

17.____ Direct Control District Regulations - NE 10-29-5-5

1. Purpose

The purpose of this district is to allow for a Glamping Retreat, passive recreation and associated supporting uses for guests.

2. Application

These regulations shall apply to a 40.41 acres (16.35 ha) site within NE 10-29-5-5 as outlined on Schedule "B" and "C".

3. Definitions - unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

CAMPSITE means a structure per the Concept Plan, that meets the Alberta Building Code, to provide overnight accommodation. These structures provide sanitary facilities (shower, toilet, and sink) and may include kitchenette's that contain a cooktop, microwave, fridge and/or toaster oven. One site has been given provisions to not require full servicing.

COMMON AREAS: means buildings and/or uses for registered guests or staff which include Great Lawn, Communal BBQ Area and Meditation Plaza.

GLAMPING RETREAT means a facility that provides overnight accommodation for guests and associated uses for patrons but does not include an event facility.

MULTI-PURPOSE BUILDING: means a structure that meets the Alberta Building Code, to provide registered guests with services which include check in and out services, laundry facility, lounge, gift shop and other similar uses.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building & Use, less than 10.0 m ² (107.6 ft ²)	Accessory Building and Use
	Campsite
	Common Areas
	Dwelling, Caretaker/Manager
	Glamping Retreat
	Horticultural Use
	Multi-Purpose Building
	Parking Facility
	Recreation, Passive
	Signs, On-Site Commercial

5. Site Regulations

SITE AREA	40.41 acres (16.35 ha) as shown on Schedule "B"
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line.
REAR YARD	Minimum 15.0 m (49.2 ft)
SIDE YARD	Minimum 15.0 m (49.2 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
OTHER SETBACKS	Minimum 5.0 m (16.4 ft) setback from open water and creek.

6. Other Development Regulations

- a) Concept Plan and Supportive Reports/Studies:
 - i. In this District, the Concept Plan and Supportive Reports/Studies as listed below, approved for the lands in Schedule "C" shall be used as guiding documents to evaluate Development Permit applications:
 1. Biophysical Impact Assessment Report,
 2. Traffic Impact Assessment,
 3. Water Supply Evaluation at Well 2090606,
 4. Sanitary Site Servicing,
 5. Water Site Servicing, and
 6. Parking lot Grading Concept and Conceptual Stormwater Management
 - ii. As part of a Development Permit application for proposed development outside the scope of the approved Concept Plan and Supportive Reports/Studies, amendments to the Concept Plan, Supportive Reports/Studies and this Direct Control District may be required.
- b) Restrictions that apply to the Direct Control District Area as shown in Schedule "B" and "C":
 - i. No subdivision shall be allowed as a result of approval of this Direct Control District.
 - ii. The following capacity restrictions shall apply to proposed Development Permits:
 1. Group/Family Campsites: Maximum 7 campsites
 2. Single/Couple Campsites: Maximum 14 campsites
 3. Multi-Purpose Buildings: 2 buildings
 - iii. The Glamping Retreat and associated uses shall be operated year-round.
 - iv. No Event Facility or Public Restaurant shall be allowed to operate as a result of this Direct Control District.
 - v. The Approving Authority may include a condition on Development Permits that restricts ATV and off-road vehicles use, other than the operator for maintenance purposes or for limited guest access.

- c) Road and Access:
 - i. Access and Egress shall be via Range Road 52.
 - ii. A Road Use Agreement in coordination with the County's Operational Services Department shall be a condition of Development Permit applications respecting dust control on Range Road 52.
- d) Development Permit Requirements:
 - i. The County may circulate Discretionary Use Development Permits to parcels within a 1.6 km (1 mile) radius prior to consideration by the Approving Authority.
 - ii. Written confirmation of submission of applications, as applicable, to Alberta Environment and Parks (AEP), and other provincial approvals shall be provided.
 - iii. Engineering Plans and Specifications/Construction Drawings shall be submitted as part of the Development Permit Applications, to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA, and may include the following as applicable having regard to the nature of the development:
 - 1. Cover Sheet(s)
 - 2. Clearing and Grading Drawings
 - 3. Erosion and Sedimentation Drawings
 - 4. Roads, Lanes, Walkways Drawings
 - 5. Traffic Control and Signage Drawings
 - 6. Water Distribution Drawings
 - 7. Sanitary Sewer Drawings
 - 8. Stormwater Management Drawings
 - 9. Shallow Utilities Drawings
 - 10. Building Grade Drawings
 - 11. Landscape Drawings
 - 12. Easement and Right of Ways Drawings
- e) Development Permit Conditions:
 - i. Prior to issuance condition shall require AEP license and/or approvals, or submission of an alternative water supply method acceptable to the Approving Authority.
 - ii. Prior to issuance condition shall require Provincial approvals, or submission of an alternative private sewage disposal system acceptable to the Approving Authority.

Bylaw No. ____/____
Direct Control District Regulations
Schedule "B"





Schedule C Bylaw No. ___/___

Passive Recreational Area

NOTE

Tents are anticipated to be located generally as shown on the concept plan. Exact locations will be determined at the detailed design stage.

CONCEPT ONLY
SUBJECT TO CHANGE

LEGEND

- 1081.0 EXISTING CONTOUR AND ELEVATION
- SANITARY PIPE (940m)
- WATER PIPE (960m)
- CART PATH
- ANTICIPATED SINGLE TENT SITES
- ANTICIPATED FAMILY TENT SITES