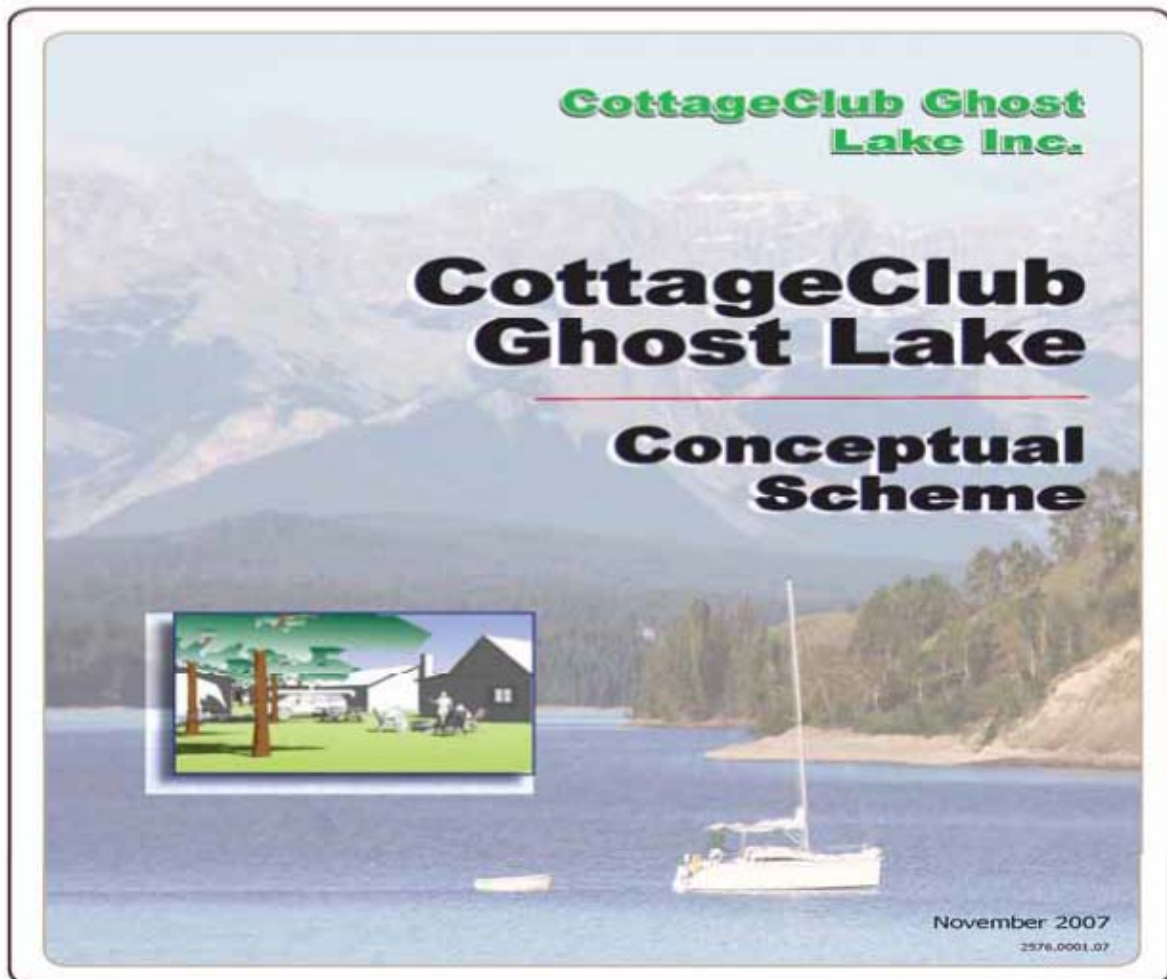




# CottageClub Ghost Lake

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## Conceptual Scheme



Bylaw C-6585-2007, Adopted January 15, 2008

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**Department of Planning and Community Services**

# **COTTAGE CLUB GHOST LAKE CONCEPTUAL SCHEME**

## **OFFICE CONSOLIDATION**

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

<b>Bylaw</b>	<b>Amendment Type</b>	<b>Date of Approval</b>
C-6585-2007	Original Bylaw	January 15, 2008
C-7807-2018	Amended to remove any wording that references prohibition or restriction of full basements, to allow cabins to be connected to natural gas, and to allow year-round water servicing.	January 28, 2020

**MUNICIPAL DISTRICT OF ROCKY VIEW**  
**NO. 44**  
**BYLAW C-6585-**  
**2007**

A Bylaw of the Municipal District of Rocky View No. 44, pursuant to Divisions 7 & 12 of Part 17 of the Municipal Government Act, to adopt the attached Schedule 'A' referred to as the "CottageClub Ghost Lake Conceptual Scheme".

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to establish a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within Lot 1, Block 1, Plan 031 2312 and portions of the N ½ 13-26-6-W5M, consisting of an area of approximately ± 112.31 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw; and

**WHEREAS** the Council deems it desirable to adopt the Conceptual Scheme; and

**WHEREAS** a notice was published on Tuesday, December 4, 2007 and Tuesday, December 11, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, January 15, 2008; and

**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

**NOW THEREFORE** the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within Lot 1, Block 1, Plan 031 2312 and portions of the N ½ 13-26-6-W5M, consisting of an area of approximately ± 112.31 acres, as shown on Schedule 'A', attached to and forming part of this bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 9**

**File: 10013010/008/001/002/003-2006-RV-405**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, November 27, 2007, on a motion by Councillor McLean.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 15, 2008 on a motion by Councillor Loudon.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 15, 2008 on a motion by Councillor McLean.

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REEVE OR DEPUTY REEVE  
SECRETARY

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MUNICIPAL

**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-6585-2007**

A Conceptual Scheme affecting the area within the portions of Lot 1, Block 1, Plan 031 2312 and a portion of the N ½ 13-26-6-W5M, consisting of approximately ± 112.31 acres, herein referred to as the "CottageClub Ghost Lake Conceptual Scheme" area.

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## 1.0 INTRODUCTION

The Conceptual Scheme Plan Area is located on the western edge of the Municipal District of Rocky View 13 kilometres (8 miles) west of the Town of Cochrane, as shown on Figure 1. The owners of Lot 1, Block 1, Plan 031 2312 initiated the planning process that proposes a 350 unit, recreation based, cottage community.

As part of a redesignation application, the Municipality reviewed the request and directed that a Conceptual Scheme be prepared that addressed not only Lot 1, Block 1, Plan 031 2312, but also a portion of the N½ Section 13, Township 26, Range 6, W5M. The inclusion of this additional land was done in recognition that the two parcels form one planning unit bounded by natural (i.e. rivers) and man-made (i.e. roads and reservoir) features. The boundaries of the CottageClub Ghost Lake Conceptual Scheme are shown on Figure 2, and the legal description and area of each parcel are outlined below:

Legal Description	Area
Lot 1, Block 1, Plan 031 2312	32.12 ha (79.37 ac)
Part N½ Sec. 13, Twp. 26, Rge. 6, W5M	13.33 ha (32.94 ac)

**1.1 Policy:** Policies contained within this Conceptual Scheme shall apply to all lands within the Conceptual Scheme Planning Area as shown on Figure 2, Conceptual Scheme Planning Area.

## 2.0 PURPOSE AND SCOPE

The purpose of this Conceptual Scheme is to establish a comprehensive planning framework that will serve as the foundation for future redesignation and subdivision of the Plan Area. It contains a series of policies that provides clear direction on how the Plan Area will develop in the future.

The Conceptual Scheme addresses the key elements that will play a role in the successful development of the Plan Area. The elements addressed, as directed by Council on June 22, 2006, include:

1. A baseline description and evaluation of the following matters: natural resources, existing land uses and developments (within and adjacent to the Plan Area), topography, soil types and agricultural capability, vegetation, environmental sensitivities, geotechnical considerations, archaeological and historical considerations, existing utilities and transportation routes.
2. A description of the following matters affecting lands outside the Conceptual Scheme area including analysis of the anticipated impacts development within the Plan Area will have as affecting:
  - the regional transportation network;
  - the regional servicing considerations;
  - the regional socio-economic considerations; and
  - anticipated development impacts on the surrounding agricultural area (including a framework to address the MDP's Land Use Strategy and anticipated development impact on the TransAlta Utilities Inc. infrastructure and operations).
3. A description and evaluation of the following matters describing development within the Conceptual Scheme area:
  - a) the capability of the land to support proposed development of non-agricultural uses and its anticipated infrastructure;
  - b) local development issues including, but not limited to, geotechnical constraints, environmental constraints, hydrogeological constraints, and archaeological or historically significant features;
  - c) a strategy to accommodate, mitigate and/or integrate existing development and identification of measures to ensure that the proposed development will not adversely affect the viability of existing uses on adjacent lands;
  - d) a future development scenario that illustrates comprehensive subdivision design principles that result in an innovative



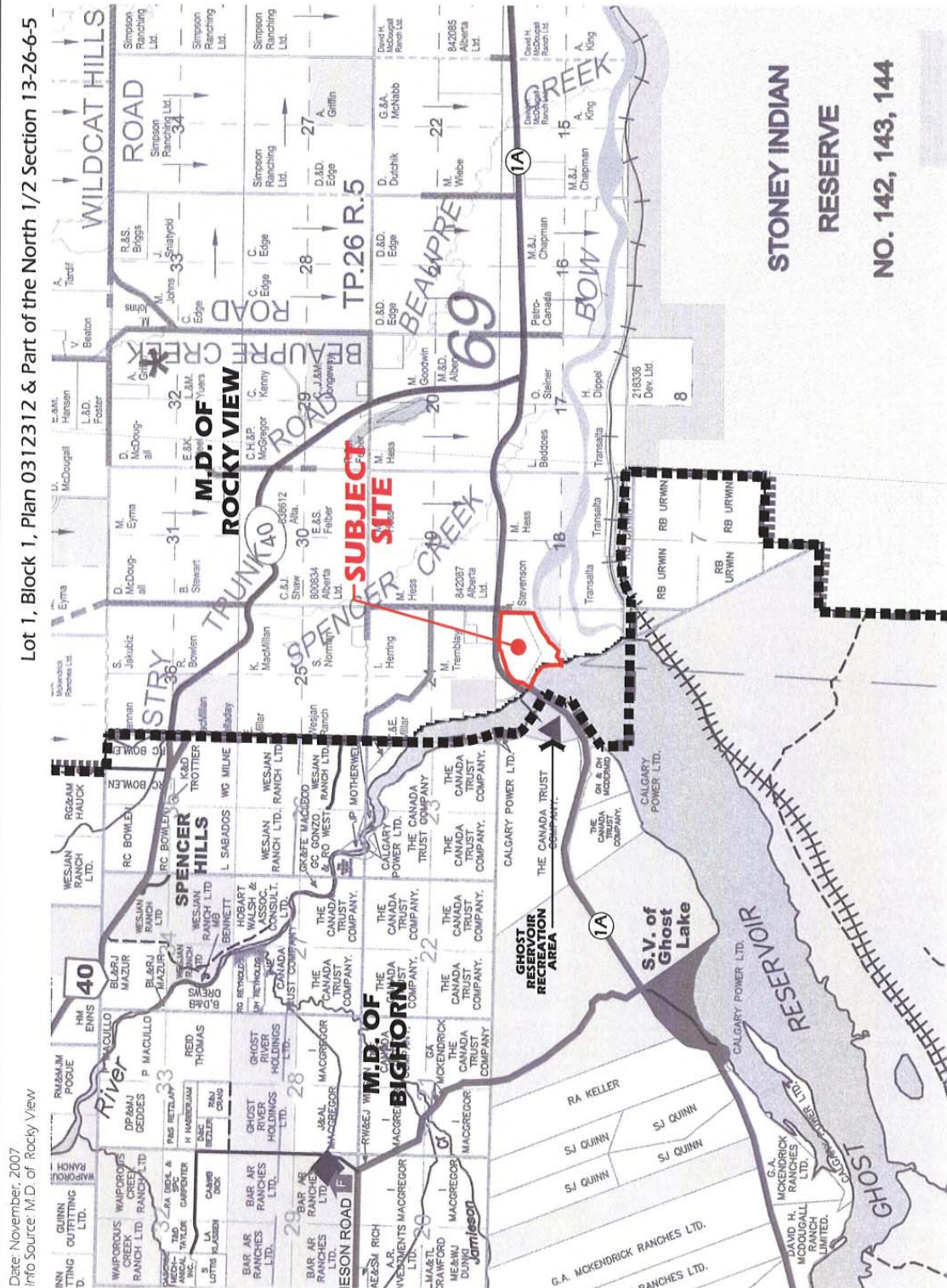


Not to Scale

# location plan

FIGURE 1

## CottageClub Ghost Lake Conceptual Scheme







Not to Scale

# conceptual scheme planning area

FIGURE  
**2**

## CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 031 2312 & Part of the North 1/2 Section 13-26-6-5

Date: November, 2007  
Info Source: M.D. of Rocky View



- community, efficient use of the land base, municipal infrastructure, public and private utility systems, and on-site development opportunities;
- e) a Biophysical Impact Assessment to inventory and document any environmentally sensitivity within the site with mitigation recommendations that would reduce future development impact on the environment, wildlife and environmentally significant areas;
  - f) a Utility Servicing Strategy capable of accommodating provision of an appropriate potable water supply and a solid waste system necessary to support the range of uses anticipated within the Conceptual Scheme area, including a strategy to implement water conservation measures with respect to water, wastewater and stormwater management servicing options;
  - g) a Site Management Plan guided by an adopted Master Drainage Plan that will determine Best Management Practices for stormwater management within the Conceptual Scheme area, including a rationale that demonstrates the Bow River Watershed will not be negatively impacted by proposed development;
  - h) a Traffic Impact Study that provides for safe and efficient access both within and external to the Conceptual Scheme area, over both the immediate and long term, including the identification of:
    - the existing local and regional transportation network, including existing traffic generation;
    - a description of increased traffic generation resulting from development in the Plan Area (including anticipated impacts on the local and regional transportation network);
    - recommendations for anticipated improvements to existing transportation infrastructure necessary to serve the future land use scenario, including design at full build-out and at each phase of local development; and
- recommendations for implementation of and financial obligations for all necessary transportation infrastructure improvements;
  - i) an Open Space and Recreation Plan that provides for comprehensive open space and recreation amenities that include active, passive and natural open space areas and pedestrian linkages both within the Conceptual Scheme area and existing or potential adjacent developments;
  - j) proposed dedication of lands including, but not limited to, conservation easements, public utility lots, municipal/school reserves; and if necessary, environmental reserves;
  - k) a scenario to provide for appropriate community service levels including, but not limited to, community policing, fire protection and emergency response;
  - l) an anticipated tentative plan of subdivision describing the general orientations of the anticipated subdivision design at full build out;
  - m) a scenario for proposed subdivision and development phasing;
  - n) anticipated population densities and population projection at full build out and at each anticipated phase of subdivision;
  - o) mitigation measures such as landscaping treatment, screening and/or berming necessary to address any on- or off-site visual impacts, including site lines from existing adjacent developments;
  - p) an implementation framework that provides guidance concerning site-specific development controls to be implemented by a Direct Control Bylaw (and Condominium Association Bylaws if required); and
  - q) input from all directly and indirectly affected landowners within and adjacent

to the Conceptual Scheme area throughout the preparation of the Conceptual Scheme, including a minimum of one open house to encourage the applicant to gather public feedback on the proposal.

4. Identification of development issues (i.e. stormwater management, sewage disposal, on-plan area geotechnical features, hydrogeological conditions, proximity and relationship to existing residential development, aesthetics, densities), an assessment of their impact on the surrounding land uses, and establishment of appropriate and comprehensive mitigation measures.
5. A future land use scenario that illustrates efficient and comprehensive development by encouraging innovative subdivision design maximizing lot yields, servicing efficiencies, maximizing on-site development opportunities, accommodates and/or integrates existing development, and recognizes a suitable transition/buffer between new and existing adjacent subdivisions.
6. A description of the proposed internal road hierarchy including its relation to local and regional transportation routes to be determined via preparation of a Traffic Impact Analysis to the satisfaction of the Municipality and Alberta Transportation.
7. A description of a servicing proposal including, but not limited to, public and/or private water, wastewater, stormwater management, and other utilities for the Conceptual Scheme area.
8. Identification and description of reserve areas (municipal/school/environmental).
9. Population densities and population projections.
10. Phasing of development.
11. Policies for implementation of the Conceptual Scheme.
12. Any other matter the Municipality deems necessary.

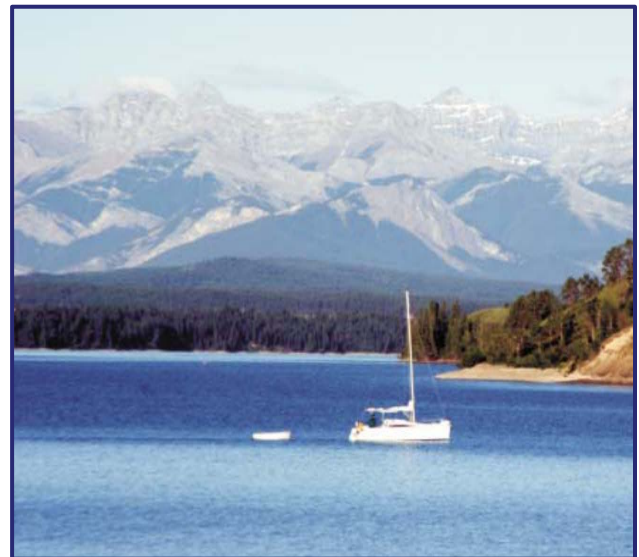
### 3.0 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the Conceptual Scheme are to:

- a) provide a comprehensive framework and policy direction for future redesignation, subdivision and development of lands contained within the Plan Area shown on Figure 2;
- b) accommodate future development that is consistent with the historic development in the region;
- c) provide a recreation based community that takes advantage of its proximity to existing water bodies; and
- d) recognize the existing hydroelectric facility adjacent to the Plan Area and ensure its ongoing operation.

### 4.0 LAND USE CONTEXT

The Plan Area is isolated from the adjacent lands by the 1A Highway, the Ghost Lake Reservoir, the Bow River, and Range Road 60 (as illustrated on Figure 3). This area to the west has historically accommodated a wide variety of recreational activities centred on the Ghost Lake Reservoir. Although not part of the Plan Area, the Ghost Lake Reservoir is a key feature of the region and has influenced the historic development in the area. It is located at the confluence of the Ghost and Bow Rivers and was formed when the Calgary Power Company (today known as "TransAlta") constructed a dam for the purpose of creating a power generation station. In 1929, the dam was completed and the valley floor was flooded. Creating







Not to Scale

# CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 0312312 & Part of North 1/2 Section 13-26-6-5

Date: November, 2007  
Photo Source: Air Photo Distribution, 2005

Legend:  
Conceptual Scheme Planning Area

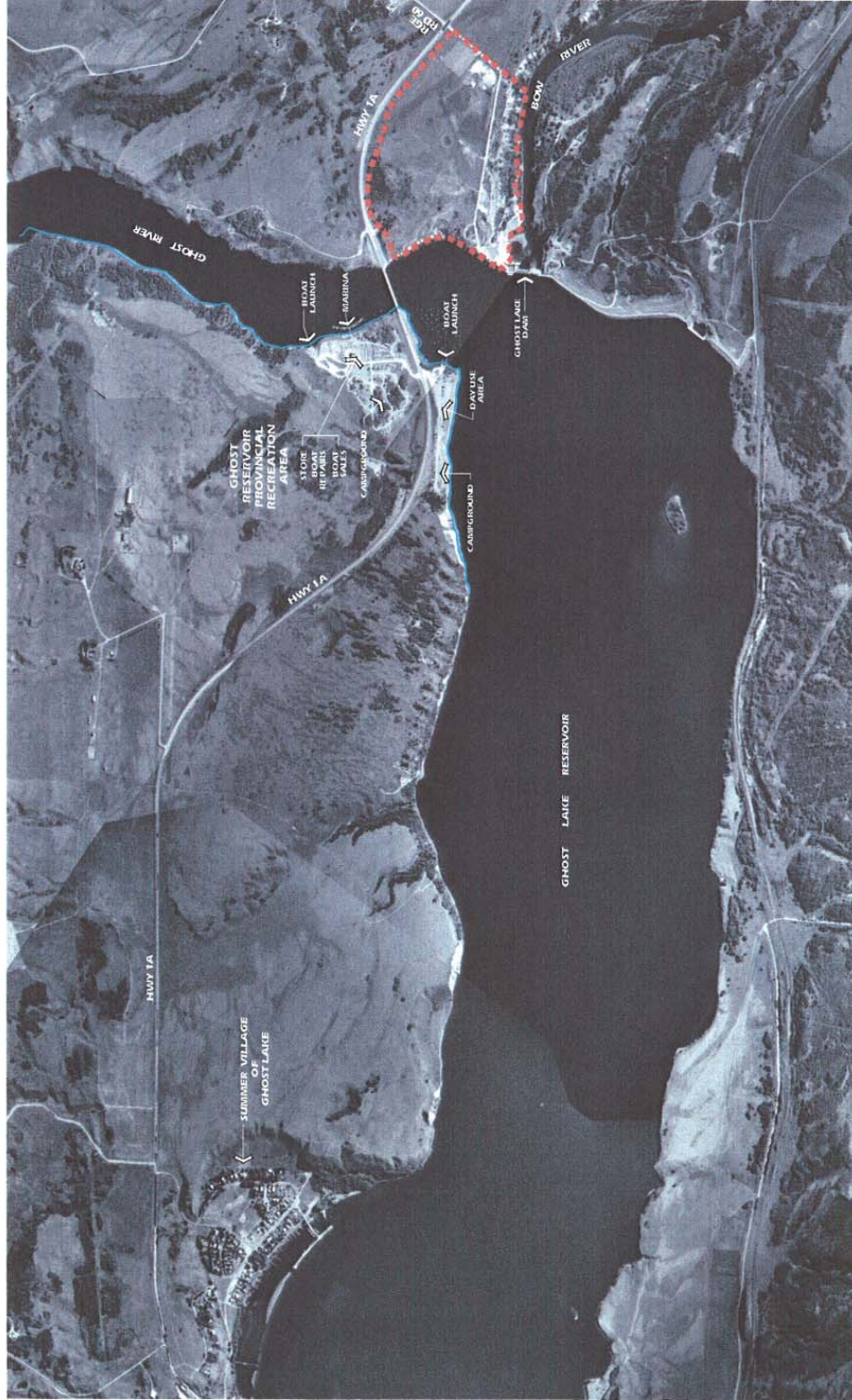


FIGURE 3

the reservoir not only provided a source of power, but quickly became a recreational amenity that has and continues to be well used.

In the 1950s, a summer village was founded on the north shore of the lake. In addition, two Provincial Campgrounds with beach areas were established adjacent to the Plan Area. Over time, the campgrounds have expanded to include two boat docks, a marina, a store, a restaurant, boat and RV storage, and a boat sales and repair shop. It is also become the home of the Ghost Lake Sailing Club.

The areas to the north and east, within the Municipal District of Rocky View, are predominantly vacant with some large acreages (i.e. Agricultural Holdings and Ranch and Farm District). Approximately one mile to the east is a highway business designation that currently accommodates a service station, convenience store and campground.



## 5.0 FORM AND CONTENT OF THE CONCEPTUAL SCHEME

The Plan Area has been divided into three parts that recognize existing and proposed uses. Part 1, located adjacent to the Bow River, is owned by TransAlta and is used in conjunction with its hydro generation facility. Through discussions with TransAlta, it recognizes that this area has limited development potential and the need to maintain the area for the ongoing operation of its facilities.

Part 2, adjacent to the Ghost Lake Reservoir, is also owned by TransAlta, but is subject to an easement

that permits the construction of a boat launch and dock to serve the residents of CottageClub Ghost Lake.

Part 3 is owned by CottageClub Ghost Lake Inc. This area is to accommodate the recreation based development and has been the subject of extensive analysis and design reviews, as detailed in various reports submitted in conjunction with this Conceptual Scheme.

**5.0.1 Policy:** Activities related to the hydroelectric facilities' existing uses, including storage of equipment, may continue within the area outlined as Part 1 in Figure 4. These activities predate the current Ranch and Farm Land Use designation and those activities, as well as those permitted by the current land use, may continue.

**5.0.2 Policy:** Part 2, as outlined in Figure 4, is to contain a boat launch, dock, and ramp.

**5.0.3 Policy:** Part 3, as outlined in Figure 4, may accommodate future development as outlined in subsequent sections of this Conceptual Scheme.

## 6.0 SITE ANALYSIS

The following sets out the site analysis relative to Parts 2 and 3, as illustrated on Figure 4, of the Plan Area.

### 6.1 Topography and Drainage

The Plan Area consists of three areas: Parts 1 and 2 consist of steep slopes that drop down to the Bow River and the Ghost Lake Reservoir below. Part 3 is a large, relatively flat area located above the Bow River and the Ghost Lake Reservoir.

Part 3 of the Plan Area topography is relatively flat and it slopes to the southeast with the highest point being 1,210 metres in the northwest corner with the lowest point being 1,206 metres in the SE corner.





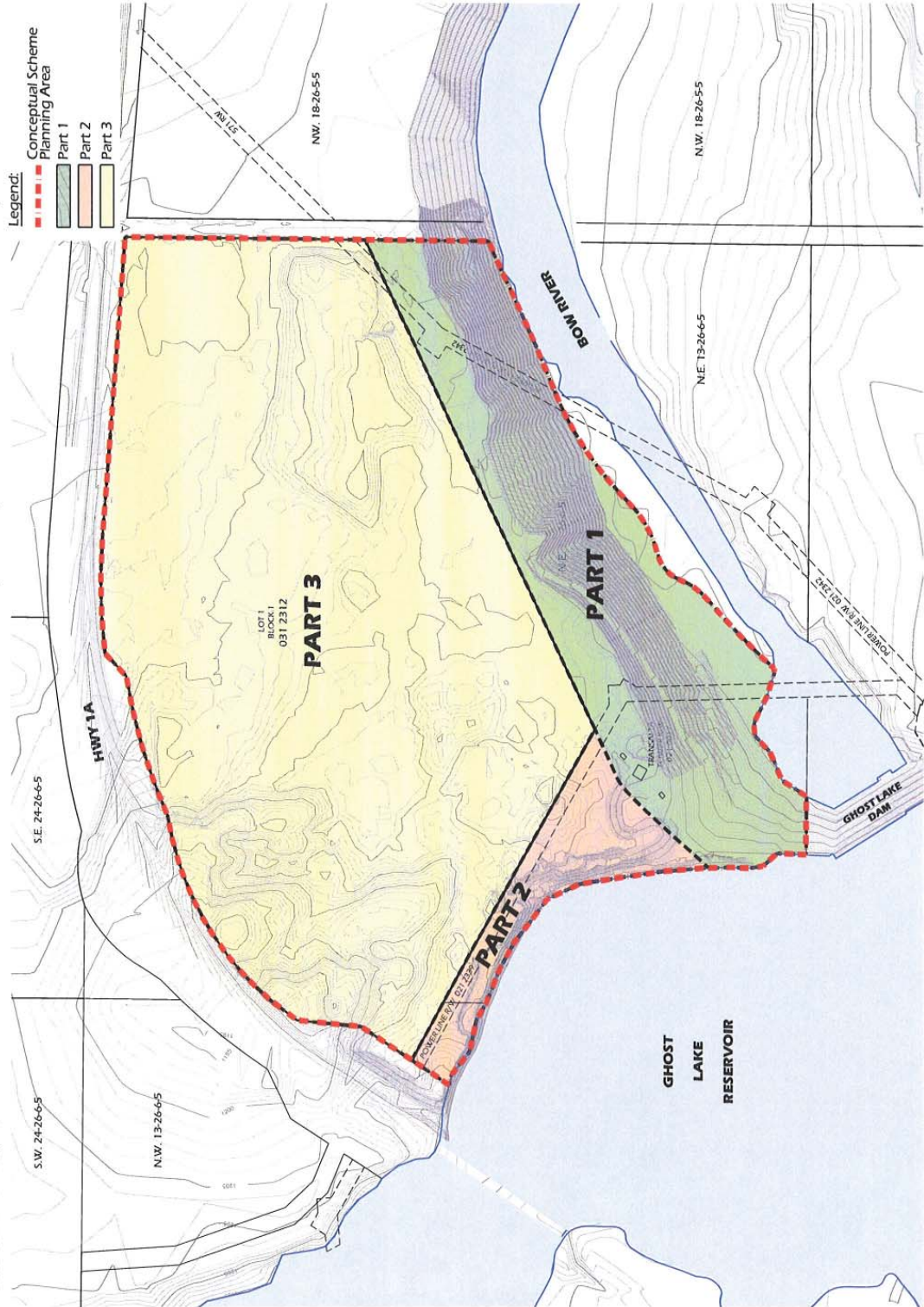
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# plan parts

FIGURE 4

## CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 0312312 & Part of North 1/2 Section 13-26-6-5



Date: November, 2007  
Info Source: M.D. of Rocky View



Figure 5 illustrates the contours within the Plan Area and Figure 6 illustrates the contour intervals.

## 6.2 Subsurface Conditions

A geotechnical analysis of the Plan Area was completed in 2005. The analysis indicated that the Plan Area presents very good conditions for development. Surficial formations include topsoil overlying dry fine to medium grained silty sands which overlies gravel glaciofluvial sediments with cobbles and well rounded boulders below.



## 6.3 Existing Structures

There are no existing structures within the Plan Area. As part of the construction of the hydroelectric dam in the 1920s, a gravel pit was excavated to supply material to the dam construction. The 4 hectare (10 acre) pit was subsequently used as a source of gravel.

In addition, two gas wells were drilled within the Plan Area, but both proved to be dry holes and have been abandoned.

## 6.4 Vegetation

A biophysical analysis of the Plan Area was completed. The analysis identified a combination of native and non-native grass species occupy the site. In addition, there is a stand of trees and shrubs located in the northwest corner of the site. Portions of this tree stand will be retained.

Portions of the Plan Area contain rough fescue grasslands. The developer will minimize disturbance of not only the fescue grasslands, but the balance of the Plan Area as well. This will be done by restricting grading of the site to internal roadways, location of common area buildings and terracing of the waterfront area. Internal roadways will follow the natural contours of the land. Further, the condominium corporation will follow a light footprint, environmentally friendly approach by restricting cabin owners from planting non native vegetation, with hand watering only permitted.

## 6.5 Environmental Considerations

A Phase 1 Environmental Site Assessment was completed in 2003. The assessment indicated that:

- there are several registered water wells located in the Plan Area; however, there was no evidence of these wells on-site; contact with the well owners confirmed that the wells were registered incorrectly and are not located in the Plan Area;
- a small stockpile of soil attributed to historic gas well drilling activities is located in the northeast corner of the Plan Area and is currently undergoing reclamation by Petro Canada; and
- a gravel pit historically operated in the southeast corner of the Plan Area. Alberta Environment has indicated that a reclamation certificate for the gravel pit will not be required.

**6.5.1 Policy:** Prior to subdivision approval, the developer shall provide written confirmation by a professional engineer licensed to practice in the Province of Alberta that either the

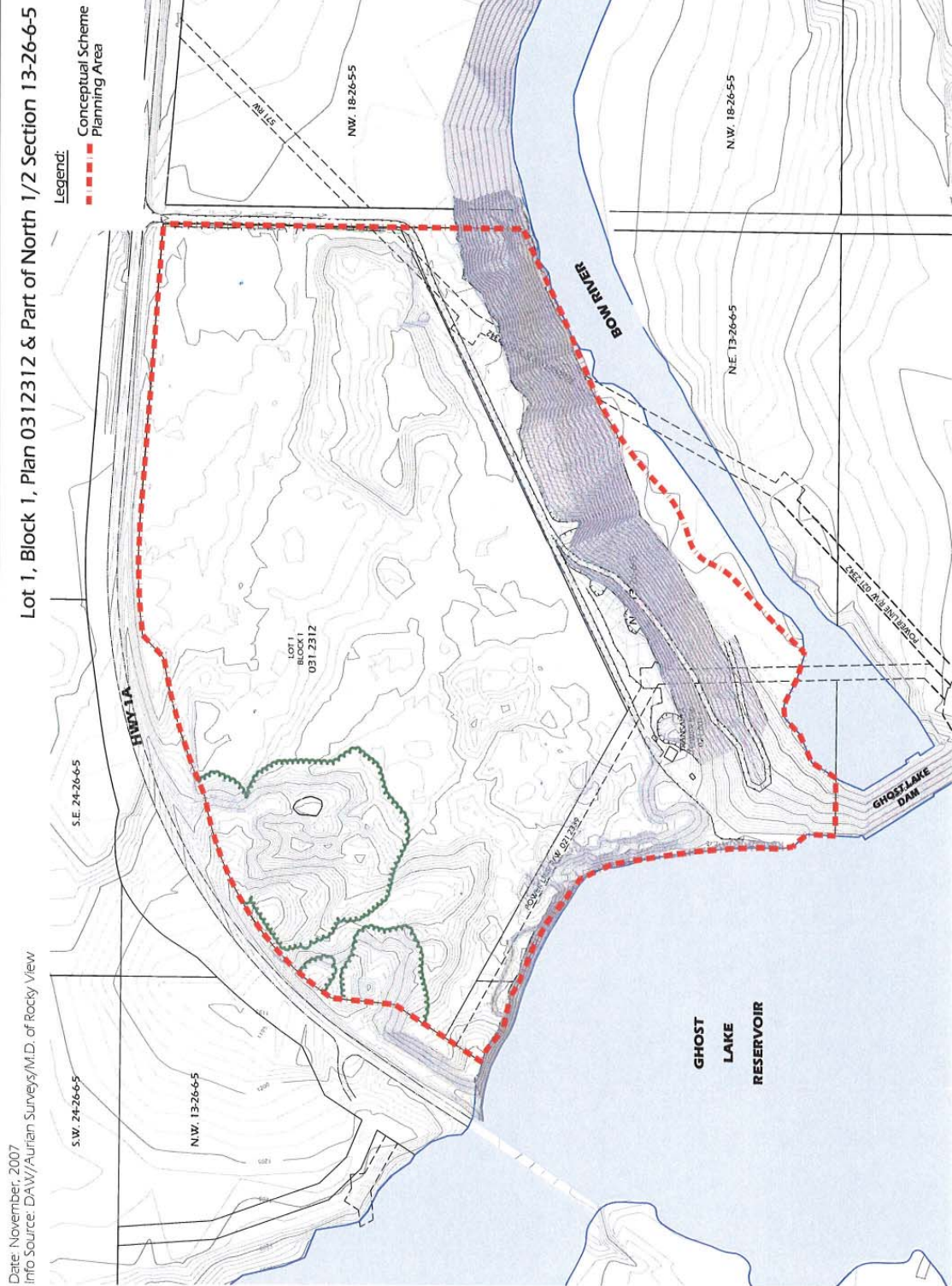


Not to Scale

# plan area topography

FIGURE 5

## CottageClub Ghost Lake Conceptual Scheme







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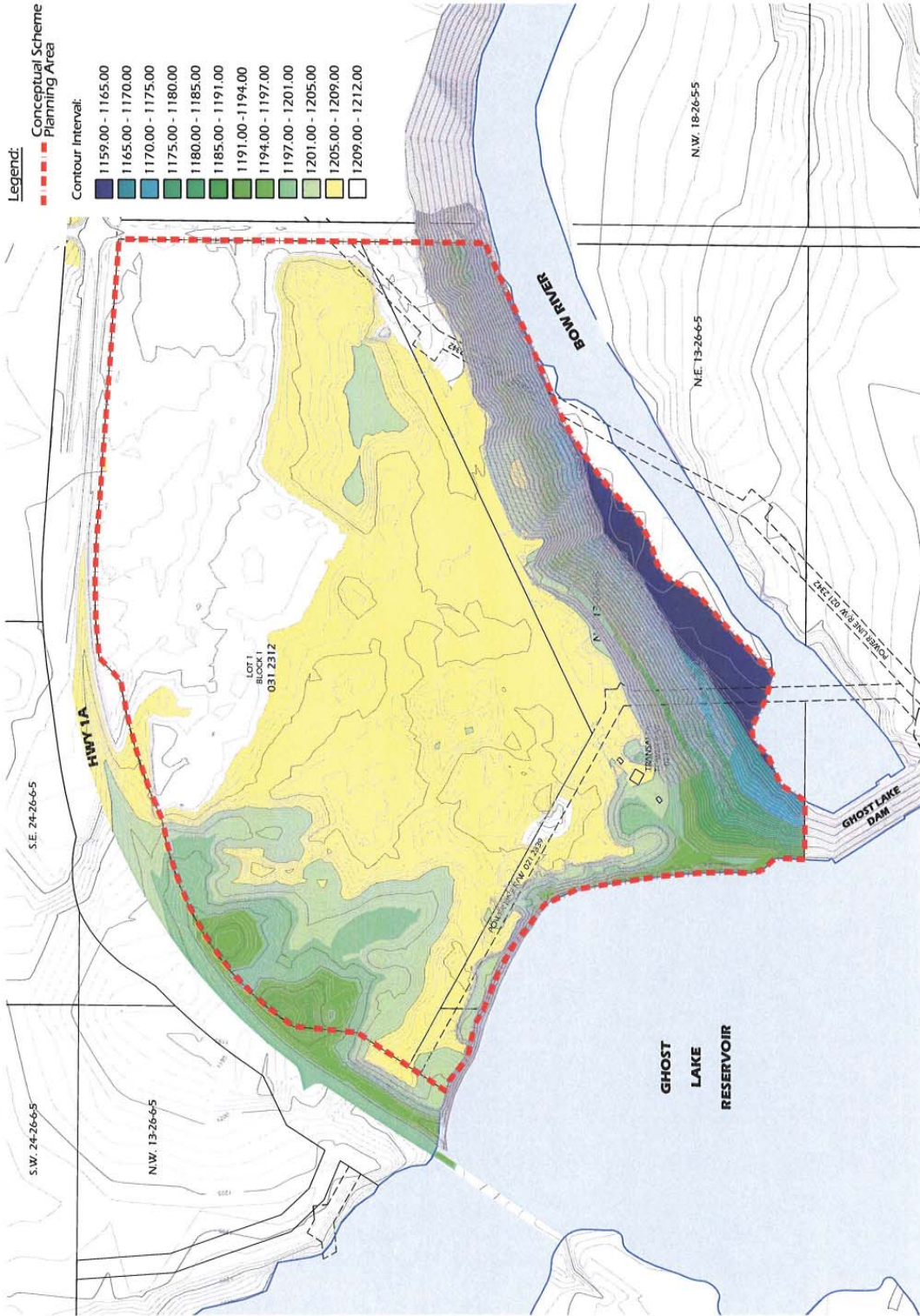
# plan area contour intervals

FIGURE 6

## CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 031 2312 & Part of the North 1/2 Section 13-26-6-5

Date: November, 2007  
Info Source: DAW/Aurion Surveys/M.D. of Rocky View



water wells have been abandoned in accordance with Provincial regulations or are located outside the Plan Area.

**6.5.2 Policy:** Prior to subdivision approval, the soil stockpile historically associated with petroleum activity has been reclaimed to the satisfaction of the Municipality and Provincial agencies.

**6.5.3 Policy:** Prior to subdivision approval, Alberta Environment shall advise either the gravel pit located within the Plan Area has been reclaimed in accordance with Provincial regulations or, alternatively, a reclamation certificate is not required.

## 6.6 Archaeological and Historical

Alberta Community Development was contacted and it advised a Historical Resources Impact Assessment will be required.

The assessment has been completed and it notes that the majority of the lands to be developed have been impacted by previous development with the exception of a small wooded area along the western edge of the site. One previously unrecorded site was identified. This site will remain undeveloped and is included in the area designated as open space. At the time of subdivision, a restricted covenant prohibiting any future development will be placed on the historic site.

**6.6.1 Policy:** The identified historic site shall be included within the open space system and a restrictive covenant placed on the historic site at the time of subdivision. The restrictive covenant shall prohibit any future development of the historic site unless mitigated measures, satisfactory to the Municipality and Provincial authorities, are undertaken.

## 7.0 COTTAGECLUB GHOST LAKE DEVELOPMENT CONCEPT

CottageClub Ghost Lake is a recreation based community that is to be located at the gateway to the Ghost Lake Reservoir as outlined on Figure 7. This comprehensively planned, family oriented community will cater to families who want an affordable recreation retreat.

### 7.1 Vision

The vision is that:

*CottageClub Ghost Lake will be a family oriented recreation based community where children are free to play with their friends in an open, safe and secure environment. Families and friends will meet "at the lake" to create lifelong memories that will be enjoyed from generation to generation.*

*Owners at CottageClub Ghost Lake will enjoy breathtaking mountain views, private lake access, proximity to the Ghost and Bow Rivers, a trail system, swimming pool, recreation and learning centre, and an abundance of open space to explore.*



### 7.2 Objectives

The following sets out the objectives for CottageClub Ghost Lake:

- To design a community that is sensitive to the land and the surrounding environment through low impact environmentally friendly land development.





Not to Scale

# concept plan

FIGURE 7

## CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 0312312 & Part of North 1/2 Section 13-26-6-5

Date: November, 2007  
Info Source: M.D. of Rocky View



- To create a recreation based community that through its design and availability of limited infrastructure discourages permanent occupancy.
- To provide all key services (i.e. water, sanitary sewer, amenities, maintenance) through a condominium corporation thereby eliminating the need for the Municipality to provide and maintain these services.
- To create a recreational community that complements the services already available in the area and contributes to strengthening the social and cultural identity of the area.
- To ensure the highest standard of development by creating architectural guidelines and development standards for all structures built in the community.
- To create an open space system and facilities that provides residents with a full range of recreational opportunities.
- To create public amenities that are complementary to those that currently exist in the area.

### 7.3 Overall Concept

CottageClub Ghost Lake is situated in an area that contains recreational activities and facilities. The lands to the west, within the Municipal District of Bighorn, are designated for recreational uses and accommodates marinas, boat launch, provincial campgrounds, and a summer village. This Conceptual Scheme proposes a recreation based community that complements the existing development and contains a variety of cabin forms, a small general store within the recreation and learning centre, a manager's residence at the entrance to the site, open space elements, road network connections, and site servicing. A condominium association will be formed and will be responsible for maintenance, operation and capital expenditures on all common property within the development. Common property will include all internal roads, boat launch, green spaces, pathways, general store, recreation and learning centre and pool, common area washrooms and showers, parks and playgrounds, garbage collection, water treatment and distribution system, and stormwater management. The Conceptual Scheme contemplates that the development be established and regulated through the provisions of a Direct Control Bylaw along

with condominium bylaws and special regulations, and architectural controls registered through restrictive covenants.

### 7.4 Subdivision Design

The layout of the proposed subdivision is guided by the rectangular shape of the land, the edge conditions associated with the Plan Area and the proposed style of the community.

The north portion of the plan borders Highway 1A and provides for an emergency access to Highway 1A in the northwest corner. As Highway 1A is a limited access highway in this region, Range Road 60, which borders the east portion of the Plan Area, will provide the connection to the highway access point. The main collector road within the Plan Area will connect to Range Road 60. The collector road and local streets within CottageClub Ghost Lake shall incorporate design features to avoid long straight segments to reduce traffic speeds, add visual interest and serve to promote traffic calming and safety.

The cabins will be detached units, clustered into cells as shown on Figure 8. The cabins will be restricted to a maximum footprint of 600 square feet and a maximum total above grade area of 950 square feet by the Direct Control Bylaw. Fully developed basements are permitted in addition to the above grade area. All of the cabins will be coordinated through the architectural guidelines established and enforced by the developer.



A portion of the municipal reserve dedication on the site will be used to provide a public park including a parking lot located at the southeastern edge of the Plan Area. The public will be able to access this area



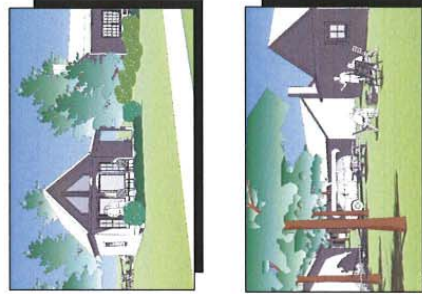
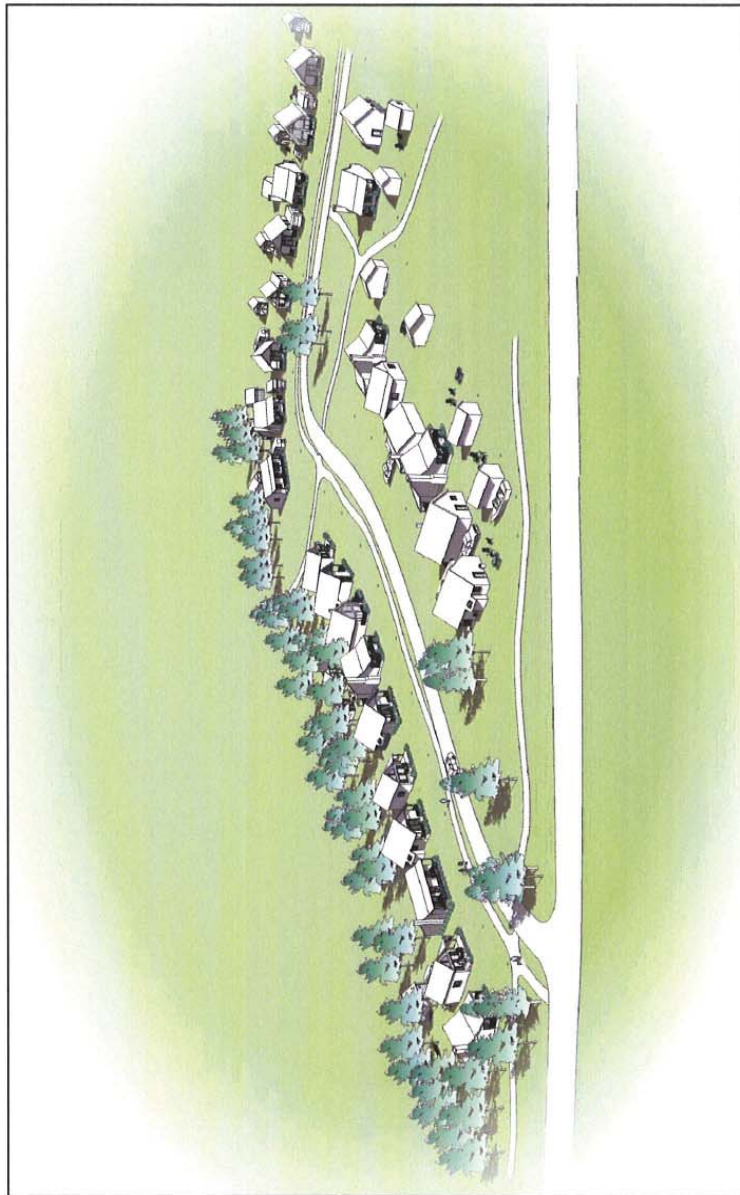


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# CottageClub Ghost Lake Conceptual Scheme

Date: November, 2007

Lot 1, Block 1, Plan 0312312 & Part of North 1/2 Section 13-26-6-5



## cabin clusters

FIGURE 8

directly from Range Road 60 and will have pedestrian access to the Bow River via an existing road right-of-way. The potential to construct a stairway down an existing slope to the Bow River is being examined and provided the necessary approvals can be obtained from Municipal, Provincial and Federal authorities, this alternate access would be constructed. The remainder of the municipal reserve dedication will be in the form of cash-in-lieu.

Residents of CottageClub Ghost Lake will have access to an extensive open space system that will accommodate various active and passive recreational opportunities. An extensive trail system will provide pedestrian links throughout the community. A recreation and learning centre, catering to CottageClub Ghost Lake residents, will be constructed and will host various community functions and include meeting rooms, a swimming pool, change rooms, and showers.



**7.4.1 Policy:** The layout of CottageClub Ghost Lake shall generally be in accordance with Figure 9.

**7.4.2 Policy:** The development shall provide for a variety of single-detached cabins that cater to a variety of recreational lifestyle options.

**7.4.3 Policy:** Cabins shall be clustered to provide for a cohesive plan, efficient servicing and to provide opportunities for common open space.

## 7.5 Population Projections

The proposed development will accommodate a maximum of 350 recreational cabins at full build-out assuming an average of three residents per cabin during peak times. This population projection is

based on demographic data observed from similar cabin communities in Alberta.

**7.5.1 Policy:** The maximum number of recreational detached cabin dwelling units permitted within the Plan Area shall be 350.

## 7.6 Open Space and Municipal Reserve

CottageClub Ghost Lake contains significant areas of open space and facilities geared to the residents of the project. There will be a series of informal pedestrian trails that provide a comprehensive network linking all portions of the Plan Area including a connection down Range Road 60 to the Bow River. Included within the open space system will be a recreation and learning centre that contains a community hall, swimming pool, change rooms, and showers. In addition, there will be strategically located playgrounds that provide additional outdoor recreational opportunities for all residents of CottageClub Ghost Lake.

Also included will be a boat launch and a dock. They will be located adjacent to the Ghost Lake Reservoir and provide water access to the project. CottageClub Ghost Lake residents will be able to launch their boats with all vehicles and boat trailers being stored on cabin lots or in parking areas provided. Boat mooring will only be permitted on a short term basis (i.e. no overnight or weekend moorage).

In conjunction with the construction of the access road to the boat launch and dock, the existing escarpment will be stabilized through a series of terraces. Presently, the escarpment above the Ghost Reservoir is subject to sluffing and, in some areas, overhangs the shoreline. In order to stabilize the escarpment, that was initially excavated to create the reservoir, the developer will construct a series of terraces leading down to the waters edge. Any alteration of the existing escarpment will be subject to a geotechnical evaluation.

A one hectare park will be dedicated as municipal reserve adjacent to Range Road 60. It will serve as a trail head allowing the public, who have historically utilized a private road, to park their vehicles and access a connection that leads to the Bow River.





Not to Scale

# open space and municipal reserve

FIGURE  
**2**

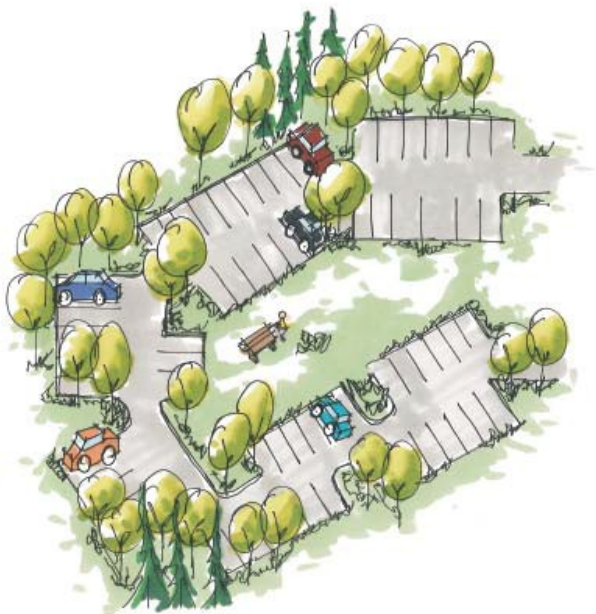
## CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 031 2312 & Part of the North 1/2 Section 13-26-6-5

Date: November, 2007  
Info Source: M.D. of Rocky View



A stairway will be built within the extension of the Range Road 60 right-of-way thereby allowing the public direct access from the Plan Area to the Bow River.



**7.6.1 Policy:** An internal open space system shall be provided and consist of an internal trail network, playground and recreation and learning centre as generally outlined on Figure 9.

**7.6.2 Policy:** A park including open space and parking, located as per Figure 9, shall be dedicated as municipal reserve and constructed at the sole expense of the developer.

**7.6.3 Policy:** The pedestrian access from the Plan Area to the Bow River shall be constructed at the developer's sole expense and upon approval of the Municipal, Provincial and Federal authorities.

**7.6.4 Policy:** The boat launch and dock, located in Part 2, and all elements of the open space system within Part 3 of the Plan Area, shall be constructed at the sole expense of the developer.

**7.6.5 Policy:** The access road to the boat launch and dock and the associated terracing of the existing escarpment, shall be subject to a geotechnical investigation satisfactory to the Municipality and be constructed by the developer to a standard satisfactory to the Municipality and appropriate Provincial and Federal agencies.

**7.6.6 Policy:** A condominium association shall be incorporated to manage and maintain all elements of the open space system within Part 2 and Part 3 of the Plan Area including the park and parking lot within the area dedicated as municipal reserve.

**7.6.7 Policy:** The dedication of up to 10% of the gross developable area for municipal reserve shall consist of that area required to accommodate the public park with the balance of municipal reserve being provided by a cash-in-lieu payment.

**7.6.8 Policy:** Notwithstanding 7.6.2, 7.6.3 and 7.6.7, should the developer be unable to obtain the necessary Municipal, Provincial or Federal approvals for the pedestrian connection from the Plan Area to the Bow River prior to commencement of Phase 3, as outlined on Figure 12, the Municipality may instead require the outstanding Municipal Reserve be by a cash-in-lieu payment.

**7.6.9 Policy:** Should the Municipality defer the land dedication of the Municipal Reserve as outlined in 7.6.8, the land shown as Municipal Reserve may be used to accommodate cabins.



## 7.7 Landscaping

A landscaping plan shall be submitted to the Municipality in conjunction with an application for a development permit for CottageClub Ghost Lake. The landscape plan shall identify the location and extent of landscaped areas proposed.

As a general principle, xeriscape design will be the standard applied to all new landscaping. Under this principle, natural, drought resistant plant material will be used. Wherever possible, existing trees, shrubs and other vegetation will be retained. Site disturbance will be minimized thereby reducing the need to introduce new landscape elements into the area.

Security fencing adjacent to the 1A Highway, Range Road 60 and the steep slopes adjacent to the Ghost Lake Reservoir and Bow River may be required subject to consultation with Alberta Infrastructure and Transportation, and Alberta Sustainable Resource Development.

**7.7.1 Policy:** Prior to development permit approval for structures, a landscaping plan shall be prepared to the satisfaction of the Municipality. The landscape plan must illustrate how xeriscape design principles are being incorporated into the project and how edge conditions will be treated.

**7.7.2 Policy:** Subject to the requirements of the Municipality, Alberta Infrastructure and Transportation, and Alberta Sustainable Resource Development, security fencing may be required along Highway 1A, Range Road 60, the area adjacent to the Bow River, and the Ghost Lake Reservoir.

## 7.8 Architectural Guidelines

Architectural standards addressing cabin styles, building form, proportions, materials, colours, and detailing will be an integral component in the development of the Plan Area. The developer will implement a design approval process founded on

architectural guidelines that will serve to promote an overall design theme throughout the project. Steeper roof pitches, exterior finishes, and front verandas along with extensive window treatments will combine to establish a western/alpine theme throughout the project.

To enhance the openness of the development concept, the architectural guidelines will contain provisions prohibiting individual lot fencing.



**7.8.1 Policy:** Architectural guidelines shall be prepared by the developer to ensure a cohesive, high quality building form suited to the natural environment. All cabins and buildings will be constructed of low maintenance, high quality materials.

**7.8.2 Policy:** Entrance signage and treatment will be designed giving regard to consistency with the overall theme, creating a visual enhancement along Highway 1A, and be compatible with adjacent properties and the rural nature of the area. Street signage will follow the same theme.

**7.8.3 Policy:** All on-site lighting shall be located, oriented and shielded to prevent adverse effects on adjacent properties and the safe, efficient function of Highway 1A. Lighting on individual lots will be limited to a small area within the building envelope, of low intensity, non-glare fixtures.

## 8.0 TRANSPORTATION

The Plan Area is bounded by Highway 1A to the north and Range Road 60 to the east. Highway 1A adjacent to the Plan Area is a two lane, undivided highway with a 100 kilometre per hour posted speed limit. Range Road 60 is a municipal roadway developed to a two lane, gravel standard.

The Highway 1A/Range Road 60 intersection has stop signs on Range Road 60, north and south of Highway 1A. Currently there is no turn or merge lanes provided at this intersection.

Alberta Infrastructure and Transportation (AIT) and the Municipal District have indicated that the overall road network in the vicinity of the Plan Area will remain with no new roadways proposed. Based on information provided by Alberta Infrastructure and Transportation, upgrades to Highway 1A are being considered as follows:

- Highway 1A will be twinned from the existing divided four lane section, east of the Town of Cochrane through to Horse Creek Road. Timing of this twinning is uncertain.
- Highway 1A, starting approximately 1 kilometre west of the Plan Area, will be widened through to Highway 1X. This widening is scheduled for 2008.

The Municipal District has indicated that Range Road 60 will continue to function as a local, rural standard roadway and it has no plans to upgrade this roadway.

Access to the Plan Area will be via Range Road 60. An internal road system, owned and maintained by the condominium association, will be constructed in phases to the satisfaction of the Municipality. An emergency access will be provided off of Highway 1A in the location illustrated on Figure 7.

Subject to approval by the Municipality, the internal road system has been designed with traffic circles at all major intersections. The traffic circles will facilitate reduced travel speeds throughout the project.

**8.0.1 Policy:** The internal road network shall be as generally illustrated in Figure 7.

**8.0.2 Policy:** The internal road network shall be constructed by the developer, maintained by a condominium association and constructed to a standard satisfactory to the Municipality.

### 8.1 Traffic Impact Assessment

D.A. Watt Consulting prepared a traffic impact assessment for the proposed development in September 2006. The purpose of the assessment was to examine the operation of the Highway 1A/Range Road 60 intersection.

The traffic impact assessment also confirmed that CottageClub Ghost Lake will generate approximately 79 inbound vehicles per hour during the summer Friday afternoon peak hour, 98 outbound vehicles per hour during the summer Sunday afternoon peak hour on a seasonal basis only. Increased traffic volumes due to CottageClub Ghost Lake are expected to be minimal outside of peak summer months.

The transportation analysis recommended that the Highway 1A/Range Road 60 intersection be upgraded to a Type IVb standard as illustrated in Figure 10. The assessment suggested that traffic signals are not warranted at the Highway 1A/Range Road 60 intersection.

**8.1.1 Policy:** In accordance with the recommendations identified by the traffic impact assessment, improvements to the intersection at Highway 1A and Range Road 60, as generally illustrated on Figure 10, shall be implemented to the satisfaction of Alberta Infrastructure and Transportation, and the Municipality.

**8.1.2 Policy:** Range Road 60 shall be upgraded, at the developer's expense, from Highway 1A to the entrance of the park to a standard acceptable to the Municipality.





Not to Scale

# proposed hwy. 1A/rge. rd. 60 intersection improvements

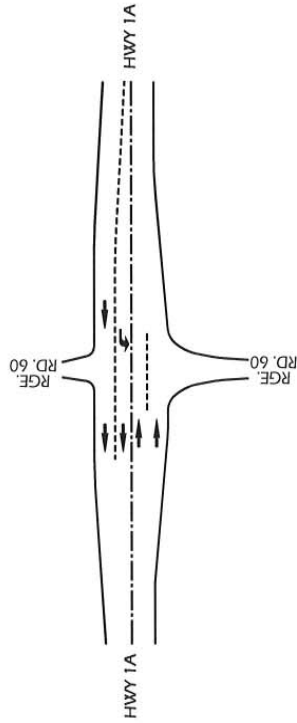
FIGURE  
**10**

## CottageClub Ghost Lake Conceptual Scheme

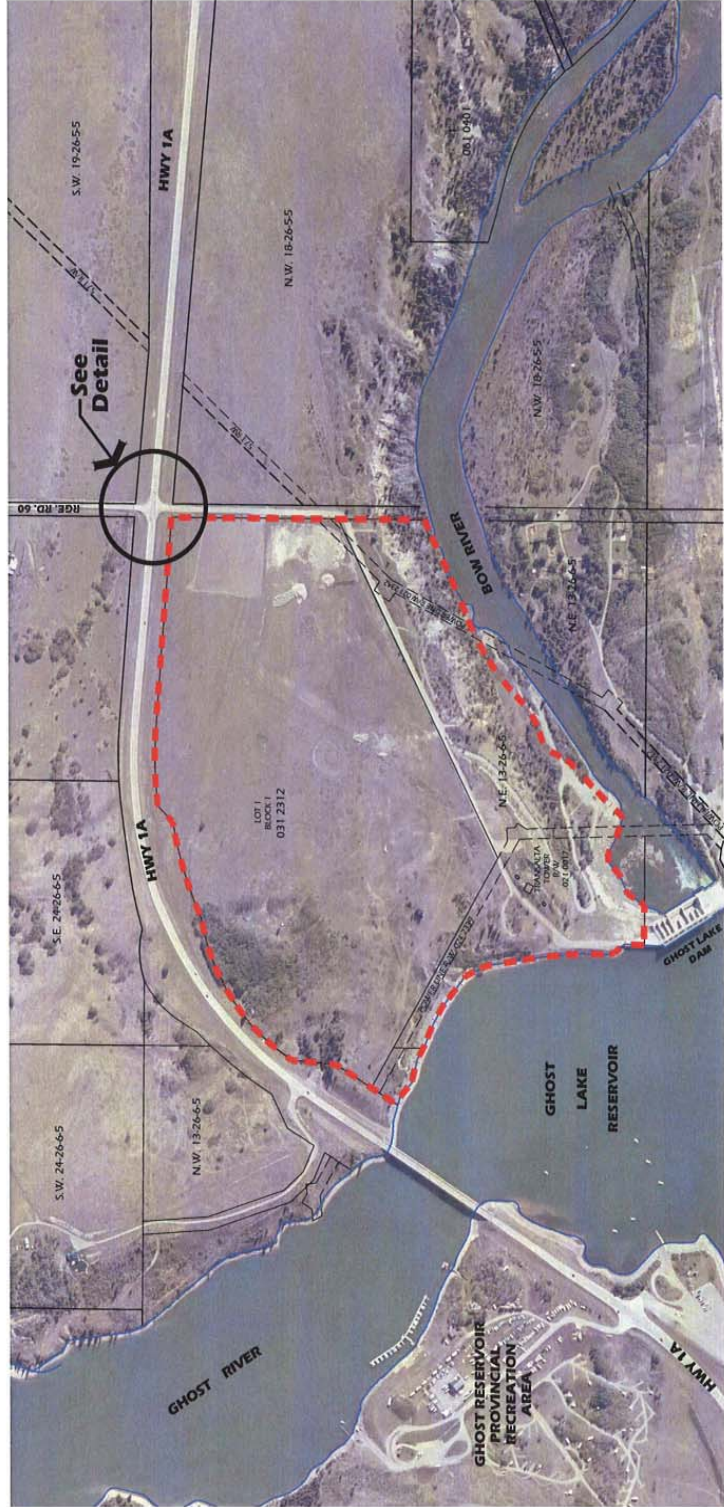
Date: November, 2007

Lot 1, Block 1, Plan 0312312 & Part of North 1/2 Section 13-26-6-5

Legend:  
Conceptual Scheme  
Planning Area



### Intersection Detail Not to Scale



Where improvements to Range Road 60 or to the Highway 1A and Range Road 60 intersection are deemed to benefit adjacent lands, the Municipality, through a Latecomers Agreement, may reimburse the developer.

## 9.0 SERVICING SCENARIO

As noted earlier, it is the intention that CottageClub Ghost Lake be established and maintained as a recreation development. A key factor in maintaining the intended recreational integrity of the project is to limit the type and extent of services that will be provided to each cabin.

### 9.1 Water and Sanitary Sewer

The water and sanitary sewer systems will have limited capacity. Water for cabin use will be provided by two wells located on-site with a treatment and distribution system. This system will supply water to all the cabins year-round. Water will also be provided to the two washroom facilities and the recreation and learning centre via the piped distribution system on a year-round basis.



Sanitary sewer will be accommodated by holding tanks located on each lot. The effluent from each will be trucked and disposed of off-site.

**9.1.1 Policy:** Prior to subdivision approval, confirmation that water can be supplied to the Plan Area shall be provided by Alberta Environment.

**9.1.2 Policy:** The water system shall be designed to the satisfaction of Alberta Environment and the Municipality,

and constructed at the sole expense of the developer.

**9.1.3 Policy:** Water service shall be provided to all cabin lots via a community distribution system that is operational on a year-round basis.

**9.1.4 Policy:** Water to the common washrooms and the caretaker residence will be provided on a year-round basis.

**9.1.5 Policy:** Sanitary sewer service to the cabins shall be provided by pump-out tanks installed at the sole expense of the developer. The pump-out tanks are to be designed, located, and approved in accordance with provincial and municipal requirements, and are to be owned by the condominium association with exclusive use and operating costs being the responsibility of each cabin owner.

**9.1.6 Policy:** Prior to subdivision approval, the developer shall provide confirmation that effluent from the Plan Area will be received by a wastewater treatment facility acceptable to Alberta Environment and the Municipality.

**9.1.7 Policy:** Installation of the water distribution system and pump-out tanks for all washrooms and the recreation and learning centre located within the open space system shall be installed at the sole expense of the developer.

**9.1.8 Policy:** A condominium association shall be incorporated to manage and maintain the water distribution system and pump-out tanks associated with the common washrooms, the recreation and learning centre, and the caretaker residence.

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## 9.2 Stormwater Management

Urban Systems has prepared a preliminary stormwater management report for the proposed development. The purpose of the report is to present the stormwater drainage concepts that will form the basis of the drainage plan that will service the community. The concepts show how runoff will be managed to meet Alberta Environment guidelines.

The stormwater concept is to minimize disturbance to existing vegetation by having the runoff follow existing drainage patterns, and to address the stormwater via infiltration. Runoff that is not intercepted by the roadside infiltration ditches will drain to centralized infiltration facilities that will be constructed in the existing low areas of each subcatchment. Therefore, no regional stormwater detention ponds are required.

The development as a whole will be designed such that all runoff up to and including the 1:100 year event will be disposed of by infiltration. However, the development roadways will be designed with appropriately located emergency overland spill routes to external areas.

**9.2.1 Policy:** All stormwater management within the Plan Area shall be designed and constructed to MD servicing standards and in general conformance with the 2006 Urban Systems Stormwater Management Plan.

**9.2.2 Policy:** The post-development stormwater runoff rate from the Plan Area shall be no greater than the pre-development rate with a quality consistent with Alberta Environment guidelines.

**9.2.3 Policy:** Stormwater management facilities shall be designed to minimize standing water.

**9.2.4 Policy:** The stormwater management facilities shall be constructed by the developer and maintained by the condominium association.

## 9.3 Private Utilities

A limited range of private utilities will be provided. Only electric and gas service will be provided to the cabins. No telephone or cable television will be installed to the cabins. By limiting the extent of services offered, the intended use as a recreational community will be encouraged and year-round permanent residency will be discouraged.

**9.3.1 Policy:** In order to encourage non-permanent occupancy, only electrical and gas service will be provided to each cabin lot. No telephone or cable television will be installed to the cabins.

## 9.4 Solid Waste Management

Solid waste will be accommodated through a centralized collection area adjacent to Range Road 60, south of the main access road. This area will include both a garbage collection bin and a recycling depot. Residents will access the area off the internal road. There will be no garbage storage on any cottage lot with residents disposing of their solid waste through the centralized collection and disposal facility.

The collected material will then be trucked off-site and disposed of in a sanitary landfill site or recycling facility.

**9.4.1 Policy:** Solid waste will be collected at a centralized storage and recycling facility as illustrated on Figure 7. There will be no collection system with residents being required to bring the solid waste to the central collection area and recycling depot.

**9.4.2 Policy:** The condominium association shall be responsible for the operation and maintenance of the solid waste collection and recycling depot.





Not to Scale

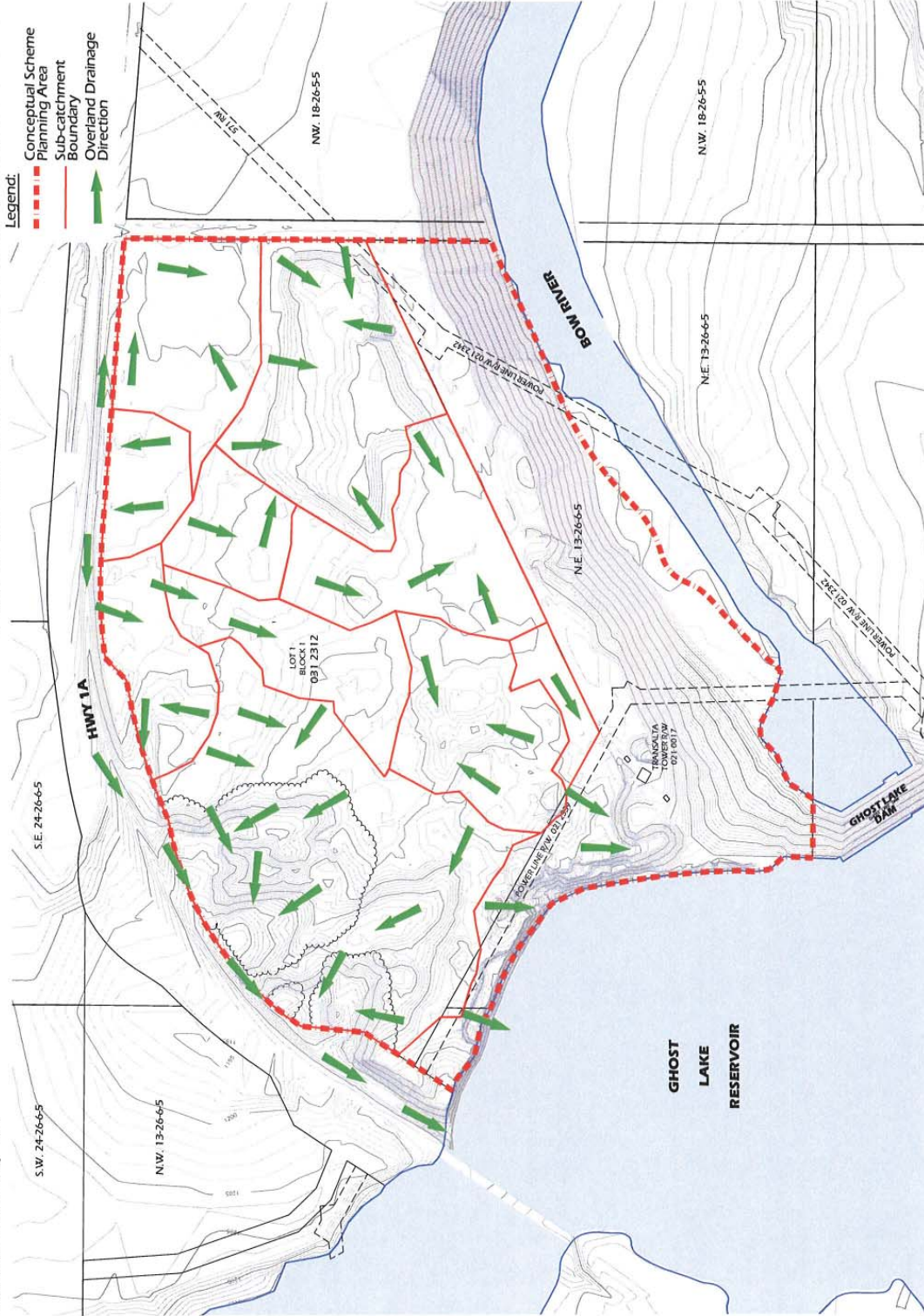
# stormwater management

FIGURE  
**11**

## CottageClub Ghost Lake Conceptual Scheme

Lot 1, Block 1, Plan 0312312 & Part of North 1/2 Section 13-26-65

Date: November, 2007  
Info Source: M.D. of Rocky View



## 10.0 PROTECTIVE SERVICES

Protective services will have efficient access into the Plan Area from the primary entrance off of Highway 1A onto Range Road 60. A secondary emergency access will be provided off of Highway 1A in the northwest corner of the site.

Police services will be provided by the Royal Canadian Mounted Police and the Municipal District of Rocky View Special Constables.

Emergency medical services will be provided by the Town of Cochrane from an emergency response centre in the Town.

The primary source of fire protection is from the Ghost Lake Reservoir with water for fire fighting provided by a distribution system through the development of watermains and dry hydrants.

**10.0.1 Policy:** Central water source for fire protection shall be provided through the use of the Ghost Lake Reservoir and dry hydrants in accordance with the requirements of the Municipality.

## 11.0 PROPOSED PHASING

Figure 12 illustrates the proposed phasing plan. Part 1 of the Plan Area, as outlined earlier on Figure 4, is to remain undeveloped consistent with its use in conjunction with the existing hydrogeneration facility. The balance of the Plan Area will be developed in phases.

The boat launch and dock, and the main internal road that accesses them, will be developed as part of the first phase. In addition, a common area washroom will also be developed in Phase 1 along with the initial cell of cabin lots.

Phase 2 will include the construction of the recreation and learning centre, the second washroom, the maintenance building, and recycling centre along with the second cell of cabin lots.

Subsequent phases will be initiated as market conditions dictate.

**11.0.1 Policy:** Figure 12 is intended to provide a general indication on how phasing may occur. The sequence, size and areas included in each phase may vary without a need to amend this Conceptual Scheme.

## 12.0 PROPOSED LAND USE

This Conceptual Scheme proposes Parts 2 and 3 of the Plan Area be designated a Direct Control District (DC) to accommodate the recreational cabin development, and associated boat launch and dock.

The uses proposed specifically for the Plan Area include single-detached recreational cabins among the list of permitted uses, as well as accessory buildings, utilities, trails, local convenience store, recreation and learning centre, boat dock, common area washrooms and showers, and open spaces. This list of permitted uses will be subject to a set of development requirements that will form part of the proposed Direct Control Bylaw.

**12.0.1 Policy:** Applications for land use amendments within the Plan Area shall establish land uses, appropriate building setbacks and development regulations, and shall be consistent with the intent of this Conceptual Scheme.

## 13.0 PUBLIC CONSULTATION

Starting in 2005, various stakeholders have been contacted including adjacent landowners, Municipal District of Rocky View staff, Municipal District of Bighorn, the Summer Village of Ghost Lake, Alberta Environment, Alberta Infrastructure and Transportation, TransAlta, and residents of Ghost Lake Village.

In addition, and as per the direction of the Municipality, open houses were held on November 15, 2006 and September 12, 2007. The events were held at the Beaupre Community Hall facility located approximately 2 kilometres from the development. The purpose of the open houses was to inform interested parties and





Not to Scale

# proposed phasing plan

FIGURE

12

## CottageClub Ghost Lake Conceptual Scheme



Date: November, 2007  
Info Source: M.D. of Rocky View



obtain comments respecting the proposed recreational cabin development of CottageClub Ghost Lake.

The information provided at the open house included:

- location display panels (Plan Area context map, MD map, plan area photos);
- plan area characteristic panels (contour mapping, cross sections);
- sample cabin product photographs; and
- comment sheets were also provided and then collected as the attendee departed.

Thirty-two people attended the November 15, 2006 open house. Attendees recorded their land location as follows:

Municipal District of Rocky View

- Division 9 3 (9.3%)
- Other Divisions 6 (18.8%)

Municipal District of Bighorn 9 (28.1%)

Town of Cochrane 8 (25.0%)

City of Calgary 6 (18.8%)

Total 32 (100%)

On September 12, 2007, a second open house was held and 73 people signed in. Attendees of the second open house indicated their land location as follows:

Municipal District of Rocky View

- Division 9 11 (15%)
- Other Divisions 4 (5%)

Municipal District of Bighorn 27 (37%)

Town of Cochrane 16 (22%)

City of Calgary 15 (21%)

Total 73 (100%)

The developer also met individually with 26 of the area landowners. Comments received from the landowners were considered and where appropriate incorporated into this Conceptual Scheme.

Based on the comments provided, both verbal and written, the overall feeling was that the proposed development complements existing adjacent recreational uses and at the same time sets a standard for low impact environmentally friendly cabin development.

There were comments relative to the potential increase in traffic, both on the adjacent highway and on the reservoir. Based on these comments, the proposed grocery store was relocated within the recreation and learning centre thereby ensuring CottageClub Ghost Lake residents had access to the store. Further a proposed farmers market was eliminated from the project.

With respect to boat traffic, accepted standards were reviewed and applied to the Ghost Lake reservoir. Through this review, it was concluded that the reservoir operates at a level far less than comparable recreational amenities.

## 14.0 STATUTORY PLAN COMPLIANCE

The Plan Area is not currently included in any area structure plan and, as such, policy direction is provided by the Municipal Development Plan. CottageClub Ghost Lake will be a development unique within the Municipality and one that was not directly anticipated by the MDP. Nevertheless, the MDP does provide rationale and planning principles that support the development of CottageClub Ghost Lake. The following is a review of the goals, philosophy and policies of the MDP as they relate to the proposed development.

### 14.1 Mission Statement and Statement of Goals

The MDP, at the outset, establishes a number of goals that set the tone for the balance of the plan. There are several goals that are relevant to and encourage the CottageClub Ghost Lake Conceptual Scheme. They are:

1. "Council shall develop policies as required and revise current policies to ensure good government in the Municipality."

This Conceptual Scheme contains policies that are intended to permit the development of a recreation based development unique to Rocky View. Its inception is in response to an increased desire and need for family oriented projects that fosters historic values and encourages intergenerational interaction. By adopting the policies contained within this Conceptual Scheme, the Municipality is recognizing the need to strengthen family ties and the value in creating an environment that promotes the establishment of family values.

2. "The Municipality shall facilitate human settlement patterns as a need for that settlement occurs, but shall take into account the need to preserve agricultural lands."

CottageClub Ghost Lake is a response to a need to establish a recreation based community on land that has limited agricultural capability. The establishment of such a community will provide opportunities not currently available in the Municipality.

3. "The Municipality shall develop and maintain a transportation system which efficiently serves the people within the Municipality."

The Plan Area is adjacent to Highway 1A, one of the region's major transportation routes. It, along with improvements to Range Road 60 and the internal road system, have sufficient capacity to efficiently service the project.

4. "The Municipality shall encourage and promote the development of an acceptable level of rural utility services."

The utility systems within CottageClub Ghost Lake have been carefully designed to be commensurate with the intended use. These systems will, on one hand, provide a high level of service for the intended recreational based development, but will discourage permanent occupation.

5. "The Municipality shall encourage the planning and development of appropriate economic development initiatives in the Municipality and shall take into account the need to utilize natural resources."

The Ghost Lake Reservoir is a recreational resource that is currently under utilized within Rocky View. The MD of Big Horn, immediately to the west, has encouraged development adjacent to the reservoir that caters to a wide range of recreational activities.

CottageClub Ghost Lake proposes to provide a development that complements those that already exist within the MD of Big Horn and take advantage of the Plan Area's location adjacent to the Ghost Lake Reservoir within the MD of Rocky View.

## 14.2 Plan Philosophy

The MDP sets out the Municipality's philosophy with respect to how land within its jurisdiction should be used and how that land should be managed. It recognizes that there should be "orderly, economical and beneficial development" and the need to "maintain and improve the quality of the physical environment within which patterns of human settlement are situated". The MDP goes on to say that "through this commitment the Municipality strives to be a vibrant and desirable community".

Part of any vibrant and desirable community is the need for its residents to have a place to recreate. CottageClub Ghost Lake provides such a place. It will provide an area for MD residents to come together in a family oriented environment that is currently unavailable.

Further, the MDP suggests that the Municipality wishes to be "a very desirable place to live, providing alternative life styles". Again, key to being a desirable place to live is the need to have places, suitably located that takes advantage of natural amenities to recreate. Rocky View has provided numerous publicly funded recreational opportunities that contribute to its social fabric of the area. CottageClub Ghost Lake

provides a privately funded recreational opportunity unavailable elsewhere in the Municipality.

### 14.3 Plan Goals

Plan goals are established to provide focus for the MDP. The main goals that relate to CottageClub Ghost Lake include:

1. "To accommodate growth and change in the Municipality in accordance with sound land use planning."

CottageClub Ghost Lake is proposed in recognition of the growth that has been occurring in the Municipality. It provides a unique opportunity for Rocky View to accommodate a project that has been carefully planned and located adjacent to one of the Municipality's natural amenities. It is a logical extension of an established recreation area that provides complementary services. The design is based on minimizing its environmental footprint and adhering to sound planning principles.

2. "To facilitate residential developments which create safe and liveable environments."

The foundation and key guiding principle behind CottageClub Ghost Lake is the creation of a development that gathers friends and families together. In doing so, safety is a key parameter; from the design of roadways that incorporate traffic calming features, security fencing, and open design that ensures all areas are highly visible.

The provision of an extensive open space and trail system, recreation facilities including playgrounds, recreation and learning centre, boat launch, farmers market, all contribute to the creation of a liveable community.

3. "To encourage and facilitate the development, maintenance and expansion of a sound and economical transportation and utility infrastructure."

The utility and transportation systems will be constructed by the developer and maintained by a condominium association. They will be designed consistent with municipal and provincial standards at no cost to the Municipality.

4. "To support the availability of affordable and effective community services in order to maintain and improve quality of life."

CottageClub Ghost Lake will provide community services to those who choose to own a cabin in the recreational community. The operation and maintenance of these services will be paid for by the residents of CottageClub and will provide a wide range of opportunities for its residents to interact. The extent of the services to be provided will ultimately be determined by the residents recognizing they will be responsible for the cost of those services.

5. "To facilitate the preservation and conservation of significant and/or sensitive natural environments."

A key input into the design of CottageClub Ghost Lake was a biophysical analysis. It identified important natural features and the project was designed to either sensitively incorporate them into the project or avoid them all together. Minimizing the environmental footprint of the project was achieved by following the recommendations set out in the biophysical analysis.

6. "To facilitate communication and cooperation between the Municipality and neighbouring municipalities."

Throughout the planning process, discussions were held with the MD of Big Horn and the Summer Village of Ghost Lake. They were advised of the project, input sought and effort made to ensure CottageClub Ghost Lake was complementary to development in the neighbouring municipalities.

## 14.4 Land Use Strategy

The MDP contains a Land Use Strategy that is intended to provide a guide for growth and change for areas of the Municipality that do not have approved area structure plans or conceptual schemes. Section 3 outlines three general cases and suggests areas that hold the highest and lowest potential for future development. The staff report presented to Council on June 22, 2006 suggested the Plan Area falls within Land Use Strategy 1 (predominately unsubdivided areas with an agricultural land use designation). While this classification may be appropriate when viewing the Plan Area in relation to adjacent lands within the Municipality, it is important to recognize that the Plan Area is on the western boundary of the Municipal District and its unique location adjacent to the Ghost Lake Reservoir. Although there has not been substantial non-agricultural development in the area to the east within the Municipal District of Rocky View, there is recreation based development to the west. This includes the creation of the Ghost Reservoir Recreation Area, as well as the Summer Village of Ghost Lake located approximately 2 miles to the west.

CottageClub Ghost Lake will complement the recreational activities, facilities and settlements already in the region. It will take advantage of its unique location adjacent to Ghost Lake Reservoir and provide amenities that are consistent with the area.

As such, it can be viewed as a logical expansion of a concentrated area of development even though the development is within the adjacent Municipality.

## 14.5 Residential

The goal for residential development within the Municipality is stated as follows:

“Residential land uses should contribute to an orderly settlement pattern. Residential land use should be compatible with the natural environment. Therefore, a variety of residential land uses should be provided that would accommodate a range of lifestyle opportunities for Municipal residents.”

CottageClub Ghost Lake, while located on the western edge of the Municipality, forms a logical extension to the existing development to the west. It provides accommodation and services that complement those on the opposite side of the Ghost Lake Reservoir.

Its design is sensitive to the natural landform and intended to integrate with existing natural conditions. For example, roadways and building sites have been located to minimize on-site grading. The stormwater plan utilizes the natural contours without the need for extensive ditches or swales. Existing vegetation is maintained and where appropriate, additional plantings, indigenous to the area, are sensitively located.

It will create a lifestyle opportunity currently unavailable in the Municipality. Residents will be able to “go to the lake” knowing they will be interacting with other families who share their values and their desire to interact in a safe, liveable recreational community.

## 14.6 Open Space and Recreation

CottageClub Ghost Lake provides for a wide range of open space and recreational opportunities. It incorporates public space that will allow Municipal residents an improved opportunity to access the Bow River. Currently access to the Bow River is through a private property owned by TransAlta. During the summer months, this access is often congested with vehicles parked on a private road that is intended to access the hydroelectric facilities. In order to alleviate this current situation, land will be dedicated and a stairway may be constructed from the parking lot to the Bow River. This will allow residents to access the river without having to cross private property.

Further, within the project, CottageClub Ghost Lake residents will have access to an expansive open space and trail system, a recreation and learning centre, playgrounds, and a boat launch and dock. These facilities will be constructed by the developer and maintained by the CottageClub Ghost Lake residents. No costs will be incurred by the Municipality, either to construct or maintain these facilities.



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## 15.0 INTERMUNICIPAL COOPERATION

As noted earlier, CottageClub Ghost Lake is on the western edge of the MD of Rocky View. As such, there is a need to consult and cooperate with the adjacent municipality, the MD of Big Horn, as well as the Summer Village of Ghost Lake, located approximately 3 kilometres to the west. During the preparation of this Conceptual Scheme, both municipalities were contacted and the Conceptual Scheme was presented to them.

These contacts were done in addition to the required intermunicipal referrals stipulated by the Municipal Government Act. It is the desire of the Municipality for this intermunicipal cooperation to continue throughout the planning and development process. Currently there is no intermunicipal plan between the Municipality and the MD of Big Horn, and no referral practice with the Summer Village of Ghost Lake. As such, there is no established notification requirements other than the minimum requirements stipulated in the Municipal Government Act.

It is the intention of the Municipality to consult with its neighbouring municipalities to seek their input to promote intermunicipal cooperation.

**15.0.1 Policy:** All applications to adopt or amend the Conceptual Scheme and land use bylaw, and any subdivision or development permit application shall be referred to the MD of Big Horn and the Summer Village of Ghost Lake for review and comment.

## 16.0 IMPLEMENTATION

Redesignation and subdivision of the Plan Area shall be guided by the policies and objectives herein and implemented through conditions of subdivision approval by the MD of Rocky View.

**16.0.1 Policy:** The Municipality shall implement the provisions of the CottageClub Ghost Lake Conceptual Scheme through the redesignation, subdivision and development approval process.