

CONTACT DETAILS	
-----------------	--

NAME OF APPLICANT: Tessa Larsen

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

LANDOWNER(S) (if applicant is not the landowner): Mike and Kim Verkerk

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

PROPERTY DETAILS	
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1. **LEGAL DESCRIPTION** of the land to be redesignated (rezoned) and/or subdivided:

All/part of the NW ¼ Sec. 1 Twp. 33 Range 7 West of 5 Meridian

Being all/parts of Lot 1 Block: 1 Plan 081 0088

Rural Address (if applicable): \_\_\_\_\_

a. Area to be Redesignated/Subdivided: 160 acres ( $\pm$ ) / 64.74 hectares ( $\pm$ )

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential ☒ Recreational ☐ Industrial

☐ Direct Control    ☐ Highway Commercial    ☐ Business Commercial

c. To Land Use District:    ☐ Agricultural 2        ☐ Country Residential    ☐ Residential Farmstead

☐ Recreational      ☐ Industrial      ☒ Direct Control

☐ Local Commercial    ☐ Business Park    ☐ Aggregate Extraction/Processing

Number of new parcels proposed: 0

Size of new parcels proposed: n/a acres / n/a hectares

2. LOCATION of the land to be redesignated (rezoned) and/or subdivided:

a. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☒ No

If yes, the adjoining municipality is: \_\_\_\_\_

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? ☒ Yes ☐ No

If yes, the highway number is: Highway 584

c. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? ☒ Yes ☐ No

If yes, state its name: Schott's Lake

d. Is the proposed parcel within 1.5 km of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: \_\_\_\_\_

e. Is the proposed parcel within one (1) mile of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☐ Yes ☒ No ☐ Unknown

3. **REASON FOR REDESIGNATION/SUBDIVISION** (please give us the reasons for your application and how they support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):  
Please see the attached Application Package for redesignation reasoning.

4. **PHYSICAL CHARACTERISTICS of the land to be subdivided:**

Describe the nature of the topography of the land (flat, rolling, steep, mixed): flat areas with some hills

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): abundant trees, shrubs, and brush, with some open grassy fields, as well as a lake with adjacent wetland/marsh areas

Describe the kind of soil on the land (sandy, loam, clay, etc.): \_\_\_\_\_

5. **EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED:**

Describe any buildings, any structures & any businesses on the land. Are they to remain or be demolished or removed?

there is currently a campground (RV & tent sites), lodge building with restaurant & conference space, 2 lakeside cabins, owner & worker residences, guard/entrance house, dump station & other support structures - all of which are to remain

6. **WATER AND SEWER SERVICES**

Is the proposed subdivision to be served by a water distribution system and a wastewater collection system?

☒ Yes ☐ No

Has proof of water been established? ☒ Yes ☐ No

If not, describe the manner of providing water and sewage disposal to the proposed subdivision.

7. **ABANDONED OIL/GAS WELLS:**

Is there an abandoned well on the property? ☐ Yes ☒ No A well map is attached to this document.

If yes, please attach information from the AER on the location and name of licensee.

*I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.*

# AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, MIKE + Kim VERKERK

Owner(s) Name(s) (please print) being the registered owner(s) of :

All/part of the NW  $\frac{1}{4}$  Section 1 Township 33 Range 7 West of 5 Meridian  
Lot: 1 Block: 1 Plan: 081 0088

do hereby authorize: ground cubed to act as Applicant on my/our behalf regarding the redesignation/subdivision application of the above mentioned lands.

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection:

☒ Yes ☐ No

Landowner

Date

Date

Landowner(s) Signature(s)

Please complete the following if landowner is a registered company:

I, \_\_\_\_\_, have authority to bind \_\_\_\_\_  
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

Signature of Authorized Officer, Partner or Individual

Title of Authorized Officer, Partner or Individual

Signature of Witness

Name of Witness (please print)

## AUTHORIZATION

REGISTERED OWNER(S) AND/OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF:

I, Kim VERKERK hereby certify that: ☒ I am the registered owner  
(Print full name/s) ☐ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for redesignation approval.

*The personal information on this form is being collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act (FOIP) for the purpose of reviewing and evaluating an application for redesignation and/or subdivision. By providing the above personal information, the applicant consents to the information being made available to the public and Approving Authority in its entirety under Section 17(2) of the Alberta Freedom of Information and Protection of Privacy Act. Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County FOIP Coordinator 1408 - Twp Rd 320 Postal Bag 100 Didsbury AB T0M 0W0 Ph: 403-335-3311*

## METHOD OF PAYMENT

Payment Method: ☐ Cheque ☐ Cash Auth / Chq. Number \_\_\_\_\_ ☒ Visa ☐ M/C

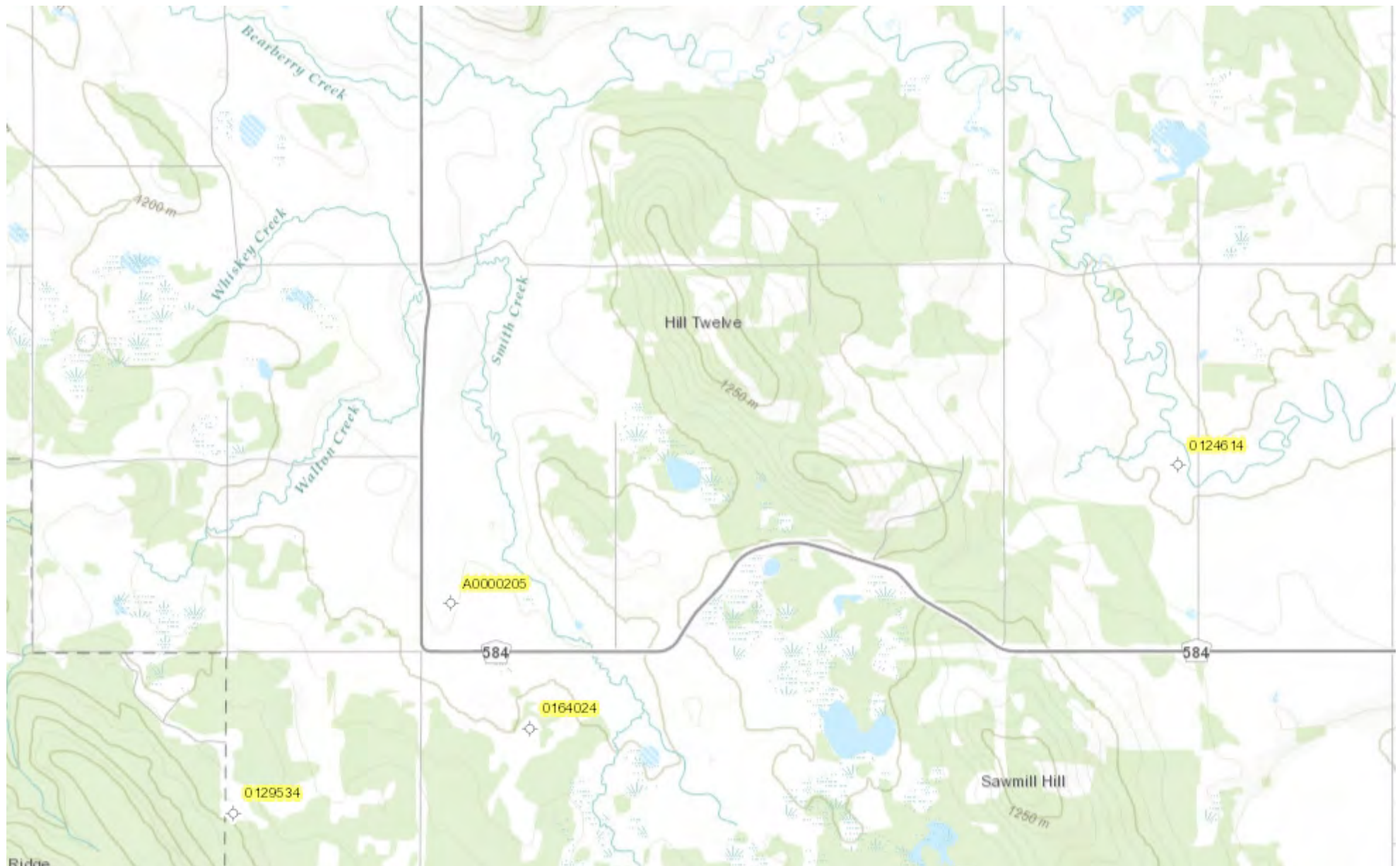
For credit card payment, please complete and submit attached authorization form.

Application Fee: \$ \_\_\_\_\_ Long Range Planning Fee: \$ \_\_\_\_\_ TOTAL FEE: \$ \_\_\_\_\_

(NOTE: If you require assistance calculating fees, please contact Planning and Development @ 403-335-3311)

\* Note: Be advised that there is a \$5000.00 Maximum for Credit Card Payments \*

## Schott's Lake - Surrounding Abandoned Wells



Tuesday, July 27, 2021 11:10:58 -06:00

Map Scale: 1: 72,224

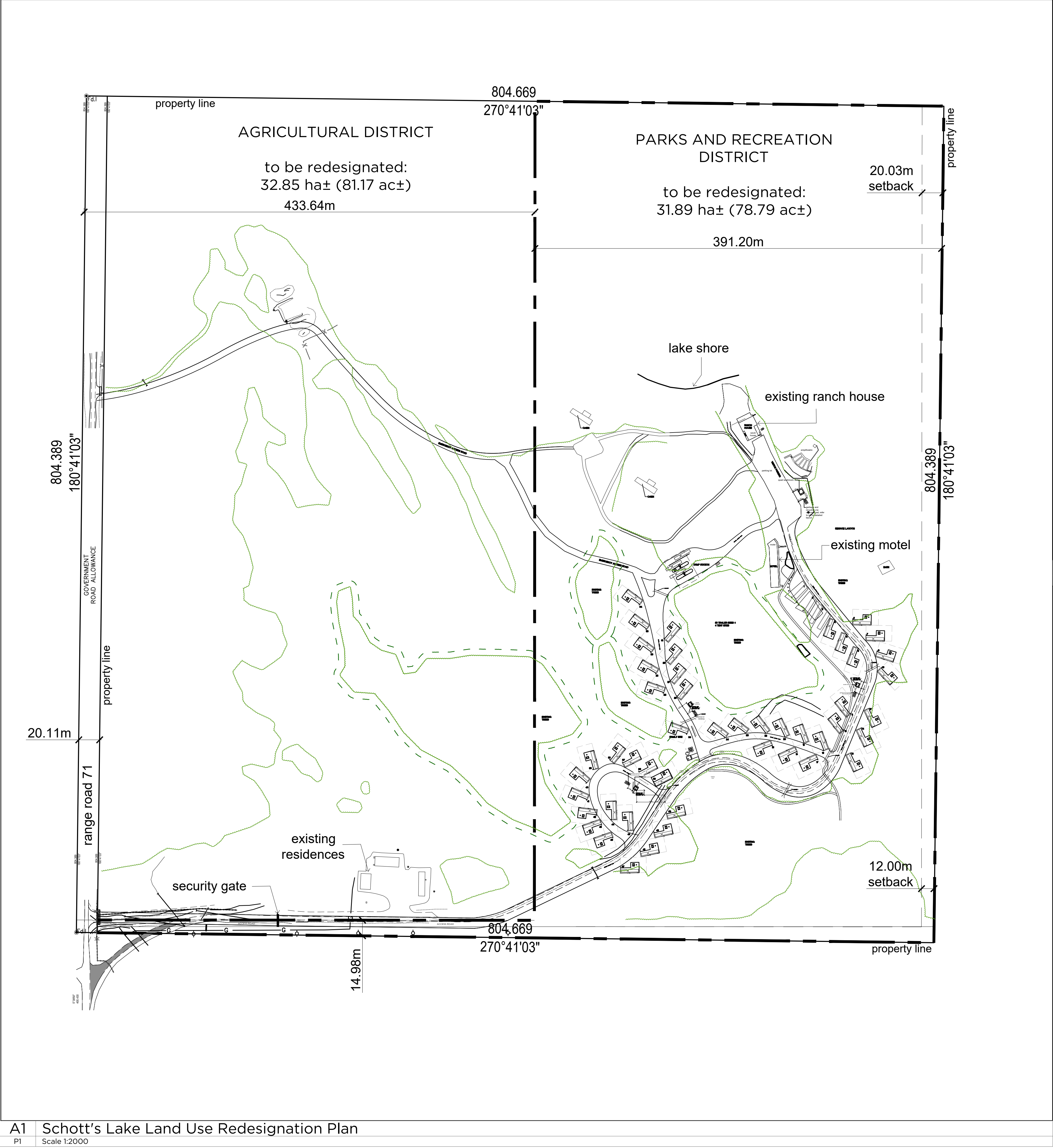


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GeoDiscover Alberta

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Notes

Existing A	32.85 ha± (81.17 ac±)
Existing P-PR	31.89 ha± (78.79 ac±)
Total Plan Area:	64.74 ha± (160.0 ac±)

to be redesignated as Direct Control district

**SCHOTT'S LAKE**  
(LOT 1, BLOCK 1, PLAN 081 0088)  
NW 1/4 SEC 1-33-7 W5M

issue	date	no.
Issued for Land Use Redesignation	21/09/03	1

revision	date	no.

project

Schott's Lake

drawn	checked	approved
tl	sm	sm

project #	date
21.705	2021/08/11

drawing

Land Use Redesignation

sheet

P1





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0032 965 585            5;7;33;1;NW                      181 058 693

LEGAL DESCRIPTION

MERIDIAN 5    RANGE 7    TOWNSHIP 33  
SECTION 1  
QUARTER NORTH WEST  
CONTAINING 64.7 HECTARES ( 160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
DESCRIPTIVE	0810088	32.38	80.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 161 276 540 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 058 693	16/03/2018	TRANSFER OF LAND	\$689,500	SEE INSTRUMENT

OWNERS

SCHOTT'S LAKE RV & GUEST RANCH INC.  
OF SITE 8, COMP 3, R.R. 2  
SUNDRE  
ALBERTA T0M 1X0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
801 115 442	06/08/1980	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.
841 041 275	08/03/1984	UTILITY RIGHT OF WAY GRANTEE - TAQA NORTH LTD.



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0032 965 593           0810088;1;1           181 058 471

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 0810088  
BLOCK 1  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 32.38 HECTARES (80.01 ACRES) MORE OR LESS

ATS REFERENCE: 5;7;33;1;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 181 027 854

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
181 058 471	15/03/2018	TRANSFER OF LAND		\$108,000	\$1

OWNERS

KIMBERLY ANN VERKERK

AND

MICHAEL STEPHEN VERKERK

BOTH OF:

SITE 8, COMP 3, R.R. 2

SUNDRE

ALBERTA T0M 1X0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
801 115 442	06/08/1980	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 181 058 471

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
841 041 275	08/03/1984	UTILITY RIGHT OF WAY GRANTEE - TAQA NORTH LTD. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 101330402)

911 045 184	04/03/1991	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TAQA NORTH LTD. PO BOX 2350, STN M CALGARY ALBERTA T2P2M6 (DATA UPDATED BY: TRANSFER OF CAVEAT 101330252)
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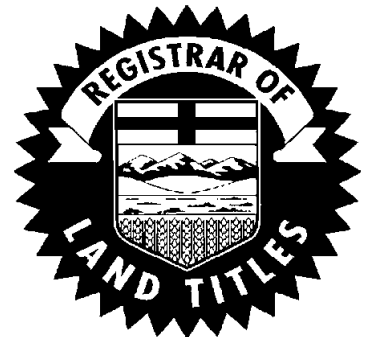
191 046 947	07/03/2019	CAVEAT RE : EASEMENT
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TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,  
2021 AT 10:27 A.M.

ORDER NUMBER: 42384946

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 181 058 693

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 101330402)

911 045 184 04/03/1991 CAVEAT

RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - TAQA NORTH LTD.  
PO BOX 2350, STN M  
CALGARY  
ALBERTA T2P2M6

(DATA UPDATED BY: TRANSFER OF CAVEAT  
101330252)

201 052 252 13/03/2020 MORTGAGE

MORTGAGEE - 2222489 ALBERTA LTD.  
C/O KUTZ SKORODENSKI LAW  
#1, 102-2 ST SW  
PO BOX 1848  
SUNDRE  
ALBERTA T0M1X0  
ORIGINAL PRINCIPAL AMOUNT: \$1,625,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,  
2021 AT 10:27 A.M.

ORDER NUMBER: 42384946

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



# SCHOTT'S LAKE LAND USE REDESIGNATION

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## **Revised Application Package**

June 13, 2022

# Contents

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# Introduction

## LOCATION

Schott's Lake Conference and Resort ("Schott's Lake") is a full-service recreational resort. Located approximately 15km west of the Town of Sundre, just off Highway 584 and Range Road 71, the resort is approximately 11km from the community of Bearberry to the northwest. It offers a rustic lodge with a casual fine-dining restaurant and conference space right on the lake, RV and tent sites for camping, a motel and secluded cabins.



Image 1 | Schott's Lake Location.

## SURROUNDING LAND USES

Schott's Lake is surrounded by a mixture of rural residences, ranch land, and crown land with active grazing leases. There is a nearby gas well located to the northwest, but no operating or abandoned wells exist on site. Please refer to the attached **Land Use Redesignation Plan** for a map of the surrounding quarter sections and their existing land use districts.

The closest neighbour/residence to Schott's Lake is approximately 100m from the intersection of the resort's access road and Range Road 71. The next closest neighbours are approximately 500m and 900m from the same intersection, making the resort fairly remote with few adjacent neighbours.



## PHYSICAL CHARACTERISTICS

Schott's Lake features a combination of relatively flat grassland areas interspersed with tree stands and wooded areas of both coniferous and deciduous trees. There is also an abundance of brush and shrubs on the site. The site is home to Schott's Lake itself: a spring-fed lake surrounded by typical lake shore vegetation within marsh-like areas directly adjacent to the water. The soils on site are coarse with poor drainage and are generally unsuitable for agricultural crop production and growing activities.



Image 2 | Aerial photo of Schott's Lake.



Image 3 | Photo from site in summer.



Image 4 | Photo of access road on west side.



## **APPLICATION RATIONALE**

This application is intended to accommodate future expansion of Schott's Lake. The resort currently contains a number of accommodations for campers and guests, including 50 serviced and unserviced RV camp sites, 4 tent sites, a 10-room motel, and two cabins. There is also a lodge-style building that hosts a casual fine-dining restaurant open to the public including people who are staying at Schott's Lake. The lodge also has a conference centre which is typically used to host weddings, family reunions, corporate retreats, and similar activities.

## **VISION OVERVIEW**

Schott's Lake prides itself on its environmental stewardship and continued contributions to the Mountain View County community. The resort has built its legacy on facilitating lasting family memories and traditions in the great Canadian wilderness, providing farm-to-table restaurant offerings, and hosting family-oriented events like weddings and family reunions in its existing conference space.

The vision for the future of Schott's Lake addresses the following goals: (1) to increase the year-round opportunities available at the resort, (2) to expand and improve the resort's overall amenity offerings, (3) to drive economic growth in Mountain View County, and (4) to continue building on Schott's Lake's existing legacy.

This vision features a number of new family-oriented experiences, including nature-focused programming and education for children ("Kids' Zone") and an event centre with supporting accommodations and spa services to increase year-round usability of the resort. This expansion will provide new amenities for Mountain View County residents and visitors alike while capitalizing on the increasing demand for event and conference venues in the area. It will create upwards of 40 new jobs in the community and continue to drive economic growth in the County. The expanded amenities will also enable Schott's Lake to increase its presence and contributions as a member of the local community.

Environmental stewardship will remain a top priority for Schott's Lake. Future development of the resort will respect the natural environment and strive to limit the potential impact of development on the land as well as neighbouring lands.

Please refer to the Operational Plan section of this report (page 24-27) for more information on how the future expansion will be managed in a responsible manner.

## **CONCEPT PLAN**

The Concept Plan to the right illustrates the vision for Schott's Lake, including the location and orientation of each development component. The proposed developments and occupancy data are detailed on the following pages.





# Vision

## Event Centre

The most prominent amenity proposed as part of the future vision for Schott's Lake is the event centre. The event centre is intended to host weddings, conferences, family reunions, and similar activities. It will have its own access road and entrance (the details for which will be determined at future detailed design stages) to prevent guests from driving through the existing campsites on the east side of the resort. The event centre is also intended to have a barn-like aesthetic, conforming to the ASP's planning strategy of promoting the design and appearance of commercial and industrial buildings to complement the rural environment.



**Image 5 & 6 | Examples of proposed event centre's envisioned look & feel.**

## Kids' Zone

The Kids' Zone will provide nature-centric programming and activities for children of all age groups. The activities here will be focused on environmental education and conservation to help inspire and foster a continued love of the Canadian wilderness. It will include naturalized play areas and a unique, nature-inspired playground close to the event centre.



**Image 8 & 9 | Examples of proposed kids' zone envisioned look & feel.**

### Hotel (event centre accommodations)

The proposed hotel is intended to provide accommodations for attendees of the event centre as well as guests who wish to stay at the resort in a non-camp site setting. Specific operating policies for the hotel will be identified at the Development Permit stage. Similar to the event centre, the hotel will have a rustic aesthetic in line with the rural context of the County. It may include spa services or these services may be offered at the event centre. The hotel is intended to provide year-round accommodations, increasing activity at Schott's Lake and the Sundre area during the typical "off-season" of the year.



**Image 10 & 11 | Examples of proposed hotel's envisioned look & feel.**

### Serviced Family Campsites

The proposed expansion to the campground facilities includes multiple family or group camp sites. The layout of these sites will feature a "wagon wheel" style design, with camp sites surrounding a central cooking area and sheltered gathering space for group use. Only the entire family site will be bookable by guests - meaning individual campsites that are a part of the larger group site will not be available; rather, the entire group site (including all its camp sites and central gathering spaces) will be reserved.



**Image 12 & 13 | Examples of proposed family sites' envisioned look & feel.**



# Vision

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## Cabins

There are currently 2 cabins available at Schott's Lake for guests to rent, and the intent for future development is to expand this number. These cabins currently offer a secluded overnight experience for singles, couples and families. The proposed increase in the number of cabins will contribute to the diversity of the accommodations and amenities available at the resort and will enable further year-round activity.



**Image 14 & 15 | Examples of proposed additional cabins look & feel.**

## Floating Docks

Guest interaction with the resort's lake will be enhanced through the addition of floating docks outside the existing restaurant and conference space. These docks will provide areas for general recreation and relaxation, and may be used for private bookings for romantic lakeside dinners and similar activities in the summer. The docks are also intended to provide seating areas and lake access for ice skating and other activities in the winter time.



**Image 16 & 17 | Examples of proposed floating docks' look & feel.**



### Maintenance Buildings & Staff Accommodations

The location of the existing residence and staff accommodations will have additional buildings developed to support maintenance and operations activities. These buildings will be used by resort staff for mechanical maintenance and equipment storage. This section of the resort will be relatively segregated from the guest areas.



**Image 18 & 19 | Examples of proposed maintenance building area look & feel.**

### Administration Building & Store

The existing 10-room motel is intended to be repurposed as an administrative office and store to sell local artisan items, preserves and baked goods from the restaurant's kitchen, and some basic amenities that guests might need for their stay.

### Amphitheatre

An amphitheatre will be developed close to the existing restaurant and lodge building to provide a venue for various forms of entertainment and gathering. The amphitheatre will border Crown Land to the east to limit potential disturbances from events to the resort's neighbours.



**Image 20 & 21 | Examples of proposed amphitheatre look & feel.**

Capacity data for the existing and proposed components on site is described in the tables below.

Table 1 | Existing & Proposed Capacities

	EXISTING CAPACITY	PROPOSED CAPACITY
<u>Camp Sites</u>	<ul style="list-style-type: none"><li>• 50 recreational vehicle sites</li><li>• 4 walk-in tent sites</li></ul>	<ul style="list-style-type: none"><li>• 50 recreational vehicle sites</li><li>• 30 group camp sites</li><li>• 23 walk-in tent sites</li></ul>
<u>Lodging</u>	<ul style="list-style-type: none"><li>• 10 room motel</li><li>• 2 cabins</li></ul>	<ul style="list-style-type: none"><li>• motel converted to admin. &amp; store</li><li>• 15 cabins</li><li>• 80 room hotel (incl. indoor pool)</li></ul>
<u>Facilities &amp; Amenities</u>	<ul style="list-style-type: none"><li>• restaurant &amp; conference centre</li></ul>	<ul style="list-style-type: none"><li>• restaurant &amp; conference centre</li><li>• 250 person capacity event centre</li><li>• “kids zone”</li><li>• ampitheatre</li><li>• floating docks</li></ul>
<u>Operations</u>	<ul style="list-style-type: none"><li>• principal residence</li><li>• secondary residence (staff accommodation building)</li><li>• guard house</li></ul>	<ul style="list-style-type: none"><li>• 4 staff accommodation buildings</li><li>• guard house</li><li>• maintenance shop &amp; storage building</li></ul>

**Table 2 | Proposed Capacities: Anticipated Occupancy Data**

	capacity (per unit)	total # of units	max. capacity (# of people)
<b>Camp sites</b>			
walk-in tent sites	2-6 campers	23	132
group camp sites	2-6 campers	30	180
recreation vehicle sites	2-6 campers	50	306
	<b>total</b>	103	618
<b>Lodging</b>			
hotel (incl. indoor pool)	2-4 people	80	240
cabins - 1 bedroom	4 people	6	24
cabins - 2 bedroom	6 people	6	36
cabins - 3 bedroom	8 people	3	24
	<b>total</b>	95	324
<b>Facilities</b>			
restaurant & deck	159	1	159
conference room & patio	164	1	164
event centre	250	1	250
	<b>total</b>	3	573
<b>Amenities</b>			
“kids zone” building	incl. in event centre	1	incl. in event centre
“kids zone” natural play area	incl. in event centre	1	incl. in event centre
amphitheater	incl. in camp site capacity	1	incl. in camp site capacity
	<b>total</b>	3	
<b>Operations</b>			
staff accommodation building	6	4	24
administration building	8	1	8
guard house	2	1	2
maintenance shop & storage building	2	1	2
	<b>total</b>	7	36

*Note: There will be overlap in capacity numbers. For example, patrons of the restaurant may be staying at the hotel or at a camp site. Similarly, people attending the event centre and/or using the conference room may be staying in various accommodations on-site.*

## Existing Policy Direction

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### MUNICIPAL DEVELOPMENT PLAN

The Schott's Lake expansion meets the key objectives of the Mountain View County Municipal Development Plan (MDP). The proposed development concentrates and directs recreational activities (a non-agricultural development) to a defined area and provides diversified economic growth opportunities for the County. Schott's Lake also aligns with the MDP's environmental land use and stewardship goals.

### AREA STRUCTURE PLAN

Schott's Lake receives policy direction from the **Bearberry - Red Deer River Corridor Area Structure Plan** (ASP). The ASP identifies the site as an "Agricultural Preservation Area" and part of the Bentz Lake Upland Wetland Complex (Environmentally Significant Area 3).

The vision for Schott's Lake will achieve the planning goals outlined in the ASP by implementing the following strategies:

- Conserving, protecting, and enhancing sensitive environments, open spaces, and visually aesthetic amenities by focusing new development in clusters and retaining as much existing naturalized area and tree coverage as possible.
- Providing for a diversity of recreation pursuits by creating a unique experience with special amenities.
- Affording diversified opportunities for employment through the provision of new jobs and expanded roles.
- Promoting the design and appearance of buildings to complement the rural context.

## EXISTING LAND USE DISTRICTS

Under the current Land Use Bylaw, the site is dedicated partially as (A) Agricultural District (western portion) and partially (P-PR) Parks and Recreation District (eastern portion).

The existing land use district on the western portion of the site does not allow the new uses and developments included in the Vision for Schott's Lake, triggering the need for a land use redesignation.



Image 22 | Schott's Lake existing land use districts.



## Engagement Summary

This section includes a summary of specific engagement activities undertaken related to this application.

### PROJECT WEBSITE

A dedicated project website was created to provide project information to the public, communicate past and upcoming engagement events, and offer multiple ways for people to contact us. The website will be updated with new information as needed for the duration of the project.

A screenshot of the project website is shown to the right.

The website can be viewed at:  
<https://www.cultivateideas.ca/schotts>

### POSTCARD MAILER #1

To advertise our initial Online Open House and project website, a postcard was mailed to 93 residences/landowners within a 2 mile (3.2km) radius of Schott's Lake. These were mailed at the end of June 2021, and residents began receiving them in the first week of July 2021.

Images of the postcard are shown below.



Image 23 | Project website.

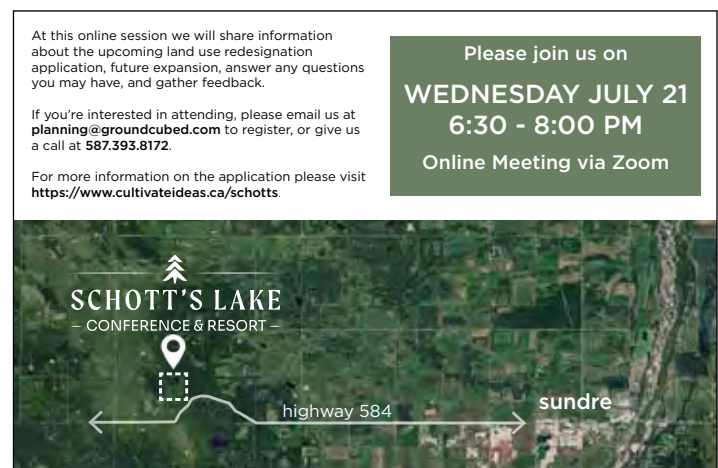


Image 24 & 25 | Postcard #1 front (left) and back (right).

## POSTCARD MAILER #2

We also mailed postcards to advertise our second online meeting. This postcard was mailed to 95 residences/landowners within a 2 mile (3.2km) radius of Schott's Lake. These were mailed in the first week of October 2021, and residents began receiving them the same week.

Images of the postcard are shown below.

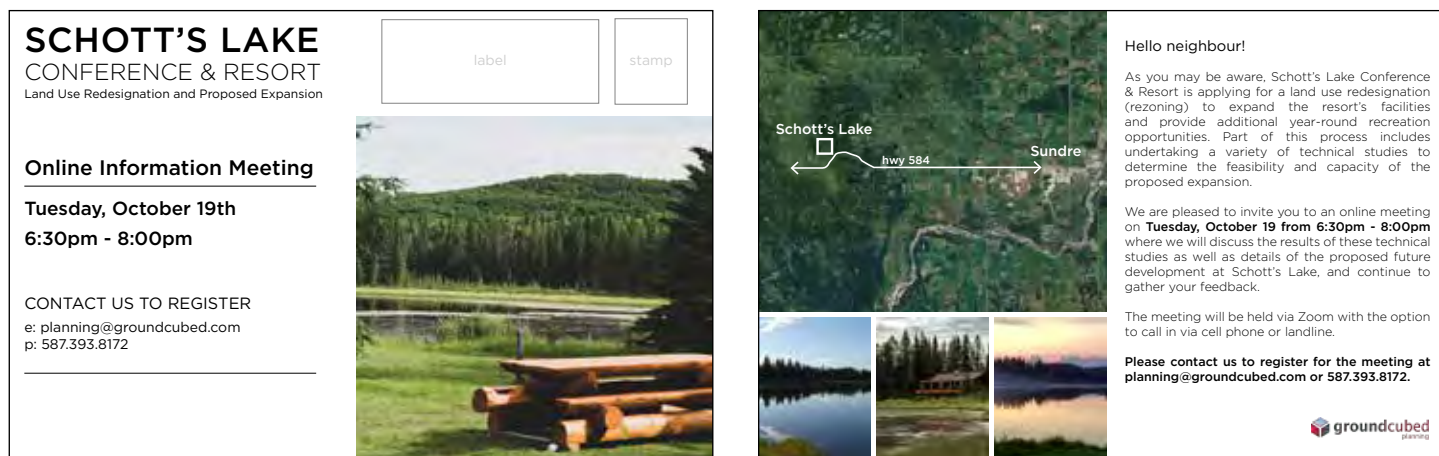


Image 26 & 27 | Postcard #2 front (left) and back (right).

## NEWSPAPER ADVERTISEMENT

We also advertised our October engagement session in the local paper, **The Albertan**. This ad was included in the issues published on October 5 and October 12.

The advertisement is shown below.

### SCHOTT'S LAKE CONFERENCE & RESORT

Schott's Lake Conference & Resort is applying for a land use redesignation (rezoning) to expand the resort's facilities and provide additional year-round recreation opportunities. Join us for an online meeting held via Zoom with the option to call in via cell phone or landline.

For more information please visit:  
[cultivateideas.ca/schotts](http://cultivateideas.ca/schotts)

### Online Information Meeting

**Tuesday, October 19th**  
**6:30pm - 8:00pm**

CONTACT US TO REGISTER  
e: [planning@groundcubed.com](mailto:planning@groundcubed.com)  
p: 587.393.8172

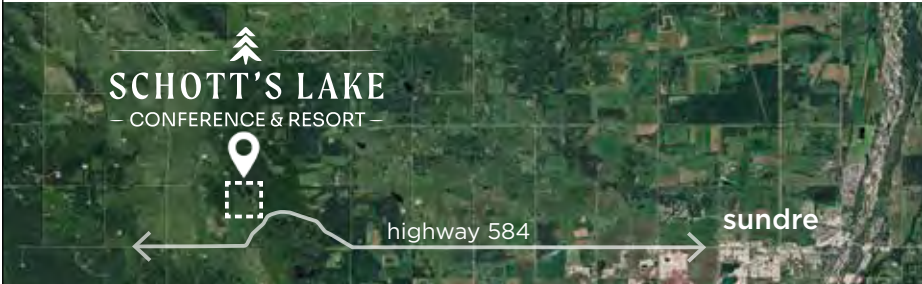
A map of the Schott's Lake area. It shows a green landscape with a road labeled 'highway 584' and a location marked 'sundre'. A red pin icon is placed on the map, and a dashed box indicates the area of interest. The text 'SCHOTT'S LAKE - CONFERENCE & RESORT -' is overlaid on the map.

Image 28| Newspaper advertisement.

# Engagement Summary

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## ONLINE OPEN HOUSE - ENGAGEMENT SESSION #1

Date: Wednesday, July 21 2021

Location: Virtual Meeting via Zoom

### Content:

We provided an overview of the vision and concept plan for the future of Schott's Lake, as well as a summary of the land use redesignation process. The session began with a 10 minute presentation of these items, followed by approximately 80 minutes of questions and discussion with participants.

### Feedback:

36 participants attended the session. Of that number of participants, there were 7 individuals that expressed concerns during the session about the proposed land use redesignation. These participants noted concerns about an increased likelihood of disturbances to neighbours and the general area as a result of the additional people the proposal may draw. There was also discussion about the potential impacts to existing aquifers and the water table, as well as potential traffic impacts and increases. Attendees expressed interest in a second, in-person Open House in the future for those that may have internet connectivity problems and couldn't attend the online session.

Please refer to the **Engagement Session Summaries** in **Appendix A** for more details of the Online Open House, including a summary of the discussion by topic and a list of all questions and comments made by participants.

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## ONLINE INFORMATION SESSION - ENGAGEMENT SESSION #2

Date: Tuesday, October 19 2021

Location: Virtual Meeting via Zoom

Content:

We provided an overview of the future vision and concept plan for Schott's Lake, as well as a summary of the results of our technical studies. The session started with an approximately 15 minute presentation of these items. followed by 75 minutes of questions and discussion with participants.

Feedback:

A total of 28 participants attended this event, not including members of the application's project team or the County. Of that number, 5 individuals expressed concerns during the session about potential impacts to neighbouring groundwater resources, additional traffic as a result of the proposed development, and requested to see copies of the full technical study reports. There was also some discussion about resort operations, such as local job generation and anticipated contributions to the County's economy.

Please refer to the **Engagement Session Summaries** in **Appendix A** for more details of this Online Information session, including a summary of the discussion by topic and a list of all questions & comments made by participants.

## Technical Studies Overview

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A number of technical studies and explorations were undertaken as part of this application. These studies were used to determine capacities and restrictions for the proposed development and any future development that may occur on the site. A summary of each study is provided below.

### **BIOPHYSICAL ASSESSMENT**

This report describes the current biophysical conditions of the Schott's Lake property, reviews the impacts to Environmentally Sensitive Areas (ESAs) and recommends measures to mitigate potential impacts on identified ESAs. A formal wetland assessment will be completed in support of additional Provincial Approvals. Avoidance and mitigation measures to protect existing wetland features from disturbance are required during development. Potential wildlife species of management concern were also reviewed, however, the assessment results indicate that the proposed expansion is unlikely to have significant effects on wildlife habitat quality based on the existing infrastructure within the area.

### **STORMWATER MANAGEMENT PLAN**

The stormwater management plan demonstrates how the runoff from the proposed expansion of Schott's Lake will be managed. The plan identifies 4 drainage basins in the site area, including their flow paths and resulting storage requirements and locations. In summary, confining the proposed development to basins 3 and 4 will only necessitate one (1) location for stormwater runoff storage without impacting the basin's flow path or the drainage from basins 1 and 2.

### **GEOTECHNICAL INVESTIGATION**

The geotechnical investigation evaluated the subsurface and groundwater conditions in order to provide geotechnical design parameters and construction recommendations for future development at Schott's Lake. The report includes recommendations to address frost penetration, site preparation, soil design, foundations, gravel pavement structure, drainage, seismic classification, and sulfate exposure. The assessment results are considered typical for this area of Alberta and type of development construction.

### **TECHNICAL MEMO: ON-SITE WELL AND AQUIFER TESTING**

This groundwater report provides a summary of the on-site well and aquifer testing conducted July 2021 at Schott's Lake to determine the maximum and sustainable long-term pumping rates. The report also provides an evaluation of the groundwater available from the on-site bedrock aquifer. The results of the assessment show that the groundwater resources available at Schott's Lake are capable of supporting the proposed development long-term with sustainable groundwater levels.



## **WASTEWATER REPORT**

This report provides direction for future on site wastewater collection and treatment with a variety of solutions, including standard septic field discharge systems to more advanced treatment systems. Greywater treatment options could also be incorporated in future expansion. Soils in the area are clay and clay till material and are suitable for modified field systems. Groundwater levels are not a concern as there is adequate soil separation as per Alberta Environment requirements.

## **TRAFFIC IMPACT ASSESSMENT**

The Traffic Impact Assessment (TIA) provides an overview of the existing traffic volumes into and out of Schott's Lake, as well as trip generation and intersection analysis for the traffic volumes related to the proposed developments. The TIA concludes that the proposed capacity for the event centre and hotel can be sustained from a transportation engineering perspective, and recommends upgrades to the intersection of Highway 584 and Range Road 71 in the form of a widening to assist eastbound vehicles turning into the site.

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## **IMPLEMENTATION**

The studies described above are the foundation for the proposed expansion, and this application was informed by their careful review. The studies confirm that the proposed expansion of Schott's Lake, as outlined in this application, is feasible and can be sustained. The recommendations of the individual studies will be implemented as development progresses.

## Servicing Strategy

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The technical studies summarized on the previous pages are the basis for the servicing strategy described in this section. This strategy outlines the servicing needs of both existing and proposed development, and possible synergies between systems.

### **EXISTING SERVICING NEEDS**

Wastewater servicing of the existing Motel and Restaurant is through on-site wastewater collection (traditional “Grandfathered” lagoon). There is no wastewater collection or disposal for the Rustic Cabins. Also, the RV Campsites are not serviced with wastewater systems as patrons have the option to use the RV dump station on-site. The Owner Accommodation is serviced by an on-site septic field and Staff Accommodation is serviced by a holding/pump out tank.

Water servicing is from a water well system for the Motel and Restaurant. There is a separate water well system for the Owner and Staff Accommodation. Similarly, there is another separate existing system for the RV Campsites. The Rustic Cabins have no water servicing.

Stormwater servicing for the existing development area consists of drainage to the lake and some minor areas that drain offsite.

### **PROPOSED SERVICING NEEDS**

Wastewater servicing of the proposed Event Centre, Hotel, Site Support Buildings, Cabins, and Staff Accommodation will be via on-site wastewater collection (traditional or advanced treatment) and on-site disposal. There will be no wastewater servicing of the Group RV Campsites. Patrons of these sites will collect their wastewater in their RV’s and will have the option to dispose of their wastewater on-site at the existing on-site dump station located near the restaurant, or they may choose to dispose of their wastewater off-site at another designated RV dump station.

Water servicing will be via a communal water system for the Group RV Campsites, Event Centre, Hotel, Site Support Buildings, and Staff Accommodation. The Cabins will also have water servicing from a new communal water system. The placement and design of communal water systems will be determined during detailed design.

Stormwater servicing for the proposed development area will consist of a new stormwater treatment and storage facility.

Specific locations and detailed designs of servicing components will be determined at the Development Permit stage.

## **OVERALL SERVICING SYNERGIES**

The proposed and existing wastewater systems will function largely independently from each other. There will be some synergies with the existing servicing of the Owner and Staff Accommodation and proposed new Staff Accommodation and Site Support Building in that the wastewater could be collected from all sites and disposed of on site in a common septic field.

The proposed and existing water systems will also function largely independently from each other. There will be some synergies with the existing servicing of the Owner and Staff Accommodation and proposed new Staff Accommodation and Site Support Building in that the water could be supplied from the common water system proposed for the new development. The Cabins would also be serviced from the proposed communal water system.

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All proposed developments on the Schott's Lake site will adhere to the requirements of any Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime, or other applicable Bylaws or regulation.

## EXECUTIVE SUMMARY

Schott's Lake Conference & Resort is a natural Canadian paradise that boasts its own 20 acre private, spring fed lake located just 15 km west of Sundre in beautiful Mountain View County, Alberta.

With its proximity to the mountains and all the adventure and nature-based tourism opportunities that come with that, Mountain View County attracts both short and long-term visitors. While some use the area as a base for exploring the great West Country for a weekend or a week, others have made the area their summer home-away-from-home.

### OUR WHY?

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**If not us... who?**  
**If not now... when?**

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Growing up, founders Mike and Kim were exposed to camping and the power of the great outdoors. The best memories of their youth are sitting around the campfire with family roasting marshmallows and spending time in the woods exploring all that Mother Nature has to offer. Looking around they discovered

there was no other facility that matched their dreams, and decided it was time. Realizing that youth, from 7 to 11 years of age, are the most impressionable, they decided to create a spot where families could come, spend time together without devices and where young people can become engaged with Canada's amazing outdoors.

Schott's Lake opened in July 2018, first with the renovated 10 room motel followed by the restaurant opening in November 2018. The business has grown in popular since then drawing visitors from near and afar.

The Kitchen at Schott's Lake is a farm to table casual fine dining restaurant with a rustic Canadian flair. Red Seal Executive Chef Chris sources from local farms and vendors to bring fresh quality food to Schott's Lake guests. Food is one of the keys to bringing families together, which is our mission at Schott's Lake.



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*"Located west of Sundre, Alberta in the foothills you will find a 5 star restaurant called The Kitchen at Schott's Lake Conference & Resort..."*

*The Kitchen could easily rival restaurants found in Banff and Jasper with the menu selection and the ambiance. All items on the menu are farm to plate creations, made by a red seal chef...*

*...if you are ever wanting to go for a day trip into the foothills west of Sundre, I suggest stopping in here to grab a bite to eat..."*

*- Review by Adventures of a Foodie (Jan. 15)*

## STRATEGIC MISSION

*"It is the Mission of Schott's Lake Conference and Resort to build lifelong memories of the outdoors for families and youths."*

*"It is the sacred Mission of Schott's Lake Conference and Resort to leave a legacy for families to enjoy the great outdoors for ever..."*

Major renovations and improvements have occurred to the main lodge over the past few years, including replacement of all commercial appliances and HVAC system, windows and doors, washrooms, build-out of the lower-level conference area and the addition of the outdoor patios on both the upper and lower levels.



In the summer of 2021, the recreational campground opened and now welcomes guests May through October. There are also 2 rustic cabins that are used over the summer season. With extra marketing efforts and hard work, Schott's Lake has become popular and busy. It quickly became apparent that there are not enough year-round accommodations onsite (or available locally) or event space to sustain growth and demand in the area. At Schott's Lake we were turning away business that may be leaving the County for areas that are better equipped to handle the volume of guests/events at one site. This led to the expansion plan and research on what additional amenities could be offered to keep business in the area. This expansion would not only benefit Schott's Lake but would add additional employment opportunities to the area resulting in more money being put back into the community, not just in the summer, but year-round.

Mike and Kim Verkerk own the entire 160 acres of land that comprise Schott's Lake Conference & Resort. Currently, 80 acres is designated "Parks and Recreation" while the other 80 acres is designated "Agricultural". The desire is to bring all 160 acres under the same designation (or Land Use District) to allow for comprehensive planning and a thoughtful expansion to include:

- 250 capacity Event Centre
- Hotel including an indoor pool (may be developed in phases, with a maximum of 80 rooms in total)
- Spa services in the hotel or Event Centre
- 4 group site areas (2 areas with 10 sites, 2 areas with 5 sites); each group area includes a fire pit and cooking shelter
- Kids zone - nature playground and space for Kids nature programs
- Maintenance shop
- Staff accommodations as Schott's Lake is a remote site
- Amphitheatre for various entertainment events
- Floating docks
- Additional cabins
- Administration offices / store (replaces current motel site) - store is to sell Schott's Lake branded goods / baked goods from restaurant
- Expanded walking/Cross country trails.



OPERATION SCHEDULE

Schott’s Lake will be comprised of distinct operational units: 80 seat restaurant (plus 79 seat outdoor seasonal patio), 85 seat conference room with 79 seat walk-out patio, a hotel including an indoor pool (may be developed in phases, with a maximum of 80 rooms in total), 15 year-round cabins, and a seasonal campground with various amenities and services including group sites with a cooking area and covered picnic areas. Check-in for all accommodations is 3pm with checkout 11am daily. The Event space will be used on an as-booked basis. Each unit will have slightly different operational hours (refer to Table 3 below) to meet operational needs and best serve our customer base.

The additional amenities are a store for last minute items/branded Schott’s Lake goods and kitchen creations, “Kids Zone” with kid-focused nature programs, and an amphitheatre for outdoor entertainment.

OPERATIONAL UNIT	HOURS OF OPERATION
Restaurant / Upper Patio	9am-9pm, 7 days a week, or as required for events
Hotel / Cabins	24 hrs
Conference Room / Lower Patio	9am-9pm, 7 days a week, or as required for events
Campground (quiet hours 11pm - 7am)	24 hrs, mid-May through mid-Oct (weather dependant); recreational activities restricted to 6am-12am.
Kids Zone	9am-4pm, 7 days a week during camping season or as required for seasonal special events
Event Centre	6am-1am
Store	8am - 4pm, 7 days a week
Amphitheatre	9am-9pm, mid-May through mid-Oct (weather dependant)

Table 3 | Guest hours of operation for each operational unit within Schott’s Lake



HUMAN RESOURCES

Schott’s Lake presently employs approximately 34 full and part time positions during the height of summer and 22-24 over the winter months. Once the new operational units are functioning, we estimate the number of full and part time positions will increase to 82 year-round positions.

DELIVERY SCHEDULE

Each operational unit within Schott’s Lake may, on occasion, receive deliveries through our various loading areas. In order to meet the needs of our overnight guests and surrounding neighbours, all deliveries will be held to a strict schedule that minimizes noise impacts. For all operational units deliveries will be between 10am – 5pm, 7 days a week.

## SECURITY

Schott's Lake is a family-friendly establishment where the security of our patrons and members our community is our highest concern. To this end, we plan on taking specific steps to address potential issues that might arise from our facility. All full-time and part-time employees working in our serving facilities are required to complete and maintain ProServe and ProTect certification training from Alberta Gaming, Liquor and Cannabis (AGLC). Having all employees trained and certified in these programs will allow our facility to fulfill our social responsibility by providing the knowledge to identify signs of intoxication and the techniques to effectively refuse or discontinue service. This training is also intended to increase the safety of patrons, staff and neighbours by improving staff observation and communication skills to prepare them to prevent, defuse and manage customer disturbances before violence escalates.



Security patrols are completed frequently throughout the day by our 24/7 security team. Schott's Lake is licensed through the Alberta Security Services Investigators Act. Our team completes the courses and is then certified by this provincial governing body.

Video surveillance is also 24/7 and located throughout the entire Schott's Lake facility. If, at any time, any of our staff, patrons, neighbours, or the general

public are perceived to be in danger as a result of using our facility or otherwise, our staff is instructed to call 911 and have the appropriate resources dispatched.

## FIRE AND SAFETY

Ensuring the safety and well-being of our guests, neighbours and staff is paramount to Schott's Lake. This includes not only a good fire safety plan, but a solid maintenance and reporting plan. As we are a remote location surrounded by nature, we take our preparedness one step further with ongoing fire smart efforts. Also, we intend to add a dry hydrant at the lake for use in case of fire. The fire pits in our campground are made of thick steel rings, with no other fires or fireworks permitted at any time. We also monitor all fire status in the area and implement fire bans as required. Our fire safety plan includes:

- Identification of fire hazards and measures taken to address potential hazards;
- Emergency procedures including evacuation plans;
- Employee training, including new hire safety on-boarding and regular "refresher" training for existing staff;
- Reporting and monitoring.

## Operational Plan

### NOISE

Schott's Lake wishes to be an integral part of the community and as such, limiting noise and minimizing disturbance for neighboring residences is of utmost importance to us. The overall design and placement of the buildings on our site considers as much noise reduction as possible. The buildings and amenities are a fair distance from Range Road 71 or Highway 584. The amphitheatre is planned near the furthest east property line which borders crown land and is set in a natural bowl type of landscape. Previous ownership had clay shooting in this area for the same natural sound barrier reasons that we will also take advantage of.

By placing and orienting our buildings in a specific way, almost no sound will be heard on the adjacent properties, since trees, hills, walls and screening will influence how sound travels. We will further mitigate any noise disturbance by maintaining strict hours of operation and delivery hours as mentioned previously. Our goal is to avoid interrupting guests or neighbours with the various activities at Schott's Lake.

### PRIVACY

As part of our community-oriented approach, Schott's Lake desires to maintain the privacy of adjacent properties, in particular the residential properties to the south and west of us. To accomplish this, the combination of existing mature trees on our property and on the adjacent properties (e.g. Crown land, combined with a landscape buffer that will be added where required) will ensure the views from our neighbour's buildings are not obstructed by activities or buildings on our land. All buildings or amenities proposed cannot be seen from the road or adjacent properties given the existing mature tree stands.



Signage was previously installed on the outer fencing of the full 160-acre area as per County requirements for existing development.

### PARKING AND TRAFFIC

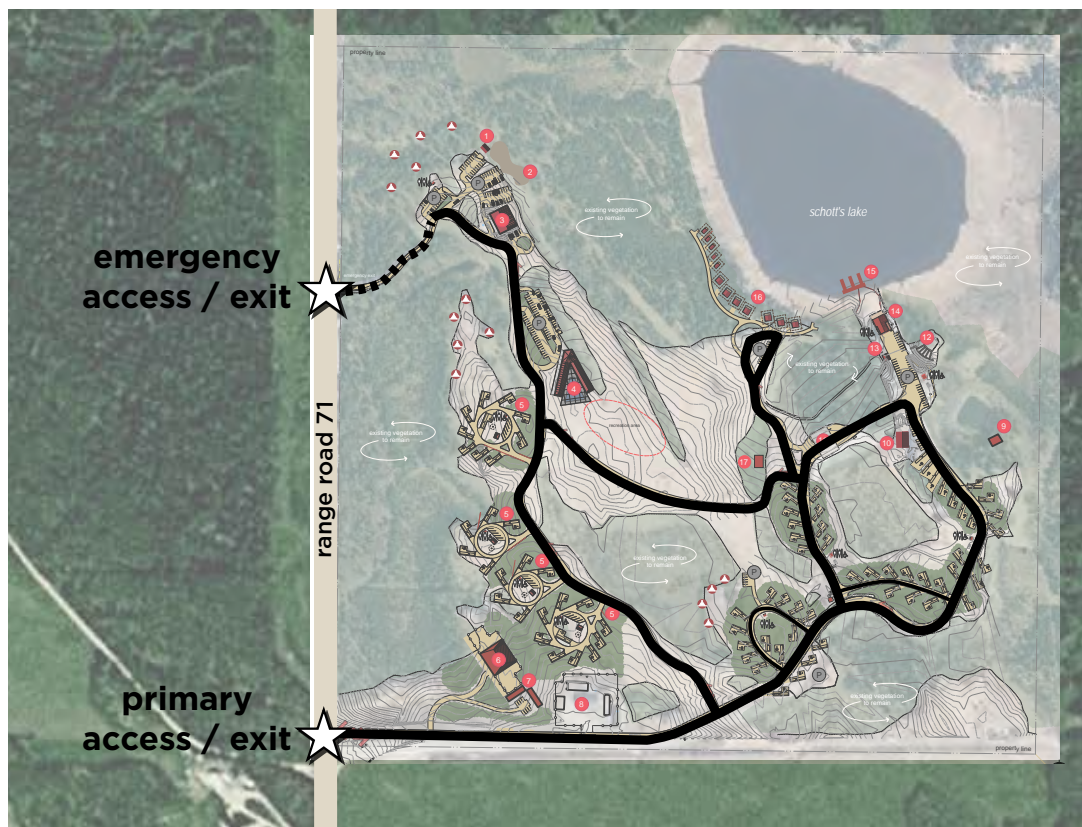
Effective parking and traffic management for the patrons of our facility is of the utmost importance to us, since this will undoubtedly impact the enjoyability of the customer experience. Each operational unit will take into consideration the required parking based on the number of projected patrons as part of the building planning as calculated by the building authorities. Our main road is built to County specifications - extra wide enabling 2-way traffic of recreational vehicles. There are also two areas for larger vehicle



turnarounds – one at the main entrance and one by design at our proposed event centre location. As was required by the County for the original campground permit, an emergency access road was added that traverses the NW part of the property out to Range Road 71 as indicated in Image 29 below. All minor roadways internal to the RV camping areas are one-way to control the traffic flow and include appropriate traffic signage. The speed limit on Schott's Lake property is always 20km/h and roadways have speed bumps to deter speeding. After all – we are a kid friendly zone! Additional signage has also been added reflecting speed limit and caution – kids being kids!

Dust control on the gravel Range Road 71 is mandated by the County and we are required to apply calcium to the road in front of neighbours' house annually. Schott's Lake commenced this effort prior to that mandate in an effort to be a good neighbour. Generally, the usual 200m is extended for better coverage and is done twice a year when the County offers it.

Our patrons will be properly informed of all parking and traffic considerations when booking reservations, on our maps, and through signage throughout our facility. No parking along any public roadways will be required by Schott's Lake guests.



#### LEGEND

internal two-way road    
  internal one-way road    
  two-way emergency access road

Image 29| Emergency Access Network



### **AIR AND WATER QUALITY**

Key to the long-term success of our facility is to maintain a positive relationship with the community through operating an environmentally sustainable business. The proposed activities will not create noxious odours. Camp fires are typical on the property, however, areas are a fair distance from the roadways. All septic and wastewater will be dealt with as per provincial and County requirements. The restaurant may give off the smell of great food, but our exhaust system(s) comply with the Building Code requirements for our businesses.

Our well water at the lodge and motel is tested monthly and meets Alberta Health Services requirements. All proposed new facilities would also be tested. The lake itself is a 20-acre natural spring – at the main lodge one can drink the water straight out of the ground. Our intention is to keep it that way!

### **LIGHT POLLUTION**

We plan on mitigating the amount of light pollution from our facility by using muted nature type lighting where possible. In higher traffic areas, buildings are lit to ensure guest safety, while not bothering sleeping guests. Any signage or building lighting will ensure no glare as lights will be directed downwards and incorporate “full cut off” or “fully shielded fixtures” to effectively control glare. In addition, we incorporate principles of crime prevention through environmental design (CPTED) to illuminate entranceways and recessed areas.

### **OUTSIDE STORAGE**

We do not plan on having outside storage on-site for Schott’s Lake, other than where our firewood is stored. This resides between two sea cans already approved by the County. The sea cans are used for tools for maintenance (this will be replaced with a new maintenance shop in the future) and the other is used for our seasonal decorating. Both will go to the Kids Zone once more dry storage is available in the proposed maintenance shop and event centre.

Our goal is to always maintain the aesthetic of nature by allowing our beautiful architecture and natural landscape to shine while not having other fixtures clutter the space.

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# APPENDICES

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## Appendix A: Engagement Session Summaries

### ONLINE OPEN HOUSE - ENGAGEMENT SESSION #1

#### **DATE**

Wednesday, July 21st 2021 from 6:30pm - 8:00pm

#### **ATTENDEES**

A total of 36 people registered for the online open house. This included a member of the Mountain View County planning department, and did not include members of the project team.

The Mountain View County Division 5 Councillor, the County Reeve, and the provincial Minister of Environment and Parks were invited to the event but did not attend.

#### **ADVERTISEMENT**

The Open House was advertised via direct mail postcard to all residences/landowners within a 2 mile radius (3.2km) of Schott's Lake. The postcard was mailed to a total of 93 addresses.

A dedicated project website was also created to host application information, status, and provide updates on future engagement events.

#### **SESSION OVERVIEW**

The Open House included a 10-minute presentation followed by 90 minutes of questions and discussion. A copy of the questions/comments received in the online chat, as well as a transcript of verbal questions/comments, is broken out by topic of interest and attached at the end of this report.

#### **TOPICS OF INTEREST**

##### Capacity and Numbers

The bulk of questions and discussion were around the capacity / number of people the proposed event facility and hotel would bring into the area. Multiple attendees were concerned with the possibility of people leaving the Schott's Lake property boundaries to trespass on surrounding lands (both Crown and private land) to participate in undesirable or illegal activities. There was a perception from some attendees that having additional people in the area will bring negative impacts to neighbours, the local communities such as Bearberry, and Mountain View County as whole.

There were also questions about the availability of groundwater for Schott's Lake to use for the existing and proposed development. An attendee expressed a concern about the potential impact of neighbour's aquifers and groundwater reserves, suggesting regular monitoring of adjacent wells or for additional studies be done.

##### Amenities and Offerings

In terms of questions and comments around the new amenities included in the proposal, there was a perception that the hotel and event facility were not well suited for the area as



## Appendix A: --- Engagement Session Summaries

well as an impression from one attendee that the owner's vision for Schott's Lake seemed excessive and different from the original vision for the Resort. There was also commentary regarding past developments in the area / on the Schott's Lake site that seemed to have failed, as well as concern over the community having to clean up the "mess" of a failed development.

An attendee expressed concerns about content included on the Schott's Lake Resort website (<https://schottslake.com/>) rather than the information presented during the Open House.

There was one supportive comment from an attendee stating that "this type of development is what our area needs, the Bearberry area is a fantastic recreation area and needs to be developed in a sustainable manner."

### Traffic and Transportation

There was discussion around impacts on traffic and the number of vehicles the proposed development would generate. Most attendees had questions on how the Traffic Impact Assessment is conducted, including which roads are analyzed and how the numbers of vehicles are counted.

### Zoning and Planning

Some attendees raised questions about the purpose of applying for a Direct Control (DC) district, stating concern over the lack of public input for Development Permits related to DC sites. One attendee suggested the applicant pursue a Comprehensive Parks & Rec district over a DC. There was also reference to the Bearberry - Red Deer River Corridor ASP and how the proposed development is not perceived to be in line with the ASP.

### Future Engagement

A small portion of the discussion centered around future engagement events, including advertising methods, whether there will be in-person opportunities to provide feedback, and for attendees of the open house to be informed of future events directly. Attendees were supportive of a future in-person Open House.

### Miscellaneous

An assortment of questions and comments that don't fall into specific categories were also provided, including Schott's Lake's involvement with local communities, future fishing in the Lake itself, and potential impacts on adjacent property values.

## **NEXT STEPS**

We are planning to have a second engagement event (potentially in-person, date and location TBD), as there were concerns expressed about rural internet connectivity and access to computers. Our intent is to discuss future engagement event with the County staff to determine our next steps. Should we proceed with the second event, the people that registered for the Online Open house will be contacted directly to inform them of the future event, and advertising will likely be broader (including additional newspapers, radio stations, flyers, etc.).

## LIST OF QUESTIONS AND COMMENTS

### Capacity and Numbers

- How many people with Motel and campsites does the facility already accommodate? (via chat)
- How many campers bring quads on trailers to their campsites and then go west. (via chat)
- How many people to you envision accommodating by the concept proposal (verbal question)
- How many individual RV campsites would there be in total after development? Adding approximately 15-20 serviced campsites, 75 total (via chat)
- Is there a limit on how many guests your RV sites & campgrounds can have? is it limited only to those that are paying to be there? It doesn't matter, if you have a place that can accommodate this many people, people will do things they aren't supposed to do. We are worried about this in this small community. People make their livelihoods in this area, farmers, properties might be at risk, harming animals, etc. The impact of the number of people is huge so locally we hold events and have volunteers. This project is quadrupling the number of people in the area (via chat)
- Idea that there might be event Centre and hotel, is there some sort of number in mind? What would the numbers have to look like to be feasible? (verbal question)
- How many campsites are currently on site? The motel houses 10? (verbal question)
- So 400 people total? (verbal question)
- You mentioned groundwater studies? What does that mean? (verbal question)
- So studies are in the works then? (verbal question)
- Through your studies, are you thinking about how the proposed site will deal with noise, dust, trespassing may occur to local landowners? (verbal question)
- How many wells are on the property? 1 on the east side at the existing campground and 2 on the west side. (verbal question)
- If development is approved, that's a lot of groundwater. What happens if the aquifer can't handle it? That is part of our study. (verbal question)
- If it is approved and the studies show adequate water, Will they be testing nearby water wells on a yearly basis to ensure water is depleting. (verbal question)
- Obviously this is amount money or you wouldn't be doing this. When you are bringing 400 people into the area, there will be problems and trouble. Fighting, cigarettes, etc. Isn't a fit for the area. (verbal question)

## Appendix A: Engagement Session Summaries

### Amenities and Offerings

- Is there a future plan to sell RV lots instead of solely renting as per the current plan? No plans to sell the RV lots (via chat)
- will schott's lake be selling the RV sites, or will they be selling shares in schott's lake that would permit a shareholder to occupy an RV site? Not currently, will take away (via chat)
- Can the public access all the facilities? It is for people booked at Schotts lake, current restaurant is currently available to public as well as trails. (via chat)
- A Hotel and convention center is opposite of creating family memories around a camp fire. I know that was your original dreams. This seems a lot more excessive. (via chat)
- Will there be increased security put into place if this plan goes through? Including fencing, so people who are staying don't cross onto other properties? (via chat)
- I understand you don't permit dirt bikes but whats to stop someone from leaving your zone with their toys and going west into our areas? (via chat)
- For the maps for additional campsites? Are the existing ones full service? Will the proposed new campsites be full service? 32 sites are serviced of 54 (verbal question)
- This type of development is what our area needs. The Bearberry area is a fantastic recreation area and needs to be developed in a sustainable manner which I believe has been shown already with the current development. This will provide opportunity for locals and will generate a lot of economical opportunities for locals. There will always be NIMBY mindsets however if there is genuine concern for resident concerns and neighbors privacy and it is advertised to users this will be a fantastic asset to our community! (via chat)
- Next to schotts lake, you mention hiking etc, but that land is not open to the public so you would require permission for access to land. People aren't allowed to access the crown land (verbal question)
- This kind of development, can't look just next year, need to look 5/10.15 years down the road. Already developers have gone broke, what makes them think they won't go broke or sell and they can't make it work. The back country campers will always go out and they won't stop. The backcountry campers are pretty good and don't leave a mess. We are concerned about encouraging hunters to show up, drive away the wildlife. What if the development doesn't work, what mess does the community have to clean up. (verbal question)
- Commenters don't feel like the owner is involved with the local community, this site is in competition with Bearberry community hall. Speaker thinks the capacity of the community hall is under 200. (verbal comments)

### Traffic and Transportation

- There is a concern that there will be a congestion issue at the exit to Hwy 584. For people coming from west of Schott's Lake, this could be an issue trying to access Sundre in a timely manner. Number of people coming out of Schotts might require upgrades to the intersection. (via chat)
- Has there been any projection regarding the number of vehicles that will be leaving at once especially on weekends? This is part of the traffic impact assessment studies that is currently underway (via chat)
- Upgrades to 71 will be in the assessment. This will increase traffic past Lorne's dramatically. They will be the most exposed. (via chat)
- How does the TIA address those that don't go thru Sundre? Some will come down 334 not 584 (via chat)
- Counting only 584 right now is not accurate due to all the traffic this is utilizing the TWP road due to the terrible condition of 584. (via chat)
- Additional traffic and business into the Sundre area, but is there an expectation that Sundre as a town will benefit from this proposal? (verbal question)
- May is a slower month than July to do your traffic impact. (via chat)

### Zoning and Planning

- What is the application to be rezoned to? (via chat)
- Why Direct Control? Cohesive land use, add landuse that wouldn't be allowed under Parks and Rec, but will allow for stipulations (via chat)
- Will you be consolidating with the existing Schotts & if so, will all 160 acres be owned entirely by the current owners? (via chat)
- How does this align with the Bearberry Area Structure Plan? (via chat)
- In proposal, will there be an effort to be energy efficient? Energy efficient practices? This is a big impact on a sensitive area. (verbal question)
- So rezoning doesn't include environmental considerations? (verbal question)
- Is that something that can be built into direct control? (verbal question)
- Are both lots proposed to be moved to Direct Control? (verbal question)
- What are alternatives to Direct Control? A DC means that the application is decided on by council and not the public (verbal question)
- Why not comprehensive parks and rec district instead of direct control? Aren't there 2 parks and rec land uses, and one is comprehensive which would allow for what you want to build. Direct control means adjacent landowners means they don't have any say anymore. (verbal question)



## Appendix A: --- Engagement Session Summaries

- This area is an ESA 3, what does on in this area goes on to impact surrounding land, we would appreciate seeing acknowledgment that this is a sensitive area and the impact around the site (verbal comment)
- When the community developed the ASP, we looked at small businesses being allowed, and your existing campground is already on the upper limit of what the community would like to see. Now that you are a developer, this major expansion is well beyond the intent of the ASP. (verbal comment)

### Future Engagement

- When are you anticipating the next open house. Aprox? Likely after the September long weekend (via chat)
- Will the next open house be prior to submitting the application? I am not familiar with the process. (via chat)
- Aprox when are you anticipating to put in the application? We are likely looking to apply in the next 3 weeks (via chat)
- How will the next open house be advertised? Bearberry Wapitana society (via chat)
- will it be a physical open house? many of our folks have spotty internet (via chat)
- Can the attendees on this meeting be informed of the next meeting directly please (via chat)
- Will your powerpoint be available to us? (via chat)

### Miscellaneous

- Any indication as to whether this will increase or decrease adjacent land values?(verbal question)
- How will this development affect local land owner taxes? (via chat)
- What about projections based on similar development in other communities? (via chat)
- It is very difficult to assess land value impacts of any development. (via chat)
- You mentioned the desire to support the local businesses. What reassurance is there that you would use local contractors for the development? Is there any intent to add a convenience store? A liquor store? (via chat)
- Have you been successful in applying for a fish stocking license. (via chat)
- Notice that video is not on for most. That is because of the poor internet connection in this area. (via chat)

- 
- What kind of fish are in the lake? in future hoping to stock like it used to be (verbal question)
  - As an adjacent landowner who has known this land to be very secluded and that's why we love it, what benefits is there to adjacent landowners? (verbal question)
  - Proposal for firefighting and fire protecting. How are you addressing this. (verbal question)
  - In the past 5 years, what specific involvement has Schott's Lake demonstrated to support the local communities, for example Bearberry and Coal Camp? (verbal question)
  - Why are you wanting to crush other peoples dreams? (verbal question)
  - We have a vision for our area too (via chat)

## Appendix A: --- Engagement Session Summaries

### ONLINE INFORMATION SESSION - ENGAGEMENT SESSION #2

#### DATE

Tuesday, October 19 2021 from 6:30pm - 8:00pm

#### ATTENDEES

A total of 36 people attended the online information session. This includes one member of the Mountain View County planning department, and seven members of the application's project team.

#### ADVERTISEMENT

This information session was advertised using the methods outlined in the table below.

Postcard:	A direct mail postcard was sent to all residences/landowners within a 2 mile radius (3.2km) of Schott's Lake. The postcard was sent to a total of 95 addresses.
Newspaper Ads:	The event was advertised in the local newspaper, titled The Albertan, in the issues published on October 5th and October 12th.
Email:	An email was sent to all members of the public that registered for the previous Open House hosted in July, including a direct registration link. People were also able to forward the email on to others to register.
Project Website:	The project website was updated to include information about the event and how to register.
County Website:	A notice was posted in the Public Participation Opportunities section of the County's website which included event details and a digital copy of the postcard.

#### SESSION OVERVIEW

The meeting included an approximately 15 minute presentation, followed by an hour and 15 minutes of questions and discussion. A copy of the questions/comments received in the online chat and verbally is broken out by topic of interest at the end of this report.

## TOPICS OF INTEREST

### Proposed Expansion

The discussion regarding the proposed expansion and specific amenities was varied without focusing on a single topic. Questions involved whether the resort would include year-round offerings and if the proposed kids' zone could be accommodated with the existing amenities on site. One attendee was interested in aspects of "future proofing" the development with regards to future building codes, energy efficiency and carbon footprint. An attendee also expressed concern with the size of the proposed development, raising concerns about the compatibility of the proposed development with the surrounding context.

### Transportation Impact Assessment

There were a number of technical questions regarding the Traffic Impact Assessment (TIA) that was completed as part of the application, including whether or not the newly paved highway would increase traffic through the area, and who would pay for transportation improvements. An attendee was interested in having another TIA conducted to see the results during peak summer months because the highway has recently now been paved.

### Other Technical Study Results

The majority of the discussion revolved around the results of the other technical studies, not including the TIA. There were numerous questions regarding groundwater availability at Schott's Lake, including how groundwater testing was conducted, long-term sustainability, and aquifer testing procedures. Some attendees expressed concerns on the proposed expansion's effects on their personal groundwater supplies. Many attendees also expressed interest in seeing full copies of the technical studies.

### Planning + Policy

The questions related to planning and policy matters included why a Comprehensive Parks & Recreation district was not applied for, how the proposed expansion aligns with the ASP and MDP, and how the Direct Control District rules would apply to the land in the future.

### Operations / Operating Plan

There was some discussion about the current operation practices of Schott's Lake, as well as the future operating plan for the proposed expansion. Questions involved how noise and light mitigation measures were determined, how many local jobs the proposed expansion would provide, and details about the proposed on-site store. There were also some questions raised regarding water licenses for the resort.

### Public Engagement Process

A small portion of the discussion involved aspects of the public engagement process, such as how involved the Town of Sundre has been in the application and feedback gathering. Multiple attendees asked questions about how the neighbours to the site felt about the proposed expansion, and one attendee stated that the 2 mile notification radius used for the postcard mailer did not seem sufficient.



## Appendix A: --- Engagement Session Summaries

### Other

Multiple questions centered around the community of Bearberry and what benefits the proposed expansion would bring to the Bearberry area.

One attendee expressed support for Schott's Lake, stating that they have been doing construction and maintenance work at the resort throughout Covid, helping people to keep their jobs.

There were also questions raised about the lake itself and what jurisdiction its regulation falls under.

### LIST OF QUESTIONS AND COMMENTS

#### Proposed Expansion

- looking at your plans it looks like you're trying for an all inclusive resort - how does this help the town of sundre & surrounding area - will the expansion be year round?
- did the kid's lessons happen this summer?
- I believe the kid zone & educational purposes can be achieved within the existing development.
- Are they building more campsites or an actual hotel?
- The community has expressed concerns about the development becoming privatized. Would the RV sites ever become Condos? will that be included in the direct control rules?
- Within some of the development numbers, and the maximum numbers - regulatory maximums, it looks like the proposal is set to over double or more- Why does the developer think that they need to create a small city in the middle of country?
- What are you doing for future building codes, energy intensity, things that might be affected by living documents as opposed to something we have set in stone for the long term? Things like energy efficiency, green buildings, carbon footprint, etc. Is there a way to future proof the DC so living documents can still apply to it?
- If this development was as environmentally friendly as you claim it to be, you would be looking to the future NOW instead of in the future.
- How many stories tall would the hotel be? We're can we find these details? (*this question was sent as the event was ending and we were unable to address it at the time*)

#### Transportation Impact Assessment

- When was the traffic assessment done? The highway was recently paved and traffic use has increased significantly.
- what was the occupancy level at the existing 80 acres P&R on the dates of the TIA

- how many more vehicles a day does your TIA call for from this expansion going up & down 71?
- does the TIA call for paving 71?
- It has been determined that there is a widening of the road required, who pays for that?
- Would it be possible to have another TIA done during peak summer months after the road is paved? On one weekend prior to the paving completion, I saw more people using TR 334 than highway 584 to go west.
- so in addition to the 165 vehicles (of all sizes), what was the number of vehicles from the existing 80 P&R site.

#### Other Technical Study Results

- Will the native grassland assessment be available for public?
- You glossed over all the technical information and basically said “everything is fine” – who did these technical studies?
- how much water does this expansion require on a daily or annual basis, and how much is being taken right now as a result of the campsites being changed to serviced sites?
- I don’t know if you’ve noticed, right outside the schotts lake entrance there is a U-shaped pond that is basically dried up. What I’m hearing is the groundwater is good for today, but what about 5 years from now? 10 years from now?
- What type of study was used to determine the capacity of the property for the development.
- Given there is more development in the future proposal, what would be the estimated amount of aquifer usage for that future development?
- If the aquifer can support 23000L/day and you plan to take 22000L/d what does that do to the rest of us on the same aquifer?
- Is anybody going to be monitoring the groundwater changes to the aquifer?
- I would like to see the environmental protection plan because we live in a sensitive area and I am interested. Can we see that?
- Can the studies that have been undertaken be posted on the website?

#### Planning + Policy

- Can you explain why the application does not use Parks and Rec Comprehensive
- Would DC rules be applicable to the property until a future redesignation?
- Under P&R Comprehensive, why is this project not considered a recreation resort?

## Appendix A: --- Engagement Session Summaries

- The ASP committee & the community spent countless hours on the ASP trying to protect the area from developments such as this. What parts of the ASP & MDP do you feel supports this development, particularly as it is outside an economic node.
- how is Schott's Lake in an economic node as required by the MDP

### Operations / Operating Plan

- how did you determine noise and light mitigation won't affect neighbours? What studies were done? What about broadband usage increase in the area, is there anything to be concerned there?
- I didn't think Starlink was available for commercial use - please confirm that the 2 receivers are within the Starlink regulations
- do you currently have all required water licenses to operate the existing 80 acres of P&R?
- has Schott's Lake been operating WITHOUT a commercial water license since they opened?
- How many people will be hired with the resort and conference centre? Especially with the staff accommodations - why are you bringing people INTO the site and not using local people? Is there a percentage of people that will be hired locally? looking for something more concrete, actual plans
- When you talk about the contribution to the local economy, I am just a little concerned about how vague the answer we got was. I'm just wondering, if people come to Sundre, and now you have a store, wouldn't people go to the resort store?
- so what makes Kim feel that she can get enough staff to run 40 (or 80) hotel rooms, event center on top of all that's there? *(this question was sent as the event was ending and we were unable to address it at the time)*

### Public Engagement Process

- due to covid & extenuating circumstances, the number of people able to see this is limited. How to you plan to resolve that?
- how many people attended tonight.
- Is there any rep of the county on this meeting
- can you clarify if you have submitted your application
- How much communication has been done with Sundre in terms of the increased traffic coming from the East?
- How much feedback was given by the town of Sundre?

- 
- Why did you have a 2 mile notification radius for this event? That seems small, I wasn't included.
  - have you spoke to the surrounding land owners & what was their opinion

#### Other

- the reason you had 40 for a conference inquiry is because your site says that you have event ability
- Please describe the benefit to the bearberry area?
- What government body regulates the use and development of the lake?
- Follow up to a previous question, what is the benefit to Bearberry?
- I am having a great deal of internet issues so the meeting is not of much use at this time
- how does Schott's Lake claim to have "its own the 20 acre lake?"
- What is the plan on behalf of Schott's Lake owners to support the community of Bearberry ?
- Not a question but we have been doing continuous electrical work in construction and maintenance for Schott's Lake. Their work has helped us to keep all our employees on during Covid.



## 17.\_\_\_\_ Direct Control District Regulations - NW 1-33-7-5 and Plan 0810088 Block 1 Lot 1

### 1. Purpose

The purpose of this district is to allow for a range of recreational uses and activities including passive and active outdoor recreation, an Event Centre, a restaurant, and a Recreational Resort with associated uses and supporting structures.

### 2. Application

These regulations shall apply to a 64.75 hectare (160 acre) site within NW 1-33-7-5 and Plan 0810088 Block 1 Lot 1 as outlined on Schedule "B" and "C" and "D" Attached.

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

**EVENT CENTRE:** means a facility that accommodates events held inside a building or outdoors. Events may include weddings, conferences, family reunions, concerts, celebrations, or similar type activities.

**ADMINISTRATIVE BUILDING:** means a building or a portion of a building used to support the delivery of administrative and maintenance services.

**STAFF ACCOMMODATION UNIT:** means any building or part of a building used to provide accommodation for any personnel involved in the operations and maintenance of the activities on site including security personnel, staff, managers and other workers.

### 4. Uses

EXEMPT	DISCRETIONARY
Accessory Building & Use, less than 10.0 m <sup>2</sup> (107.6 ft <sup>2</sup> )	Accessory Building and Use
Recreational Vehicle (within an approved Recreational Resort or Tourist Campground one RV per site)	Administrative Building
	Cabin
	Commercial Retail Services, Minor
Utility Building	Communication Tower
Utility Services, Minor Infrastructure	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Event Centre
	Hotel
	Parking Facility
	Recreation, Passive
	Recreational Resort

EXEMPT	DISCRETIONARY
	Shipping Container
	Sign, Portable or Inflatable
	Signs, On-Site Commercial
	Staff Accommodation Unit
	Tourist Campground

## 5. Site Regulations

<b>SITE AREA</b>	±64.75 ha (±160.0 ac) as shown on Schedule “C”
<b>FRONT YARD</b>	Minimum 40 m (131.2 ft) from the property line from Range Road 71.
<b>REAR YARD</b>	Minimum 15 m (49.2 ft).
<b>SIDE YARD</b>	Minimum 15 m (49.2 ft).
<b>OTHER SETBACKS</b>	Pipeline and Oil and Gas Facilities: Consistent with current provincial regulations.

## 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 “D” shall be used as guiding documents to evaluate Development Permit application(s):
    1. Biophysical Assessment Report,
    2. Stormwater Management Plan,
    3. Geotechnical Investigation,
    4. Technical Memo: On-Site Well and Aquifer Testing,
    5. Wastewater System Assessment, and
    6. Traffic Impact Assessment.
  - ii. All development permits listed in respect of the site at the time of this Direct Control District Bylaw coming into force shall remain valid unless they are deemed void according to the terms of the Land Use Bylaw including the following development permits: PLDP20180068; PLDP20180192; PLDP20200177; PLDP20190242; and PLDP20200156.
  - iii. As part of a Development Permit application for proposed development outside the scope of approved Concept Plan and Supportive Reports/Studies, may require amendment to the Concept Plan, Supportive Studies and this Direct Control District to address the servicing impacts of such proposed development.
- b) Restrictions that apply to the Direct Control District Area shown in Schedule “C” and “D”:
  - i. Consolidation of Plan 0810088 Block 1 Lot 1 with the remainder of NW 1-33-7-5 to become a full quarter shall require subdivision approval for a boundary adjustment. After consolidation, no further subdivision shall be allowed within the Direct Control District.

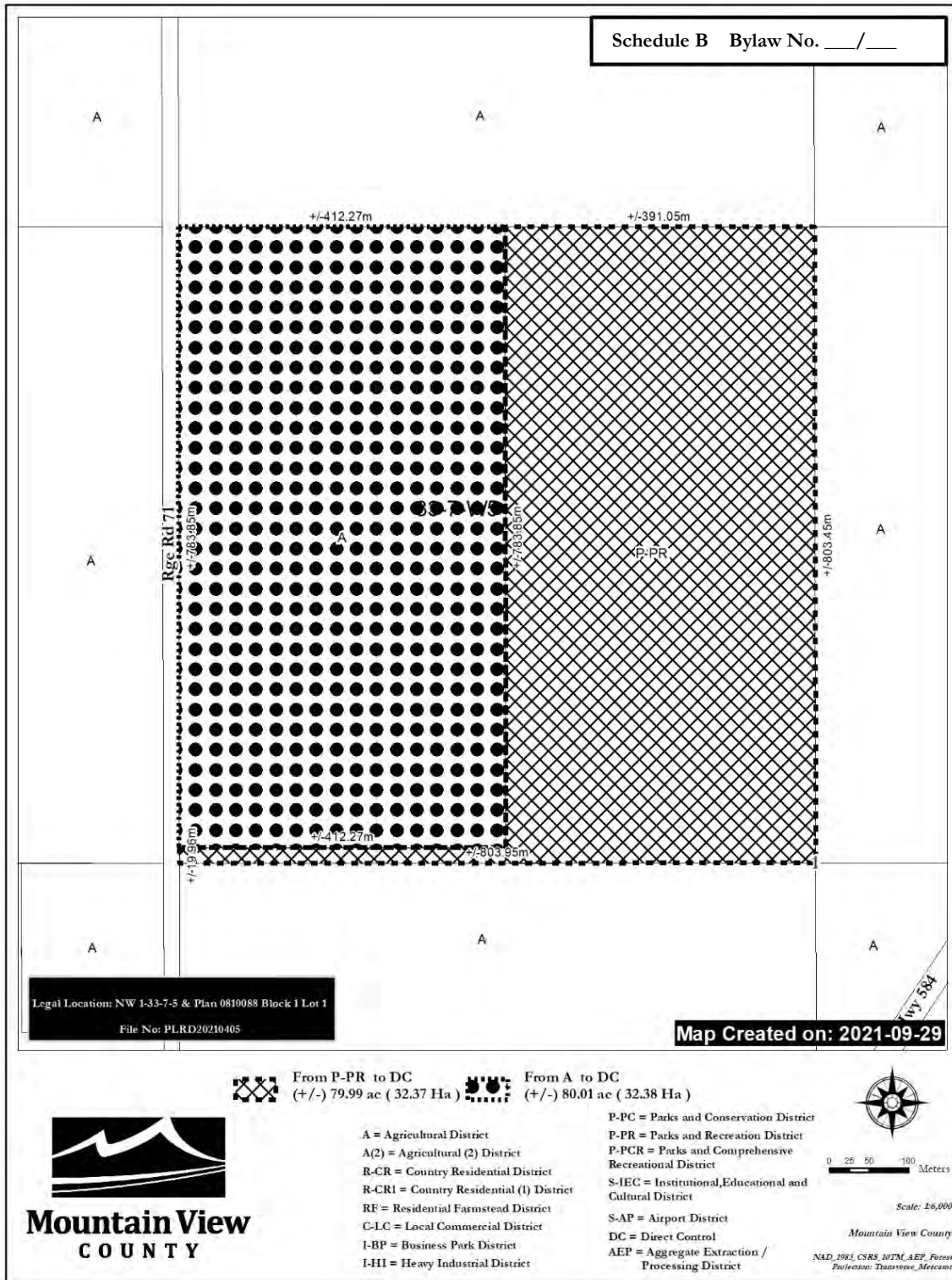
- ii. The following capacity restrictions shall apply to new development permits issued in respect of the Direct Control District Area shown in Schedule “C” and “D”:
    - 1. Cabins: Maximum 15 cabins
    - 2. Recreational Vehicle Sites, Group Sites and Tent Sites within Tourist Campground: Maximum 103 sites
    - 3. Hotel: Maximum 1 with no more than 80 rooms
    - 4. Event Centre: Indoor capacity 250 maximum people and 1 Building
  - iii. The following hours of operation shall apply to new development permits issued in respect of the Direct Control District Area shown in Schedule “C” and “D”:
    - 1. The Tourist Campground may operate from May through October and hours of operation shall be consistent with existing development permits or, in the event of new development permits, in accordance with the conditions of those permits.
    - 2. The Event Centre may operate between the hours of 6:00 am until 1:00 am or at the discretion of the Approving Authority, to minimize the noise impact in the surrounding area.
    - 3. Recreational activities associated with the Recreational Resort may operate between the hours of 6:00 am until 1:00 am or at the discretion of the Approving Authority, to minimize the noise impact in the surrounding area.
    - 4. The Hotel shall have no restriction on hours of operation.
  - iv. The Approving Authority may include a condition on development permits that no ATV and off-road vehicles use other than the operator for maintenance purposes.
- c) Road and Access:
- i. All development permits issued in respect of the Direct Control District Area for the Event Centre or Recreational Resort may include the following conditions:
    - 1. access and egress shall be via Range Road 71.
    - 2. A Road Use Agreement in coordination with the County’s Operational Services Department shall be a condition of Development Permit application(s) respecting dust control on Range Road 71.
    - 3. A secondary access off Range Road 71 may be required and an easement or right of way for the purpose of emergency access may be required to be registered on the affected land; and
    - 4. A Development Agreement as per Section 650 of the Municipal Government Act may be required for any improvements to Range Road 71 and Highway 584.
- e) Development Permit Requirements:
- i. The County shall circulate notice of Discretionary Use Development Permit applications 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), Alberta Transportation (AT), and other provincial approvals shall be provided.
  - iii. Engineering Plans and Specifications/Construction Drawings shall be submitted as part of the Development Permit Application(s), 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:

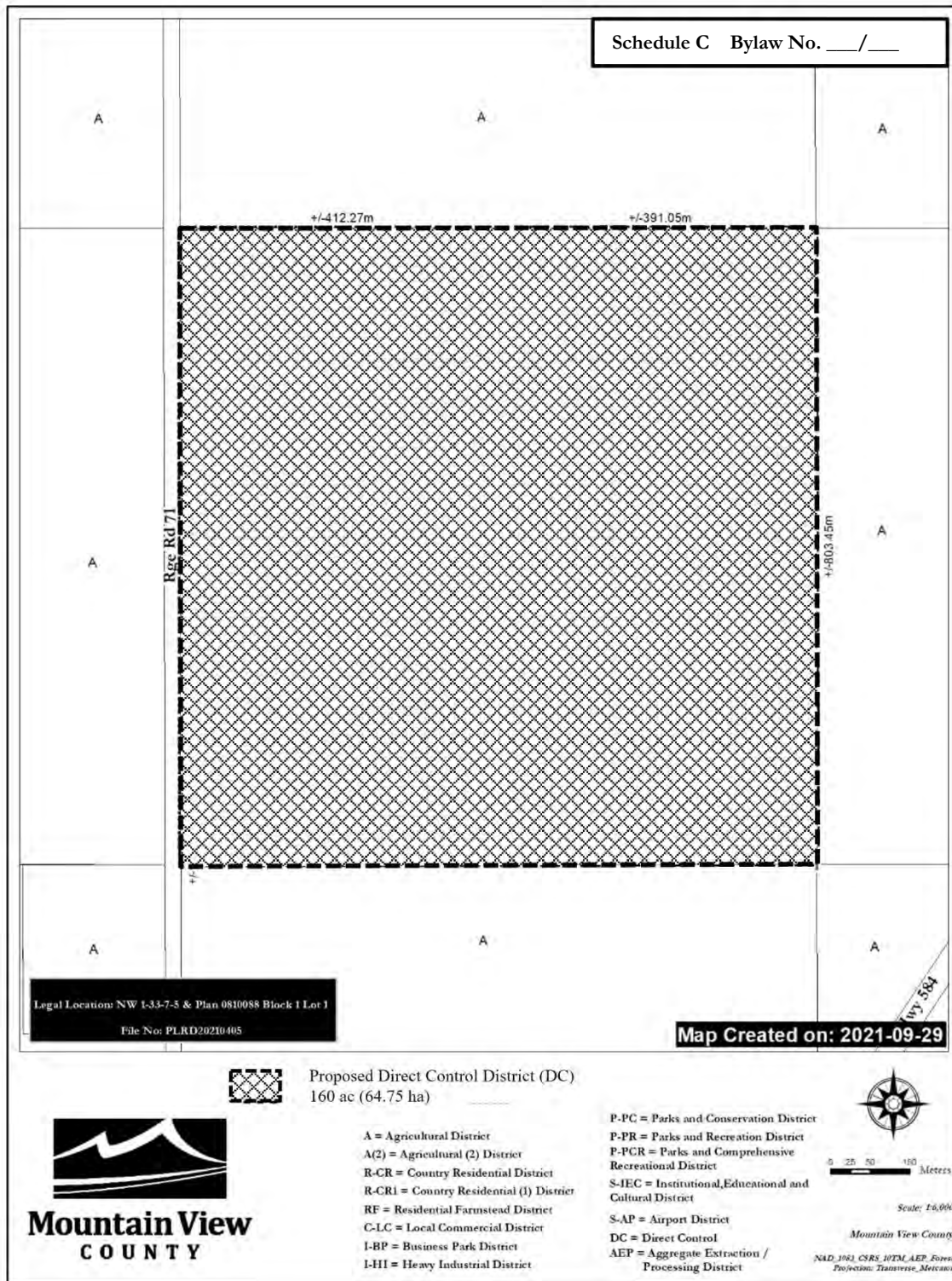
1. Cover Sheet(s)
2. Clearing and Grading Drawings
3. Erosion and Sedimentation Drawings
4. Roads, Lanes, Walkways Drawings
5. Traffic Control and Signage Drawings
6. Water Distribution Drawings
7. Sanitary Sewer Drawings
8. Stormwater Management Drawings
9. Shallow Utilities Drawing
10. Building Grade Drawings
11. Landscape Drawings
12. Easement and Right of Ways Drawings.

- f) The Approving Authority may impose the following conditions on Development Permits if applicable having regard to the nature of the development being approved and provided that, where the condition requires Provincial approval, such Provincial approval is required by Provincial law:
- i. Receipt of submission for registration to Land Title of the consolidation of Plan 0810088 Block 1 Lot 1 with the remainder of NW 1-33-7-5 to become a full quarter shall be required as prior to issuance condition for the first Development Permit within the remainder of NW 1-33-7-5.
  - ii. A prior to issuance condition shall require AEP license and/or approval(s) for water in respect of the approved development.
  - iii. A prior to issuance condition shall require Provincial approval(s) for wastewater in respect of the approved development.
  - iv. A prior to issuance condition shall require AEP approval(s) for stormwater management plans in respect of the approved development.
  - v. A prior to issuance condition shall require AT approval(s) for transportation matters in respect of the approved development.
  - vi. A prior to issuance condition shall require the submission of a Fire Protection Plan, in accordance with Appendix A of the Land Use Bylaw.

Bylaw No. \_\_\_\_/\_\_\_\_  
 Direct Control District Regulations  
 Schedule "B"









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- typical campsite layout

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