

VULCAN COUNTY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 2009-008

BEING a bylaw of the Vulcan County in the Province of Alberta for the purpose of adopting Bylaw No. 2009-008 being the Area Structure Plan for Lot 1, Block 1, Plan 071 2733 and portions of the NW ¼ of 2-15-22 W45M to be known as the Traverse Ridge Area Structure Plan.

WHEREAS the Council of the Vulcan County has redesignated Lot 1, Block 1, Plan 071 2733 and portions of the NW ¼ of 2-15-22 W45M to the "Grouped Country Residential - GCR" land use district;

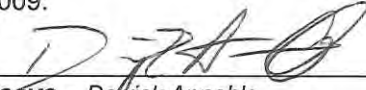
AND WHEREAS the purpose of proposed Bylaw No. 2009-008 is to establish standards and requirements regarding the development and subdivision of lands described as Lot 1, Block 1, Plan 071 2733 and portions of the NW ¼ of 2-15-22 W45M;


AND WHEREAS the municipality wishes to provide for orderly growth and development to occur while minimizing land use conflicts;

AND WHEREAS the municipality may adopt an area structure plan pursuant to section 633 of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, and provide for its consideration at a public hearing.

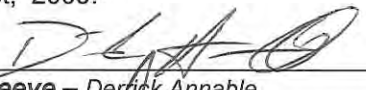
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, the Council of the Vulcan County in the Province of Alberta, duly assembled does hereby adopt Bylaw No. 2009-008 being the Traverse Ridge Area Structure Plan for Lot 1, Block 1, Plan 071 2733 and portions of the NW ¼ of 2-15-22 W45M.


READ a **first** time this Third day of June, 2009.

  
\_\_\_\_\_  
Reeve - Derrick Annable

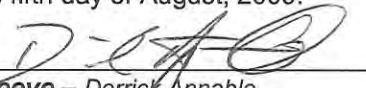
  
\_\_\_\_\_  
Chief Administrative Officer - Larry Baran


READ a **second** time this fifth day of August, 2009.

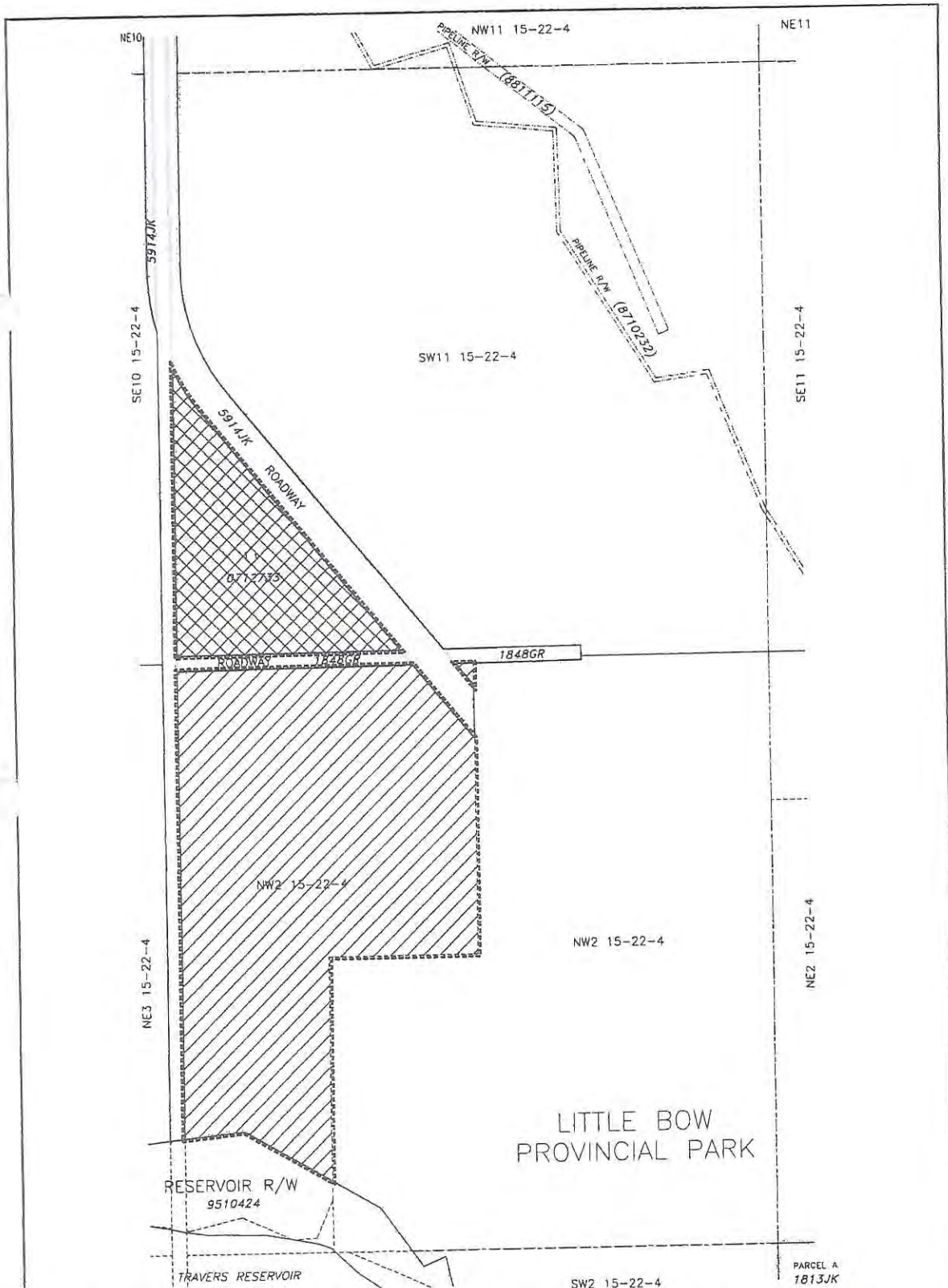
  
\_\_\_\_\_  
Reeve - Derrick Annable

  
\_\_\_\_\_  
Chief Administrative Officer - Larry Baran

READ a **third** time and finally PASSED this fifth day of August, 2009.

  
\_\_\_\_\_  
Reeve - Derrick Annable

  
\_\_\_\_\_  
Chief Administrative Officer - Larry Baran



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



FROM: RURAL GENERAL - RG  
 FROM: RESERVOIR VICINITY - RV  
 TO: GROUPED COUNTRY RESIDENTIAL - GCR

LOT 1, BLOCK 1, PLAN 0712733 &  
 PORTION OF NW 1/4 SEC 2, TWP 15, RGE 22, W 4 M  
 MUNICIPALITY; VULCAN COUNTY  
 DATE; MAY 28, 2009

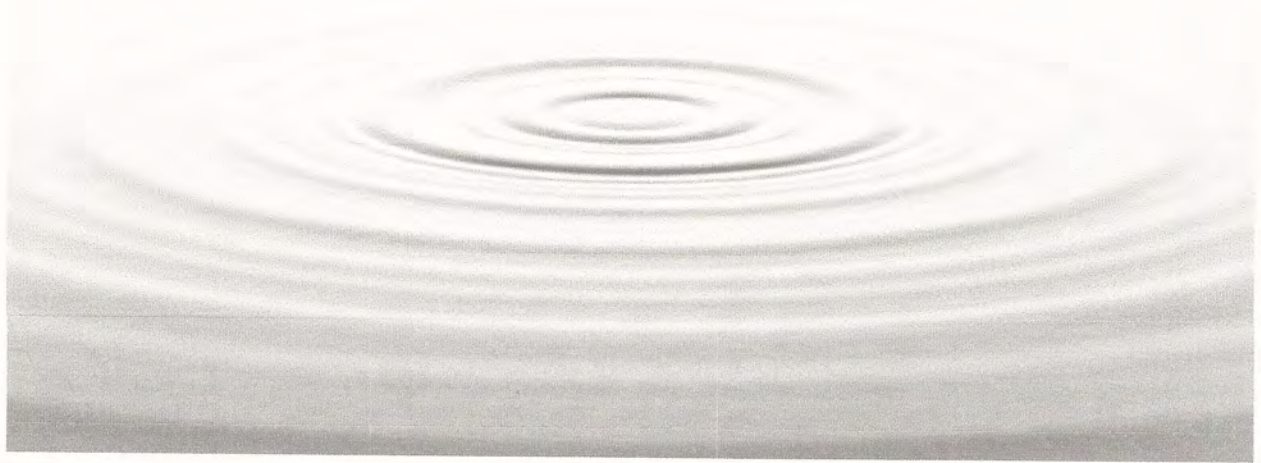
Bylaw #: 2009-008  
 Date; August 5, 2009

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA  
 TEL. 329-1344 T1H 5E8  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





**AQUA PROPERTIES LTD.**



**TRAVERS RIDGE RV PARK  
Area Structure Plan**

**VULCAN COUNTY  
VULCAN, ALBERTA  
BYLAW 2014-002  
APPROVED APRIL 2, 2014**

# **AQUA PROPERTIES LTD.**

## **TRAVERS RIDGE RV PARK AREA STRUCTURE PLAN**

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# **AQUA PROPERTIES LTD.**

## **TRAVERS RIDGE RV PARK AREA STRUCTURE PLAN**

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# **AQUA PROPERTIES LTD.**

## **TRAVERS RIDGE RV PARK AREA STRUCTURE PLAN**

### **1.0 Introduction**

#### **1.1 Background**

The Travers Ridge RV Park Area Structure Plan has been prepared pursuant to Section 633 (1) of the Municipal Government Act and is in accordance with the requirements of the “Guidelines for the Preparation of an Area Structure Plan” as adopted by an official bylaw of Vulcan County.

The Plan is intended to act as a guide to subdivision and development within the Plan area, which was prepared by Aqua Properties Ltd. to reflect what it considers the best use for the land under consideration as a seasonal and/or full-time recreational based development.

#### **1.2 Interpretation**

- a) “Council” means the Council of Vulcan County.
- b) “Plan” means the Travers Ridge RV Park Area Structure Plan, as amended from time to time.
- c) “Plan Area” means the land included in the Travers Ridge RV Park Area Structure Plan.
- d) “Subdivision Approving Authority” means the Council of Vulcan County.
- e) “Municipal Reserve” (MR) means land dedicated to Vulcan County pursuant to the Municipal Government Act, Section 666(1).
- f) “Applicant” means Aqua Properties Ltd.
- g) “Landowner” means Robert (Bob) and Margaret (Maggie) Rettie with respect to LSD 12 and LSD 13, NW 2, Twn. 15, Rg. 22 W4.

- h) “RV Development” means Recreational Vehicle bare land condominium development.

### **1.3 Legislative Framework**

#### **1.3.1 The Municipal Government Act**

The Municipal Government Act as amended to this date sets out the requirements for an Area Structure Plan in Section 633 (2) and in the corresponding subdivision and Development Regulation being Alberta Reg. 43/2002, Section 14(e) as follows:

“An Area Structure Plan

- a) must describe:
  - i) the sequence of development proposed for the area;
  - ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
  - iii) the density of population proposed for the area either generally or with respect to specific parts of the area; and
  - iv) the general location of major transportation routes and public utilities.

And

- b) may contain any other matter the Council considers necessary”.

#### **1.3.2 The Municipal Development Plan**

The Municipal Development Plan, adopted by Council Bylaw 2012-003, is a statutory planning document affecting land use within the Vulcan County.

Specific policies designed to achieve the objectives contained in the Municipal Development Plan are as outlined in this Area Structure Plan and the Land Use Bylaw.



## **2.0 The Plan Area**

### **2.1 Regional Location**

The Plan Area is located entirely within the Vulcan County, approximately twenty (20) km southeast of Vulcan (adjacent to west boundary of Little Bow Provincial Park). See Regional Area Map, Figure 1.

### **2.2 Definition of the Plan Area**

**2.2.1** Boundary of the Plan Area consists of two parcels – NW Section 2, Township 15, Range 22, W4, comprised of 20.65 hectares; and SW Section 11, Township 15, Range 22, W4, comprised of 5.8 hectares, for a total Plan Area of 28.07 hectares.

**2.2.2** Figure 2, Land Use District Map, indicates that the proposed lands are situated within Rural Recreational lands.

### **2.3 General Physical Description**

#### **2.3.1 Topography and Drainage**

The majority of the Plan Area (approximately 75%) is situated on the land that is gently sloping to Travers Reservoir. The south boundary is a steep slope to the reservoir lands. There is a winding pathway down to the Reservoir edge. Refer to Figure 5 for Pre-development Drainage and Figure 5 for Post-development Drainage.

The total change in elevation of the Plan Area is approximately ten (10) meters from north to the south. The land continues to slope downward a further twenty-five (25) meters towards the Travers Reservoir.

### **2.3.2 Natural Areas**

The majority of the land was seeded to grass seven years ago by the previous owner. The south end of the land has two coulees sloping towards the reservoir which consists of natural grasses. The east boundary of the property consists of natural grass which slopes towards Little Bow Provincial Park. The land bordering the west consists of a coulee that slopes towards the Travers Reservoir. The access road to Little Bow Provincial Park borders onto the north end of the property.

### **2.3.3 Existing Development**

There is no development on the property.

### **2.3.4 Livestock/Farming Operations**

There currently is no grain farming or livestock grazing occurring on either of the parcels. There are no confined livestock feeding operations within the vicinity of the property.



### **3.0 Plan Objectives**

#### **3.1 Goals and Objectives of the Plan**

- 3.1.1** To create a RV Park bare land condominium development, achieving the highest design, aesthetic and environmental standards in conformance with the existing provincial, regional and municipal policy documents.
- 3.1.2** To act as a guide under which Vulcan County can review and evaluate specific development proposals.
- 3.1.3** To provide a framework for subsequent subdivision and development proposals in the County.
- 3.1.4** To establish policies which will direct proposed land use, open space, population density, location of transportation routes, location and methods of utility servicing, phasing of development and other such matters as Council deems necessary.

#### **3.2 Principals of Development**

The major objectives of this development are as follows:

- 3.2.1** To ensure all development is in accordance with the current statutory policy and municipal standards.
- 3.2.2** To provide for land uses that respect the character of the landscape and which reflect the rural surroundings.
- 3.2.3** To provide high quality design and development standards for all proposed development, including architectural controls and restrictive covenants.
- 3.2.4** To provide Municipal Reserve parcels that serve the needs of the neighbourhood and that take advantage of the natural features of the area. There is also the possibility of dedicating money in lieu of land for the Municipal Reserve.
- 3.2.5** To ensure accessible green spaces to the Travers Ridge RV Park Condominium Association members that respect the quality of the landscape.



- 3.2.6 To develop safe and efficient road and utility systems that respects the natural qualities of the landscape.
- 3.2.7 To encourage safe and efficient movement of traffic within and adjacent to the proposed development by adhering to the long-term goals of Alberta Transportation and Utilities.
- 3.2.8 To ensure that all development is controlled by fair and equitable policies which respect the character of the neighbouring developments.
- 3.2.9 To respect the area's natural resources and to actively mitigate against their destruction or overuse.
- 3.2.10 To improve upon and preserve the aesthetic qualities of the area.

#### **4.0 Specifics of Development**

- 4.1 Only one RV unit will be permitted per lot, which must be RV or park models only.
- 4.2 No residences or permanent dwellings will be permitted, except for one (1) manager's or caretaker's security residence.
- 4.3 Development will be seasonal only (May to October).
- 4.4 Architectural controls passed at subdivision state will determine:
  - Setbacks (below)
  - order of development, i.e. sheds prior to buildings
  - permitted and discretionary uses
- 4.5 The setbacks for Recreational Vehicles/Park Models, the Manager's/Caretaker's Security Residence, or accessory buildings will be a minimum of 7.6 metres from the front and back property line setbacks and 1.5 metres from side property lines.
- 4.6 Lots will be individually titled.
- 4.7 There will be a maintenance/storage area on the north end of the property.
- 4.8 There will be a permanent dwelling for a on-site manager during the season.
- 4.9 There will be no public access to the dock area (it will be gated at the main access with lot owners being supplied a security fob for entrance).
- 4.10 Future plans may include the potential development of a club house and outdoor pool.

4.10 Future plans may include the potential development of a club house and outdoor pool.



## **5.0 Plan Policies**

### **5.1 The Plan**

This section discusses the implementation of the Area Structure Plan objectives and principals of development identified in Section 3.0 as they specifically apply to Travers Ridge.

#### **Goal:**

- 5.1.1** To comprehensively plan an RV Park that reflects the highest standards of design, aesthetic and environmental standards in conformance with the existing provincial, regional and municipal policy documents.

The Travers Ridge RV Park Concept Plan (Figure 7) provides the Vulcan County with a planned development consisting of one hundred and six (106) new RV lots and open space land uses that respect the character of the surrounding landscape and complement neighbouring residential acreages and developments. The Plan Area will be developed in three (3) Phases (see Figure 3):

- Phase I – 42 lots
- Phase II – 43 lots
- Phase III – 21 lots

### **5.2 RV Park Bare Land Condominium Land Use Component**

#### **Principle:**

To provide for RV Park and recreational uses in a manner that is sensitive to the character of the landscape and the needs of the greater community.

#### **Policies:**

- 5.2.1** All RV Park development shall conform to the provisions of the Municipal Development Plan, the Travers Ridge RV Park Area Structure Plan and its architectural controls.



- 5.2.2 All RV Park development shall be in conformity with the provisions of the Municipal Government Act, the Subdivision and Development regulations.
- 5.2.3 The one hundred and six (106) RV Park lots within the Plan Area shall range in size from 483.1 m<sup>2</sup> to 1348.3 m<sup>2</sup>, more or less.
- 5.2.4 The design of the Plan Area takes into account all adjacent land uses to the extent possible at the time of application and will not negatively impact on any approved adjacent land uses.
- 5.2.5 The internal subdivision road will be a twenty (20) meter road right-of-way, with eight (8) meter top surface of gravel, and sealed.
- 5.2.6 A Travers Ridge RV Park Condominium Association will be assembled, comprised of homeowners from the development.
- 5.2.7 The ownership, operation and maintenance of all infrastructure will eventually be taken over by the Travers Ridge RV Park Condominium Association.
- 5.2.8 Each member of the Travers Ridge RV Park Condominium Association will be charged an annual levy to cover the costs incurred in servicing and maintaining the entire development.

### **5.3 Reserves**

Approximately six (6) hectares of land will be dedicated as green space with walkway to Reservoir lands, which will be available for joint use of all Travers Ridge RV Park Condominium Association members.

#### **Principle:**

To ensure that the recreational land needs of the Travers Ridge RV Park Condominium Association members are met through the provision of accessible green space areas. There will be access across the Reservoir lands to Travers Reservoir, to allow swimming and boating.

#### **Policies Regarding Reserves:**

- 5.3.0 Capacity does not exist with the area to accommodate the provision for a school.

**5.3.1** Green spaces comprised of a total of six (6) hectares of land, will be located north of the lots and also on the southern fringe of the development.

- a) Walkways will be built for access of Travers Ridge RV Park Condominium Association members to the central green space.
- b) A walkway to access the Reservoir will be constructed for use by Travers Ridge RV Park Condominium Association members.

## **5.4 Transportation**

### **Principle:**

To develop an efficient and safe internal roadway in accordance with the standards of Vulcan County.

### **Policies Regarding Transportation:**

**5.4.0** Long-term access to the Plan Area shall be from a service road:

- a) An internal roadway will be accessed from the existing County road to Little Bow Provincial Park road, which is paved.

**5.4.1** Approvals from Alberta Transportation – This is a County road, which will require County approval.

**5.4.2** Access to all RV Park lots shall be from the internal road only.

## **5.5 Phasing**

Development will be completed in three phases, with Phase I comprised of forty-two (42) lots, Phase II comprised of forty-three (43) lots, and Phase III comprised of twenty-one (21) lots.



**Principle:**

To phase development in an efficient manner based upon market conditions.

**Policies:**

**5.5.0** Phase I – forty-two (42) lots, ranging in size from 483.1 m<sup>2</sup> to 1348.3 m<sup>2</sup>

**5.5.1** Phase II – forty-three (43) lots, ranging in size from 483.1 m<sup>2</sup> to 1348.3 m<sup>2</sup>

**5.5.2** Phase III - twenty-one (21) lots, ranging in size from 483.1 m<sup>2</sup> to 1348.3 m<sup>2</sup>.

**5.6 Utility Servicing**

**Principle:**

To provide a high level of services which will not detrimentally affect adjacent communities.

The Plan Area will have high-quality development standards in all areas including water and sewage systems, roadways, landscaping and architectural guidelines/restrictive covenants, aimed at creating a quality residential development. All utilities and services will be developed in keeping with municipal and provincial standards, as follows:

**Policies:**

**5.6.0 Water Supply, Storage and Distribution**

**5.6.0.1** Travers Ridge will be serviced by a community water system comprised of 4 drilled wells.

**5.6.0.2** The water will be treated on-site according to Alberta Environmental standards.

**5.6.0.3** Land comprised of .2 hectares will house the communal water plant has been provided in the Area Structure Plan.



This utility land will be owned by Aqua Properties Ltd. and an agreement will be entered into with Travers Ridge RV Park Condominium Association members with respect to the maintenance and operation of the water facility.

- 5.6.0.4** The communal water plant will be operated and maintained by the developer initially. The ownership, operation and maintenance will eventually be taken over by the Travers Ridge RV Park Condominium Association.
- 5.6.0.5** All capital costs associated with facilities to service new lots will be the responsibility of the Developer.

## **5.7 Sanitary System**

- 5.7.0.1** Travers Ridge will be serviced by a low pressure communal sewage system which will be provided to all lots (see Figure 6).
- 5.7.0.2** Grinder pumps will be the means of delivering the semi-treated sewage from each RV unit, Park Model trailer and Manager's/Caretaker's residence and will be included in the cost of each lot. The sanitary system will meet with the approval of the Alberta Labour, Plumbing and Inspection Branch and will also meet any requirements of Alberta Environment, Alberta Municipal Affairs, the Safety Codes Act and Vulcan County.
- 5.7.0.3** Sewage will be collected through a low pressure sewage system designed by E1 Company, and transferred to a lagoon located on six (6) hectares, on the northwest corner of the property (see Figure 6).
- 5.7.0.4** Sewage will be treated by a standard lagoon(see Figure 6).
- 5.7.0.5** All capital costs associated with the provision of sanitary system facilities will be the responsibility of the homeowner and ownership of the sewage lagoon and collection piping will be by the Travers Ridge RV Park Condominium Association.

## **5.8 Storm Drainage System**

- 5.8.1** A system of surface drainage integrated with the road system shall form the basis for run-off control within the development area. The open space overland flows will be directed to natural

discharge water features within the site and ultimately to the natural drainage areas adjoining the property. The routes, discharges rates and flow will not be altered by new construction other than the access road which will direct water towards existing drainage channels. Cross-flows will be contained within culverts as necessary to ensure positive drainage (see Figure 5). If necessary, retention ponds will be included in the design when detailed engineering is completed.

- 5.8.2** A Master Drainage Plan completed by a professional engineer will be provided as part of any subdivision application.
- 5.8.3** Approval has not yet been granted from Alberta Environment for the Drainage Plan, however, this approval is currently in progress.

## **5.9 Shallow Utilities**

- 5.9.0.1** Installation of overhead and underground power services shall be completed to all new lots at the developer's expense and shall be in accordance with the franchised utility company design and installation standards.

## **5.10 Miscellaneous**

- 5.10.0.1** During the construction of any buildings, a container for the collection of construction waste shall be maintained on the site under construction. This clause will be included as a restrictive covenant on all property titles.
- 5.10.0.2** Timely garbage pick-up and disposal from the development to an approved disposal site shall be the responsibility of each individual lot owner.
- 5.10.0.3** Utility rights-of-way shall be provided in accordance with provincial and municipal regulations.



## **5.11 Protective Services**

### **5.11.1 Police Service**

Police service to the Plan Area is provided for by the RCMP detachment at Vulcan.

### **5.11.2 Fire Service**

Fire Department assessments are part of the Vulcan County's tax base of existing residences in this area.

### **5.11.3 Ambulance and Hospital**

The hospital and ambulance services to this area are located in the town of Vulcan.



## **6.0 Implementation**

### **6.1 Community Contact to Date**

The plans and information contained in this document are currently being discussed on an ongoing basis with all neighbouring property owners within a one-half (0.5) mile radius of the Plan Area.

Figure 1

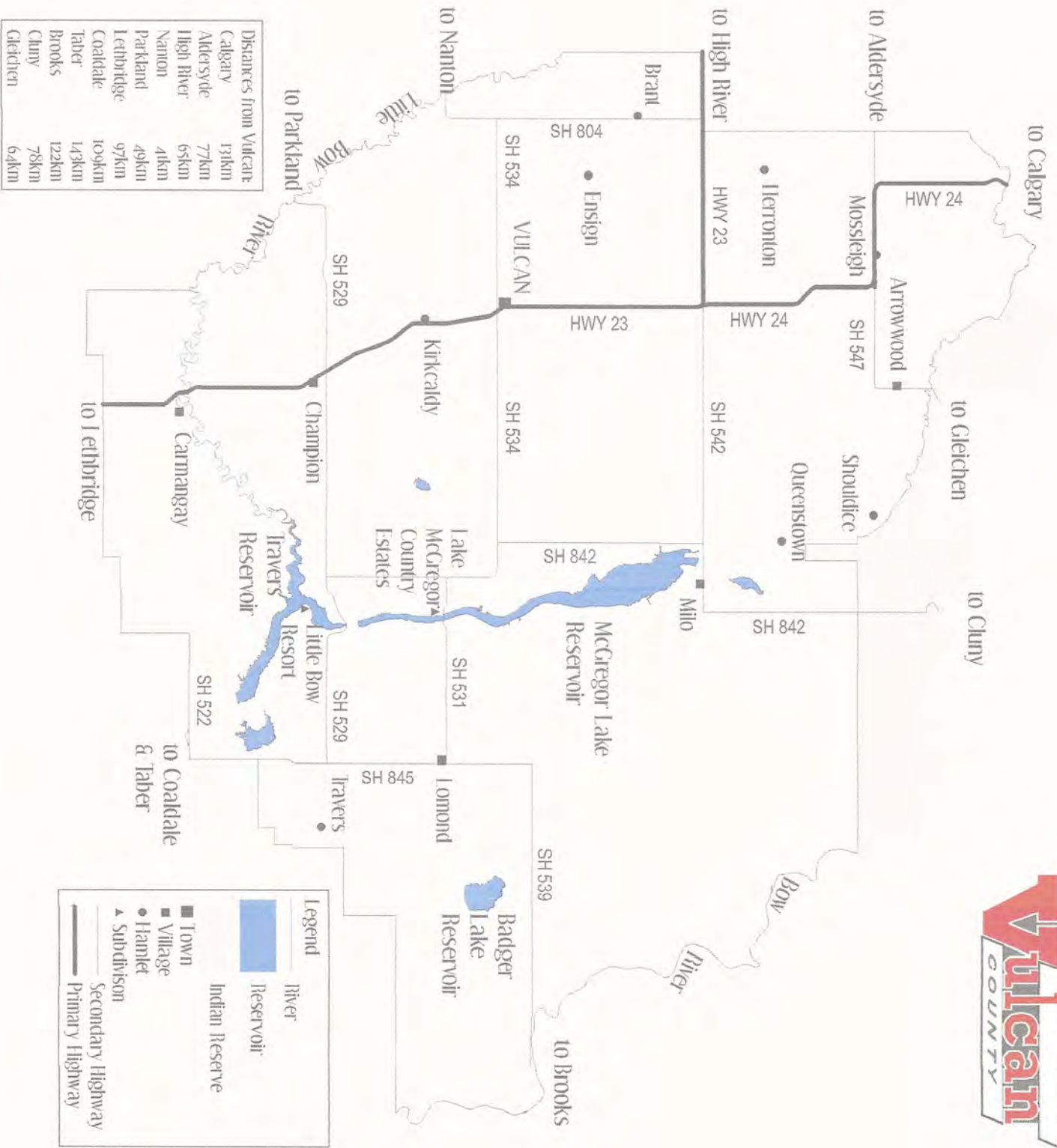
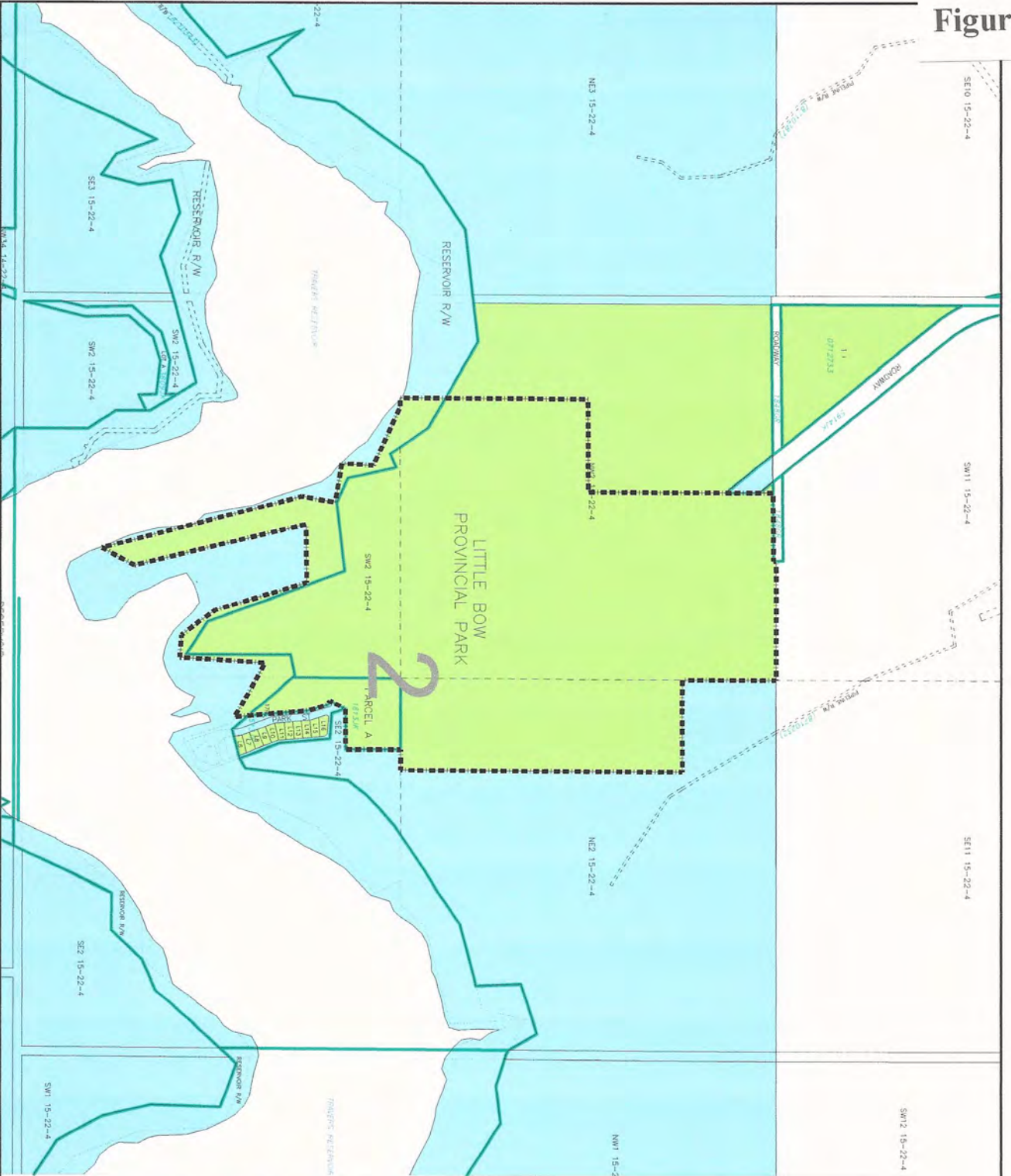




Figure 2



VULCAN COUNTY  
 LITTLE BOW  
 PROVINCIAL PARK  
 PORTION OF SEC 2  
 ALL IN 16-22-4

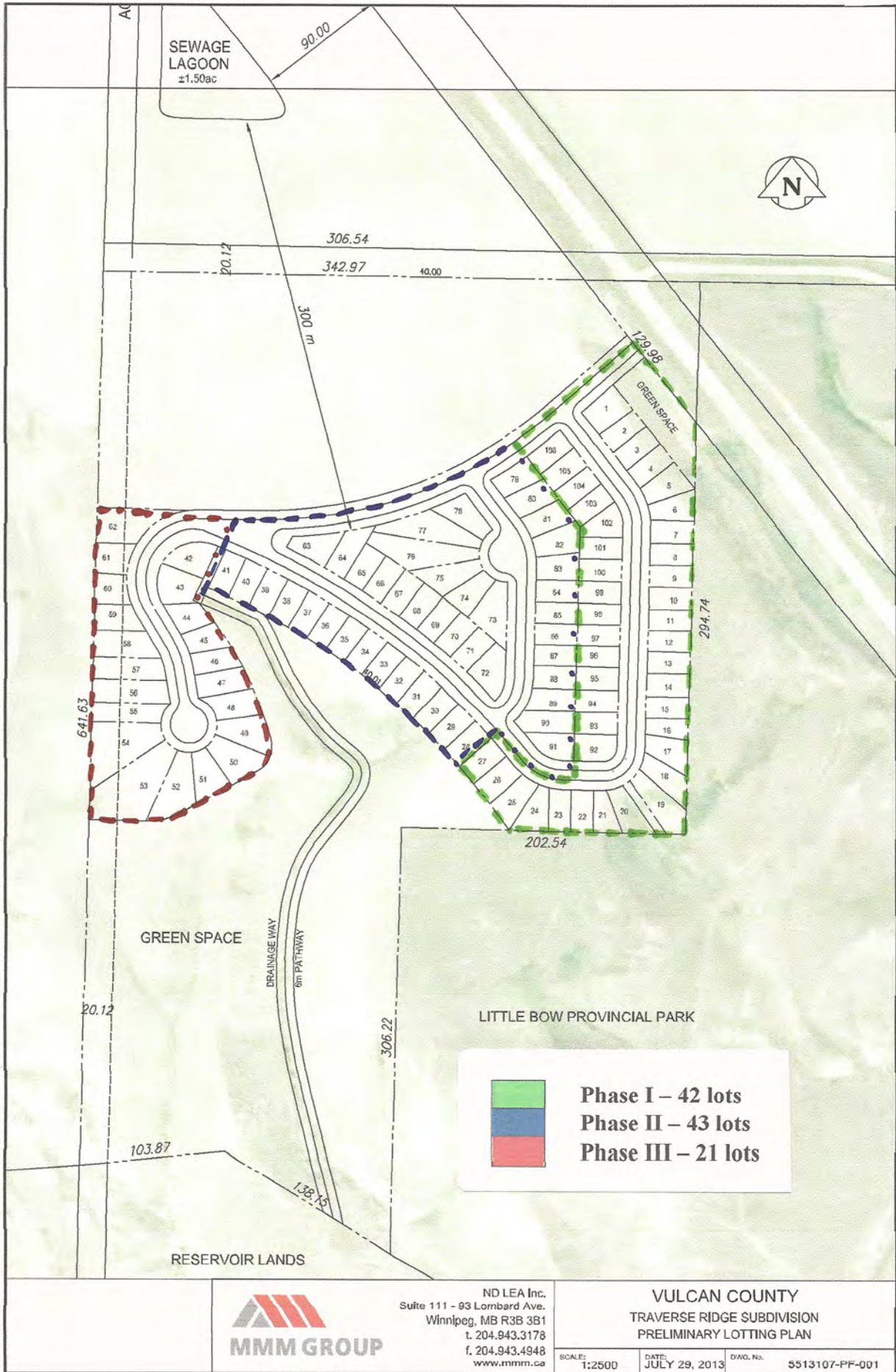
LAND USE DISTRICT MAP  
 Bylaw No: 2010-010 Date: July 21, 2010

- LAND USE DISTRICTS**
- RG Rural General
  - SH Small Holdings
  - SCR Single Lot Country Residential
  - GCR Grouped Country Residential
  - UF Urban Fringe
  - HR Hamlet Residential
  - HC Hamlet Commercial
  - RI Rural Industrial
  - RC Rural Commercial
  - RV Reservoir Vicinity
  - RR Rural Recreational
  - PS Public Service
  - DC Direct Control

OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 July 22, 2010 N:\Vulcan-County\Vulcan-County-LUD1  
 Vulcan County Consolidated LUD Maps\Bylaw 2010-010.dwg  
 Map 16



Figure 3



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	<b>Phase I – 42 lots</b>
	<b>Phase II – 43 lots</b>
	<b>Phase III – 21 lots</b>



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 www.mmm.ca


**VULCAN COUNTY**  
**TRAVERSE RIDGE SUBDIVISION**  
**PRELIMINARY LOTTING PLAN**

SCALE: 1:2500	DATE: JULY 29, 2013	DWG. No. 5513107-PF-001
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Figure 4

NOTE:  
 These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

	
ND LEA Inc. Suite 111 - 93 Lombard Ave. Winnipeg, MB R3B 3B1 T. 204.943.3178 F. 204.943.4848 www.ndlea.ca	
SCALE: 1:3000	DATE: JUNE 15, 2007
DIVS. NO.: 41551-PF-006	
<b>VULCAN COUNTY</b> TRAVERSE RIDGE SUBDIVISION PRE-DEVELOPMENT LAND DRAINAGE	

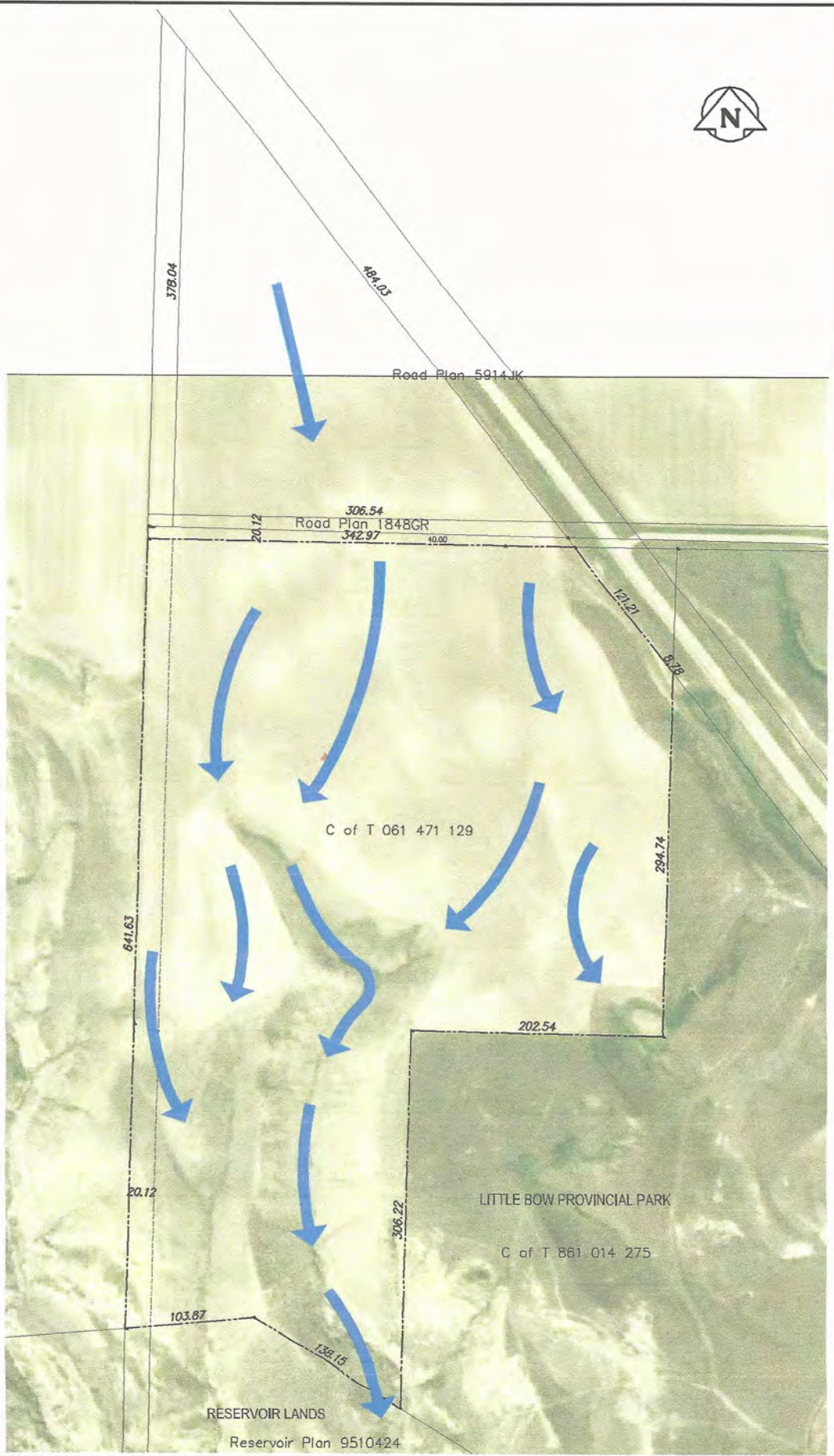
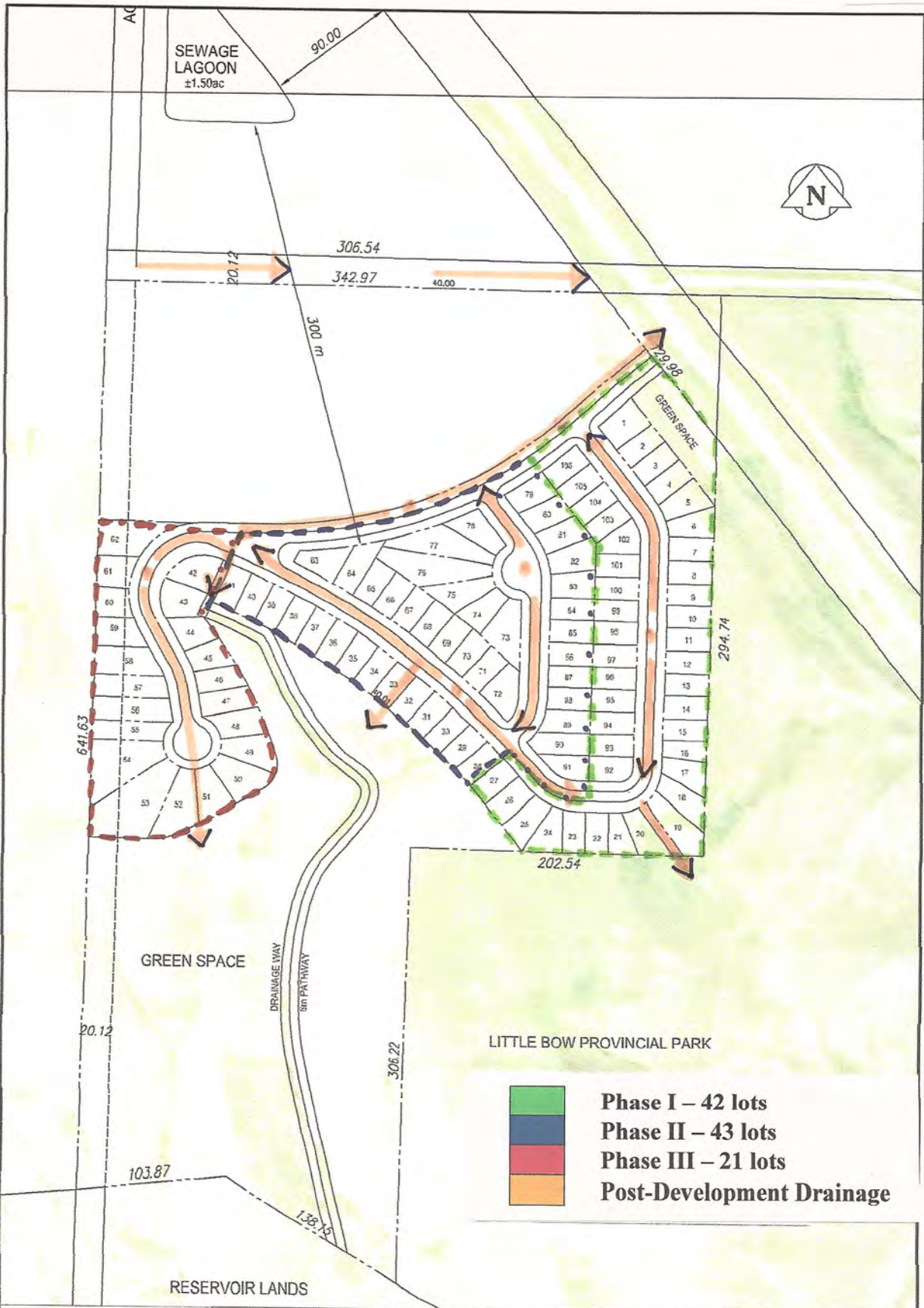




Figure 5



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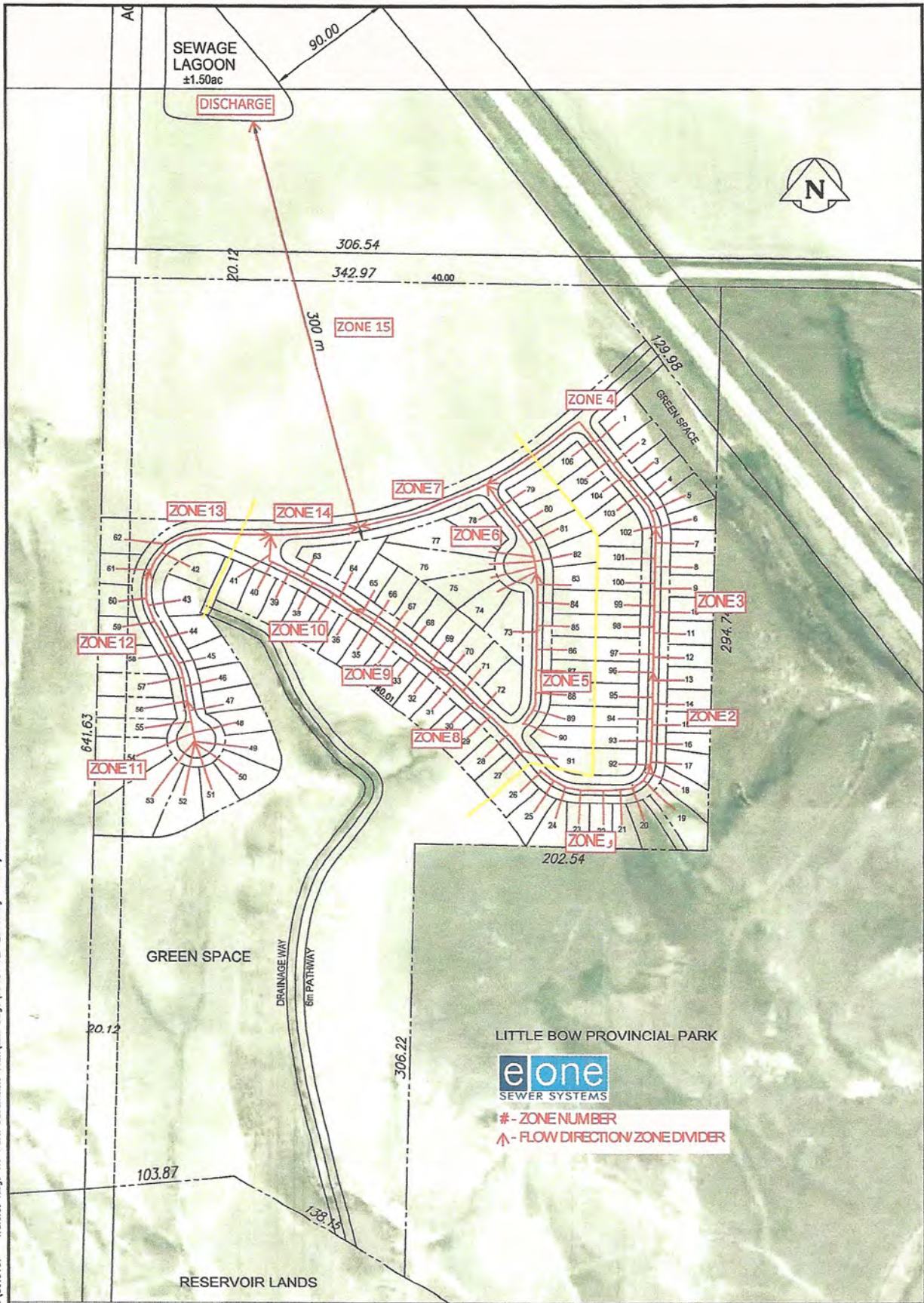
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**VULCAN COUNTY**  
 TRAVERSE RIDGE SUBDIVISION  
 PRELIMINARY LOTTING PLAN

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Figure 6



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LITTLE BOW PROVINCIAL PARK



# - ZONE NUMBER  
 ↗ - FLOW DIRECTION / ZONE DIVIDER



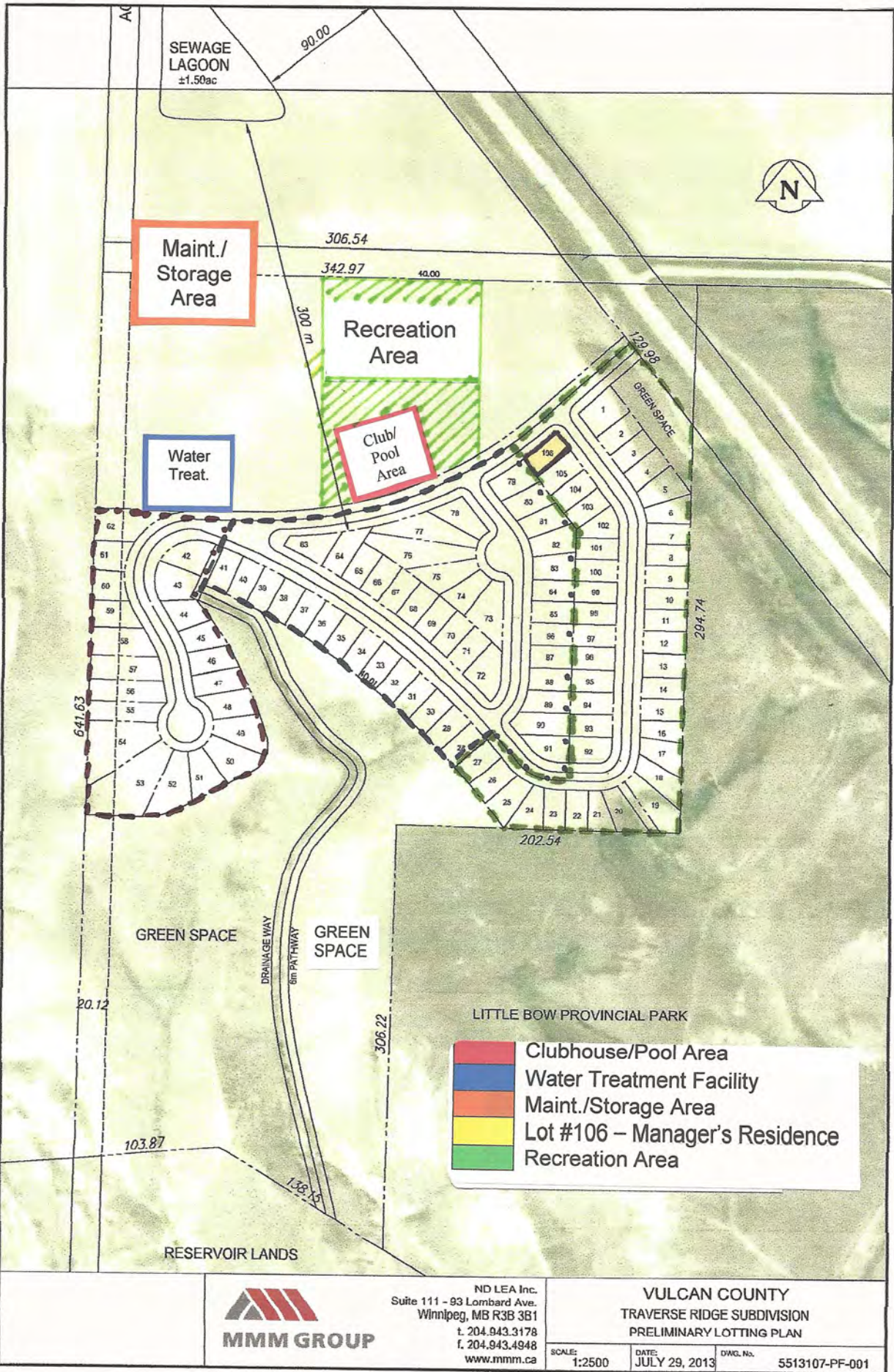
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VULCAN COUNTY  
 TRAVERSE RIDGE SUBDIVISION  
 PRELIMINARY LOTTING PLAN

SCALE: 1:2500	DATE: JULY 29, 2013	DWG. NO. 5513107-PF-001
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Figure 7



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**VULCAN COUNTY**  
**TRAVERSE RIDGE SUBDIVISION**  
**PRELIMINARY LOTTING PLAN**

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