



# County of Stettler No. 6

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July 25, 2019

2066052 Alberta Ltd.  
c/o Dave Hamm



**VIA COURIER &  
VIA EMAIL**



2066052 Alberta Ltd.  
c/o Douglas Wilson



**VIA COURIER &  
VIA EMAIL**



2066052 Alberta Ltd.  
c/o Keith Wilson



**VIA COURIER & VIA EMAIL**



**Dear Sirs:**

**Re: 2066052 Alberta Ltd. (operating as Paradise Shores) – Development Permit Application dated July 9, 2019 for Development at NE-20-40-20-W4M (the “the Lands”)**

On July 9, 2019, Stettler County No. 6 (the “Municipality”) received a development permit application for a proposed development, Recreation Facility – Outdoor, on the above-noted Lands. The application was made on behalf of 2066052 Alberta Ltd by David Hamm.

The application was accompanied by the following documents:

1. Application form dated July 9, 2019;
2. Application letter dated March 28, 2019;
3. Payment of the development permit application fee;
4. Land Titles certificate dated February 20, 2018;
5. Traffic Impact Assessment by JCB Engineering dated May 2019;
6. Electrical – As Built – Survey;
7. Landscaping plan concept undated and photographs;
8. Water Mains – As Built – Survey;

9. Emergency response plan dated May 15, 2019;
10. A number of sign designs;
11. Stormwater Management Plan by Urban Systems dated May 2018;
12. An application for EPEA registration for a wastewater collection system dated May 14, 2018;
13. An overall sanitary plan and water plan by Urban Systems dated May 22, 2018;
14. An overall stormwater plan, sanitary plan, water plan and grading plan dated August 27, 2018 by Urban Systems;
15. A site plan undated;
16. A desktop wetland assessment by *AQUALITY* Environmental Consulting Limited dated March 21, 2018;
17. An archeological research permit 18-007 dated April 20, 2018;
18. A desktop environmental protection plan prepared by TerraHDD Solutions Inc. dated February 2018;
19. A raptor nest survey by Tetra Tech dated March 8, 2018;
20. A number of photos showing the slope and placement of RVs;
21. A geotechnical investigation by CE Pro Energy and Environment dated June 4, 2019;
22. A geotechnical investigation report prepared by E&C Testing Inc. dated July 13, 2018; and
23. A boundary and right-of-away plan sketch dated July 9, 2018.

The Development Authority has reviewed the documentation provided and finds that it is insufficient to properly evaluate the application. Pursuant to section 683.1 of the *Municipal Government Act* and section 17.7 of the Municipality's Land Use Bylaw, the Development Authority may refuse to accept an application for a development permit where the information and documents required have not been supplied or if in the opinion of the Development Authority the quality of the materials supplied is inadequate to properly evaluate the application.

Accordingly, please submit the following outstanding information and documents to the Development Authority by no later than Monday, September 30, 2019:

1. A complete Site Plan prepared to scale and to the satisfaction of the Development Authority showing:
  - a. north arrow and scale of plan;
  - b. lines shown with dimension and configuration of the RV or camping stalls, provision for off-street loading and vehicle parking (e.g. driveways, driveway lengths, and number of parking stalls for each RV or camping stall);

- c. existing and proposed building heights and the relative locations as between buildings, structures, and services (e.g. underground storage tanks, water well, shut offs, etc.);
  - d. confirmation of whether buildings will be moved onto the property or relocated from other parts of the lot or other lots, and details of any such relocation;
  - e. a scaled floor plan, elevations, building heights for proposed construction and buildings;
  - f. proposed front, side and rear yards shown with dimensions;
  - g. location of existing/proposed buildings or structures (dimensioned to property lines) development density, site coverage calculations, height and number of storeys according to the definitions of the County of Stettler Land Use Bylaw;
  - h. location of existing/proposed on-site water and sewage disposal services;
  - i. location of all registered utility easements and rights-of-way;
  - j. dimension layout of existing and proposed off-street parking and loading areas, entrances, exits and abutting roads (labelled);
  - k. existing and proposed use of the existing and proposed building(s) and/or use of property; and
  - l. illustrating vehicle access points and vehicle circulation to all Recreational Vehicle stalls and/or Campground sites and Recreation Facilities-Outdoor Use onsite including emergency vehicle access and the main vehicle access off Bayview Street;
2. Off-Street Parking and Loading Requirements - An onsite (off-street) parking and load plan showing:
- a. the minimum number of off-street parking spaces that shall be provided for off-site users, 'campsite' users, employees, dwelling units, participants to recreational facilities, overnight guests, trailer storage or parking, etc.; and
  - b. the surface treatment option respecting off-street parking space anticipated to be incorporated, including whether the off-street parking space shall be constructed to an all-weather standard and, also what surface slope is proposed;
3. Proof of applications for approval or approvals from Alberta Environment and Parks for the following:
- a. Stormwater management;
  - b. Sewage disposal services; and
  - c. Water distribution system;

4. Proof of applications for approval or approvals from Alberta Health Service for the following:
  - a. Potable Water testing of water imported and stored on site for human consumption
5. Copies of Safety Codes permits;
6. A Landscaping Plan prepared by a qualified consultant for the entire site that is responsive to and incorporates any recommendations or requirements from other reports prepared by qualified professionals, including identification of:
  - a. measures proposed to be taken to ensure that infiltration into area slopes is minimized;
  - b. proposed buffering/screening along the full length of the south and west boundaries of the property;
  - c. location of existing and proposed vegetation, landscaping, retaining walls and other physical features on a site, and an indication of which existing features will be retained/removed in the course of developing the project and which complies with the Land Use Bylaw s. 65 including requirements for planting density of one tree for every 40m<sup>2</sup> (430ft<sup>2</sup>) of landscaping area and one shrub for every 20m<sup>2</sup> (215ft<sup>2</sup>) of landscaping area;
  - d. planting density of one tree for every 40m<sup>2</sup> (430ft<sup>2</sup>) of landscaping area and one shrub for every 20m<sup>2</sup> (215ft<sup>2</sup>) of landscaping area;
  - e. with a mixture ratio of 1:1 for native deciduous and coniferous trees and a mixture ratio of 2:1 for native deciduous and coniferous shrubs;
  - f. minimum plant sizes:
    - i. Deciduous trees – minimum caliper 60mm measured 450mm from ground level;
    - ii. Coniferous trees – 2.5m (8ft) in height;
    - iii. Deciduous shrubs – minimum #2 container class; and
    - iv. Coniferous shrubs – minimum #2 container class;
7. Aerial photographs showing the site in its existing state;
8. An emergency response plan prepared by a qualified consultant:
  - a. including distance to nearest fire-fighting station and on-site fire-fighting capability in relation to proposed uses and buildings heights and proposed landscaping, development, and site occupancy, etc.;
9. Proposed signage including elevations, dimensions and locations;
10. A confirmation by the applicant that the applicant will construct at its cost all additional work/dedications as referenced in the TIA prepared by JCB Engineering updated May 28, 2019;

11. A written letter under seal by a qualified professional that they have reviewed the development permit application documents and that the proposed development will not impose any higher traffic volumes than the traffic volumes referenced in the TIA prepared by JCB Engineering updated May 28, 2019; confirmation from Alberta Transportation that it is satisfied with the TIA prepared by JCB Engineering updated May 28, 2019; and
12. A Landowner Consent and Right of Entry duly certified by the directors of the landowner corporation.

Additionally, the proposed development must be clearly explained, including a detailed explanation of the scope and nature of each proposed use and where each proposed use is to occur on the Lands. The foregoing documents and additional information must clarify the nature of the proposed use including:

1. Will the use of the water park be restricted to the individuals who have RVs on the site, or will the public at large be using the site? and if so:
  - a. the anticipated number of members of the public that will be on the site at any given time (over and above those having accommodations on the site); and
  - b. whether there will be a maximum number of members of the public that will be on the site at any given time;
2. Is it contemplated that individuals who are using the accommodations at the site be using amenities in the area, such as accessing Buffalo Lake for recreational purposes (boating, fishing, swimming);
3. Are there any group camping sites that are contemplated and if so the location, capacity and servicing (electricity, gas, water distribution system and sewer collection system)?
4. If it is contemplated that the individuals who are using the accommodations will be accessing Buffalo Lake for recreational purposes, the information submitted by the applicant shall address increased demands for access to Buffalo Lake, including:
  - a. options to address this, such as how or whether it will be feasible to add to the parking at the White Sands Boat Launch; and
  - b. what the nature of the additional parking would be required (for vehicles and boat trailers);
5. What is the level of servicing for the RVs, i.e. will every stall be connected to electricity, gas, a water distribution system and a sewer collection system, or will some stalls be serviced to a lesser degree?
6. The anticipated number of employees, as well as a description of all employee amenities including parking, overnight accommodations, office space, washrooms, cafeteria, gathering areas, or other amenities;
7. Proposed ownership and development controls and maintenance model(s), (e.g. condominium, time share, lease, public, private) and details of any associated proposed restrictive covenants, sales or ownership agreements, home ownership associations and agreements, condominium bylaws, and/or lease agreements, etc.;

8. Proposed scope of public or quasi-public recreational events as well as proposed attendance of spectators and associated services (e.g. public washroom facilities, food services, potable water supply, emergency response, solid waste management, etc.);
9. A detailed estimated commencement and completion, including a construction management and construction materials storage plan, relating to the proposed period of completion of the development;
10. The estimated cost of the project or contract price; and
11. For each proposed use, the proposed months and hours of operation and anticipated number of customers, users, employees or contractors.

Please be advised that the County of Stettler has concerns regarding the Geotechnical Investigations Report and the subsequent Site Conditions Review submitted with the application, as there appear to be significant differences in their conclusions. Further, the Site Conditions Review does not address any of the limitations identified in the Geotechnical Investigations Report – retaining wall, post-construction evaluation or confirmation that slope setbacks have been met. For the County to evaluate the application a comprehensive geotechnical study, prepared by a qualified professional is required.

The outstanding information and documents must be provided to the Development Authority no later than September 30, 2019. Upon receipt, the Development Authority shall review all documents and information provided to determine if the application is complete. If the application is complete, the Development Authority will send an acknowledgement in writing. If you fail to submit the outstanding information and documents on or before the deadline, the application shall be deemed refused pursuant to section 683.1(8) of the *Municipal Government Act*. If you require an extension of the deadline, you may contact the Development Authority who may extend the deadline in writing.

Should you have any questions or concerns, please contact the Development Authority. We look forward to receipt of the outstanding information and documents for this application by the aforementioned deadline.

Sincerely,



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Jacinta Donovan  
Development Officer