of information panels were displayed for viewing and the meeting attendees were encouraged to sign-in, ask questions and provide verbal and written comments. The meeting attendees were also invited to provide comments by e-mail.

A total of 42 members of the public attended this open house. Also attending the open house were representatives of the Developer and their Consultant. Generally, favorable comments were received by the public. A summary of the open house is attached to this report – see Public Consultation Summary by IBI Group.



LAC ISLE

11W09 54-05-W5H
43.22 HECTARES (107.00 ACRES)

EXISTING STORM DRAINAGE
LAKE ISLE, LAC ST ISLE, ALBERTA
SCALE 1:1000

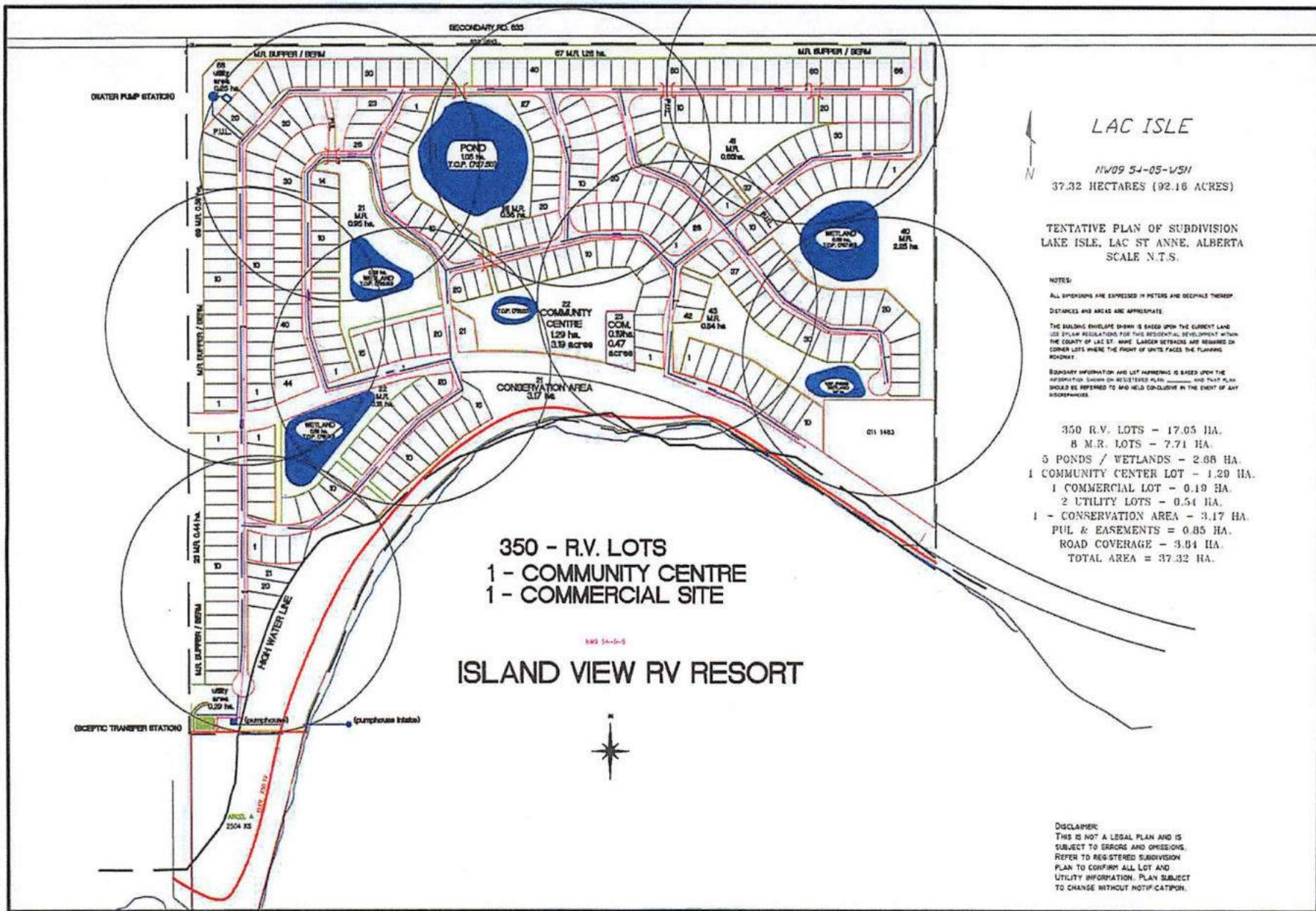
I AM A REGISTERED PROFESSIONAL ENGINEER
 I HAVE REVIEWED THIS DRAWING AND
 I AM SURE IT ACCURATELY REPRESENTS
 THE INFORMATION PROVIDED TO ME
 BY THE CLIENT AND I AM NOT PROVIDING
 ANY GUARANTEE OR WARRANTY OF ANY KIND
 IN CONNECTION WITH THIS DRAWING
 DATE: _____
 SIGNATURE: _____
 PERMIT NUMBER: P 7984
 THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ALBERTA

ISLAND VIEW RV PARK
 LAKE ISLE, ALBERTA
 EXISTING STORM RUNOFF PLAN VIEW

BAL-CONP
ENGINEERING
LTD.
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DWG NO	CHK BY	DATE	CHK BY	DATE

DWG NO
C8
 SCALE: 1:1000



LAC ISLE
 NW09 54-05-W5H
 37.32 HECTARES (92.16 ACRES)

TENTATIVE PLAN OF SUBDIVISION
 LAKE ISLE, LAC ST ANNE, ALBERTA
 SCALE N.T.S.

NOTES:
 ALL DIMENSIONS ARE EXPRESSED IN METERS AND DECIMALS THEREOF.
 DISTANCES AND AREAS ARE APPROXIMATE.
 THE BUILDING ENVELOPE SHOWN IS BASED UPON THE CURRENT LAND USE ZONING REGULATIONS FOR THIS RESIDENTIAL DEVELOPMENT WITHIN THE COUNTY OF LAC ST. ANNE. LARGER SETBACKS ARE REQUIRED ON CORNER LOTS WHERE THE FRONT OF UNITS FACES THE PLANNING ROADWAY.
 BOUNDARY INFORMATION AND LOT NUMBERING IS BASED UPON THE INFORMATION SYSTEM ON REGISTERED PLAN 0111482 AND THAT PLAN SHOULD BE REFERRED TO AND HELD CONCLUSIVE IN THE EVENT OF ANY DISCREPANCIES.

- 350 R.V. LOTS - 17.05 HA.
- 8 M.R. LOTS - 7.71 HA.
- 5 PONDS / WETLANDS - 2.66 HA.
- 1 COMMUNITY CENTER LOT - 1.29 HA.
- 1 COMMERCIAL LOT - 0.19 HA.
- 2 UTILITY LOTS - 0.54 HA.
- 1 - CONSERVATION AREA - 3.17 HA.
- P.U.L. & EASEMENTS = 0.85 HA.
- ROAD COVERAGE - 3.94 HA.
- TOTAL AREA = 37.32 HA.

DISCLAIMER:
 THIS IS NOT A LEGAL PLAN AND IS SUBJECT TO ERRORS AND OMISSIONS. REFER TO REGISTERED SUBDIVISION PLAN TO CONFIRM ALL LOT AND UTILITY INFORMATION. PLAN SUBJECT TO CHANGE WITHOUT NOTIFICATION.

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 S.A.L.-COMP ENGINEERS LTD
 S.A.L. 1001
 PERMIT NUMBER: P 7504
 The Association of Professional Engineers
 of Alberta

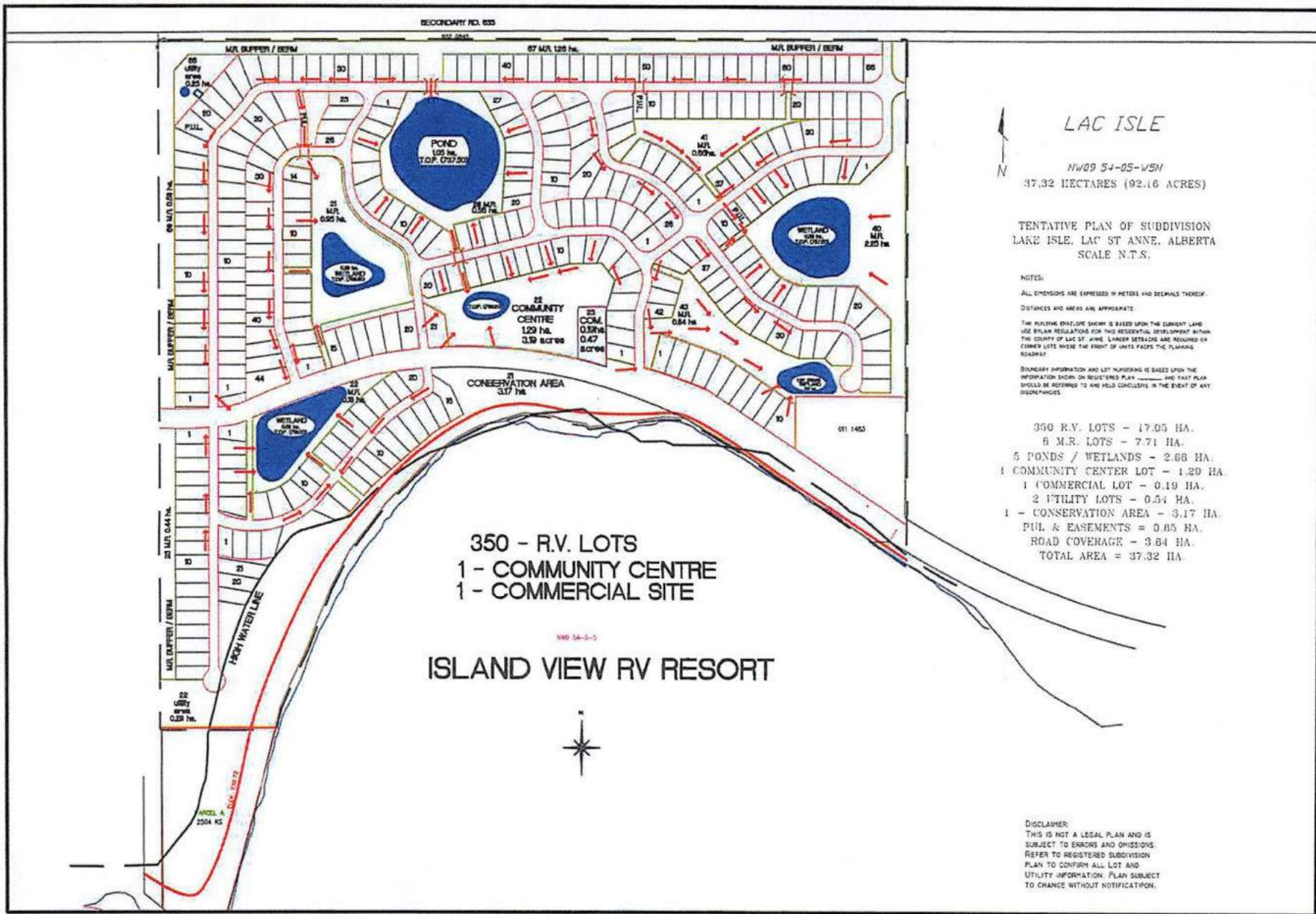
ISLAND VIEW RESORT
 PUMPHOUSE & FIREWATER
 COVERAGE MAP
 LAC ST ANNE, ALBERTA

S.A.L.-COMP
 ENGINEERING
 LTD.

25, 18-13-1077, Edmonton, Alberta, Canada
 Tel: (781) 437-1191, Fax: (781) 437-1192

DATE	BY	REVISION	DATE	BY

DWG NO.
C6
 SCALE: 1/8" = 1'



LAC ISLE

NW09 54-05-W5H
37.32 HECTARES (92.16 ACRES)

TENTATIVE PLAN OF SUBDIVISION
LAKE ISLE, LAC ST ANNE, ALBERTA
SCALE N.T.S.

NOTES:
ALL DIMENSIONS ARE EXPRESSED IN METERS AND DECIMALS THEREOF.
DISTANCES AND AREAS ARE APPROXIMATE.
THE BUILDING DEVELOPMENT SHOWN IS BASED UPON THE CURRENT LAND USE ZONING REGULATIONS FOR THIS RESIDENTIAL DEVELOPMENT WITHIN THE COUNTY OF LAC ST ANNE. LARGER SETBACKS ARE REQUIRED ON CORNER LOTS WHERE THE FRONT OF UNITS PACES THE PLANNING ROADWAY.
BOUNDARY INFORMATION AND LOT NUMBERING IS BASED UPON THE INFORMATION SHOWN ON REGISTERED PLAN 0111463 AND THAT PLAN SHOULD BE REFERRED TO AND HELD CONCLUSIVE IN THE EVENT OF ANY DISCREPANCIES.

- 350 R.V. LOTS - 17.05 HA.
- 8 M.R. LOTS - 7.71 HA.
- 5 PONDS / WETLANDS - 2.68 HA.
- 1 COMMUNITY CENTER LOT - 1.29 HA.
- 1 COMMERCIAL LOT - 0.19 HA.
- 2 UTILITY LOTS - 0.54 HA.
- 1 - CONSERVATION AREA - 3.17 HA.
- PUL & EASEMENTS = 0.85 HA.
- ROAD COVERAGE - 3.84 HA.
- TOTAL AREA = 37.32 HA.

350 - R.V. LOTS
1 - COMMUNITY CENTRE
1 - COMMERCIAL SITE

ISLAND VIEW RV RESORT



DISCLAIMER:
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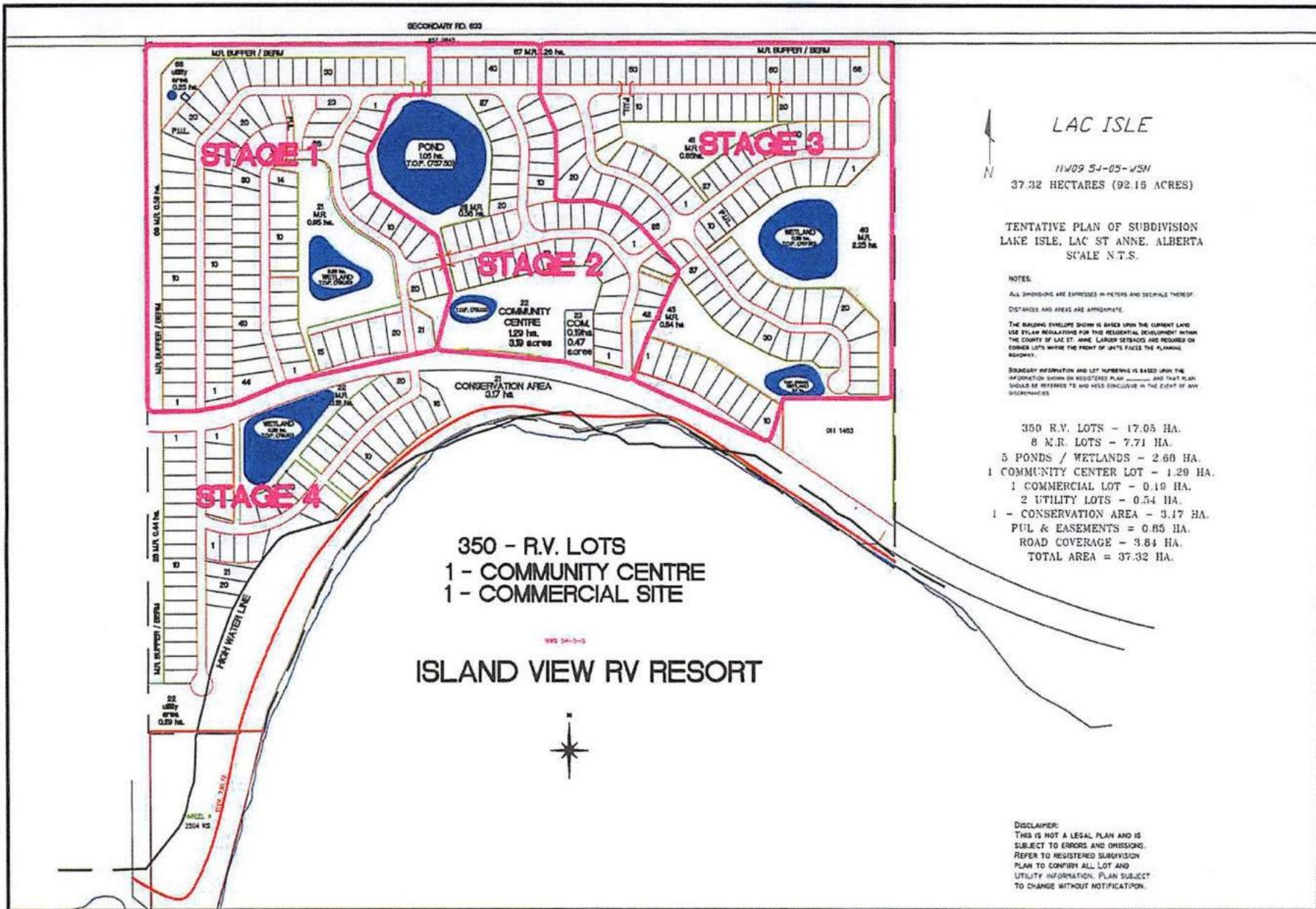
PERMIT TO PRACTICE
SAL-COMP ENGINEERING LTD
SAL-COMP
PERMIT NUMBER: P 7784
Municipality of Lac Ste. Anne, Alberta

ISLAND VIEW RESORT
STORM DRAINAGE PLAN
LAC ST ANNE, ALBERTA

SAL-COMP ENGINEERING
L.L.T.D.
100-10000 100th Street, Edmonton, Alberta T5A 0K6
TEL: 780-443-1911 FAX: 780-443-1912

DATE	BY	REV.	DESCRIPTION

DWG NO.
C7



SECONDARY RD. 603
 457 0445

LAC ISLE

NW09 54-05-WSH
 37.32 HECTARES (92.16 ACRES)

TENTATIVE PLAN OF SUBDIVISION
 LAKE ISLE, LAC ST ANNE, ALBERTA
 SCALE N.T.S.

NOTES:
 ALL DIMENSIONS ARE EXPRESSED IN METERS AND DECIMALS THEREOF.
 DISTANCES AND AREAS ARE APPROXIMATE.
 THE BUILDING ENVELOPE SHOWN IS BASED UPON THE CURRENT LAND USE BY-LAW REGULATIONS FOR THIS RESIDENTIAL DEVELOPMENT WITHIN THE COUNTRY OF LAC ST. ANNE. LARGER SETBACKS ARE REQUIRED ON CORNER LOTS WHERE THE FRONT OF UNITS FACES THE PLANNING ROADWAY.
 BOUNDARY INFORMATION AND LOT NUMBERS IS BASED UPON THE INFORMATION SHOWN ON REGISTERED PLAN 11173-C4 AND THAT PLAN SHOULD BE REFERRED TO AND HELD CONCLUSIVE IN THE EVENT OF ANY DISCREPANCIES.

- 350 R.V. LOTS - 17.05 HA.
- 8 N.R. LOTS - 7.71 HA.
- 5 PONDS / WETLANDS - 2.60 HA.
- 1 COMMUNITY CENTRE LOT - 1.29 HA.
- 1 COMMERCIAL LOT - 0.19 HA.
- 2 UTILITY LOTS - 0.54 HA.
- 1 - CONSERVATION AREA - 3.17 HA.
- PUL & EASEMENTS = 0.85 HA.
- ROAD COVERAGE - 3.84 HA.
- TOTAL AREA = 37.32 HA.

350 - R.V. LOTS
 1 - COMMUNITY CENTRE
 1 - COMMERCIAL SITE

ISLAND VIEW RV RESORT



DISCLAIMER:
 THIS IS NOT A LEGAL PLAN AND IS SUBJECT TO ERRORS AND OMISSIONS. REFER TO REGISTERED SUBDIVISION PLAN TO CONFIRM ALL LOT AND UTILITY INFORMATION. PLAN SUBJECT TO CHANGE WITHOUT NOTIFICATION.

PLANNED TO FRACTURE
 BR.-COOP ENGINEERING LTD.
 10000 100th St.
 Edmonton, Alberta T5A 0K6
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 Issued under the authority of the
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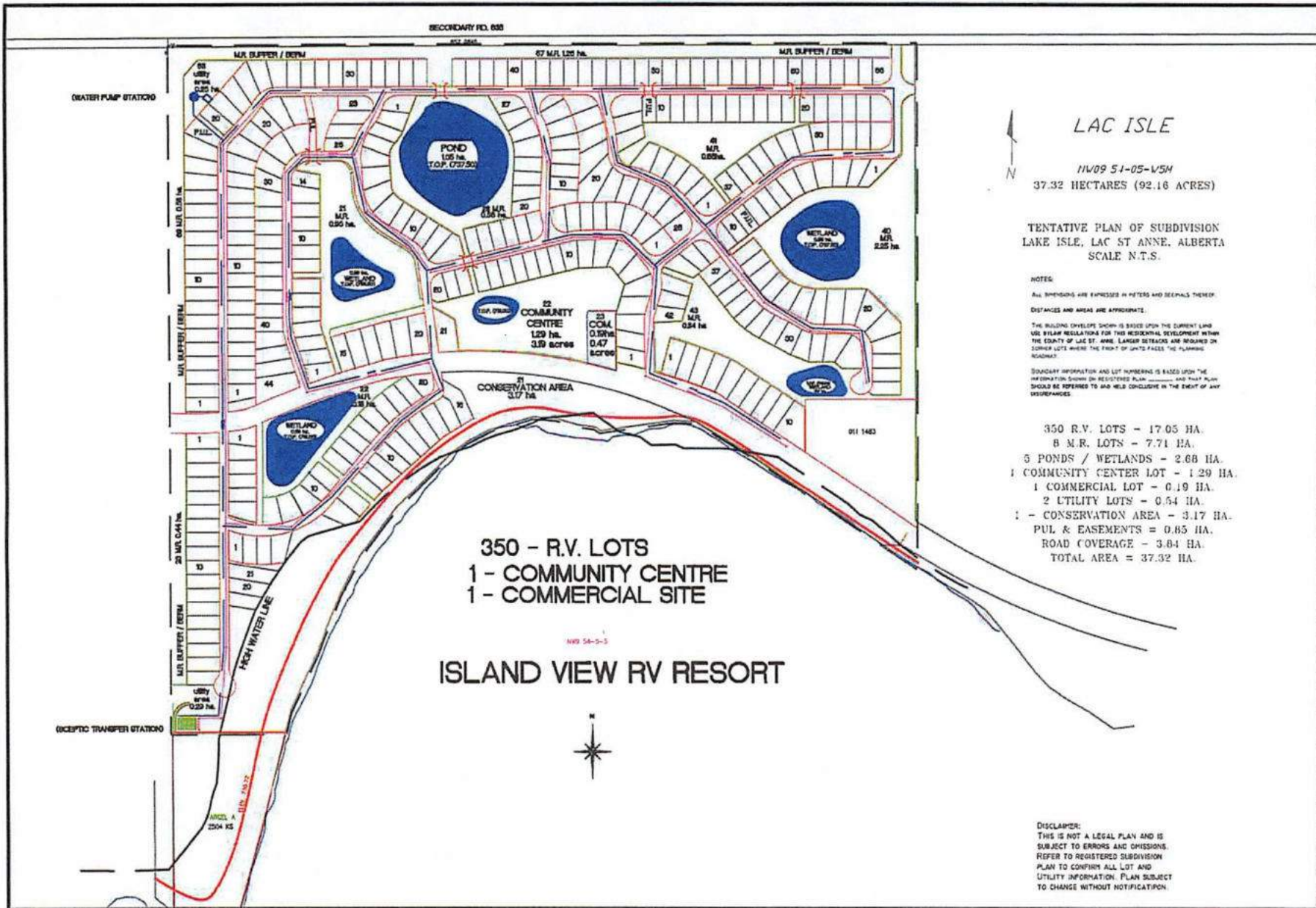
ISLAND VIEW RESORT
 TENTATIVE PLAN OF SUBDIVISION
 STAGING
 LAC ST ANNE, ALBERTA

BR.-COOP ENGINEERING
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10000 100th St. Edmonton, Alberta T5A 0K6
 Tel: 780 443 8888 Fax: 780 443 8888

DATE	REV	BY	CHK BY
2009 05 05	1	BR	BR

UFG NO.
C4
 SCALE: N.T.S.



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 SHERBOURNE, ALBERTA T0A 1A0
 REG. NO. 11111

ISLAND VIEW RESORT
 WATER SYSTEM AND
 SANITARY SEWER SYSTEM
 LAC ST ANNE, ALBERTA

BAL-COMP
 ENGINEERING
 LTD.
 11111 101ST AVE. S.W.
 SHERBOURNE, ALBERTA T0A 1A0
 REG. NO. 11111

DATE	BY	REVISION	DATE	BY

DISP. NO.
C5

SCALE: N.T.S.