



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: December 17, 2020 **DIVISION:** 9

FILE: 08731001 **APPLICATION:** PRDP20185188

SUBJECT: Campground, Tourist and Tourism Uses/Facilities (Recreational)

PROPOSAL: Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement	GENERAL LOCATION: Located 0.81 km (1/2 mile) south of Mountain View County, approximately 1.61 km (1 mile) north of Highway 574 and on the west side of Range Road 35
APPLICATION DATE: December 21, 2018	DEVELOPMENT AUTHORITY DECISION: Discretionary – Approved
APPEAL DATE: June 3, 2019	DEVELOPMENT AUTHORITY DECISION DATE: May 14, 2019
1st APPELLANT: Maxine McArthur 2nd APPELLANT: Elaine Watson 3rd APPELLANT: Patrick and Karen Singer	APPLICANT: Chloe Cartwright
LEGAL DESCRIPTION: SE-31-28-03-W05M	MUNICIPAL ADDRESS: 285049 Range Road 35
LAND USE DESIGNATION: Business – Leisure and Recreation District (B-LR) under Land Use Bylaw C-4841-97 (Land Use Bylaw).	GROSS AREA: ± 60.70 hectares (± 150.00 acres)
DISCRETIONARY USE: Accommodation Units, compatible with available servicing; Campground, tourist; Indoor Participant Recreation Services; Outdoor Participant Recreation Services; Tourism Uses/Facilities, Recreational are discretionary use in accordance with Section 77.3 of the Land Use Bylaw.	DEVELOPMENT VARIANCE AUTHORITY: Section 12.2 of the Land Use Bylaw allows the Development Authority to grant a maximum of 25% variance of the required distance or height.
PUBLIC SUBMISSIONS: The proposal was circulated to 14 adjacent landowners. No letters in support or opposition were received during the initial appeal notice.	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (C-7280-2013) Land Use Bylaw (C-4841-97)



EXECUTIVE SUMMARY:

The proposal is for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.

The subject application was presented at the June 26, 2019 Subdivision and Development Appeal Board. The application is now being brought to the noted Subdivision and Development Appeal Board for consideration and decision.

The subject land was redesignated to Business – Leisure and Recreation District (B-LR) in 2012. According to Section 77.1 of the Land Use Bylaw, the purpose and intent of the B-LR district is to accommodate business development that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that may be located outside of adopted Area Structure Plans, Conceptual Schemes and Hamlet Plans....

In May 2013, a Development Permit for an 18-hole golf course with the construction of a clubhouse/lodge facility, a campground with approximately 15 stalls, and the use of an existing Quonset as a maintenance building was conditionally approved on the subject land. However, the conditions were not satisfied and the permit was not issued. The Applicant subsequently closed this application in 2016. The application closed in 2016 is not before the Board and subject to appeal.

In December 2018, the Applicant/Owner applied for a new development permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement. The development Permit was conditionally approved on May 14, 2019.

On June 3, 2019, two adjacent landowners (Maxine McArthur and Elaine Watson) appealed the decision, with a subsequent third appeal by an adjacent landowner (Patrick and Karen Singer) of the Development Authority for the reasons noted within the agenda package.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sean MacLean', written over a horizontal line.

Sean MacLean
Supervisor, Planning & Development

JT/lt

DEVELOPMENT PERMIT REPORT

Application Date: December 21, 2018	File: 08731001
Application: PRDP20185188	Applicant/Owner: Chloe Cartwright
Legal Description: SE-31-28-03-W05M	General Location: Located 0.81 km (1/2 mile) south of Mountain View County, approximately 1.61 km (1 mile) north of Highway 574 and on the west side of Range Road 35
Land Use Designation: Business – Leisure and Recreation District (B-LR) under Land Use Bylaw C-4841-97 (LUB)	Gross Area: ± 60.70 hectares (± 150.00 acres)
File Manager: Johnson Kwan	Division: 9

PROPOSAL:

The proposal is for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.

Property Details & Land Use Regulations

- Subject land is designated as B-LR District. According to Section 77.3 of the LUB the following are listed as discretionary use under B-LR:
 - *Campground, tourist;*
 - *Outdoor Participant Recreation Services;*
 - *Tourism Uses/Facilities, Recreational; and*
 - *any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses that also meets the purpose and intent of the district*
- According to Section 8.1 of the LUB:
 - *Campground, Tourist* means development of land for the use of holiday trailers, motor homes, tents, campers, and similar vehicles, recreation, and is not normally used as year-round storage, or accommodation for residential uses;
 - *Tourism Uses/Facilities, Recreational* means an establishment which operates throughout all or part of a year which may or may not furnish accommodation and facilities for servicing meals and furnishes equipment, supplies, or services to persons in connection with angling, hunting, camping, or other similar recreational purposes.
- Proposed Building Dimensions: ± 56.00 ft. (± 17.07 m) by ± 104.00 ft. (± 31.70 m)
- Proposed Building Footprint: ± 5,824.00 sq. ft. (± 541.07 sq. m)
- Minimum requirements
 - **Required** Yard Front: 30.00 m (98.43 ft.) from County Road.
Proposed Yard Front: more than 30.00 m (98.43 ft.) from Rge Rd. 35.
 - **Required** Yard Side: 6.00 m (19.69 ft.) from all other.



Proposed Yard Side: more than 6.00 m (19.69 ft.) from adjacent properties.

- **Required** Yard Rear: 15.00 m (49.21 ft.) from all other.

Proposed Yard Rear: more than 15.00 m (49.21 ft.) from adjacent properties.

- Maximum Building Height: 12.00 m (39.37 ft.)
 - **Proposed** Building Height:
 - North Elevation: ± 12.84 m (± 42.11 ft.)
 - South Elevation: ± 12.84 m (± 42.11 ft.)
 - East Elevation: ± 12.84 m (± 42.11 ft.)
 - West Elevation: ± 13.14 m (± 43.1 ft.)
 - Average Elevation: 12.915 m (42.37 ft.)
 - Requested height relaxation: $(12.915 \text{ m} - 12.00 \text{ m}) / 12.00 \text{ m} = 7.625\%$

In accordance with Section 12.2 (c) of the Land Use Bylaw, the Development Authority may grant a variance up to 25% of the required distance or height. The requested variance is within the Development Authority's discretion.

- Landscaping:
 - Proposed landscaping exceeds the minimum 10% requirement
 - Majority of perimeter landscaping existing onsite, pre development
 - Additional landscaping required along north perimeter to help mitigate impact and screen adjacent residential property
- Parking requirements (Schedule 5):
 - Campground 1 per camping space; plus 0.2 per camping space as overflow parking
 - 81 Camping RV Stalls * 1.2 = 97.2 (97 stalls) parking stalls are required for the campground operation.
 - Tourism Uses/Facilities (16 rooms)
 - 1 per sleeping unit, plus
 - 1 per each 10 units for employees, plus
 - 1 per 3 seats of any associated Eating Establishment, plus
 - 1 per 2 seats of any associated Drinking Establishment.
 - The applicant did not provide any details in regards to the eating establishment/drinking establishment on site. The applicant also did not provide any details in regards to the number of employees expected for this operation.
 - 18 parking stalls are required for the tourism use/facility based on the number of sleeping units.
 - The applicant did not provide any details for the potential use of the main floor and the basement floor ($\pm 11,648$.00sq. ft. in total).
 - According to the Bylaw, Community building, multi-purpose requires 12 parking stalls per 100.00 sq. m (1,076.40 sq. ft.) gross floor area.



- (11,648.00 sq. ft. / 1,076.40 sq. ft.) X 12 parking stalls = 130 parking stalls required.
- In total the operation requires approximately 245 parking stalls
 - Campground: 97 stalls
 - Tourism Uses/Facilities: 18 stalls
 - Others (community, multi-uses): 130 stalls
- As a prior to issuance condition, the Applicant/Owner shall submit a revised site plan and parking plan in compliance with the Land Use Bylaw parking requirement to the County's satisfaction.

Property History

- 2013-DP-15312** An 18 hole golf course with the construction of a clubhouse/lodge facility, a campground with approximately 15 stalls, and the use of an existing Quonset as a maintenance building was conditionally approved on May 14, 2013;
Note: *The permit prior to issuance conditions were not satisfied and the permit was not issued; Closed-Expired*
- 2012-RV-016** Land Use Application was approved on January 16, 2012 to redesignate the subject land to Business – Leisure and Recreation District.

STATUTORY PLANS:

- The subject land is not within any Area Structure Plan and/or Conceptual Scheme

INSPECTOR'S COMMENTS:

- Mainly agricultural lands in the area.

CIRCULATIONS:

Agricultural and Environmental Services, Rocky View County:

If this application is approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the Leisure & Recreation Business land use from the agricultural land surrounding the parcel. The guidelines would help mitigate areas of concerns including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Alberta Health Services

Phase 1 ESA: if a Phase 1 Environmental Site Assessment (ESA) report has been submitted in support of the application, AHS wishes to have an opportunity to review the document as it becomes available. This would allow for the evaluation of any potential environmental and public health concerns related to past and present land use of the property and surrounding areas.

Water and Wastewater Services: Due to the proposed number of RV sites and the size of the accommodation unit, AHS supports connection to drinking water and wastewater systems approved and licensed by Alberta Environment and Parks. If the proposed development will not be connected to such services, AHS wishes to be notified.

Decommissioning Wells: Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment & Parks standards and regulations.

Decommissioning Private Waste Water Systems: Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor in an approved manner.

Solid Waste Management: AHS would like clarification on the waste management plan for this development specifically the manner in which solid waste material and recyclables will be stored on site as well as the frequency of removal for disposal or recycling.

Recreation Area Regulation: the owners and operators of this proposed recreation area must comply with the requirements of the Public Health Act Recreation Area Regulation (AR 198/2004).

Health approval: AHS requires that the building plans specific to any commercial food outlets within this proposed development be sent to us for approval. If there will be any swimming facilities on the property intended for the guests, these plans must also be submitted to AHS for our approval. Building plans for such facilities should be forwarded to AHS for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.

Please note that health approval of facilities as noted above are required after final construction, but before the facilities are operational. For more information regarding health approval and plan examination or for information on the Public Health Act and its regulations, applicants can contact the writer at (403) 851-6171.

If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.

Alberta Transportation

In reviewing the application, it appears that the applicant wishes to establish a RV park and an event centre with accommodation units at the above noted location. As the proposal is located outside of Alberta Transportation development control area, a Roadside Development from the department is not required. The department will, however, review the traffic information when it is provided by the County.

Building Services, Rocky View County:

- No comments

Development Compliance, Rocky View County:

- No comments.

Fire Services & Emergency Management, Rocky View County:

- Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.
- Dependent on the occupancies, the Fire Services recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.
- The Fire Service also recommends that the water co-op be registered with Fire Underwriters.
- Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards. In other words, the land width is to be 6 m wide, the centerline turning radius is to be 12 m and the weight is to be able to support an emergency vehicle.
- A secondary access to the site also be necessary.

As a follow up, the following was agreed upon:

- A drafting hydrant will be installed on site which will be designed by an engineer according to the Alberta Building Code & NFPA 1142. Details on the location can be worked out later in the process.
- There is no need to register the water co-op as there is none.



- Secondary access is not a requirement as they just fall under the threshold; however, the applicant will provide a gated emergency access to be used in case of an emergency.

This is satisfactory to the Fire Services & Emergency Management.

Planning and Development Services – Engineering, Rocky View County:

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- As a condition of DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
- The application was circulated to Mountain View County since the subject land is within 1.6 km from the border to Mountain View County. As a condition to DP, the applicant may be required to enter into a Road Use Agreement with the County to conduct dust suppression, in perpetuity, on Range Road 35 south of Township Road 290 for a minimum distance of 200 m (pending response from RVC Road Maintenance). It is the responsibility of the applicant to enter into a Road Use Agreement with Mountain View County during the construction phase if more than 5 loads per day will be occurring on Mountain View County Roads.

GIS Services - Section 300.0 requirements:

- Prior to issuance of DP, the applicant will be required to submit a stamped final geotechnical report conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP.

Transportation Services - Section 400.0 requirements:

- As part of the DP application, the applicant submitted a revised Traffic Impact Assessment (TIA) by JCB Engineering dated March 7, 2019. Prior to issuance of DP, the applicant is required to submit an updated Traffic Impact Assessment (TIA) in accordance with County Servicing Standards that addresses the following comments:
 - How arrived to conclusion that upgrades to the RR35 and TWP Road 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
 - Will the RR35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
 - The conclusion should state that upgrades along Range Road 35 are required, since road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
- Prior to issuance of DP, the applicant is required to enter into a Development Agreement with the County for the construction of improvements including but not limited to the following:
 - Upgrade the Range Road 35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from Highway 574 to Township Road 290.



- Any other improvements as recommended in the approved TIA.
- There is an existing gravel road approach off of Range Road 35 that provides access to the lot and the proposed development. As a condition of DP, the applicant may be required to restore the condition of the approach, in accordance with County Servicing Standards.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval. The applicant will be required to submit a revised site plan identifying the development area of the proposed development.
 - Estimate TOL Payment = Base Levy (\$4,595 per acre) x 177 acres = \$813,315.00
- Prior to the issuance of the DP, the applicant is required to contact County Road Operations to determine if any hauling permits are required during the construction of the proposed development.

Sanitary/Waste Water - Section 500.0 requirements:

- As part of the DP application, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a section on wastewater servicing under Part 3 – Wastewater Systems. The servicing plan is not entirely relevant to the proposed development since modifications have been made to the proposed development since the report was issued.
- Prior to issuance of DP, the applicant is required to demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing. It is the responsibility of the applicant to follow the recommendations outlined by the certified professional for wastewater servicing. If a wastewater collection system is being proposed, the applicant is required to provide a set of detailed engineering drawings that are stamped by a professional engineer.
 - According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, it states that the soils tested for soil disposal were found to be unsuitable. If this is the case, why are septic fields being proposed?

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- As part of the DP application, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a Phase 1 Supply Evaluation (Part 6 Groundwater Evaluation) and a Phase 2 Aquifer Testing (Part 8 Aquifer Analysis). The servicing plan is not relevant to the proposed development since modifications have been made to the proposed development since the report was issued.
 - The assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.
- Prior to issuance of DP, the applicant is required to demonstrate adequate servicing of potable water for the proposed development. If a water distribution system is being proposed, the applicant is required to provide a detailed set of engineering drawings that are stamped by a professional engineer.
- As a condition of DP, the applicant is required to provide confirmation of AEP permits and licensing to construct and operate the proposed design of the water treatment and water distribution infrastructure.
- As a condition of DP, the applicant is required to provide confirmation to the County that a commercial water license from AEP has been obtained for the facility.

**Storm Water Management – Section 700.0 requirements:**

- As part of the DP, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a conceptual Site-Specific Stormwater Implementation Plan (SSIP) under Part 6 – Stormwater Management. The SSIP is not relevant to the proposed development since modifications have been made to the proposed development since the SSIP was issued.
- Prior to issuance of DP, the applicant is required to provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.
 - As a permanent condition to DP, the applicant will be required to operate the site in accordance with the SSIP that has been examined by the County.
- Prior to occupancy, the applicant is required to submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the GIS engineer), and any other components related to the storm water system.
- It is the responsibility of the applicant to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.

Agricultural & Environmental Services – Section 900.0 requirements:

- Engineering has no requirements at this time.
- As part of the DP, the applicant submitted a Biophysical Impact Assessment by Stantec Consulting Ltd., dated August 2011. Since the proposed development covers a smaller footprint than the original development the assessment was based on, the BIA is still applicable to the proposed development. The applicant is responsible for following the recommendations outlined in the BIA.
- The proposed development does not appear to be impacting any wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Transportation Services, Rocky View County:

- No additional concerns.

Capital Project Management, Rocky View County:

- No concerns.

Utility Services, Rocky View County:

- No concerns. Note that there are no details provided on how the proposed development is to be serviced by water and wastewater.

Solid Waste and Recycling, Rocky View County:

- Prior to issuance of the development permit, the application is required to submit a solid waste management plan. the plan needs to address:
 - Estimation of waste generation quantities
 - Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests
 - Where and how many waste and recycling bins will be stored for collection and transfer



- o Plans for diversion – front of house and back of house (recyclables, refundable, organics, cardboard)

Mountain View County

- Director of Operational Services: I have reviewed the TIA and have no further comments to add other than that the updated numbers show a significant increase in numbers but, as stated in the report, the threshold for changes have still not been met. In view of this, I do not recommend any required changes to our road system at this time.
- Director of Planning & Development Services: to mitigate the impact of dust from the increased traffic on Mountain View County residents and to ensure road safety, it is recommended that (as a condition of the Development Permit) a permanent dust suppression be provided on RR 35 south of Tw Rd 290 for a minimum distance of 200 m. This requirement will be consistent with the Policy 4015 and Procedure 4015-01 on Dust Suppression of Mountain View County. It is also noted that during construction a Road Use Agreement may be required if more than 5 loads per day is proposed on County roads in accordance with Road Use Agreement Policy 4006 and Procedure 4006-01.

OPTIONS:

APPROVAL, subject to the following conditions:

Option #1 (This would ALLOW the proposed operation)

That the appeal against the decision of the Development Authority to approve a Development Permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement at SE-31-28-03-W05M be denied, and that a Development Permit be conditionally approved, subject to the following conditions:

Description:

1. That a Campground, Tourist, and Tourism Uses/Facilities (Recreational), may take place on the subject site in accordance with the Site Plan as submitted with the application and includes:
 - i. Construction of a tourism use/facility, with a total gross area of 1,623.21 sq. m ($\pm 17,472$ sq. ft.) including Accommodation Units (16 rooms);
 - ii. Construction of 81 RV stalls;
 - iii. Ancillary Business Uses (ie. events, gatherings etc.);
 - iv. Grading (as required).
2. That the maximum building height for the tourism use/facility (event centre) is relaxed from **12.00 m (39.37 ft.) to ± 12.92 m (± 42.37 ft.)**.

Prior to Issuance:

Technical Submissions

3. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped final geotechnical report, conducted by a qualified professional geotechnical engineer to provide



recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP, in accordance with County Servicing Standards.

5. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, demonstrating that minimum requirement 245 parking stalls, including barrier free stalls, and stall dimensions, for the proposed development, in accordance with the County's Land Use Bylaw.
 - i. That a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.

Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.

6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan in accordance with the County's Land Use Bylaw that including:
 - i. Additional screening/buffering elements along the north perimeter of the development
 - ii. A detailed summary of the existing/proposed landscaping onsite, including the perimeter and interior landscaping.

Access & Transportation

7. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the submitted TIA prepared by JCB Engineering dated March 7, 2019, in accordance with County Servicing Standards that addresses the following comments:
 - i. How did the report arrive to conclusion that upgrades to the RR 35 and TWP RD 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
 - ii. Will the RR 35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
 - iii. The conclusion should state that upgrades along RGE RD 35 are required, since the road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
8. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of all associated off-site improvements in accordance with the County's servicing Standards and the recommendations of the approved Traffic Impact Assessment. These improvements including but not limited to the following:
 - i. The Upgrade of RGE RD35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from HWY 574 to TWP RD 290; and
 - ii. Any other improvements as recommended in the approved TIA.
9. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy as per the applicable Transportation Offsite Levy Bylaw at time of approval. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposed development.
10. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.



- i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 11. That prior to issuance of this permit, the Applicant/Owner shall confirm the condition of the existing approach off RGE RD 35, to the satisfaction of the County.
 - i. If an upgrade is required, the Applicant/Owner shall submit a new approach application to County Road Operations.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition.
- 12. That prior to issuance of this permit, the Applicant/Owner shall contact Mountain View County, to determine if a Road Use Agreement is required for any hauling utilizing the Mountain View County road network.
 - i. Written confirmation shall be received from Mountain View County confirming the issuance of a Road use Agreement.
 - ii. If a Road use Agreement is not required, written confirmation shall be received from Mountain View County confirming that no agreement is required.

Servicing

- 13. That prior to issuance of this permit, the Applicant/Owner shall demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing, to the satisfaction of the County.
 - i. If a wastewater collection system is being proposed, the Applicant/Owner shall submit a set of detailed engineering drawings that are stamped by a professional engineer.

Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.
- 14. That prior to issuance this permit, the Applicant/Owner shall demonstrate adequate servicing of potable water for the proposed development, to the satisfaction of the County.
 - i. If a water distribution system is being proposed, the Applicant/Owner shall submit a detailed set of engineering drawings that are stamped by a professional engineer.

Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.

Stormwater Management

- 15. That prior to issuance of this permit, the Applicant/Owner shall provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings.
 - i. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.

Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.

***Solid Waste Management***

16. That prior to issuance of this permit, the Applicant/Owner shall submit a solid waste management plan. The plan shall address:
- i. Estimation of waste generation quantities;
 - ii. Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests;
 - iii. Where and how many waste and recycling bins will be stored for collection and transfer; and
 - iv. Plans for diversion – front of house and back of house (recyclables, refundable, organics, cardboard).

Prior to Occupancy

17. That Water Servicing shall be supplied through an onsite water distribution system in accordance with Alberta Environment Approvals, to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide:
- i. confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner to construct and operate the proposed design of the water treatment and water distribution infrastructure; and
 - ii. confirmation that the water system is installed in accordance to Alberta Environment Approvals.
18. That Wastewater shall be collected, treated, and stored on-site in accordance with Alberta Environment Approvals to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner and confirmation that the wastewater treatment system is installed in accordance to Alberta Environment Approvals.
19. That prior to occupancy, the Applicant/Owner shall submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the geotechnical engineer), and any other components related to the storm water system.
- i. Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped “examined drawings”.
20. That all landscaping shall be in place, in accordance with the approved Landscaping Plan, prior to occupancy of the site and/or buildings in accordance with the approved landscaping plan to the County’s satisfaction.
21. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter..

Permanent:

22. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.



23. That water conservation strategies shall be implemented and maintained at all times.
24. That the minimum number of parking stalls as required by the Land Use Bylaw or approved Parking Study shall be maintained on site at all times.
25. That there shall be no business parking on the adjacent County Road Allowance at any time.
26. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
27. That all operational/wayfinding signage (i.e. RV Stall numbers, onsite directional signs) not visible from roads and adjacent lands shall be permissible, however any identification and advertisement signage visible from roads or adjacent lands shall be applied for under a separate Development Permit.
28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
30. That the Applicant shall take effective measures to control dust to the County's satisfaction so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
31. That year round trailer occupancy and/or RV Storage shall not be permitted.
32. That no topsoil shall be removed from the lands.
33. That the Applicant/Owner shall provide for the implementation and construction of stormwater facilities, if any, in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and Rocky View County.
34. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

35. That Best Management Practices shall be followed by the Applicant/Owner to ensure the minimization of any adverse odor issues to the proposed banquet facilities.
36. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 and Animal Control Bylaw C-5758-2003, in perpetuity.
37. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
38. That a riparian setback of 30 m shall apply to any wetlands on this site, adhering to Policy 419 Riparian Land Conservation and Management.
39. That the Applicant/Owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
40. That potable water shall not be used for irrigation purposes unless specifically approved by the County and/or Alberta Environment.



41. That any water obtained from groundwater for any purpose, as defined in the Water Act, shall have all approvals, permits and licenses as required by Alberta Environment.
42. That any or all changes required to the construction and/or to the drawings, to meet the requirements of the County for the completion of a Development Agreement shall be at the Applicant's expense.
43. That a Building Permit and subtrade permits shall be obtained through Building Services prior to any construction taking place using the Commercial, Industrial, and Institutional checklist.

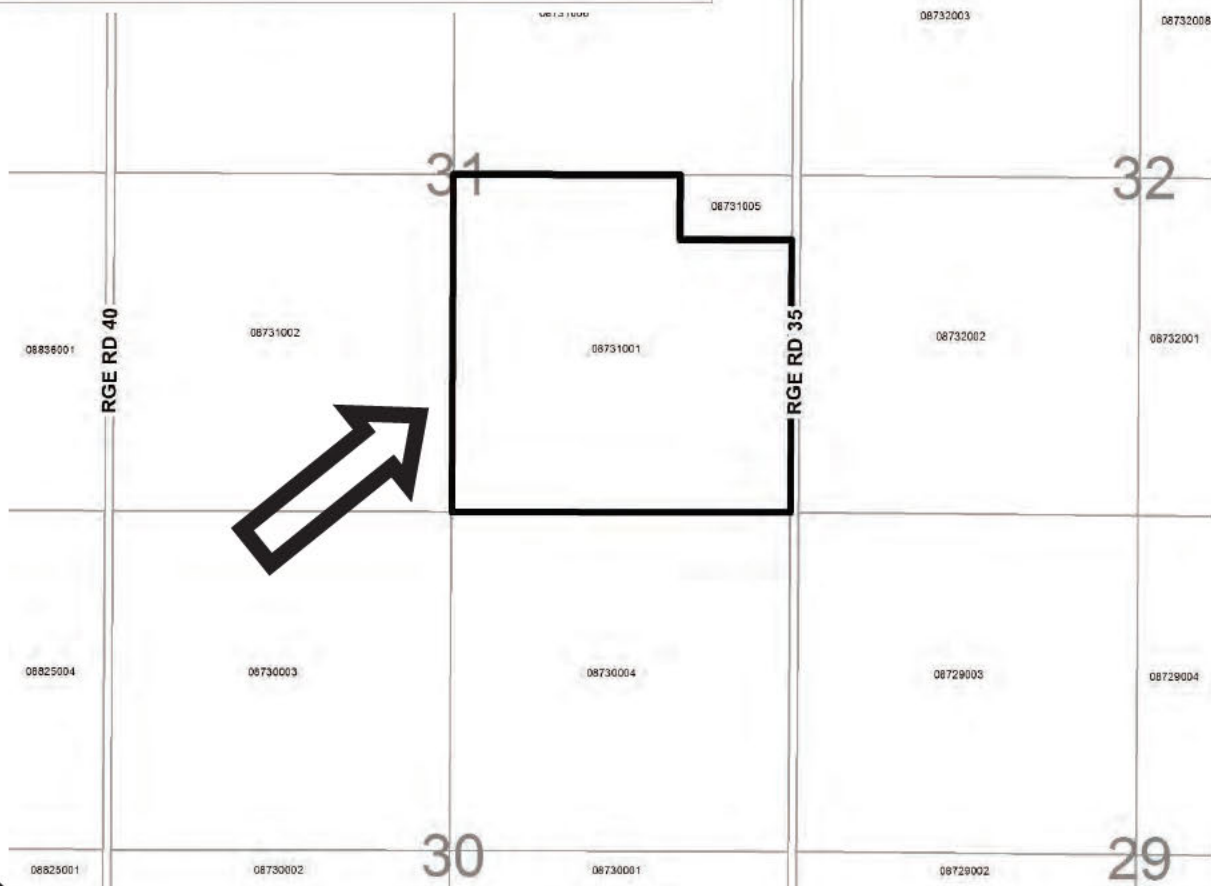
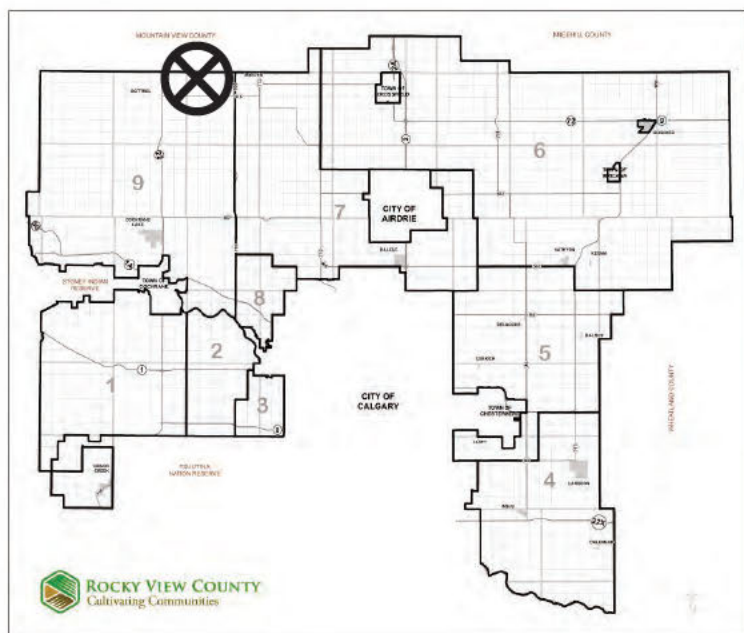
Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.

44. That the Applicant/Owner shall construct a gated emergency secondary access, which may be used in case of an emergency event.
45. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That any Alberta Health Services approvals shall be obtained prior to operation.
46. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
47. That if this Development Permit is not issued by **JULY 31, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

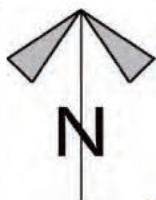
Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development.

Option #2 (This would NOT allow the proposed operation)

That the appeal against the decision of the Development Authority to approve a Development Permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement at SE-31-28-03-W05M be upheld, and that the Development Authority be revoked.



LOCATION PLAN



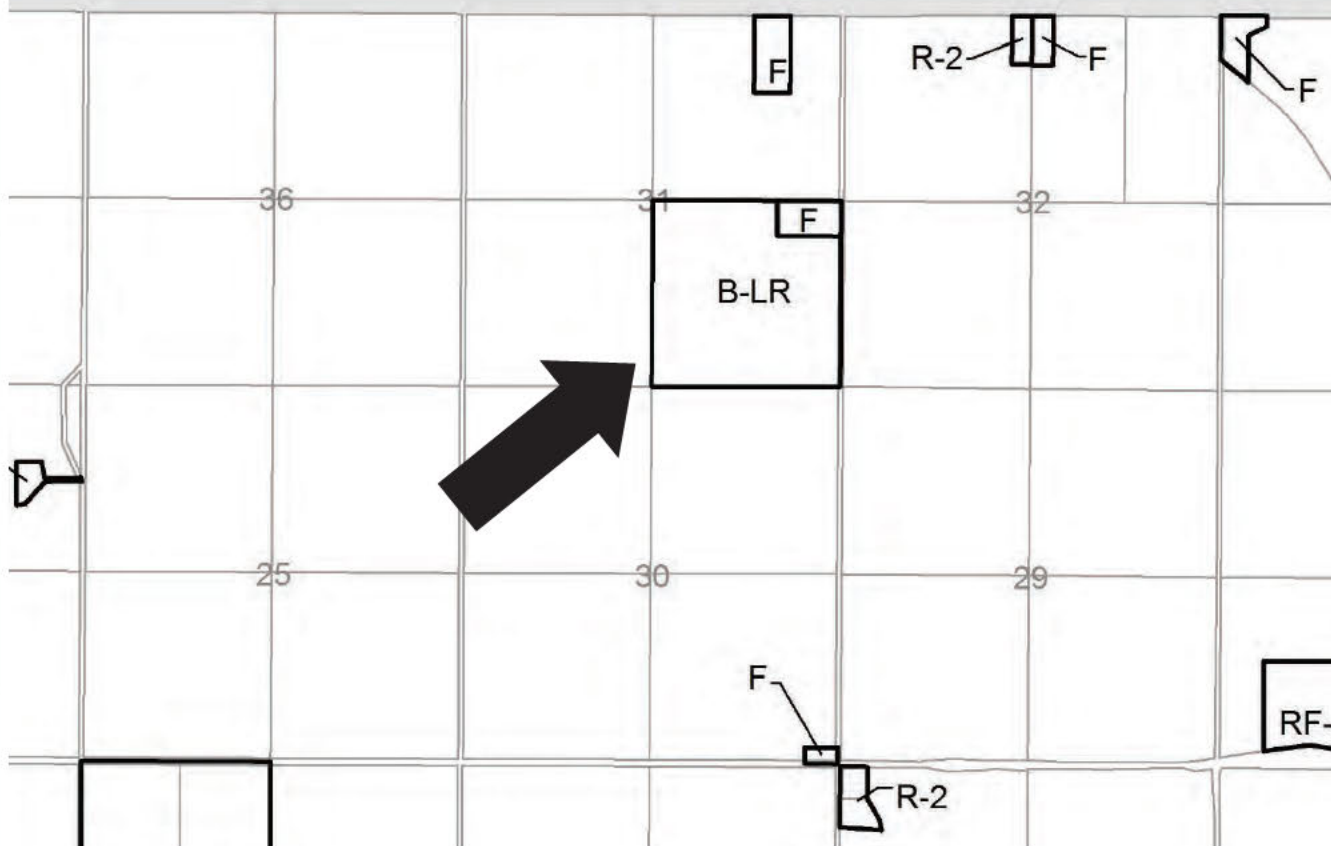
SE-31-28-03-W05M

Date: May 30, 2019

Division # 9

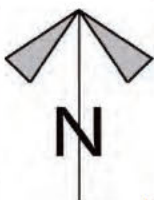
File: 08731001

MOUNTAIN VIEW COUNTY



Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

LAND USE MAP



SE-31-28-03-W05M

Date: May 30, 2019

Division # 9

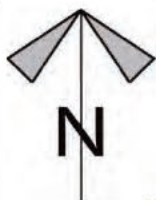
File: 08731001



Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018



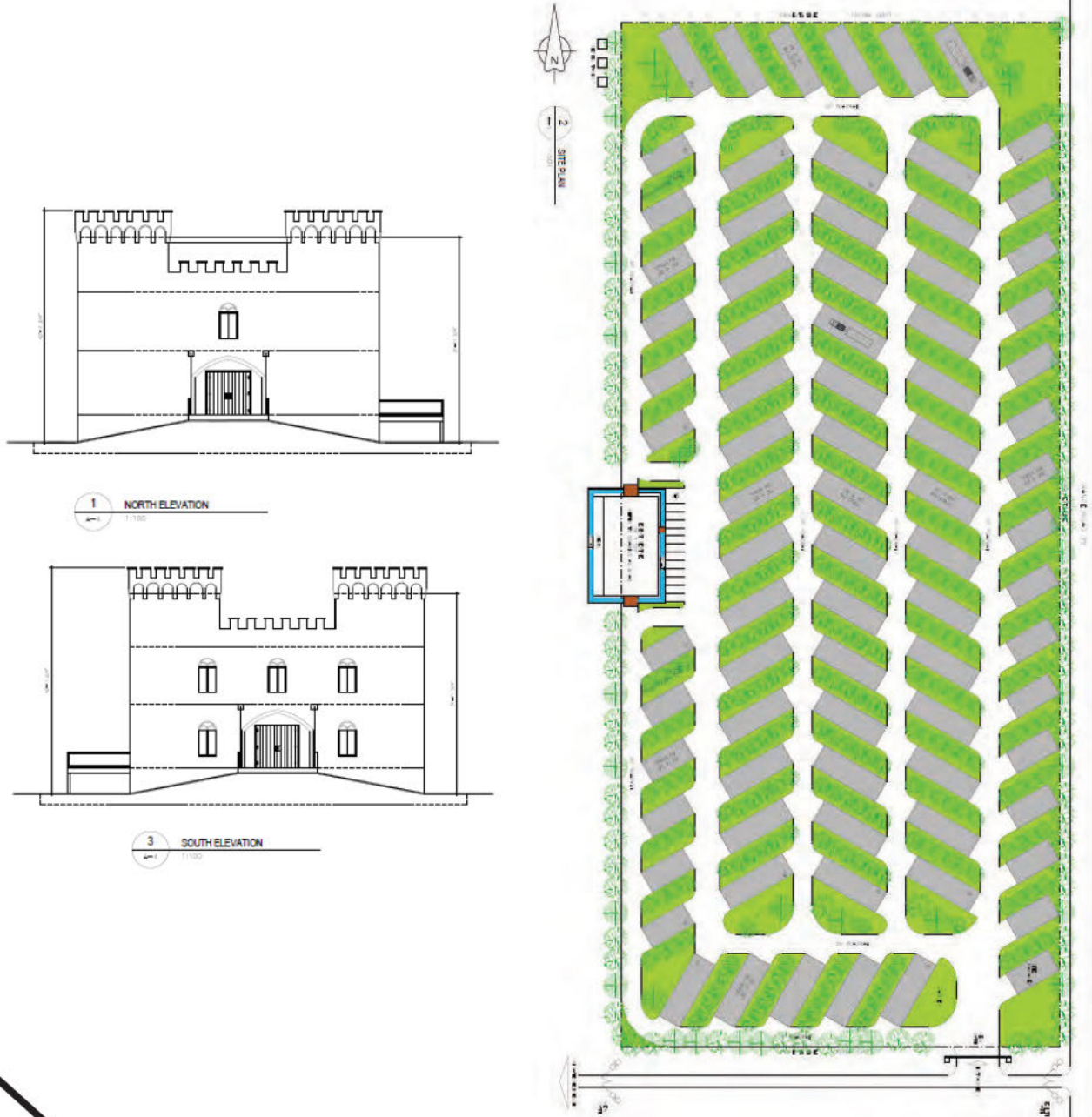
SE-31-28-03-W05M

Date: May 30, 2019

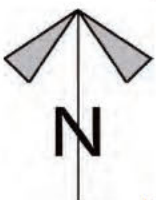
Division # 9

File: 08731001

Development Proposal: The proposal is for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement



SITE PLAN



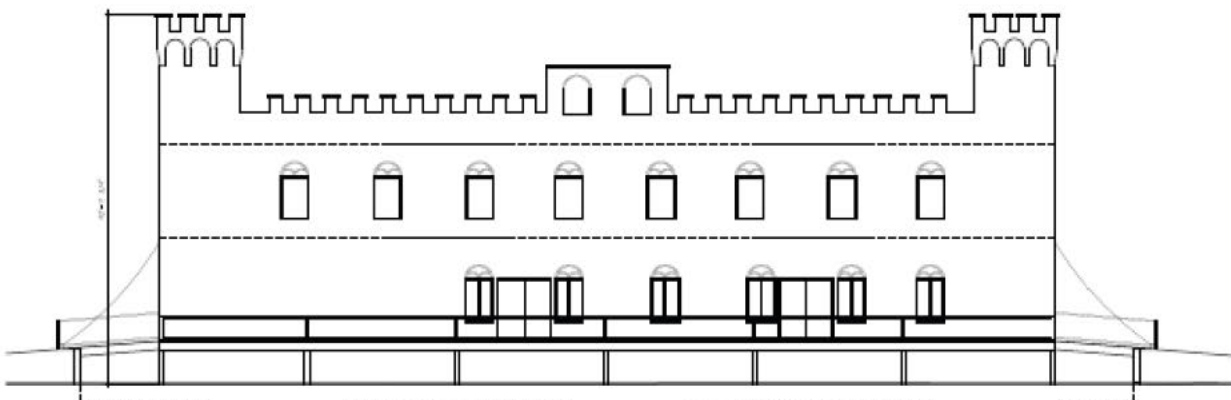
SE-31-28-03-W05M

Date: May 30, 2019

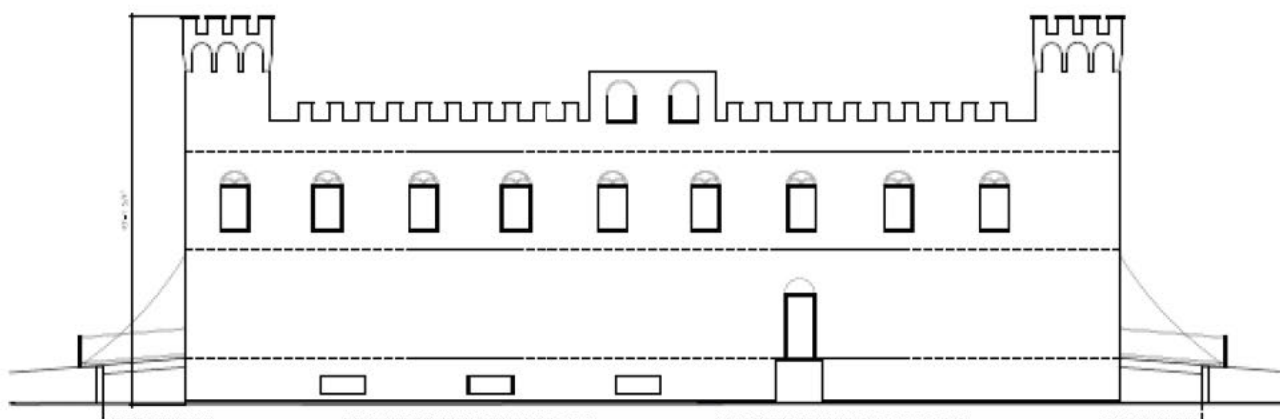
Division # 9

File: 08731001

Development Proposal: the maximum building height for the tourism use/facility (event centre) is relaxed from **12.00 m (39.37 ft.)** to **±12.92 m (± 42.37 ft.)**.

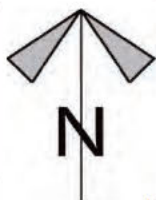


2 WEST ELEVATION Facing adjacent property to the west
1:100



4 EAST ELEVATION Facing Range Road 35 to the east
1:100

SITE PLAN



SE-31-28-03-W05M

Date: May 30, 2019

Division # 9

File: 08731001

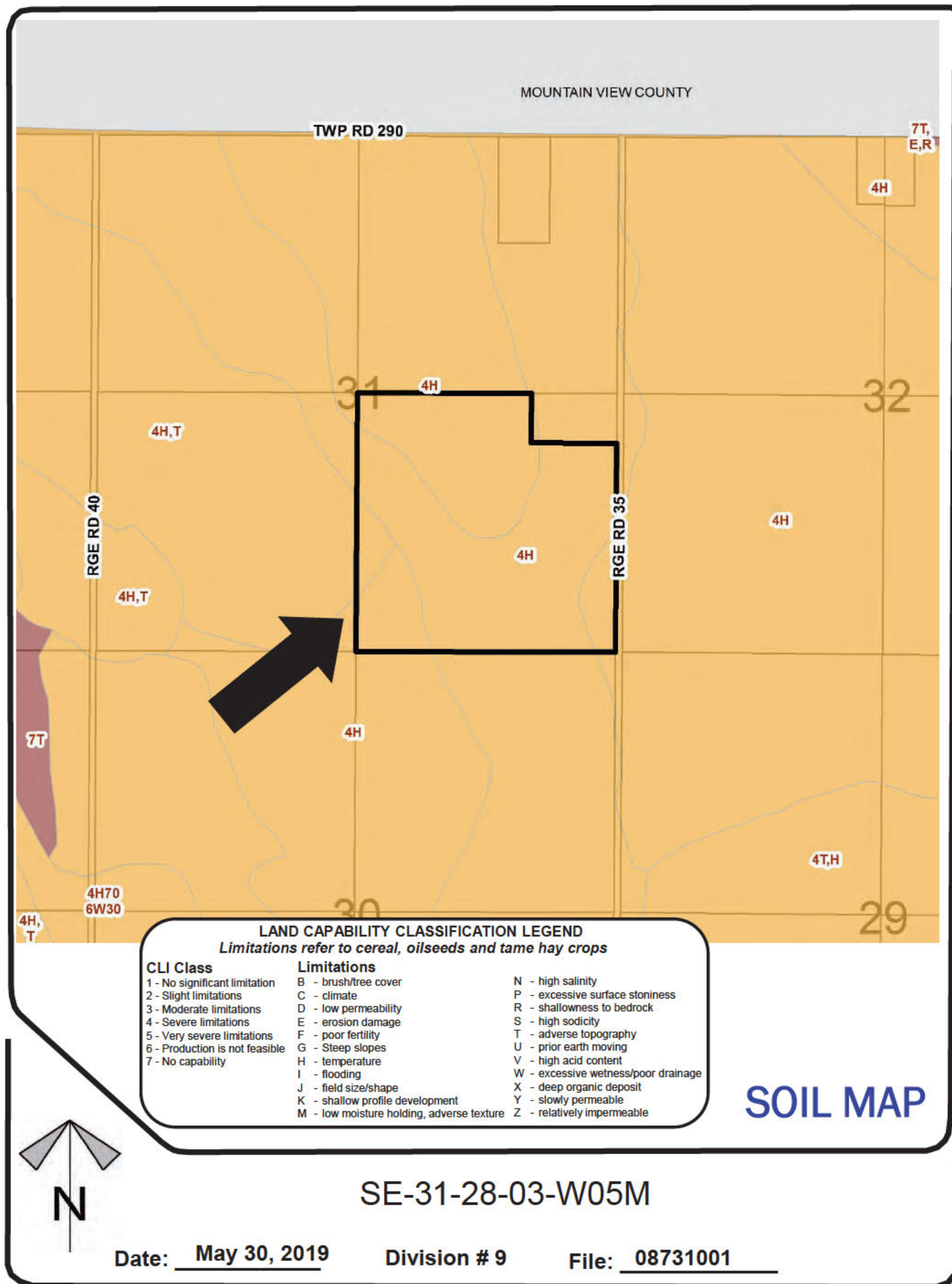


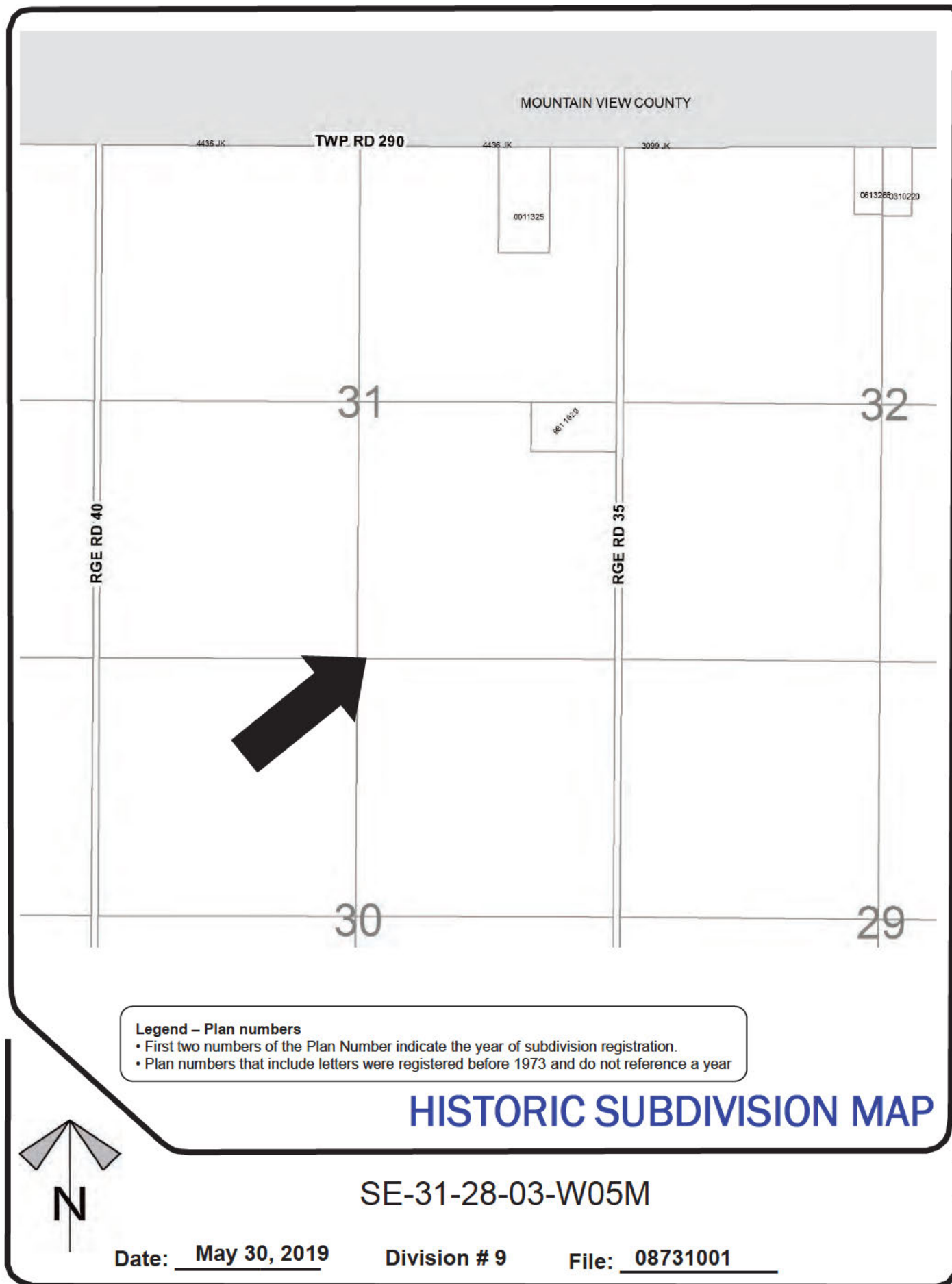
TOPOGRAPHY

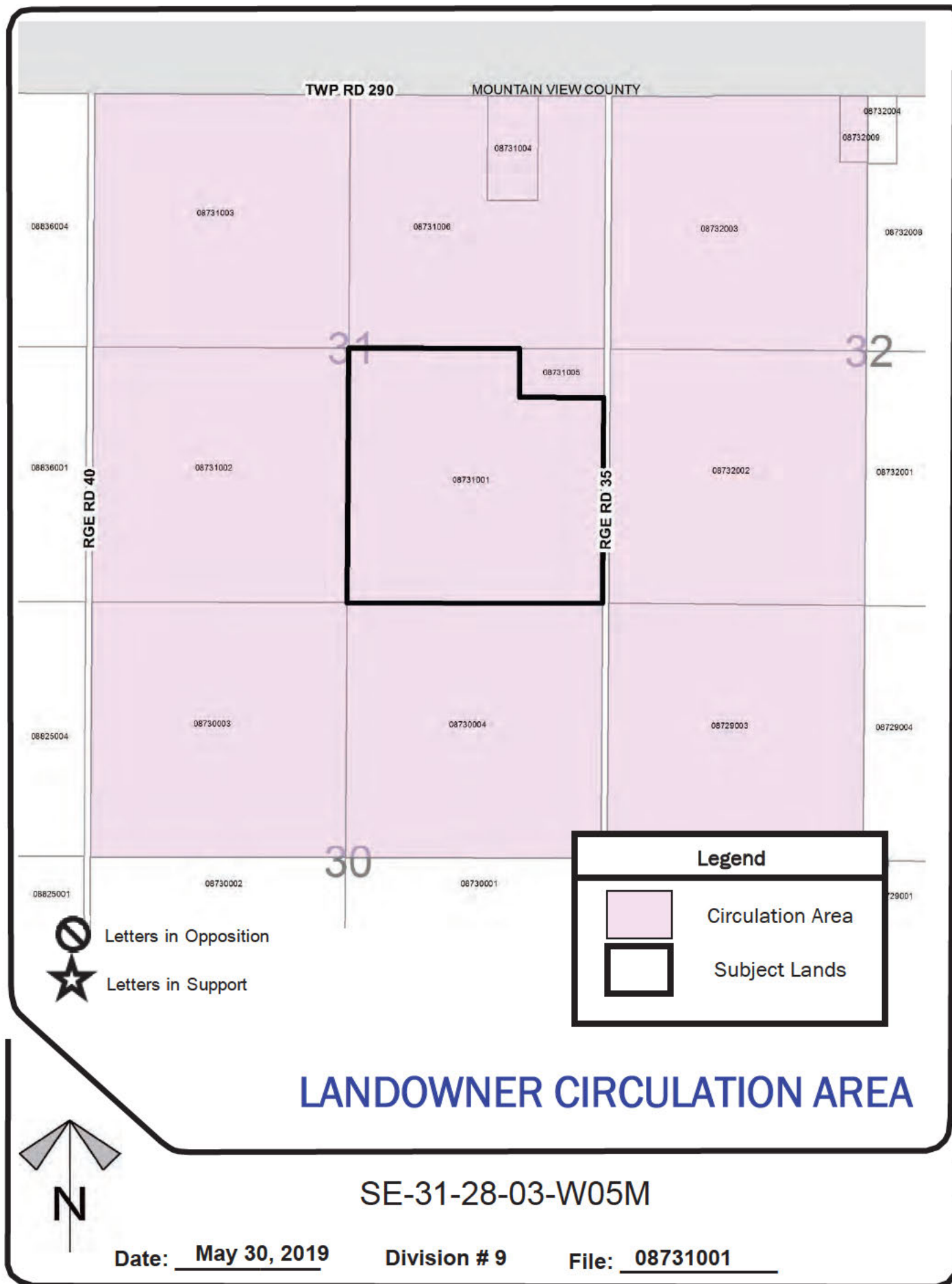
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File: 08731001









ROCKY VIEW COUNTY
Cultivating Communities

Notice of Appeal

Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information

Name of Appellant(s)

Maxine McArthur

Site Information

Municipal Address

RR#2 Crossfield AB T0M0S0

Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)

SW4-32-58-R3-W5

Property Roll #

Farm Land

Development Permit, Subdivision Application, or Enforcement Order #

I am appealing: (check one box only)

Development Authority Decision

- ☒ Approval
☐ Conditions of Approval
☐ Refusal

Subdivision Authority Decision

- ☐ Approval
☐ Conditions of Approval
☐ Refusal

Decision of Enforcement Services

- ☐ Stop Order
☐ Compliance Order

Reasons for Appeal (attach separate page if required)

- This is farm land not recreational / will have to use road to get to recreation areas
- Road is not built for that kind of Traffic x 10
- Water shortage, sewage disposal, garbage disposal -
- Noise / Complaints of manure smell / dust from machinery & noise
- People on road with bikes, children / not safe in farm area
- Dogs / pets - coming onto land bothering stock & pets /
- Smoke from fires.
- Noise from partying.
- Trespassing on land.
- no recreation on farm land - more traffic going west etc to rivers / golf courses etc.
- Good designated farm land going to waste -
- Not an asset to community / but causing problems.
- Is county going to deal with all complaints, and incidents -

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

Date

Last updated: 2018 November 13



Page 1 of 2



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Tuesday, May 14, 2019

McArthur, Maxine Lynn
[REDACTED]
[REDACTED]

TO THE LANDOWNER

TAKE NOTICE that in accordance with Land Use Bylaw C-4841-97, a Development Permit has been approved for the lands adjacent to your property. The following information is provided regarding this permit:

Application Number:	PRDP20185188	Division:	9
Roll Number:	08731001		
Applicant(s):	Cartwright, Chloe		
Owner(s):	Cartwright, Chloe		
Application for:	Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.		
Legal:	SE-31-28-03-05; (285049 RGE RD 35, Rocky View County AB).		
Location:	Located approximately 1.61 km (1 mile) north of Hwy. 574 and on the west side of Rge. Rd. 35.		

If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$350.00 if the appeal is by the owner/applicant or \$250.00 if the appeal is by an affected party, must be received in completed form by the Clerk no later than **Tuesday, June 4, 2019**.

If you require further information or have any questions regarding this development, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number.

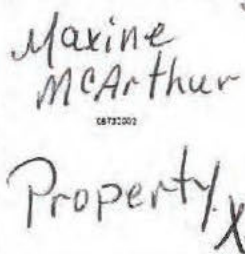
Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.



MOUNTAIN VIEW COUNTY



LOCATION PLAN



SE-31-28-03-W05M

Date: May 08, 2019

Division # 9

File: 08731001



Notice of Appeal

Subdivision and Development Appeal Board

Enforcement Appeal Committee

Appellant Information

Name of Appellant(s)

Flaine Watson

Site Information

Municipal Address

Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian)

SE-31-28-63-WSM

Development Permit, Subdivision Application, or Enforcement Order #

Property Roll #

PRDP20185188

0873100

I am appealing: (check one box only)

Development Authority Decision

- ☐ Approval
☒ Conditions of Approval
☐ Refusal

Subdivision Authority Decision

- ☐ Approval
☐ Conditions of Approval
☐ Refusal

Decision of Enforcement Services

- ☐ Stop Order
- ☐ Compliance Order

Reasons for Appeal (attach separate page if required)

see Attached

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Appellant's Signature

Date _____

Watson, Rob

From: Alena Watson [REDACTED]
Sent: Sunday, June 2, 2019 10:33 PM
To: Watson, Rob
Subject: Appeal

[Caution: External Message]

I oppose the application for Campground tourist (81 RV stalls bylaw c/4841/97) for the following reasons.

Number 1: Chloe Cartwright applied for and received approval for a golf course. Now she wants an RV park. What does she know about managing either and does she have the expertise. What is the time frame for development or is this just a pattern to annoy the local community.

Number 2: The majority of the land use is ranch and farm. An RV campground is not conducive to the farming Community as it now exists.

Number 3: The property in this discussion slopes to the north and all Waters drain to the dog pound Creek through our property. The septic systems for 81 RV sites and a meeting Center will flow through our property and pollute our Dugout that helps to water our cattle herd.

Number 4: Water is an issue. 81 RV sites will drain the water table that will affect our well as well as everyone in the area.

Number 5: Traffic is an issue. The road is not designed for a subdivision of 81 residences. Township Road 35 is not paved, has no shoulder, and it's the last Road in the area to be plowed in the winter.

Number 6: Traffic off Highway 22 is a dangerous concern as it now exists. The turn off Hwy 22 to 229 Township Road is a blind intersection. The Bottrel Road turn off is high speed with no turning lane.

Number 7: The noise and smoke from 81 RV fire pits and tourists building does not fit in our rural setting.

Number 8: Farm and Rural Security in the region will decrease with the number of new visitors to the area. The closest police station is in Cochrane which is 1/2 hour away.

Number 9: There is no need for an RV park. There is one in Madden and one in bottrel with both being 5 minutes away.

Number 10: Risk of a fire would increase with 81 fire pits and the nearest fire department would again be Cochrane which is 1/2 hour away.

[Get Outlook for Android](#)





Notice of Appeal Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information

Name of Appellant(s) Patrick and Karen Singer

Site Information

Municipal Address 2850 49 Range Road 35 Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) SE-31-28-03-05
Property Roll # 08731001 Development Permit, Subdivision Application, or Enforcement Order # PRDP 20185188

I am appealing: (check one box only)

Development Authority Decision

- ☒ Approval
☐ Conditions of Approval
☐ Refusal

Subdivision Authority Decision

- ☐ Approval
☐ Conditions of Approval
☐ Refusal

Decision of Enforcement Services

- ☐ Stop Order
☐ Compliance Order

Reasons for Appeal (attach separate page if required)

- Traffic Volume
- Road Conditions (dust, washboard, etc)
- Traffic Noise
- Building Height
- Volume of people
- Water Issue
- Quality of life concerns
- Not notified of the zone change - were policies evaluated correctly?
- Not notified of the "new" development plans
- Not notified about the application for new plan
- Not notified about conditionally approved dev. permit
- Wrong location for this type of business / wrong character for neighborhood
- User of facility causing disturbance (horses, cows, etc)
- Drop in property values
- Road Safety
- Potential of RV users to be living there year round
- Potential of intoxicated people (pot/alcohol) on roadways
- Policing

population increase

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

Date

May 29/19





262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any
Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Cartwright, Chloe

Page 1 of 7

Tuesday, May 28, 2019

Roll: 08731001

RE: Development Permit #PRDP20185188

SE-31-28-03-05; (285049 RGE RD 35)

The Development Permit application for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), and relaxation of the maximum building height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Campground, Tourist, and Tourism Uses/Facilities (Recreational), may take place on the subject site in accordance with the Site Plan as submitted with the application and includes:
 - i. Construction of a tourism use/facility, with a total gross area of 1,623.21 sq. m ($\pm 17,472$ sq. ft.) including Accommodation Units (16 rooms);
 - ii. Construction of 81 RV stalls;
 - iii. Ancillary Business Uses (ie. events, gatherings etc.);
 - iv. Grading (as required).
2. That the maximum building height for the tourism use/facility (event centre) is relaxed from **12.00 m (39.37 ft.) to ± 12.92 m (± 42.37 ft.)**.

Prior to Issuance:

Technical Submissions

3. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.



ROCKY VIEW COUNTY

262075 Rocky View Point
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Cartwright, Chloe Page 2 of 7
#PRDP20185188

4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped final geotechnical report, conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP, in accordance with County Servicing Standards.
5. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, demonstrating that minimum requirement 245 parking stalls, including barrier free stalls, and stall dimensions, for the proposed development, in accordance with the County's Land Use Bylaw.
 - i. That a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.
Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.
6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan in accordance with the County's Land Use Bylaw that including:
 - i. Additional screening/buffering elements along the north perimeter of the development
 - ii. A detailed summary of the existing/proposed landscaping onsite, including the perimeter and interior landscaping.

Access & Transportation

7. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the submitted TIA prepared by JCB Engineering dated March 7, 2019, in accordance with County Servicing Standards that addresses the following comments:
 - i. How did the report arrive to conclusion that upgrades to the RR 35 and TWP RD 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
 - ii. Will the RR 35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
 - iii. The conclusion should state that upgrades along RGE RD 35 are required, since the road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
8. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of all associated off-site improvements in accordance with the County's servicing Standards and the recommendations of the approved Traffic Impact Assessment. These improvements including but not limited to the following:
 - i. The Upgrade of RGE RD35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from HWY 574 to TWP RD 290; and



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Cartwright, Chloe Page 3 of 7
#PRDP20185188

- ii. Any other improvements as recommended in the approved TIA.
9. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy as per the applicable Transportation Offsite Levy Bylaw at time of approval. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposed development.
10. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
11. That prior to issuance of this permit, the Applicant/Owner shall confirm the condition of the existing approach off RGE RD 35, to the satisfaction of the County.
 - i. If an upgrade is required, the Applicant/Owner shall submit a new approach application to County Road Operations.
 - ii. Written confirmation shall be received from County Road Operations confirming the status of this condition.
12. That prior to issuance of this permit, the Applicant/Owner shall contact Mountain View County, to determine if a Road Use Agreement is required for any hauling utilizing the Mountain View County road network.
 - i. Written confirmation shall be received from Mountain View County confirming the issuance of a Road use Agreement.
 - ii. If a Road use Agreement is not required, written confirmation shall be received from Mountain View County confirming that no agreement is required.

Servicing

13. That prior to issuance of this permit, the Applicant/Owner shall demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing, to the satisfaction of the County.
 - i. If a wastewater collection system is being proposed, the Applicant/Owner shall submit a set of detailed engineering drawings that are stamped by a professional engineer.

Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.
14. That prior to issuance this permit, the Applicant/Owner shall demonstrate adequate servicing of potable water for the proposed development, to the satisfaction of the County.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Cartwright, Chloe Page 4 of 7
#PRDP20185188

- i. If a water distribution system is being proposed, the Applicant/Owner shall submit a detailed set of engineering drawings that are stamped by a professional engineer.

Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.

Stormwater Management

15. That prior to issuance of this permit, the Applicant/Owner shall provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings.

- i. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.

Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.

Solid Waste Management

16. That prior to issuance of this permit, the Applicant/Owner shall submit a solid waste management plan. The plan shall address:

- i. Estimation of waste generation quantities;
- ii. Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests;
- iii. Where and how many waste and recycling bins will be stored for collection and transfer; and
- iv. Plans for diversion – front of house and back of house (recyclables, refundable, organics, cardboard).

Prior to Occupancy

17. That Water Servicing shall be supplied through an onsite water distribution system in accordance with Alberta Environment Approvals, to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide:
 - i. confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner to construct and operate the proposed design of the water treatment and water distribution infrastructure; and
 - ii. confirmation that the water system is installed in accordance to Alberta Environment Approvals.



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Cartwright, Chloe Page 5 of 7
#PRDP20185188

18. That Wastewater shall be collected, treated, and stored on-site in accordance with Alberta Environment Approvals to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner and confirmation that the wastewater treatment system is installed in accordance to Alberta Environment Approvals.
19. That prior to occupancy, the Applicant/Owner shall submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the geotechnical engineer), and any other components related to the storm water system.
 - i. Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
20. That all landscaping shall be in place, in accordance with the approved Landscaping Plan, prior to occupancy of the site and/or buildings in accordance with the approved landscaping plan to the County's satisfaction.
21. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter..

Permanent:

22. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
23. That water conservation strategies shall be implemented and maintained at all times.
24. That the minimum number of parking stalls as required by the Land Use Bylaw or approved Parking Study shall be maintained on site at all times.
25. That there shall be no business parking on the adjacent County Road Allowance at any time.
26. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplift. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
27. That all operational/wayfinding signage (i.e. RV Stall numbers, onsite directional signs) not visible from roads and adjacent lands shall be permissible, however any identification and advertisement signage visible from roads or adjacent lands shall be applied for under a separate Development Permit.
28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.



262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Cartwright, Chloe Page 6 of 7
#PRDP20185188

29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
30. That the Applicant shall take effective measures to control dust to the County's satisfaction so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
31. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal Event Building located on the subject site, to facilitate accurate emergency response.
32. That year round trailer occupancy and/or RV Storage shall not be permitted.
33. That no topsoil shall be removed from the lands.
34. That the Applicant/Owner shall provide for the implementation and construction of stormwater facilities, if any, in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and Rocky View County.
35. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

36. That Best Management Practices shall be followed by the Applicant/Owner to ensure the minimization of any adverse odor issues to the proposed banquet facilities.
37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 and Animal Control Bylaw C-xxx-2005, in perpetuity.
38. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
39. That a riparian setback of 30 m shall apply to any wetlands on this site, adhering to Policy 419 Riparian Land Conservation and Management.
40. That the Applicant/Owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
41. That potable water shall not be used for irrigation purposes unless specifically approved by the County and/or Alberta Environment.
42. That any water obtained from groundwater for any purpose, as defined in the Water Act, shall have all approvals, permits and licenses as required by Alberta Environment.
43. That any or all changes required to the construction and/or to the drawings, to meet the requirements of the County for the completion of a Development Agreement shall be at the Applicant's expense.



262075 Rocky View Point
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403-230-1401
questions@rockyview.ca
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Cartwright, Chloe Page 7 of 7
#PRDP20185188

44. That a Building Permit and subtrade permits shall be obtained through Building Services prior to any construction taking place using the Commercial, Industrial, and Institutional checklist.

Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.

45. That the Applicant/Owner shall construct a gated emergency secondary access, which may be used in case of an emergency event.
46. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- i. That any Alberta Health Services approvals shall be obtained prior to operation.
47. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
48. That if this Development Permit is not issued by **February 28, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 18, 2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

20185188



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$6156.64	File Number 08731001
Date of Receipt Dec 21/18 Jan 3/18	Receipt # 2018019455 2019019508

Name of Applicant Chloe Cartwright Email _____

Registered Owner (if not applicant) _____
Mailing Address _____
Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All (part) of the SE ¼ Section 31 Township 22 Range 3 West of 5 Meridian
b) Being all / parts of Lot _____ Block _____ Registered Plan Number _____
c) Municipal Address 285049 Rung Rd 35
d) Existing Land Use Designation B, L + R. Parcel Size 18 1/2 Acres Division no 9
150 Acres

2. APPLICATION FOR

Event hall & RV Park

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
d) Does the site have direct access to a developed Municipal Road? Yes ☒ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I CHLOE CARTWRIGHT Thereby certify that ☒ I am the registered owner
(Full Name in Block Capitals)

☐ I am authorized to act on the owner's behalf

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.

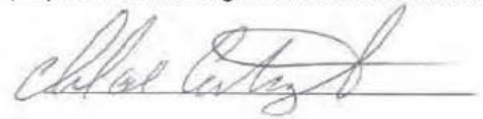
Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature Chloe Cartwright
Date Dec 20, 2018

Owner's Signature _____
Date _____

5. RIGHT OF ENTRY

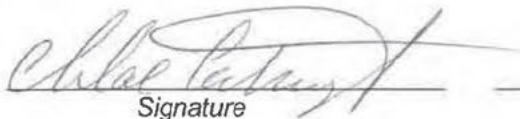
I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 911 – 32 Ave NE, Calgary, AB, T2E 6X6; Phone: 403-520-8199.

I, Charles Cartwright, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


Signature

Dec 16 2018
Date

Chloe Cartwright

December 201, 2018

Planning & Development
Rocky View County

Hello;

Development Permit Application – facility to be named Chinook Ridge Castle & RV Park

Attached please find the Development Permit application and required documents for developing a portion of my land at SE ¼, Sec 31, Twp 28, Rng 3, W of 5th M. You will note this land is currently designated as Business-Leisure and Recreation (2012). I previously obtained a Development Permit (DP # 2013-DP-15312) but I did not complete any of that project at the time for personal/family reasons. I have restructured the development proposal into something that is easier to handle at the present time.

The current proposal fits within the approved uses of the Land Designation and is for an Event Hall and RV Park. The event hall is to look like a sand-stone castle complete with moat and draw-bridges. The RV Park is to accommodate participants attending events – car shows, weddings, family reunions, archery tournaments and the like. The RV stalls will be booked in large clusters for people attending functions.

The design of the RV Park is to allow significant 25' strips of trees between each stall allowing each RV to have a feeling of privacy and access to nature. Each site will be serviced with power, water and sewer. Sewage is to be disposed of via large septic tanks and fields to the west of the trees on the west side of the park and eventually tied into a waste treatment plant with possible future development in several years.

Many of the previous engineering studies completed for the first application are applicable to this new development proposal: water availability, storm water plan, wastewater plan, etc.

I trust this application will meet with your approval. Please contact me [REDACTED] or [REDACTED] if you have questions.

See back of page.

Sincerely,


Chloe Cartwright

Area south of Driveway by hay shed
would be unserved overflow parking.
It would be fenced & gravelled.

457' x 500' to south property line.

chloe



ROCKY VIEW COUNTY
Cultivating Communities

TEL 403-230-1401
FAX 403-277-5977

Legislative Services
911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

November 16, 2012

File: 2012-RV-016 - 08731001

Chloe Cartwright



RE: TRANSMITTAL OF DECISION

At its meeting of Tuesday, November 6, 2012, Council of Rocky View County held a Public Hearing to redesignate the SE-31-28-3-W5M from Ranch and Farm District to Business-Leisure and Recreation District, and gave second and third reading to Bylaw C-7188-2012.

Your redesignation application is **APPROVED**.

Should you have any questions or concerns, please contact Sherry Baers for assistance and quote the file number as noted above.

A copy of the approved Bylaw will be supplied on request after the Council Minutes have been considered on Tuesday, November 27, 2012.

Yours truly,

ROCKY VIEW COUNTY

A handwritten signature in cursive script, reading "N. Housenga".

Nona Housenga
Manager
403.520.1184
nhousenga@rockyview.ca

NH/kf



ROCKY VIEW COUNTY
Cultivating Communities

RV Park
area

457' x
1070'

Site

Access to overflow parking

— Overflow
no services
457' x 500'





1 VICINITY MAP
A-1 N.T.S.



THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
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NO.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	12/21/18

LEGAL:
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ADDRESS:
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PAKARNYK ARCHITECT
35 PATTERSON/555 5th CALGARY AB, CANADA, T2H 3R4 (403) 606-0700
pakarnykarchitect@telus.net

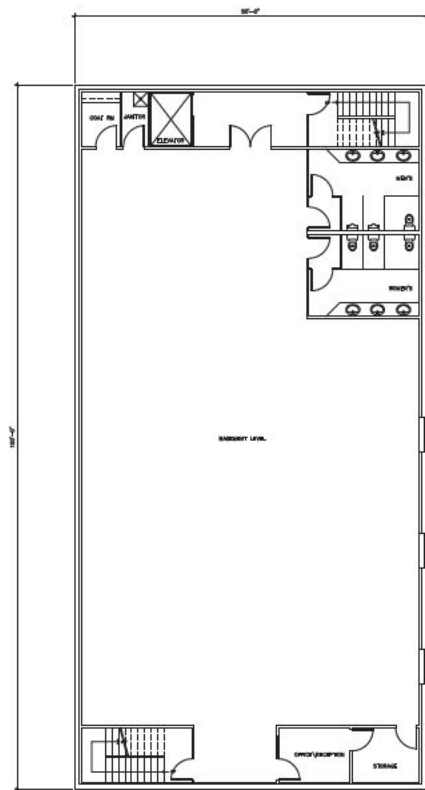
Redwood Design Studio
252 Haddon Point NW Calgary, Alberta T2A 0P5
(403) 274-1833
redesign@redwoodstudio.net

PROPOSED RV PARK & EVENT CENTRE

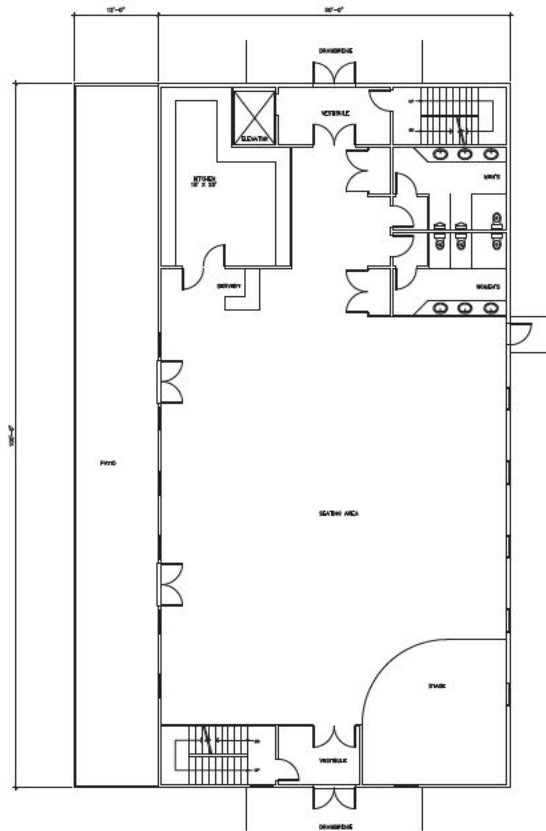
VICINITY MAP
SITE PLAN

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NOV 2018	DR
SCALE:	FILE:
AS NOTED	-

A-1



1 BASEMENT PLAN
A-2
1:100



2 MAIN FLOOR PLAN
A-2
1:100

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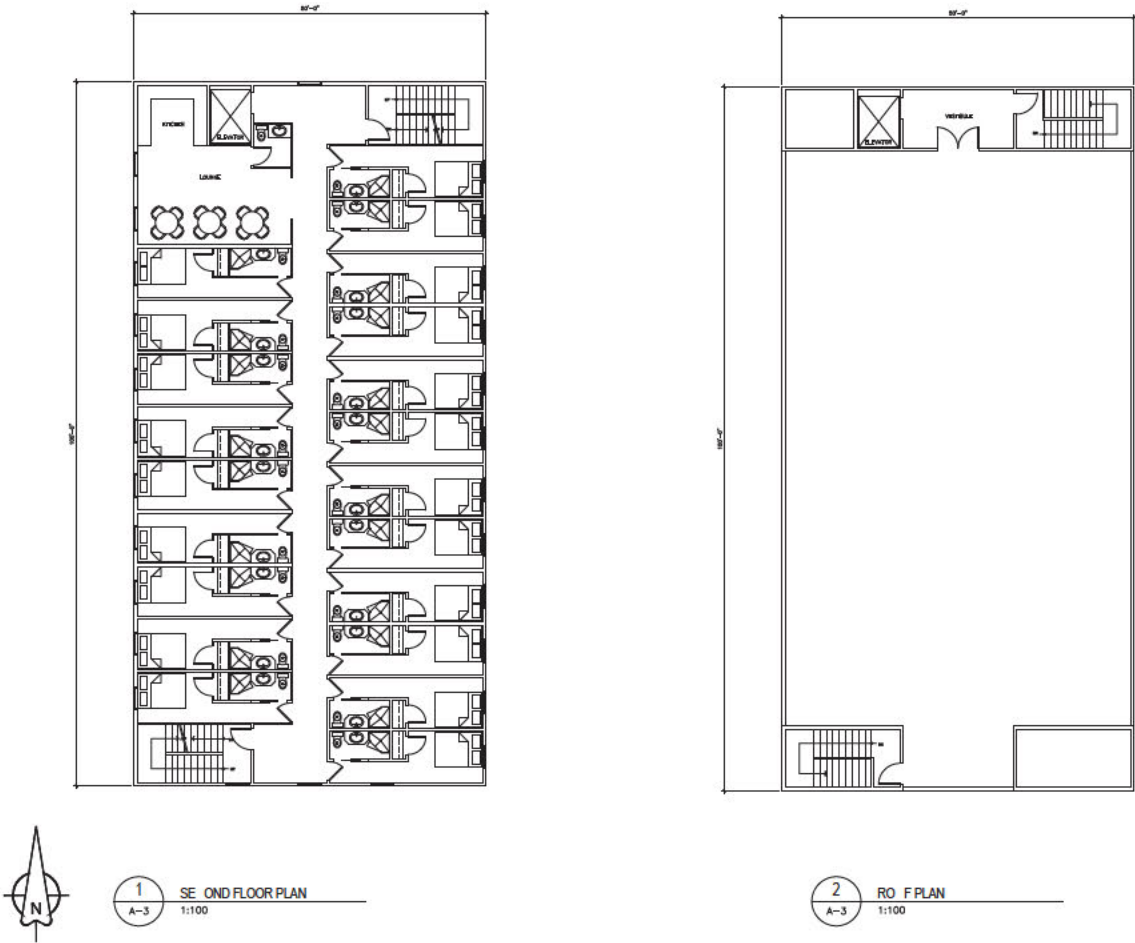
PAKARNYK ARCHITECT
38 PATTERSON STREET S.W. CALGARY AB, CANADA, T2H 3R4 | 403-835-8100
pakarnykarchitect@telus.net
Redwood Design Studio
252 Hilden Road NW
Calgary, Alberta
T2A 0P5
(403) 274-1833
redesign@redwoodstudio.net

PROPOSED RV PARK
& EVENT CENTRE

EVENT CENTRE
FLOOR PLANS

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A-2



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NO.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	12/21/18

LEGAL:

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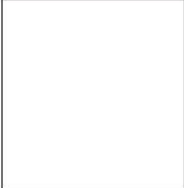
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ADDRESS:

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PAKARNYK ARCHITECT
38 PATTERSON STREET, CALGARY, AB, CANADA, T2H 3L4 | 403-838-2100
pakarnykarchitect@telus.net

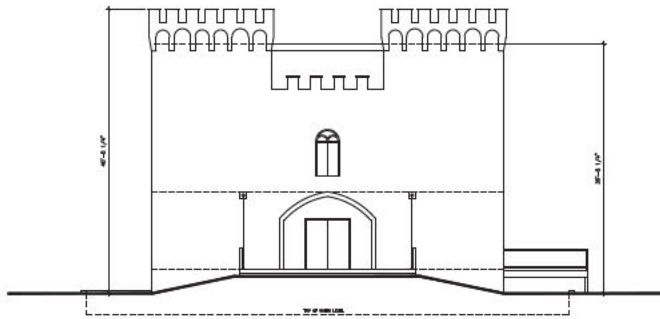
Redwood Design Studio
252 Holden Street NW
Calgary, Alberta
T2A 0P5
(403) 276-1833
redesign@redwoodstudio.net

PROPOSED RV PARK
& EVENT CENTRE

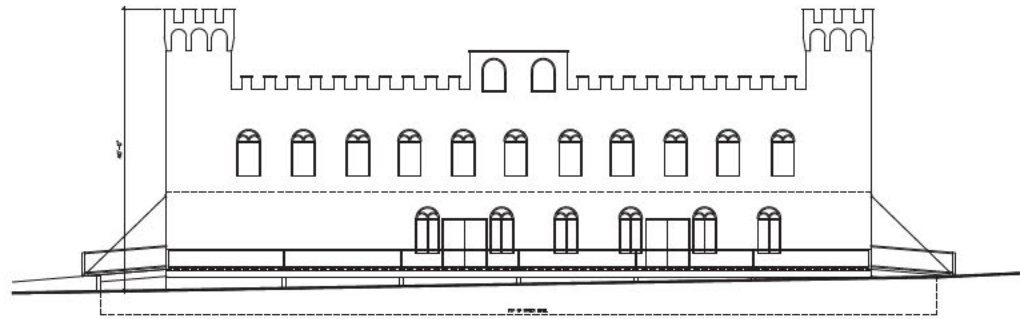
EVENT CENTRE
FLOOR PLANS

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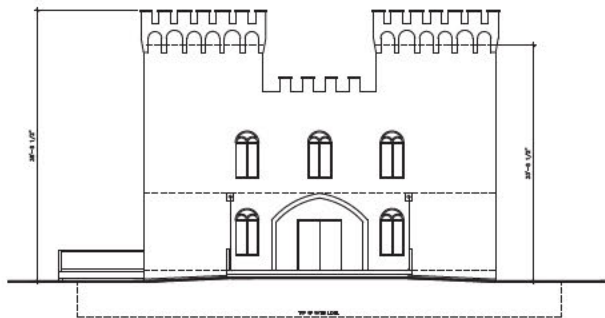
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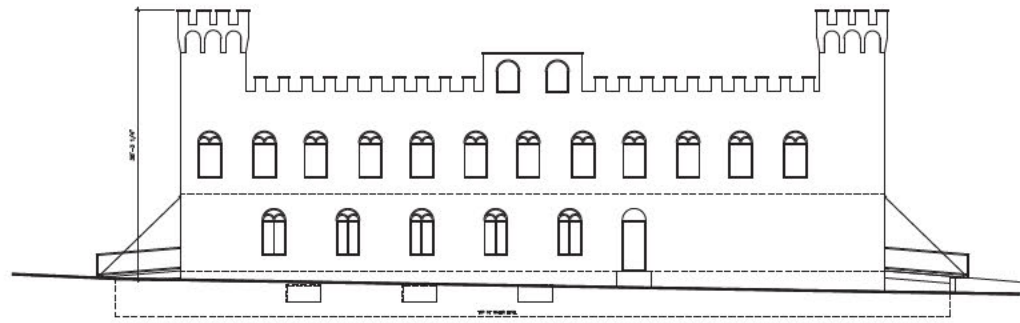
1 NORTH ELEVATION
A-4 1:100



2 WEST ELEVATION
A-4 1:100



3 SOUTH ELEVATION
A-4 1:100



4 EAST ELEVATION
A-4 1:100

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NO.	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	12/21/18

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ADDRESS:
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PAKARNYK ARCHITECT
38 PATTERSON STREET SW CALGARY AB,
CANADA, T2H 3R4 (403) 839-0100
pakarnykarchitect@shaw.ca
Redwood Design Studio
P.O. Box 1000 NW
Calgary, Alberta
T2H 3H5
(403) 276-1833
redesign@redwoodstudio.net

PROPOSED RV PARK
& EVENT CENTRE

EVENT CENTRE
BUILDING ELEVATIONS

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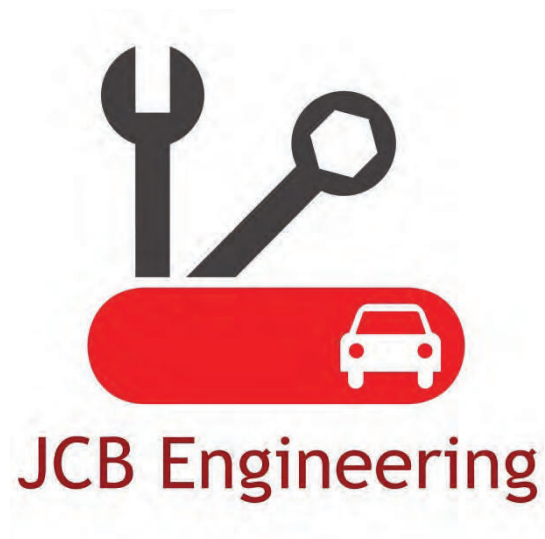
A-4

Chinook Ridge Lodge Transportation Impact Assessment

Prepared for:

Chloe Cartwright

By:



March 7, 2019

JCB Engineering Ltd.
(403) 714-5798
jcbarratt@jcbengineering.ca
www.jcbengineering.ca



JCB Engineering Ltd.
(403) 714-5798
jcbarratt@jcbengineering.ca
www.jcbengineering.ca

March 7, 2019

Chinook Ridge Lodge
Rocky View County

Attn: Chloe Cartwright

Re: Transportation Impact Assessment – Chinook Ridge Lodge
Rocky View County, Alberta; **PRDP20185188**

JCB Engineering Ltd. is pleased to present our transportation impact assessment for the proposed Chinook Ridge Lodge in Rocky View County, Alberta. This report is to support a development permit by determining if improvements are required to the transportation network to support the proposed development. This is an update to a previously prepared assessment from 2011.

This document has been prepared by Justin Barrett, P. Eng., PTOE. If there are any questions regarding the findings in this document, please contact:

Justin Barrett, P. Eng., PTOE
President, JCB Engineering Ltd.
(403) 714-5798
jcbarratt@jcbengineering.ca



March 8/2019

Justin Barrett, P. Eng., PTOE

JCB Engineering Ltd.
APEGA Permit to Practice #12310



JCB Engineering Ltd.
(403) 714-5798
jcbarrett@jcbengineering.ca
www.jcbengineering.ca

Table of Contents

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Appendices

- A. Proposed Site Plan
- B. Correspondence
- C. Background Data
- D. Previous Study Excerpts
- E. Trip Generation Report

Chinook Ridge Lodge Transportation Impact Assessment

The purpose of this study is to conduct a transportation impact assessment (TIA) of the proposed Chinook Ridge Lodge in Rocky View County, Alberta. This development is located at SE-31-28-03-W5M, on Range Road 35 north of the Town of Cochrane. The following figure shows the location of the proposed development, and a concept plan of the site is provided in **Appendix A**.

Figure i-1: Proposed Development Location



(Image courtesy of Google Earth)

The boundary between Mountain View and Rocky View Counties in this area is Township Road 290, which is within the jurisdiction of Mountain View County. As a result, there may be impacts to roadways within both counties as trips could travel along Township Road 290 to access the subject development.

The proposed development consists of a banquet hall that has a maximum capacity of 500 people, an 81 site recreational vehicle campground and a 16 suite resort style hotel. Previously there were plans to include a golf course on the site, but this part of the development has been removed from the plans; the size of the campground and hotel have also been modified from the previous plans to their current size. Because of these changes to the plans for the development, this TIA update is going to review the expected new trip generation and see if further analysis is required for the impacted roadways from what was done in the 2011 study.

1. Alberta Transportation, County and Previous Study Information

As mentioned, this development is within Rocky View County, but near the boundary with Mountain View County so both municipalities were contacted with regards to the impacts on their roadways. Some of the impacted roadways as shown in the previous figure are Provincial highways so data from Alberta

Chinook Ridge Lodge Transportation Impact Assessment

Transportation was also reviewed for this study. A previous study¹ was conducted to support this development and that TIA was reviewed and the recommendations from it will be updated in based on the conclusions from this report. A copy of the e-mail correspondence discussing the TIA from the Counties is provided in **Appendix B**, background data provided by Alberta Transportation for use in the TIA is in **Appendix C**, and relevant excerpts from the previous TIA referenced in this study are provided in **Appendix D**.

1.1. Alberta Transportation

2017 and historical traffic count data was available in the area on the Alberta Transportation website, at the time this report was prepared the 2018 data had not yet been finalized and provided by Alberta Transportation. There are intersection counts on Highway 574 at the junctions with Highway 22 and Highway 766, and the nearest automatic traffic recorder (ATR) to the subject development is on Highway 22 north of the junction with Highway 567. Although this ATR is approximately 20 kilometres from the subject development it is the most relevant to use as a reference for the growth in traffic volumes in the area. The ATR is on the highest volume roadway within the scope of work and Highway 22 is likely to be a major route for visitors to the development from the nearest significant population centre of the Town of Cochrane. This traffic volume data will be used in conjunction with the data gathered from the previous study to update the volumes on the roadways within the scope of work.

Because the proposed development is 2.5 kilometres from the nearest Provincial jurisdiction roadway (the intersection of Highway 574 and Range Road 35), Alberta Transportation was not contacted specifically with regards to this study. However, the impact to the roadways under Provincial jurisdiction within the scope of work will be analysed as per the Alberta Transportation TIA guidelines as required.

1.2. Rocky View County

From the provided correspondence Rocky View County is primarily concerned with the impact to Range Road 35, this TIA will examine if the updated trip generation for the development will create any new impacts to this roadway. With regards to the other issues noted in the correspondence, it is assumed that the appropriate parking will be provided on the site and no signage will be installed within the County right-of-way.

1.3. Mountain View County

The primary issues for Mountain View County are the impact to Township Road 290 and its intersection with Range Road 35; as with the section of Range Road 35 within Rocky View County, these items will be reviewed in this TIA.

1.4. Previous Study

In the previous TIA completed by Stantec it was assumed that only the hotel and golf course would be responsible for generating trips for the development. The recreational vehicle campsites and banquet hall were considered to be ancillary to the golf course and thus not considered to generate

¹ Chinook Ridge Lodge and Golf Course Transportation Impact Assessment; Stantec Consulting Ltd.; September 2011

Chinook Ridge Lodge Transportation Impact Assessment

additional trips to the site. Now that there is no golf course planned for the development, the assumptions for the trip generation must be updated, this is discussed in more detail in *Section 3* of this report.

The traffic counts conducted in August 2011 for the previous study will be updated using the data available from Alberta Transportation mentioned earlier in this section of the report to create updated traffic volumes for use in this TIA. The trip distribution assumptions from the Stantec study will be maintained for this update as the transportation network has not changed in this area, nor has there been a significant change in the municipal population centres in the surrounding area.

2. Transportation Network

Stantec conducted counts at six intersections in 2011 for use in the analysis conducted for their TIA, summaries of those counts are provided in the appendix to this report. Peak hour counts were collected, but no daily volumes were calculated for the subject roadways between the intersections. To determine the impact of the proposed development on the County roadways within the scope of work for this TIA the daily volumes on those roadways is required. From the Alberta Transportation data for the subject section of Highway 22 on August 17, 2017 (the Stantec counts were conducted on August 11, 2011) the peak hour volume is 519 vehicles and the daily volume is 5,696 vehicles; a ratio of 9.1% which will be used to convert the hourly to daily volumes. Because counts were only conducted at peak hours at intersections it is assumed that the volumes on the subject roadway sections are uniform and based on the highest intersection count along the section.

Based on the Alberta Transportation data the daily traffic volumes on Highway 22 south of the junction of Highway 574 has increased by approximately 1.4% per year and north of the junction volumes have increased by 1.0% per year. In the 2011 study it was assumed that the growth rate from 2011 to 2035 would be 2.5% per year, so the background traffic volumes from the previous study were over estimated. An annual growth rate of 1.4% will be used for this study as it is more accurate based on the actual growth experienced on the subject roadways, and is the more conservative of the two growth rates.

The summer months have approximately 18% more traffic on the subject roadways than typically during the remainder of the year. For the purpose of this TIA, it will be assumed that the development will be in greatest use during the summer so the higher background volumes will be used. The counts conducted by Stantec were conducted in August so it is assumed that the higher summer volumes are already accounted for in their counts.

Based on the 2011 traffic counts complete by Stantec and the assumptions above the following background traffic volumes on the subject County roadways were calculated for use in this TIA.

Table 2-1: Background Traffic Volumes

County Roadway	Traffic Volumes			
	2011 Hourly	2011 Daily	2019 Daily	2039 Daily
Range Road 35	16	176	196	251
Township Road 290	40	440	490	628

Chinook Ridge Lodge

Transportation Impact Assessment

Range Road 35 is a 2 lane, gravel surfaced roadway and Township Road 290 is a 2 lane, chip sealed roadway; the intersections of these roadways with themselves and with Highways 22 and 574 have no auxiliary lanes. Based on the daily volumes and the current conditions, Range Road 35 within Rocky View County would be classified as a 'Regional Low Volume' roadway²; the threshold to be a 'Regional Moderate Volume' is at 200 vehicles per day which the roadway is nearly at in 2019. For Township Road 290 in Mountain View County it is classified as a 'Minor Collector Road A'³, this classification is not expected to change to a 'Major Collector Road' based on the County's transportation network⁴.

3. Development Generated Trips

This proposed development will be a banquet hall with on site facilities for attendees to stay at if they want to remain overnight; there is no phasing proposed, so the hall, campsites and hotel will be available from opening day. The type and size of the land uses within the development is input for ITETripGen, by Transoft, a software package that utilizes the Institute of Transportation Engineers (ITE) trip generation data for land use, the 10th edition of this data was used for this study. This ITE data is widely used across North America as the standard for trip generation and ITETripGen is updated as results from new studies become available.

In the 2011 study the land use of 'resort hotel' was used for the hotel and because this land use is still in the 10th edition of the trip generation manual this land use will be used again for this study, but updated with the new number of rooms. The recreational vehicle campsites were not considered as a separate land use for trip generation in the 2011 study as they were stated to be ancillary to the golf course, with no golf course planned these campsites must now be considered separately for trip generation. The ITE land use of 'campground / recreational vehicle park' was used for calculating the trip generation for this part of the development.

In ITETripGen there is no banquet hall or similar event centre land use, for the 2011 study it was assumed that because a golf course sometimes has banquet facilities that the hall would generate no trips in addition to the golf course. But as with the recreational vehicle campground, the banquet hall needs to be considered as a separate land use for calculating trip generation as there is no longer a golf course planned. But as there is no banquet hall ITE land use a different land use had to be assumed; for this study the trip generation for the banquet hall will be calculated based on the 'church' land use. This land use was chosen because churches and halls can have similar characteristics with regards to events, sometimes churches will be used for non-religious events and effectively be a hall. At a church, visitors will travel to an event, religious or not, to attend at the same time as the other visitors, this is a similar trip characteristic to visitors attending an event at a hall. One of the variables for calculating trip generation for a church in ITE is based on the maximum capacity of the main assembly area, which would be reasonable to use for a hall if that land use was available. For these reasons it was considered acceptable to use the 'church' land use to calculate the trip generation for the banquet hall.

In calculating the total trip generation for the site, the trips generated by the 'resort hotel' and 'campground / recreational vehicle park' were not added to those generated by the banquet hall. The reason for this assumption is that the trips generated by these land uses are for visitors that are coming

² County Servicing Standards, Table 400-F; Rocky View County; 2013

³ Rural Road Study; AMEC Infrastructure Ltd.; 2006

⁴ Municipal Development Plan; Mountain View County; 2015

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to an event at the hall, they are just arriving or leaving at a different time than other visitors. Because there are less than 100 total campsites and hotel rooms, for a fully attended event of 500 people at the banquet hall it is very likely that some visitors will not be staying overnight. Instead, the trips generated by the banquet hall will be spread out over more than a day as some visitors will arrive the day before, some arrive and leave the day of, and some leave the day after. For this TIA it was assumed that the trip generation calculated for the banquet hall would be the daily number of trips, it represents all the visitors travelling to the site for an event, and assumes they are making their return trip on the same day. This is a conservative estimate as the actual trip generation is likely to be spread out over several days.

There would only be one event at the hall per day, setting up and cleaning up for an event would not make it practical to have multiple events in a single day. Also, events could occur at any time of the day and could be of varying lengths; for example, a wedding could use the hall for an entire day (e.g. ceremony and dinner), or a corporate event could just have a dinner at the hall. As a result, there is no true peak hour of trip generation for the site, the peak will occur based on the timing of the particular event during the day. In ITETripGen the maximum peak hour trip generation was used for each of the land uses, for both the 'resort hotel' and 'campground / recreational vehicle park' this is the PM peak hour, and for the 'church' it is the Sunday peak hour. This way the maximum trip generation for the development would be analysed for this TIA regardless of when it would actually occur.

In **Appendix E** is the detailed ITETripGen report, following is a summary table of the calculated trip generation. The greatest peak hour trip generation (i.e. PM peak hour) from the 2011 study is included in the table for comparison.

Table 3-1: Trip Generation Summary

Land Use and Size	Greatest Peak Hour Trip Generation		
	Enter	Exit	Total
2019 Development Concept			
Banquet Hall – 500 Person Capacity	132	138	270
Resort Hotel – 16 Rooms	8	8	16
RV Campground – 81 Sites	21	13	34
2011 Development Concept			
Golf Course – 18 Holes	23	27	50
Resort Hotel – 21 Rooms	6	4	10

ITETripGen recommended either the best fit regression equation or average rate to be used to calculate the trip generation based on the ITE recommended practices. There is no difference between opening day and full build out of this development as there is no phasing proposed. The 2011 study followed the same ITE guidelines and also assumed no phasing to the development.

The calculated total trips include both vehicular and non-vehicular trips, entering and exiting the development, the mode split is not taken into account for trip generation. Due to the location and type of development, it is unlikely that there will be a significant number of non-vehicular trips generated by the development. The location of the proposed development is in a rural area and is not convenient for visitors to travel there by a mode other than a vehicle. There is also no transit service or pathways for pedestrians and bicyclists, so it was assumed that no development generated trips would be by these modes of travel. Assuming all trips are by personal vehicle creates a more conservative estimate with

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regards to the impact of this development on the transportation network. No reductions for mode split were assumed in the 2011 study.

A note about the trip generation calculated for the banquet hall, in the Rocky View County land use bylaw the parking requirements for a 'convention facility' or 'exhibition hall' is 1 stall per 5 seating spaces plus 20 per 100 m² of floor area used by patrons⁵. For the proposed banquet hall, this results in 100 parking stalls to accommodate the maximum capacity of 500 people, this is using the full floor area of the hall used by the attendees to an event. This number of vehicle parking stalls is less than the expected peak hour trip generation entering the site, so the assumptions used for calculating the trip generation have resulted in a value that is likely to be greater than what will actually be experienced for a typical event.

Even though the 'resort hotel' and 'campground / recreational vehicle park' trip generation is not to be included in the total trip generation for the site, the number of trips for these land uses has been calculated to illustrate how many trips could be assumed to occur outside of the peak hour for the site based on the assumption that some banquet hall attendees will stay overnight either before or after an event. Also, the trip generation profile for this development will not be all of the trips entering and exiting in one hour as shown in the previous table, the entering trips will be at the start of an event and the exiting trips at the end of that event, however long in duration it may be.

The total peak hour trip generation from the 2011 study is 60 trips, from this 2019 study the trip generation has increased to 270 trips. This is primarily due to the banquet hall, which was proposed in the 2011 concept, not being included as a separate land use in the 2011 study. But, as stated previously in this section of the report, these 270 trips are a daily rate; only peak hour rates were calculated in the 2011 study so a direct comparison in trip generation cannot be made. Instead the new trip generation will be used to determine any additional impacts to the County roadways within the scope of work.

For this TIA, the 270 trips per day will be used to determine the potential impact of this development on the transportation network.

4. Impact on Transportation Network

The updated number of trips generated by the development can be added to the daily volumes on the subject County roadways to determine what impact there will be from the additional traffic volumes.

In the 2011 report the following assumptions as shown on the figure on the next page were made regarding the trip distribution. These assumptions were the same in the AM and PM peak hours and for all the land uses analysed. As mentioned previously, there have been no changes in the transportation network or populations in the area to require an update to the trip distribution for this TIA from the 2011 study.

⁵ Land Use Bylaw C-4841-97, Schedule 5; Rocky View County; 2018

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Figure 3-1: Trip Distribution



(Image courtesy of Google Earth)

Based on this distribution, 45% of the trips would be to and from the north on Range Road 35 and then split on Township Road 290 to the east and west. The remaining 55% would be to and from the south, which would then split east and west on Highway 574. The following table summarizes the daily development generated trips assigned to the subject roadway sections.

Table 4-1: Development Trip Assignment

Roadway	Section	Trips	
Range Road 35	North of Development – Township Road 290	45%	122
Range Road 35	South of Development – Highway 574	55%	149
Township Road 290	Range Road 35 – Highway 22	25%	68
Township Road 290	Range Road 35 – Highway 766	20%	54

These trips can be combined with the background volumes to create the post-development daily volumes on the subject roadways.

Table 4-2: Post-Development Traffic Volumes

Roadway	Section	Traffic Volumes	
		2019	2039
Range Road 35	North of Development – Township Road 290	318	373
Range Road 35	South of Development – Highway 574	345	400
Township Road 290	Range Road 35 – Highway 22	558	696
Township Road 290	Range Road 35 – Highway 766	544	682

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Even in the 2039 horizon the volumes on Range Road 35 do not exceed the threshold for a 'Regional Moderate Volume' classification; the same is true for Township Road 290, the post-development volumes do not increase such that the classification of the roadway is in a higher category. As calculated previously, the classification for Range Road 35 is currently a 'Regional Low Volume' roadway, but is just under the threshold for the 'Regional Moderate Volume' classification. The difference between these two roadway classifications in the Rocky View County standards is that the 'Moderate' classification has a higher design speed (90 km/h versus 70 km/h), and the surface and sub-grade widths are 1.0 metres wider than the 'Low' classification. Range Road 35 should be reviewed to confirm if there are any elements that are below the standards for the 'Moderate' classification, and if there are then those elements should be improved to support the development generated traffic.

Upgrading the surface of Range Road 35 from gravel to asphalt pavement would not be necessary to support the post-development traffic volumes. The paved 'Regional Collector' classification requires 500 vehicles per day and in 20 years Range Road 35 is only expected to achieve 80% of that threshold. Also, the roadways that Range Road 35 intersects within the scope of work for this study are not paved, Highway 574 has a gravel surface and Township Road 290 is chip sealed.

Improving Township Road 290 is also not required to support the development generate traffic as this roadway does not meet the requirements of a 'Major Collector Road' in the post-development scenarios. Mountain View County has expressed some concerns in their correspondence regarding the structure of the roadway but at present it is not a high priority to improve the structure. As the post-development volumes do not exceed the threshold for the next classification of roadway, there should be no need to improve the roadway structure ahead of any regular planned maintenance schedule.

There was also mention from Mountain View County of improvements to the intersection of Range Road 35 and Township Road 290, particularly for westbound to southbound left turns. There are expected to be an additional 54 vehicles per day negotiating this turn with an estimated 250 vehicles per day in 2019 opposing that left turn (i.e. half of the background traffic volumes). The exposure for vehicles to collide throughout a typical day at this intersection is very low; in the peak hour there would be potentially 25 eastbound through vehicles opposing 54 westbound left turning vehicles. This is assuming that visitors to an event at the banquet hall all arrive within the same hour, which is not likely to be the scenario and so the exposure for a collision to occur would be even lower.

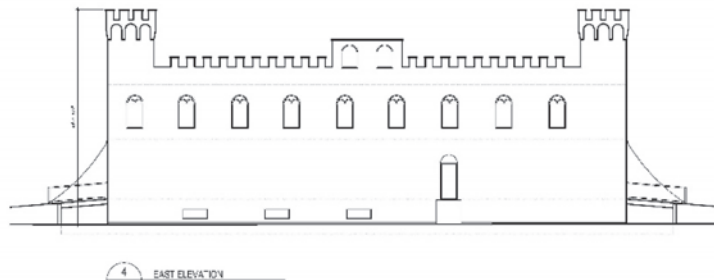
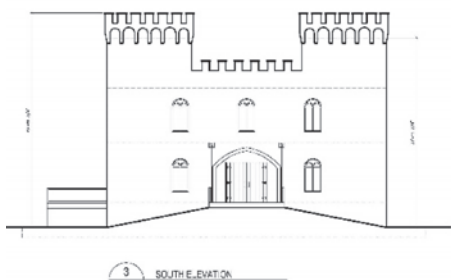
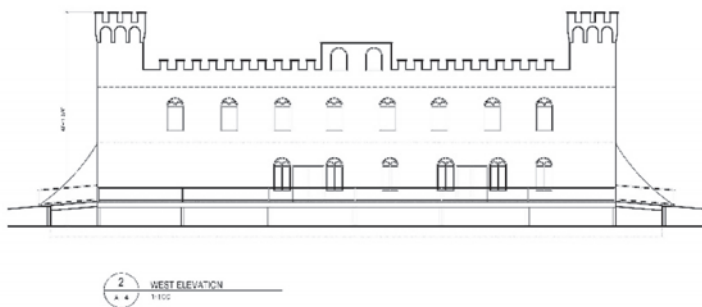
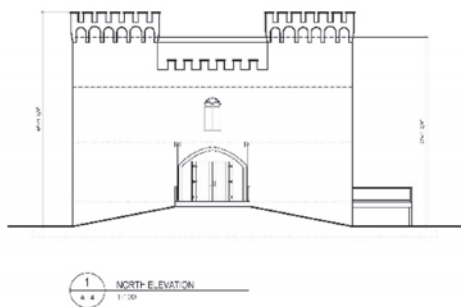
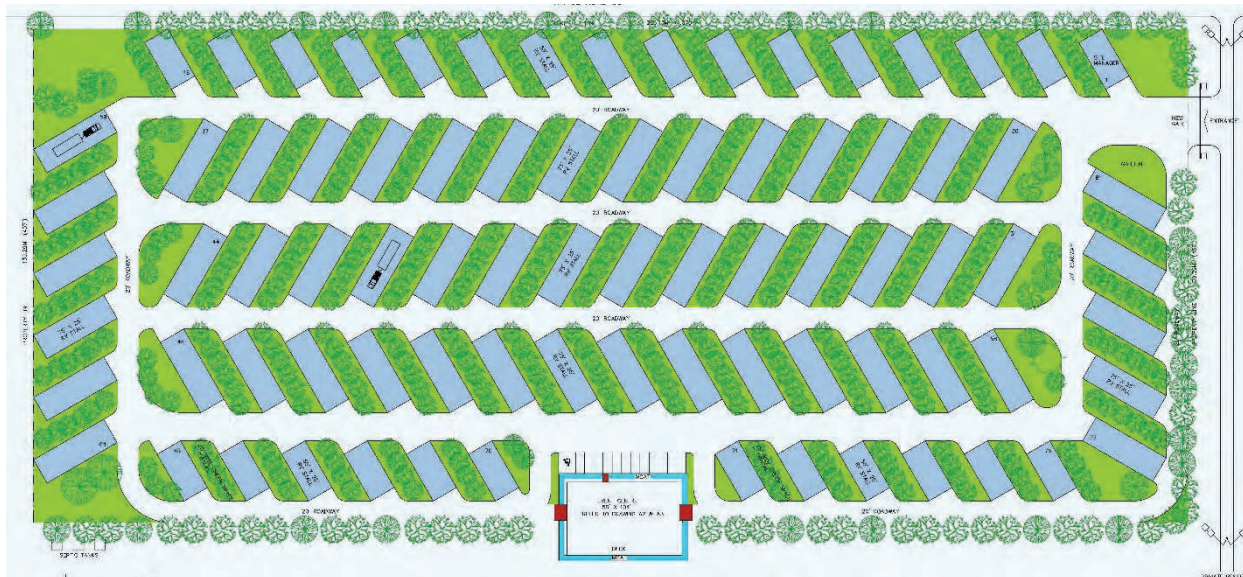
5. Conclusions

In the 2011 study it was concluded that no improvements were required to the intersections or roadways within the scope of work. This TIA has updated the trip generation for the new development concept and has demonstrated that the conclusions from the 2011 study are still valid. However, Range Road 35 should be reviewed between Highway 574 to Township Road 290 to confirm if there are any elements that are below the standards for the 'Regional Moderate Volume' classification roadway, and if there are then those elements should be improved. The added trips to the County roadways within the scope of work do not result in the need to improve the surface to asphalt pavement for either Range Road 35 or Township Road 290.

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Appendix A

Proposed Site Plan



Chinook Ridge Lodge Transportation Impact Assessment



Appendix B

Correspondence



Justin Barrett <jcbarrett@jcbengineering.ca>

FW: Updating a TIA

Chloe Cartwright [REDACTED]
To: jcbarrett@jcbengineering.ca

Wed, Feb 27, 2019 at 1:05 PM

From: Chloe Cartwright [mailto:[REDACTED]]
Sent: Monday, February 25, 2019
To: 'Justin Barrett'
Subject: Updating a TIA

Hi;

Website is www.ChinookRidge.ca TIA is under the technical reports tab. Opps – appears my web site cannot be reached at the moment. I will work on this in the mean time here is the letter from Mountainview County – attached. Location SE, Sec 31, Twp 28, Rng 3, W of 5th.

I'll send the previous TIA along tomorrow – one way or another.

FROM Rocky View County:

Road Operation:

- 1) *Recommend Applicant submit Traffic Impact Assessment to confirm if traffic generated from proposed campground and event center will require upgrade work to adjacent Rge Rd 35.*
- 2) *Applicant to contact County Road Operations with haul details related to material and equipment needed in construction of campground and event center to confirm if Road Use Agreement will be required for haul along County road system.*
- 3) *Applicant to be reminded that clientele and staff parking is restricted to on-site only. Parking is not permitted on adjacent County road right-of-way of Rge Rd 35.*
- 4) *Applicant to be reminded that business/advertisement signage related to the campground and event center is not permitted to be installed within the County's road rights-of-way.*

Have a Fabulous Day!



February 5, 2019

Sent via Email: jkwan@rockyview.ca

Rocky View County
911 – 32 Ave NE
Calgary, AB T2E 6X6

Attn: Johnson Kwan

Dear Mr. Kwan:

Re: Application No.: PRDP20185188 Division: Division 9
Roll No.: 08731001 Applicant: Cartwright, Chloe

Thank you for your email dated January 15, 2019 with respect to the above noted application. The email and material was circulated to the Planning and Development Services Department and Operational Services Department and their comments are as follows:

1. Engineering Technologist:

No Comment

2. Manager of Development & Permitting Services:

No additional comment

3. Manager of Planning Services:

No additional comment

4. Director of Operational Services:

The proposed development PRDP20185188 in Rocky View County will probably utilize Mountain View County TWP 290 to access RR35 from Highway 22 to the west or Secondary Highway 766 to the east. Secondary Highway 574 to the south of the proposed development is a treated gravel road and, although it also allows for access to the development, TWP 290 is a chip seal surface and more attractive for RV use. A recent study done on this section of chip seal surface road indicates a fair condition with poor sub base, rutting, cross section distortion and some transverse cracking. The report indicates that improvements to this section of road are presently not a high priority. From the test results it may be concluded that increased traffic flows would reduce the usable life of this road and accelerate the need for reconstruction. The intersection of RR35 with TWP 290 is a typical rural intersection. This intersection may require improvements to accommodate increased turns, especially to the south from TWP 290 to RR35 as this turn is just passed the crest of a hill on 290. Both of these issues should be more thoroughly investigated through a Traffic Impact Analysis to provide anticipated traffic flows and direction.

After review of the TIA (September 1, 2011), I would like to see a review and statement from Stantec that the change in the scope for this development and the length of time between proposals does not cause any changes to the Study. From the submitted information it seems that the applicant feels that this Study is adequate, but I would still like to see that backed up by a Professional opinion.

5. Director of Planning & Development Services:

Township Road 290 falls within Mountain View County's jurisdiction. The chip seal road is banned yearly during the road ban season from March 12th to June 15th.

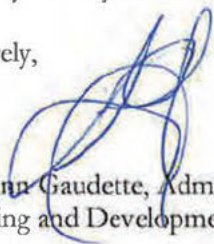
The scope of the proposal has changes from the previous DP that included an 18 hole golf course with 500 seating banquet facility; 15 RV stalls; and a 21 room boutique hotel to the current proposal that includes a 21 room hotel; 81 RV stall campground; and an event hall. It is unclear from the information provided if the facility is open year-round and how much seating can be accommodated in the event hall. If it is a seasonal facility will RV storage be allowed on the property?

Mountain View County raised concern regarding the traffic impact on TWP 290 with the previous Permit (2013-DP-15312). Conditions of the previous Permit required an update of the TIA and a Development Agreement for the construction of off-site improvements.

It is requested that an updated TIA be provided prior to a decision being made on the Development Permit so that Mountain View County can have the opportunity evaluate the impact on Township Road 290 and surrounding land uses.

Thank you for your consideration to include us in your referral agencies.

Sincerely,



Lee-Ann Gaudette, Administrative Assistant
Planning and Development Services
/lg



Appendix C

Background Data

ALBERTA HIGHWAYS 1 TO 986
TRAFFIC VOLUME HISTORY 2008 - 2017

Alberta Transportation
Modeling and Analysis

Produced: 16-Feb-2018 By CornerStone Solutions Inc.

Hwy	CS	TCS	Muni	From	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	2014 AADT	2015 AADT	2016 AADT	2017 AADT	2017 ASDT
22	16	4	Rkyv	N OF 1 S OF COCHRANE	10770	10860	11300	11370	11600	11840	12360	12800	12850	12960	13940
22	16	4	Rkyv	S OF FIRESIDE GATE & JAMES WALKER TR 27-25-4-502101080						11100	11580	12000	12040	11780	12690
22	16	4	Rkyv	N OF FIRESIDE GATE & JAMES WALKER TR 27-25-4-502101080						13930	14550	15060	15120	14620	15740
22	16	4	Rkyv	S OF GEORGE FOX TR IN COCHRANE 34-25-4-514400170	10750	11410	11930	11930	12180	13720	14340	14840	14900	14620	15740
22	16	4	Rkyv	S OF GEORGE FOX TR IN COCHRANE 34-25-4-514400170	14650	15530	16230	16230	16560	17990	18790	19450	19530	18750	20190
22	16	4	Rkyv	S OF GRIFFIN RD IN COCHRANE 3-26-4-513301490	14650	15530	16230	16230	16560	17990	18790	19450	19530	18750	20190
22	16	4	Rkyv	N OF GRIFFIN RD IN COCHRANE 3-26-4-513301490	11030	11690	12210	12210	12450	15130	15800	16360	16420	14580	15700
22	16	4	Rkyv	S OF GLENBOW / QUIGLEY DR IN COCHRANE 3-26-4-513820533	9800	10400	10860	10860	11220	14030	14650	15180	15240	12500	13460
22	16	4	Rkyv	N OF GLENBOW / QUIGLEY DR IN COCHRANE 3-26-4-513820533	11190	12380	12940	12900	13860	15910	16610	17190	17250	17310	18640
22	16	4	Rkyv	S OF 1A AT COCHRANE	11190	12380	12940	12900	13860	15910	16610	17190	17250	17310	18640
22	16	8	Rkyv	N OF 1A AT COCHRANE	10510	11460	12620	12360	12600	14120	14720	15940	16160	16260	17510
22	16	8	Rkyv	S OF RANCHE HOUSE RD, COCHRANE 10-26-4-509501000	10510	11460	12620	12360	12600	14120	14720	15940	16160	16270	17520
22	16	8	Rkyv	N OF RANCHE HOUSE RD, COCHRANE 10-26-4-509501000	8020	8730	8520	8260	8420	9420	9820	13450	13630	13720	14770
22	16	8	Rkyv	S OF COCHRANE LAKE RD 22-26-4-500000000	7560	8240	7820	7600	7180	7620	7630	7600	7740	7480	8820
22	16	8	Rkyv	N OF COCHRANE LAKE RD 22-26-4-500000000	6120	6680	6590	6410	5970	6040	6050	6540	6660	6300	7430
22	16	8	Rkyv	S OF 567 N OF COCHRANE	6120	6680	6590	6410	5970	6040	6050	6540	6660	6300	7430
22	16	12	Rkyv	N OF 567 N OF COCHRANE	4840	4890	4750	4610	4700	4750	4750	4890	4980	4900	5780
22	16	12	Rkyv	1.1 KM N OF 22 & 567 COCHRANE	4810	4880	4760	4610	4700	4710	4800	4900	4980	4900	5780
22	16	12	Rkyv	S OF 574 E OF BOTTREL	3700	3740	3640	3700	3760	3800	3810	3910	4060	4000	4720
22	16	16	Rkyv	N OF 574 E OF BOTTREL	3620	3660	3560	3520	3580	3620	3630	3730	3800	3740	4410
22	16	16	MntV	S OF 579 S OF CREMONA	3860	3900	3790	3760	3430	3470	3470	3570	3610	3420	4030
22	16	20	MntV	N OF 579 S OF CREMONA	3620	3660	3550	3520	3510	3550	3550	3630	3670	3420	4030
22	16	20	MntV	S OF 580 NW OF CREMONA	3820	3860	3740	3710	3850	3870	3870	3930	3950	3810	4490

	Location of automatic traffic recorder
	Subject section of highway
	Subject years

Total growth on Highway 22 south of Highway 574; 2011 to 2017: 8.1%
Average annual growth: 1.4%
ASDT to AADT on Highway 22 south of Highway 574: 18.0%

Total growth on Highway 22 north of Highway 574; 2011 to 2017: 6.3%
Average annual growth: 1.0%
ASDT to AADT on Highway 22 north of Highway 574: 17.9%

Monthly ATR Report

Highway Name: 22
Control Section: 16
ATR Number: 60221610
Location Description: 1.1 KM N OF 22 & 567 COCHRANE
Month: August 2017
Direction: Two Way
MADT¹ Southbound 2947
MADT¹ Northbound 2924
MADT¹ Two Way 5871

Produced By: CornerStone Solutions Inc. 14-Sep-2017

Date	Day Of Week	Hour Ending Volumes																								Daily Total
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
1	Tuesday	26	14	12	12	20	81	209	265	274	298	288	312	294	335	323	405	473	454	318	230	188	143	88	47	5109
2	Wednesday	14	12	7	6	18	90	210	294	282	279	305	337	339	328	334	348	458	474	390	297	201	168	90	41	5322
3	Thursday	31	15	10	9	24	90	213	288	274	332	348	375	443	402	458	520	528	551	469	315	244	190	110	64	6303
4	Friday	24	13	12	13	22	70	169	269	272	384	411	435	480	602	635	622	699	656	582	459	304	178	123	55	7489
5	Saturday	38	13	17	11	17	28	104	150	214	352	440	558	535	527	490	394	437	355	313	257	219	188	135	74	5866
6	Sunday	42	19	18	12	5	24	68	97	194	325	382	475	495	575	494	472	451	400	385	310	316	244	132	58	5993
7	Monday	33	18	5	8	16	13	69	101	160	272	416	537	591	665	673	609	599	545	430	323	231	183	82	60	6639
8	Tuesday	11	16	3	12	30	90	197	296	316	314	342	351	401	344	377	413	440	432	332	246	207	189	108	49	5516
9	Wednesday	23	11	4	17	17	78	216	299	279	328	349	383	329	383	351	386	422	481	371	270	228	131	100	41	5497
10	Thursday	22	18	6	7	34	85	193	296	321	361	357	350	356	361	340	407	503	471	395	312	250	184	95	72	5796
11	Friday	24	21	19	11	25	68	188	274	342	364	413	402	439	447	512	531	609	727	521	371	279	219	172	84	7062
12	Saturday	48	23	12	9	15	35	117	174	234	376	413	508	456	467	454	389	442	361	330	269	231	223	153	114	5853
13	Sunday	56	28	9	8	11	18	63	109	186	287	383	455	572	580	605	637	553	525	441	314	238	174	66	64	6382
14	Monday	40	15	10	18	32	83	211	282	288	326	313	409	348	358	341	397	432	388	275	216	147	127	72	35	5163
15	Tuesday	16	7	5	14	30	73	214	298	306	286	315	303	357	328	313	374	444	448	334	273	202	164	98	29	5231
16	Wednesday	22	9	8	9	27	79	238	301	291	292	323	342	348	361	372	382	432	490	342	258	243	173	82	45	5469
17	Thursday	26	12	5	15	22	71	213	301	294	301	317	369	384	342	371	402	519	480	383	313	206	190	105	55	5696
18	Friday	36	16	7	13	21	67	237	270	301	340	367	438	452	503	515	548	634	573	489	397	284	188	88	66	6850
19	Saturday	26	15	10	4	14	23	105	141	264	348	412	454	510	501	460	413	423	416	336	265	222	198	124	62	5746
20	Sunday	54	27	12	13	9	15	69	121	196	297	374	478	587	618	594	604	611	594	451	355	247	180	61	41	6608
21	Monday	22	19	11	15	27	75	227	250	261	319	334	354	363	369	373	376	413	454	356	257	203	172	69	34	5353
22	Tuesday	19	16	10	20	24	83	221	319	299	288	309	375	307	354	325	335	410	462	333	246	208	160	96	39	5258
23	Wednesday	17	10	12	18	28	82	214	289	306	314	328	352	332	329	402	392	464	446	388	277	233	183	93	50	5559
24	Thursday	20	12	7	15	26	79	178	332	304	327	306	330	371	318	406	408	481	506	413	283	244	178	79	41	5664
25	Friday	25	16	13	18	20	78	181	298	323	349	347	380	424	471	467	548	630	630	521	410	296	190	108	60	6803
26	Saturday	25	16	12	8	10	39	105	169	272	363	439	487	469	457	468	427	418	423	339	269	217	165	130	104	5831
27	Sunday	45	15	10	3	10	11	50	109	182	349	367	458	538	571	536	524	566	537	400	389	310	204	93	56	6333
28	Monday	27	13	16	15	24	97	202	292	284	366	355	365	396	333	355	344	448	437	368	259	212	176	69	34	5487
29	Tuesday	20	10	10	18	23	95	203	317	311	282	330	314	273	306	336	390	424	464	354	232	202	190	82	38	5224
30	Wednesday	17	10	11	10	37	81	213	275	281	286	333	326	325	349	323	379	401	469	347	256	216	184	70	33	5232
31	Thursday	16	12	15	13	25	91	219	290	283	315	326	343	351	309	369	449	472	480	413	328	251	169	90	50	5679

¹ Monthly Average Daily Traffic

Appendix D

Previous Study Excerpts



**Chinook Ridge Lodge and
Golf Course
Transportation Impact Assessment**

Prepared for:
Chinook Ridge Lodge and
Golf Course Ltd.

Prepared by:
Stantec Consulting Ltd.
200 - 325 - 25th Street SE
Calgary, AB T2A 7H8

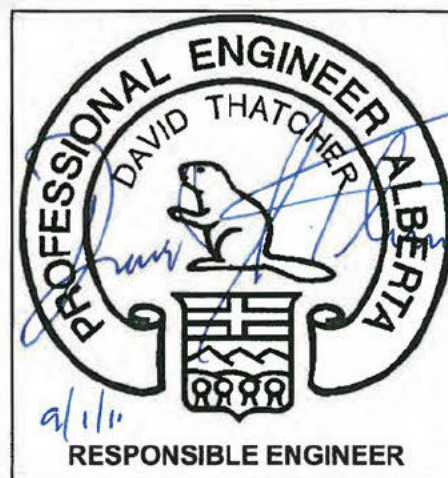
Project No. 1491 04750

September 1, 2011

Stantec
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Corporate Authorization

This document entitled "Chinook Ridge Lodge and Golf Course Transportation Impact Assessment" was prepared by Stantec Consulting Ltd. for the account of the Chinook Ridge Lodge and Golf Course Ltd. The material in it reflects Stantec Consulting Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.



CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

Executive Summary

Chinook Ridge Lodge & Golf Course Ltd. is proposing to develop the Chinook Ridge Lodge and Golf Course in the county of Rocky View, located approximately 30 minutes north west of Calgary. The proposed development is situated on approximately 150 acres (60.7 ha) of land west of Madden. The subject lands are bounded by Township Road 290 to the north and Range Road 35 to the east. Highway 22 to the west and Highway 574 to the south provide highway connections to Township Road 290 and Range Road 35 respectively. The Chinook Ridge Lodge and Golf Course is proposed to include an 18-hole golf course with banquet services seating up to 500. Lodging will also be available at the adjacent 21 room boutique hotel and 30 site campground/RV park (including 15 solar powered sleeping cabins and 15 RV stalls) planned for the development. Chinook Ridge Lodge & Golf Course Ltd. has retained Stantec Consulting Ltd. (Stantec) to prepare a Transportation Impact Assessment (TIA) to evaluate the impact of the development.

The analysis contained in this report demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.

CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT
Development Proposal
September 1, 2011

2.0 Development Proposal

2.1 PROPOSED DEVELOPMENT

The proposed development includes an 18-hole golf course with banquet services as well as a 20 room boutique hotel. During the scoping of this TIA, it was agreed that trip generation for the development would be calculated using ITE Land Use Codes 430 (Golf Course) and 330 (Resort Hotel). The RV stalls and solar-powered cabins are proposed as ancillary use to the golf course and banquet hall and therefore they are not anticipated to generate additional traffic to the site. The ITE description for golf courses indicates that they may include banquet facilities, and therefore these facilities have not been broken out separately. Additionally, there are some small spa, exercise and beauty functions that have been considered to be supporting services for the hotel and therefore have not included as separate trip generators. **Table 2.1** summarizes the proposed composition of the development.

Table 2.1 – Development Summary

Use	Intensity
Golf Course	18 Holes
Resort Hotel	20 Occupied Rooms

2.2 PLANNING HORIZONS

The hotel and lodge are anticipated to open in 2012, with the golf course operations beginning in 2013 or 2014, depending on the type of grass selected. Therefore, this study contains the analysis of the 2015 horizon (all facilities will be fully-operational by 2015) as well as the 2035 horizon considers a period 20 years beyond the opening-day horizon.

CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

Traffic Volumes

September 1, 2011

3.0 Traffic Volumes

3.1 EXISTING TRAFFIC VOLUMES

Existing traffic counts were conducted at the study area intersections on August 17, 2011 during the AM (7:00-9:00) and PM (4:00-6:00) peak periods. The existing peak hour traffic volumes are graphically depicted in **Figure 3.1**. The count sheets are included in **Appendix B**.

3.2 BACKGROUND TRAFFIC VOLUMES

The background traffic volumes were estimated by applying the agreed upon 2.5% annually compounded growth rate to the volumes depicted in **Figure 3.1**. The resulting 2015 background traffic volumes are depicted in **Figure 3.2** and the 2035 background traffic volumes are depicted in **Figure 3.3**.

3.3 TRIP GENERATION

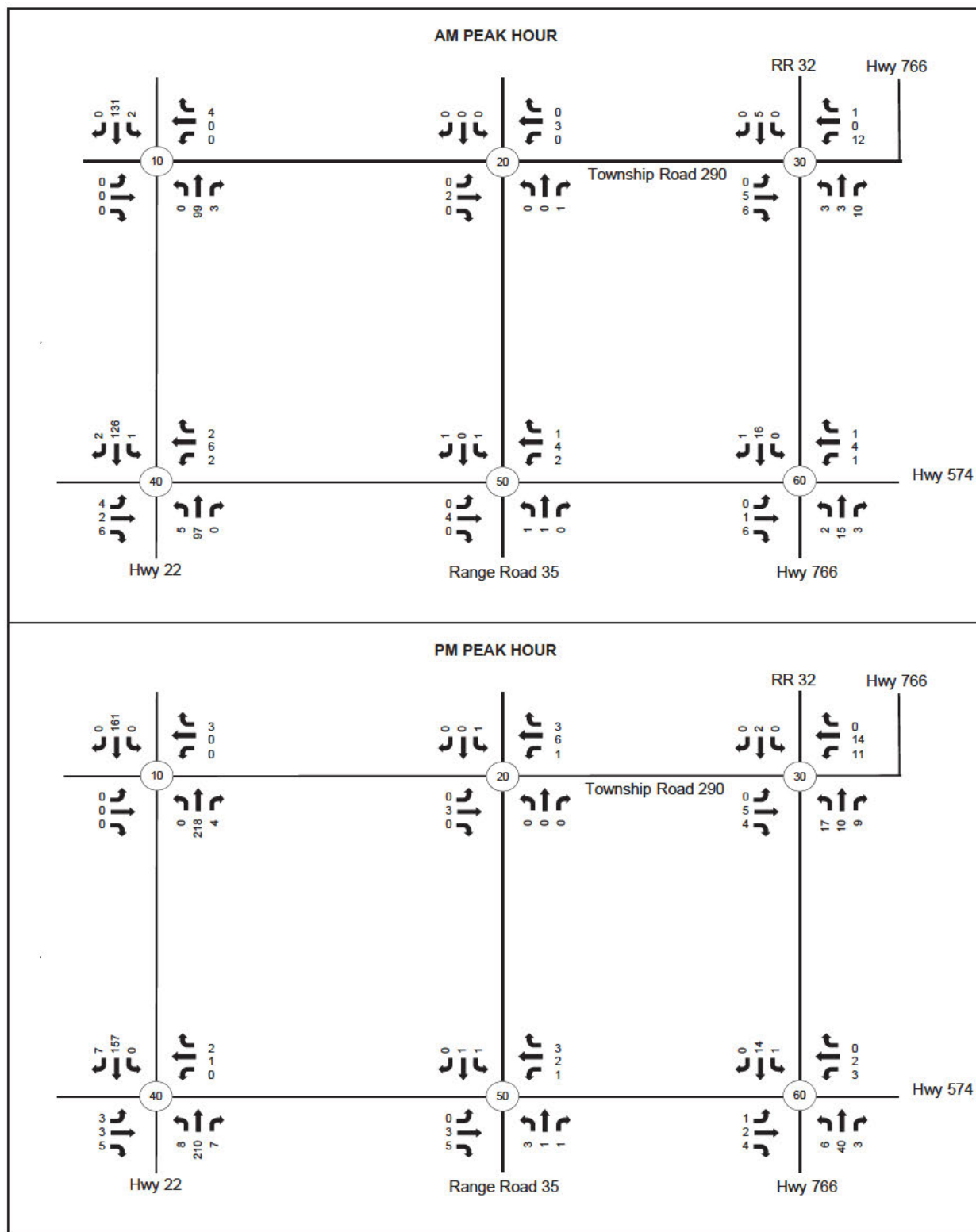
As noted in Section 2 of this report, during the scoping of this TIA it was agreed that trip generation for the development would be calculated using ITE Land Use Codes 430 (Golf Course) and 330 (Resort Hotel). The trip generation rates and resulting trip generation are summarized in **Table 3.1**.

Table 3.1 – Trip Generation Rates

Use	Units	AM Peak Hour			PM Peak Hour		
			In	Out		In	Out
Golf Course	18 holes	2.23 vph/hole	79%	21%	2.78 vph/hole	45%	55%
		40	32	8	50	23	27
Resort Hotel	21 Occupied Rooms	0.37 vph/occ. room	29%	71%	0.49 vph/occ. room	61%	39%
		7	2	5	10	6	4

3.4 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution patterns for trips generated by the development were estimated based on logical travel patterns. The estimated trip distribution patterns and resulting trip generation are graphically depicted on **Figures 3.4 and 3.5**. The post development traffic volumes were obtained by adding the trip generation illustrated on **Figures 3.4 and 3.5** to the 2015 and 2035 background traffic shown in **Figures 3.2 and 3.3**. The resulting 2015 and 2035 post development traffic volumes are shown on **Figures 3.6 and 3.7**, respectively.



ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.1
Existing (2011)
Traffic Volumes

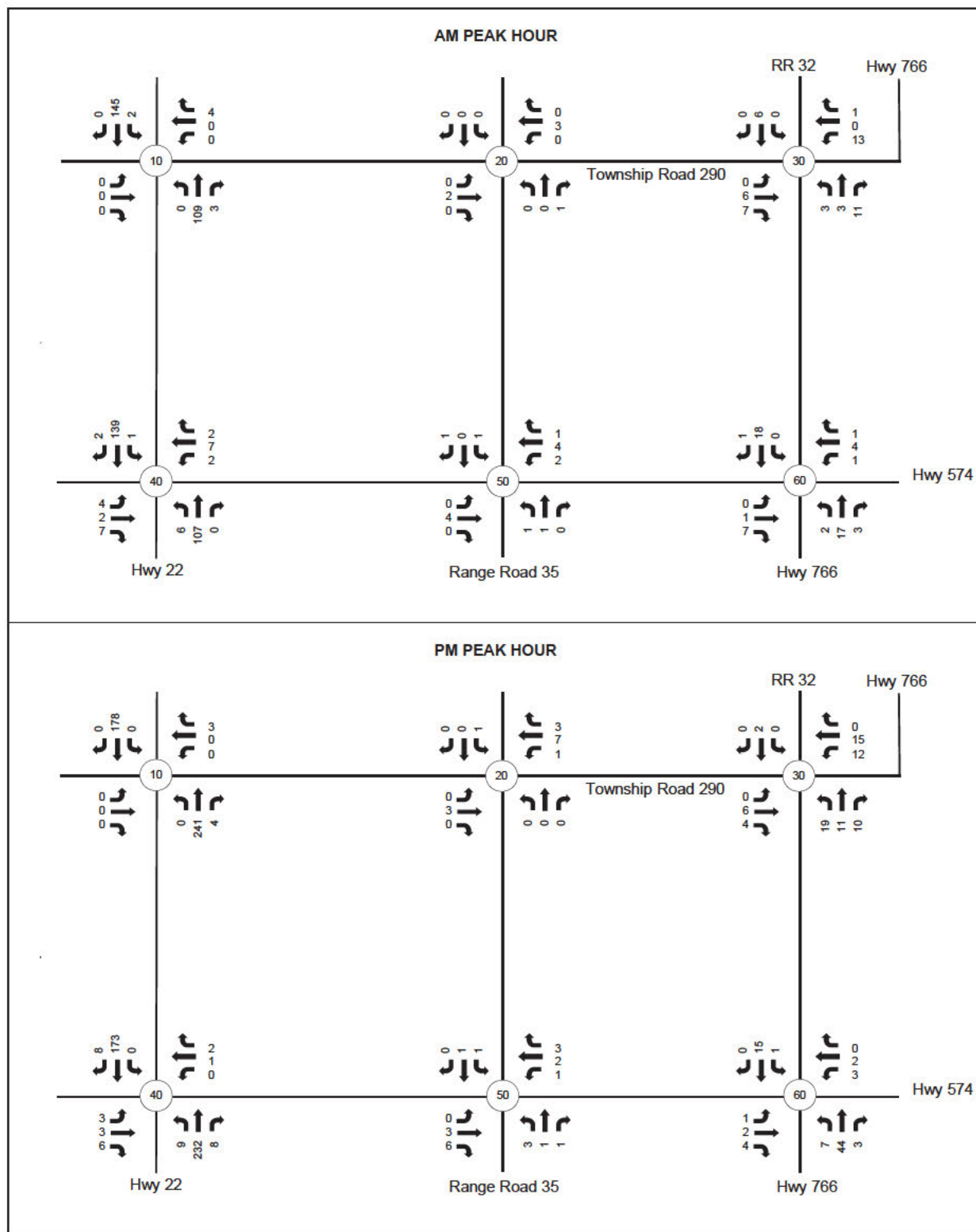
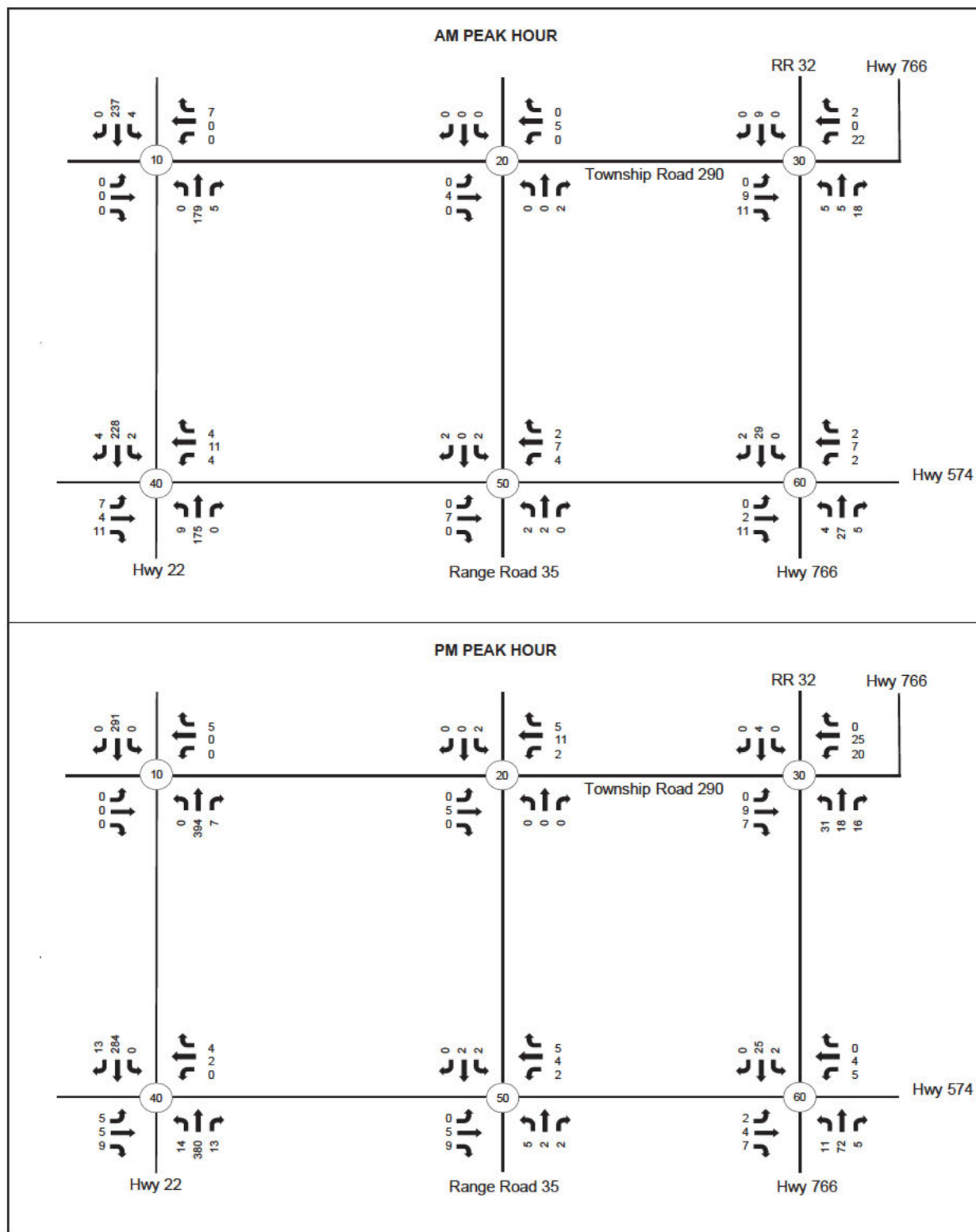
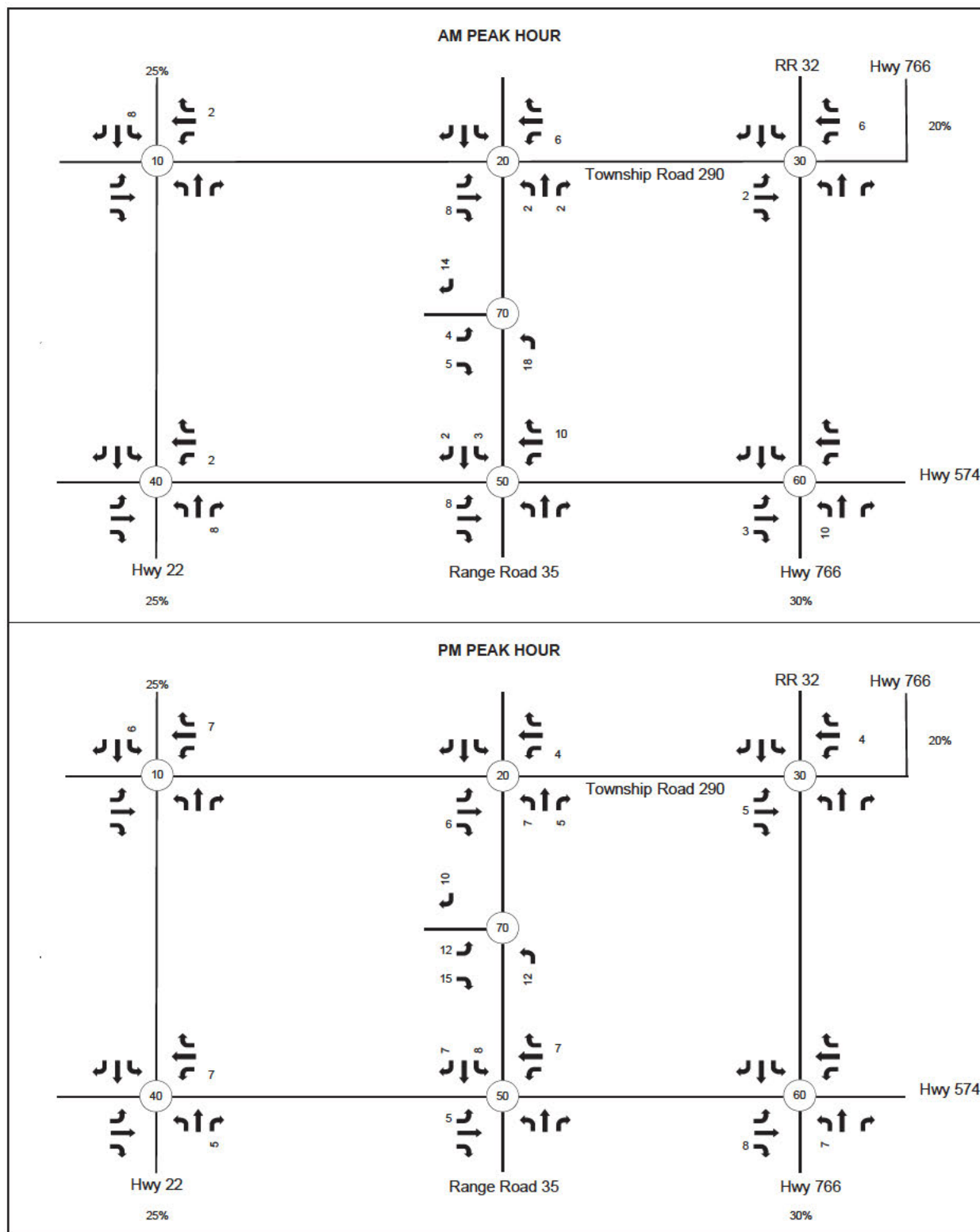


Figure 3.2
2015 Background
Traffic Volumes



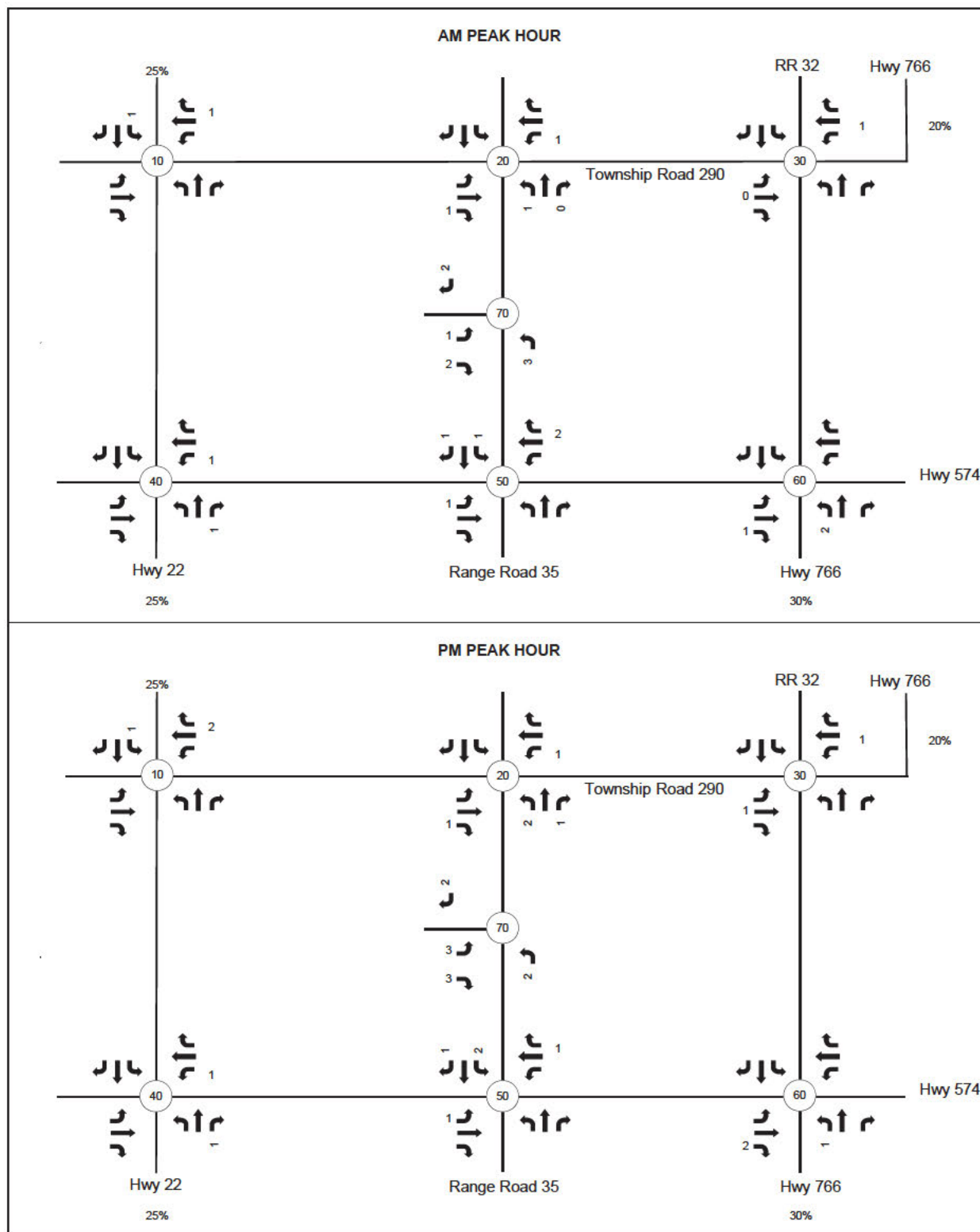
ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.3
2035 Background
Traffic Volumes



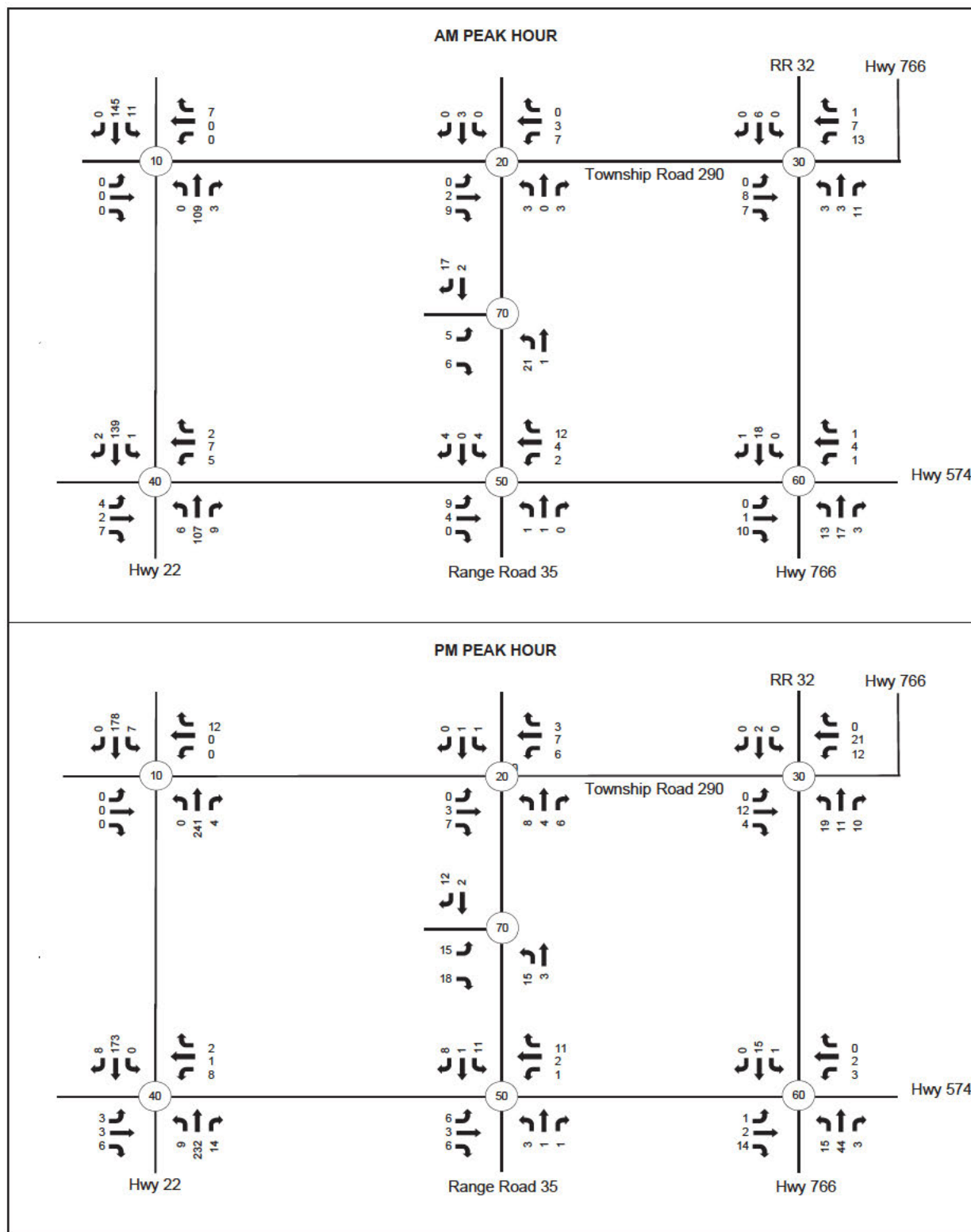
ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.4
Golf Course Site-Generated
Traffic Volumes



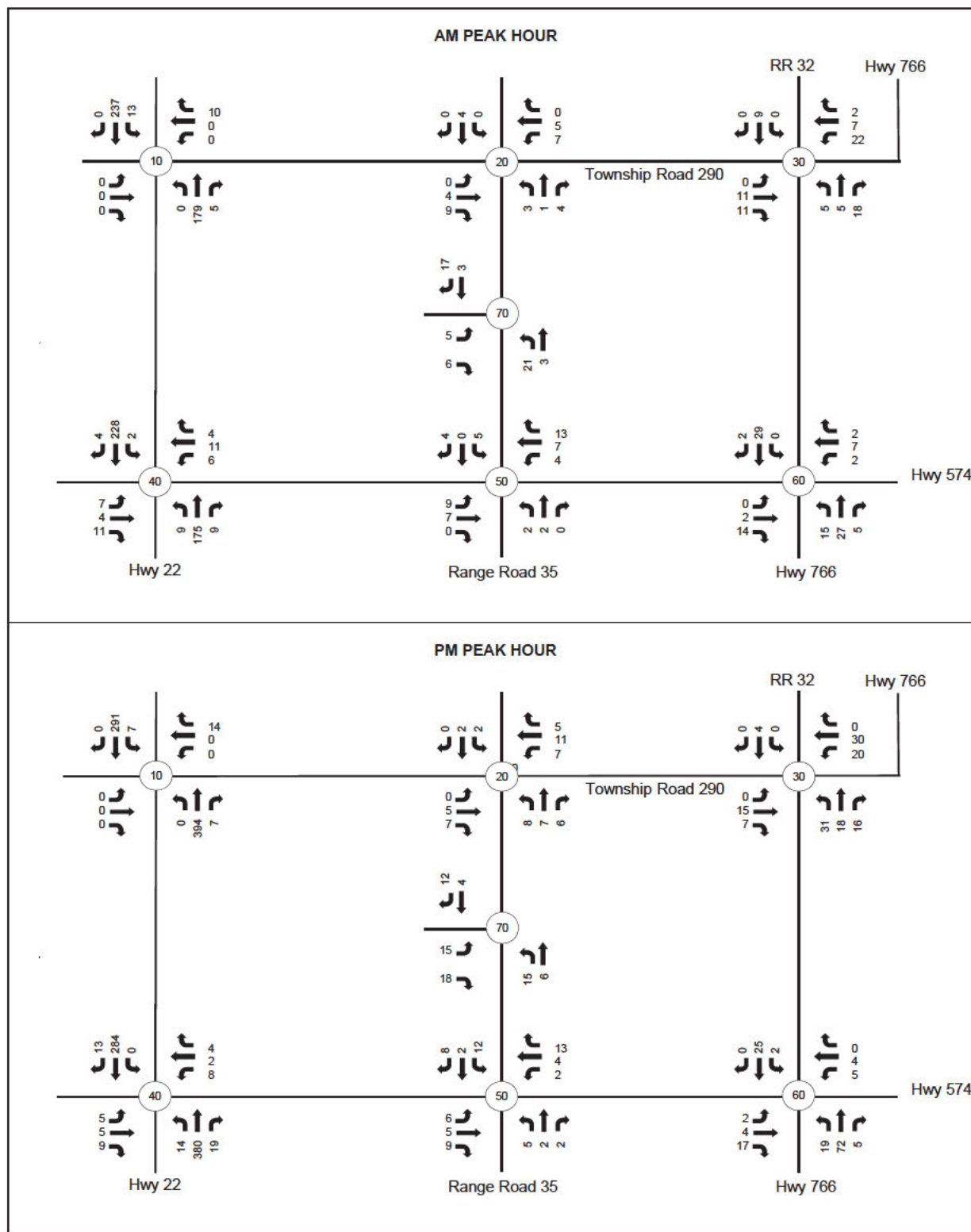
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Figure 3.5
Hotel Site-Generated
Traffic Volumes



ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.6
2015 Post-Development
Traffic Volumes



ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.7
2035 Post-Development
Traffic Volumes

5.0 Conclusions

The Chinook Ridge Lodge and Golf Course is proposed to include an 18-hole golf course with banquet services seating up to 500. Lodging will also be available at the adjacent 21 room boutique hotel and 30 site campground/RV park (including 15 solar powered sleeping cabins and 15 RV stalls) planned for the development. The analysis contained in this report demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.

Appendix E

Trip Generation Report

Scenario - 1

Scenario Name: Peak Trip Generation

User Group:

Dev. phase: 1

Horizon Year: 2018

Analyst Note: This is assuming a peak trip generating scenario where attendees at an event travel to and from the site within the same hour.

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
330 - Resort Hotel	General	Rooms	16	Weekday, PM Peak Hour of Generator	Best Fit (LIN)	8	8	16
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 0.48(X) + 8.67$	50%	50%	
416 - Campground/Recreational Vehicle Park	General	Occupied Campsites	81	Weekday, PM Peak Hour of Generator	Average	21	13	34
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.41	62%	38%	
560 - Church	General	Seats	500	Sunday, Peak Hour of Generator	Average	132	138	270
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.54	49%	51%	

VEHICLE TO PERSON TRIP CONVERSION**BASELINE SITE VEHICLE CHARACTERISTICS:**

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
330 - Resort Hotel	100	100	1	1	50	50
416 - Campground/Recreational Vehicle Park	100	100	1	1	62	38
560 - Church	100	100	1	1	49	51

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
330 - Resort Hotel	8	8	0	0	8	8
	16		0		16	
416 - Campground/Recreational Vehicle Park	21	13	0	0	21	13
	34		0		34	
560 - Church	132	138	0	0	132	138
	270		0		270	