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For Immediate Release
May 8, 2018

County and Summer Villages resolve dispute regarding Paradise Shores

Summer Villages, County and Developer agree to reduced RV stall density at Paradise Shores RV Resort.

The final stage of the dispute resolution process, a meeting of the Buffalo Lake South Shore Intermunicipal Development Plan group led to a recommendation to the municipal councils of the Summer Village of White Sands, the Summer Village of Rochon Sands, the County of Stettler and the developer, David Hamm of RV Sites Canada on May 3, 2018. The recommendation, once in place, will bring to resolution, disputes over the proposed Paradise Shores Development on the south shore of Buffalo Lake, Alberta.

The IDP planning group recommendation is that the Summer Village of White Sands and Summer Village of Rochon Sands agree to a reduced density of 750 RV stalls at the Paradise Shores development. With the dispute resolution process concluded, second reading of Bylaws 1588-18 (area structure plan) and 1589-18 (rezoning) can occur, which will enable the County of Stettler Municipal Planning Commission to negotiate conditions on the development permit.

“County Council is pleased the dispute resolution process was successful between the Summer Village of Whites Sands, the Summer Village of Rochon Sands, and ourselves,” said Reeve Larry Clarke for the County of Stettler. “We appreciate the open-minded spirit in which everyone involved entered into this dispute resolution process, which concluded in what we believe to be a successful negotiation. We appreciate the trust portrayed from the Summer Village councils in reaching this agreement.”

The developer will now revise the area structure plan indicating a maximum of 750 RV stalls as the new proposed density at Paradise Shores RV Resort. The revised application will be presented to County Council at the May 9 Regular Council Meeting, and County Council will consider second reading at that time.

Once second reading has been given, the County's Municipal Planning Commission will consider conditions for the development and consult with the Summer Village Councils on certain conditions. The Summer Villages will bring the recommendation to their council meetings to retract their letters of dispute thereby committing to not appeal the bylaws to the Municipal Government Board.

Mayor Lorne Thurston for the Summer Village of White Sands said, "We have appreciated the sincere involvement displayed by our residents so far in this process, and as your elected representatives for White Sands we have worked very hard to ensure that concerns have been heard. We appreciate the commitment we have seen to mitigate concerns from all parties, and we look forward to further discussing items that will shape this development with our regional partners."

Mayor Dan Hiller for the Summer Village of Rochon Sands added, "Our council feels the main concern to the citizens of Rochon Sands, density, has been addressed through the recommendation of reduced density at Paradise Shores RV Resort. The Summer Villages and the County are working together to ensure this development is proceeding with the utmost consideration to local residents as well as being good neighbors to the development."

The Summer Villages of Rochon Sands and White Sands both registered disputes with the County of Stetter regarding the proposed Paradise Shores development, triggering the County to enter the dispute resolution process, as outlined in the Buffalo Lake South Shore Intermunicipal Development Plan, with the Summer Villages. On April 16, the first stages of the dispute resolution process were conducted: a meeting between municipal administration and planners, and a meeting between the Chief Administrative Officers of the County and the Summer Villages, and a meeting of the Buffalo Lake South Shore IDP Committee. The third stage was concluded on May 3 with the Buffalo Lake South Shore IDP committee council representatives, as well as all other councillors of the three municipalities participating in a non-voting role.

Developer Dave Hamm said, "On behalf of our entire RV Sites Team, we are pleased to be moving forward to opening on time. We are thankful for the recommendation to the Summer Villages to drop their disputes with the County. The meeting was professional and productive. We look forward to working with the Summer Villages to make the entire community even better. We are so excited to be able to introduce this beautiful part of Canada to a new group just hoping it's as incredible as we all know it is. We would like to thank all the councils and staff involved for Thursday night's meeting. With happy healthy and terrific regards."

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