



**SERENITY GOLF CLUB
RV RESORT
MASTER SITE DEVELOPMENT PLAN**

FEBRUARY, 2024



ROCKY VIEW COUNTY

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1 INTRODUCTION

1.1 Location

The Serenity Golf Club is located in Rocky View County within the Division 6 municipal electoral boundary. As per the terms of this Master Site Development Plan (MSDP), the north portion of the Serenity Golf Club lands will be developed into an RV Resort & Campground. The focus of this MSPD is the north lands whose location is illustrated in Figure 1 (Location Plan) below. The subject lands are legally described as Lot 2, Block 1, Plan 1113306 in the SE 17-22-27-W4M. The lands are bounded to the north and west by private property (A-GEN zoning), to the east by Range Road 274, to the south by the Serenity Golf Course holes of play (B-REC zoning). A segment of Western Irrigation District (WID) irrigation conveyance system bisects the subject parcel, and also creates a divide between the Serenity holes of play and the RV Resort & Campground.

Policy 1.1. *The policies of this MSDP shall apply to all lands within the MSDP boundary as shown bound in red on Figure 2.*

1.2 Existing Land Use

The existing land use for the subject lands is Agricultural, General District (A-GEN). The lands contain an existing dwelling, driveway, trees/shrubs, with the bulk of the land being covered in grasses. Adjacent land uses are all A-GEN with the exception of the Business, Recreation District (B-REC) portion of Serenity Golf Course. There are no residential districts in the area.

1.3 Development Intention & Proposed Land Use

The intention is to redevelop the north Serenity lands into a Recreational Vehicle Resort and Campground (RV Resort & Campground). The purpose is complimentary to the existing golf course and is intended to provide existing golfers a place of accommodation. The proposed land use is B-REC which matches the zoning for the existing golf course lands. It should be noted that the subject lands are within the original 1/2 section, and the proposed zoning will have the entire 1/2 section (SE 17-22-27-W4M) with a B-REC land use.

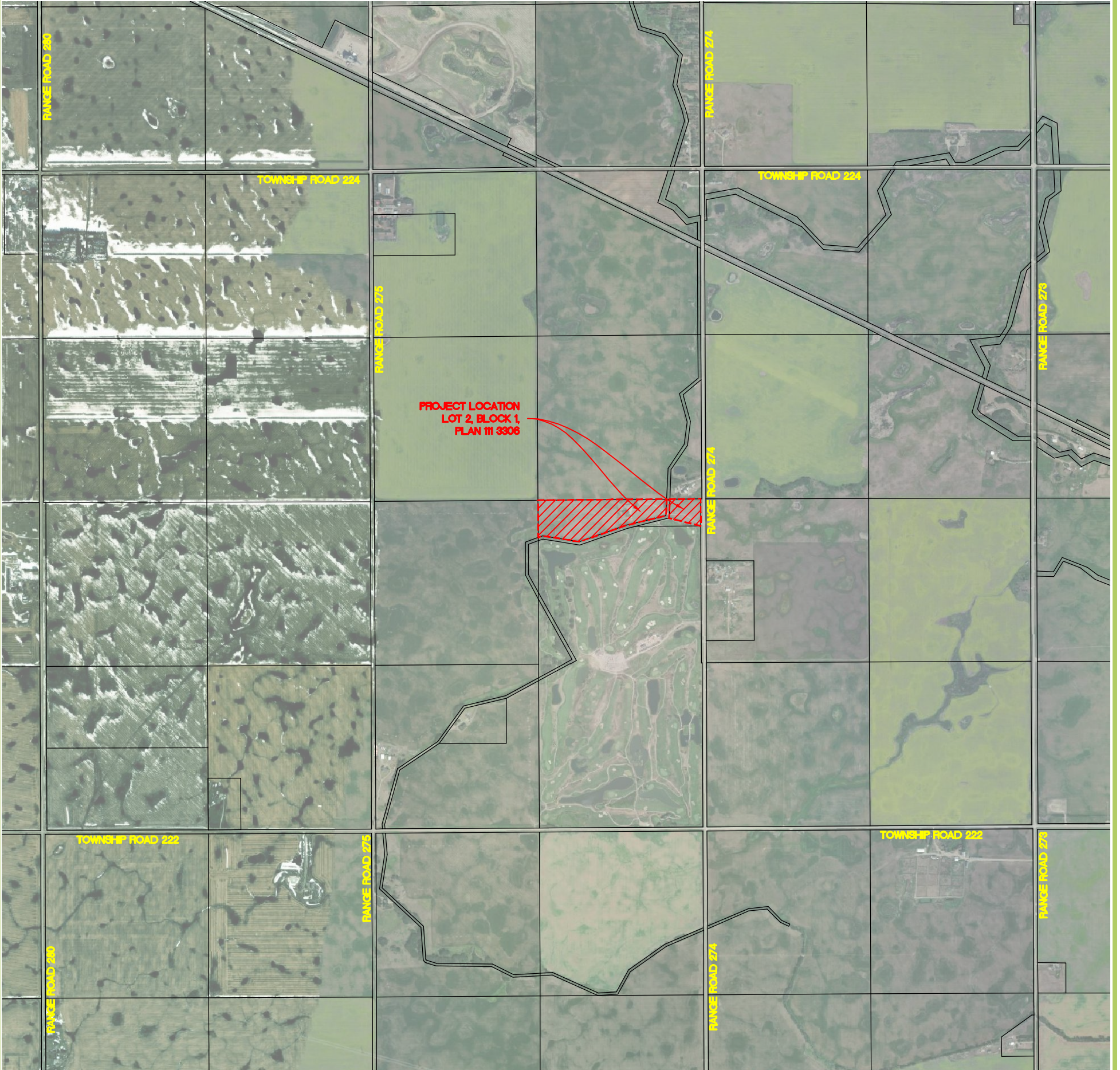
1.4 Purpose

The MSDP provides a foundation for the redesignation and development of the subject lands into an RV Resort & Campground.

1.5 Master Site Development Plan Objectives

The MSDP has the following objectives:

1. To provide a policy framework that guides development within the plan area;
2. To identify a land use district for the lands to allow for a new RV Resort & Campground;
3. To determine performance standards and development guidelines for the plan area; and
4. To address the servicing, transportation, and open space requirements associated with the proposed development.



LEGEND
 INDICATES PROJECT LOCATION

SERENITY RV RESORT & CAMPGROUND - FIGURE 1 - LOCATION PLAN

Scale: N.T.S

2 POLICY FRAMEWORK

2.1 County Plan

The County Plan is a Municipal Development Plan that was adopted by the County in 2013. The Plan has as its vision statement “*Rocky View is an inviting, thriving and sustainable County that balances agriculture with diverse residential, recreational and business development opportunities*”. This recreational development is not located within the identified business areas within the County Plan. However, the proposed use is intended to be complementary to the existing Serenity Golf Course (which was originally approved prior to the adoption of the current County Plan). Furthermore, the County Plan provides policies that other business development can be considered if the proposal meets Policies 14.21 and 14.22:

- *14.21 Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area.*
- *14.22 Proposals for business development outside of a business area should:*
 - a. be limited in size, scale, intensity, and scope.*
 - b. have direct and safe access to a paved County Road or Provincial highway;*
 - c. provide a traffic impact and intersection assessment; and*
 - d. minimize adverse impacts on existing residential, business, or agricultural uses.*

With respect to 14.21, the Serenity RV Resort & Campground can't be located in a business area because:

- Business areas in the County plan are illustrated to be regional business centres, highway business area, and hamlet business areas. None of these traditional business areas are suitable for the type of RV Resort & Campground envisioned by this project (which is to be a RV Resort and Campground that promotes serenity – the state of being calm, peaceful, and untroubled in a rural environment). Execution of this vision requires a remote location away from the hustle and bustle of business areas.
- Secondly, the Serenity Golf Club is an existing business recreational use, and the proposed RV Resort & Campground is complimentary to that existing use. The vision is to service existing golfing clientele with an option to “stay and play”. This development is a logical completion of the 1/2 section which will see it all zoned consistently and will respect and appreciate the agricultural and rural nature of the surrounding area.

With respect to 14.22:

- a. The proposed development is limited in size, scale, intensity, and scope and is completing the B-REC zoning for the subject 1/2 section.
- b. The proposed development has direct and safe access to a paved County Road.

- c. The proposed development is supported by a Transportation Impact Assessment (Bunt & Associates, 2024) that assesses traffic and intersections and proves there are no impacts.
- d. The proposed development minimizes adverse impacts on existing residential, business, and agricultural uses because it is based on a plan to provide existing golfers already in the area a place to stay and play and as such is not going to introduce new traffic to the area. The RV Resort & Campground will be a family orientated operation with rules and regulations that prohibit nuisance activities and that make sure campers are aware and appreciative of the agricultural nature of the rural area they are in.

2.2 Land Use Bylaw

The Rocky View County Land Use Bylaw (LUB) currently designates the subject lands area as Agricultural, General District (A-GEN). The Purpose and Intent of this District is *“to provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out”*.

The intent is to rezone the land to Business, Recreation District (B-REC). The Purpose and Intent of this District is *“to provide local and regional recreational services, tourism opportunities, and entertainment services”*, which is consistent with the intended use of the RV Resort & Campground.

3 MASTER SITE DEVELOPMENT PLAN AREA DESCRIPTION

3.1 MSDP Boundary

The MSDP Boundary is defined by the current parcel’s property lines and illustrated in Figure 2.

3.2 Site Area

The subject site contains approximately 28.3 acres (11.4 ha). The parcel is currently under a single land title, but of note, the east and west portions are physically divided into two parts as they are bisected by the WID right-of-way.

3.3 Ownership

The subject lands are owned by the Serenity RV Park Ltd.

3.4 Local Land Use Context

The lands are bounded to the north, east, and west by private agricultural property (A-GEN designation). To the south, lies the rest of the ½ section which holds the Serenity Golf Course holes of play and Club House (B-REC designation).



LEGEND
INDICATES MSDP PLAN AREA BOUNDARY

NOTE
ALL PARCELS NOT LABELED ARE A-GEN

SERENITY RV RESORT & CAMPGROUND - FIGURE 2 - CURRENT LAND USE CONTEXT & MSDP PLAN AREA BOUNDARY

Scale: N.T.S

3.5 Land Form

The underlying topography of the site and surrounding area is gently undulating prairie. The Project Site is located within the Grassland Natural Region and the Foothills Fescue Natural Subregion. The terrain of the Project Site is characterized by an undulating, high relief landform with a limiting slope of 4%. Well drained, Orthic Black Chernozem soils of the Delacour and Rockyview soil series are the dominant pre-disturbance soil.

The site contains a driveway, a dwelling (surrounded by trees/shrubs), the WID right-of-way bisects the land, the west portion of the property behind the dwelling is generally grass land with low depression areas. The WID right-of-way contains a narrow ditch/channel with its banks accompanied by trees/shrubs (See Image 1 - line of trees in the middle is the right-of-way).

Image 1 - Photo of WID Right-of-Way Vegetation



3.6 Geotechnical Considerations

A Geotechnical Investigation was completed by LonePine Geotechnical Ltd in February 2024. Based on their review of published geological maps and data, this area of Rocky View County consists of extensive glacial soil deposits (till).

Based on the boreholes, the geotechnical investigation revealed the general soil profile encountered in the boreholes was topsoil overlying silt overlying clay till. Piezometer readings showed the presence of no groundwater being present (dry holes), but noted groundwater conditions are susceptible to change during the spring and summer months.

The report concluded that the subsurface conditions at the site will be suitable for the proposed RV Resort & Campground provided the recommendations of the geotechnical recommendations are followed.

Policy 3.1 *Site Development shall occur in accordance with the recommendations of the Geotechnical Investigation.*

3.7 Existing Access

The subject lands are currently accessed from Range Road 274 via a road approach on the land east of WID Ditch. There is a culvert crossing the WID right-of-way that vehicles cross to gain access to the dwelling and western portion of the site. The Developer will work with the WID to amend existing access/crossing arrangements to allow for upgrading road and utility crossings.

3.8 Environmental Considerations

CIMA+ prepared a Biophysical Impact Assessment (BIA) for the subject lands in February 2024. The BIA notes that the site contains a total of five wetlands identified within the project area totalling 1.564 ha (as approximately illustrated in Image 1 below). The wetlands are classified as temporary and seasonal graminoid marsh. The report noted no rare plant species or rare ecological communities were found and that no Environmentally Significant Areas (ESAs) on a provincial scale occur within the site.

The BIA expects the project will have residual impacts due to the loss of wetlands. However, the BIA concludes these residual impacts are not expected to be significant provided wetland loss is off set through applying Alberta Wetland Policy strategies.

Image 2 - Approximate Location of Potential Wetlands



The BIA expects no significant adverse impacts provided any stripping and grading occurs outside the breeding season or only after active nest/burrow sweeps are completed and associated Best Management Practices are implemented.

Recommended mitigation measures for these potential impacts are:

- Erosion and Sediment Controls;
- Environmental Protection Planning Best Practices;
- Stormwater management strategies;

- A wetland mitigation (replacement) strategy; and
- Timing of construction to avoid damage or loss of wildlife.

Policy 3.2 *The Developer shall adhere to the mitigation measures recommended in the February 2024 BIA report for the subject lands. The Developer shall have a qualified professional prepare a Construction Management Plan and Erosion and Sediment Control Plan that describes how these mitigation measures will be implemented.*

3.9 Historical Resources

A Historical Resources Act clearance application has been filed with Alberta Ministry of Arts, Culture and Status of Women. Full clearance will be obtained before the Development Permit is issued. CIMA+ as part of the BIA process overlaid the most recent Listing of Historic Resources on the Project Site in ArcGIS. The Listing does not indicate the Project Site has potential to contain historic resources (Alberta Arts, Culture and Status of Women, 2023).

Policy 3.3 *Should any historical resources be encountered during construction, Alberta Arts, Culture and Status of Women shall be contacted immediately and the encounter shall be reported to the contacts identified in the Ministry Document “Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources”.*

3.10 Existing Petroleum Facilities

There are no Emergency Planning Zones established around sour gas facilities in the area and there are no petroleum facilities with an Emergency Planning Zone within 1.5 km of the site.

4 DEVELOPMENT CONCEPT

4.1 Vision

The vision of the Serenity Golf Club RV Resort & Campground is to provide Serenity golfers a place to ‘stay and play’ all under the big prairie skies. It will feature fully serviced campsites with golf cart access to the Serenity Golf Course.

“The sun is shining down. All of your stress and responsibilities melt away as the City gets smaller and smaller in the rear view mirror of your car. You pull into Serenity. You open your car door to birds chirping. But what is that other sound? Oh yes...that's silence. You glance up at the Rocky Mountains, and out of the corner of your eye, a bull moose dances through the trees.”

4.2 Development Concept






















As is illustrated below in Figure 3, the development concept includes 157 long-term camp sites and 23 short-term camp sites. The campsites will be fully serviced lots (electric, water, and wastewater) typically +/- 40'x60' in size. The campsites are for self-contained RV units. The operator will make ice, propane, fire pits, firewood, and camping essential supplies available for rent/sale at the Care Takers Lodge. The grounds will have pathways, significant areas of open space, a playground, pickle ball courts, and a Group Recreation Area (envisioned to facilitate picnic tables, fire pits, and gazebo). The existing dwelling will remain in place and will be used as the Care Takers Lodge.

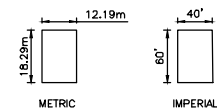
Restaurant services will be available at the Serenity Club House accessible by the Cart path system. The camping season is from mid-April and ends on Thanksgiving Monday each year.

The purpose of the long-term camp sites is to allow golfers the ability to park their RV in one of the camp sites for regular use during the entire golf season (seasonal leases). In the off-season, winterized RV's could remain in the campsites but, there will be no off-season camping allowed and the servicing (water/wastewater) services to the campsites will be shut off.

The intention of the short-term camp sites is to allow Serenity golfers who want the ability to stay and play but don't want a full seasonal rental. The short-term stay area will allow golfers to park their RV for shorter duration stays (typically weekend getaways and or summer vacations). In the off-season, no RV storage would be permitted in the short-term area.

LEGEND

-  INDICATES PROPOSED GRAVELED ACCESS ROAD
-  INDICATES PROPOSED OPEN SPACE AREA
-  INDICATES POTENTIAL INTEGRATIVE STORMWATER LID AREA
-  INDICATES PROPOSED GROUP RECREATION AREA
-  INDICATES PROPOSED PATHWAY
-  INDICATES EXISTING AGRICULTURAL GENERAL LAND
-  INDICATES PROPOSED SEASONAL LOTS
-  INDICATES PROPOSED SHORT TERM STAY LOTS
-  INDICATES PROPOSED COURT AREA
-  INDICATES PROPOSED PLAYGROUND
-  INDICATES EXISTING SERENITY GOLF COURSE
-  INDICATES HOLE OF PLAY AREA
-  INDICATES EXISTING WID RIGHT OF WAY
-  INDICATES EXISTING RANGE ROAD 274 RIGHT OF WAY
-  INDICATES EXISTING HOUSE ON SUBJECT LANDS (TO BECOME CARE TAKERS LODGE)
-  INDICATES APPROXIMATE FOOTPRINT OF EXISTING TREE COVER
-  INDICATES PROPOSED SCREENING & TREE PLANTING AREA
-  INDICATES PROPOSED PAVEMENT
-  INDICATES APPROXIMATE EXISTING EDGE OF PAVEMENT
-  INDICATES POTENTIAL HOLDING TANK LOCATION
-  INDICATES POTENTIAL WATER CISTERN LOCATION



TYPICAL STALL DIMENSIONS

SITE PLAN STATISTICS			
Land Use	Hectares +/-	Acres +/-	Percent
Access Road & Pathway	1.8	4.5	16%
Short-Term Sites	0.5	1.2	4%
Long-Term Sites	3.5	8.7	31%
Care Takers Lodge	0.04	0.1	0%
Playground, Integrated Stormwater LID feature, Group Recreation Area, Pickle Ball Courts & Open Space (Including Setbacks)	5.6	13.8	49%
Total	11.4	28.3	100%



SERENITY RV RESORT & CAMPGROUND - FIGURE 3 - MASTER SITE DEVELOPMENT CONCEPT PLAN

Scale: N.T.S

4.3 Site Layout

The Site Layout will generally be as illustrated in Figure 3 above. The site will include a 6m wide internal access road, 2m wide pathway system, integrated low impact development stormwater features, playground, pickleball courts, group recreation area, and the existing dwelling which will be converted into a Care Takers Lodge. Carts will use the access roads to access the Cart Path connection (located in the short-term area) that will have access onto the existing Serenity Cart Path system which will provide access to the Pro-Shop and Club House. The estimated Site Layout statistics are summarized in Table 1. The statistics result in following notable points:

- +/- 180 total campsites
- +/- 6.4 campsites per acre (maximum per Land Use Bylaw is 8 sites per acre)
- +/- 50% area available for common outdoor space (minimum per Land Use Bylaw is 10%)
 - Note, this includes the integrated low impact development stormwater features which can be observed from the pathway and will have interactive educational signs.

Table 1 – Site Statistics

LAND USE	*HECTARES +/-	*ACRES +/-	*PERCENT
ACCESS ROADS & PATHWAY	1.8	4.5	16%
SHORT-TERM SITES	0.5	1.2	4%
LONG-TERM SITES	3.5	8.7	31%
CARE TAKERS LODGE	0.04	0.1	0%
PLAYGROUND, INTEGRATED STORMWATER LID FEATURE, GROUP RECREATION AREA, PICKLE BALL COURTS, & GENERAL OPEN SPACE (INCLUDING SETBACKS)	5.6	13.8	49%
TOTAL	11.4	28.3	100%

*Areas & number of campsites are preliminary and are subject to confirmation at the Development Permit stage

Policy 4.1 *The development of the Master Site Development Plan area should proceed in general accordance with the parcel configuration and alignments illustrated in Figure 3 and the requirements of the County Land Use Bylaw.*

4.4 Open Space

Open space will include general open space, playground, pathways, integrated low impact development stormwater features, Group Recreation Area, and Pickle Ball Courts. These open spaces are intended only for registered campers and will not be open to the public.

- *General Open Space is for campers to roam free, play, relax, and enjoy the big prairie skies, rural vistas, and mountain views.*
- *The Group Recreation Area will initially facilitate common use picnic tables, fire pits, games (outdoor chess and checkers), and gazebo(s) which will allow families to have cover for a group lunch when it rains and to provide shade.*
- *The Pickle Ball Courts will allow another activity for campers to participate in when not golfing.*
- *The playground will be accommodated with playground equipment and intended for use by Children up to 12 years old.*

Policy 4.2 *Open space and recreation facilities will only be open for the use of registered campers.*

5 TRANSPORTATION

5.1 Transportation Context

Access to the site is via Range Road 274. Range Road 274 is a two-lane rural cross section road (+/- 8.5 m pavement width) in good condition that was upgraded by the Serenity Golf Club in 2016 as part of developing the Golf Course project. Range Road 274 is located along the east boundary of the subject lands and it connects to Hwy 22X to the north and to McKinnon Flats Bow River Access Site (Government of Alberta) to the south where it dead ends. Along the frontage of the subject lands, 5m road widening has already been dedicated, resulting in the existing road right of way being 25m wide. Range Road 274 has not been identified by the County as a regional transportation network road and no further road widening will be required.

5.2 Internal Roadways & Access

The site has been designed to efficiently accommodate traffic including RV vehicles (both motorized and tow behind units) and fire apparatus. The internal roadway system will be private roadway 6 m in width and will accommodate golf carts traveling to and from the golf course.

Policy 5.1 *The internal access roads should generally follow the conceptual layout shown in Figure 3 and shall provide for private roads controlled by the Serenity Golf Club RV Resort & Campground.*

5.3 Transportation Impact Assessment

Bunt and Associates (February, 2024) has prepared a Transportation Impact Assessment (TIA) that addresses site access and the transportation impact aspects of the project. In summary, the TIA concludes that all sight distance requirements are met, that all studied intersections do and will

continue to operate acceptably, and that all roadways remain within their daily volume guidelines and that no upgrades to the roads are required. The TIA provided recommendations on road approach geometry, which is reflected in Figure 3 above.

Policy 5.2 *Campsites will not have direct access to Range Road 274, the entire site will have a single approach onto Range Road 274.*

Policy 5.3 *The approach geometry shall be generally in accordance with the recommendations of the Transportation Impact Assessment.*

6 SERVICING

Site Servicing will be based upon private stormwater management, water, wastewater systems, and power.

6.1 Stormwater Management

A Conceptual Level Storm Water Management Report (CL-SWMP) was prepared by Sedulous Engineering Inc. in February 2024. The purpose of CL-SWMP is to show how storm water runoff from the proposed development will be managed through the use of a low impact development (LID) stormwater management system. The design intent is to minimize the creation of new impervious areas and to limit stripping and grading as much as possible to maximize retention of natural absorbent surfaces. The development will introduce very little additional imperviousness as the internal pathway system and roads will be gravelled. Individual campsites will be predominately grass, with only a gravelled parking pad for RV units and for 2 passenger vehicles. The design will ensure post development runoff volumes are not increased over existing conditions and that post development runoff quality is not decreased over existing conditions. Serenity is an existing Western Irrigation District (WID) member and irrigator. Serenity will work with the WID in preparation of the detailed stormwater management plan at the Development Permit stage to ensure a stormwater management system is designed and implemented that does not have any adverse impacts on the irrigation system. In addition, the LID stormwater management system will ensure that storm water is managed in accordance with Rocky View County and Alberta Environment standards and guidelines.

Policy 6.1. *The County shall require a detailed Stormwater Management Plan at the Development Permit stage.*

Policy 6.2 *The storm water management system within the Plan area shall be in general accordance with the CL-SWMP as prepared by Sedulous Engineering Inc. However, the precise configuration of the stormwater management features will be determined at the Development Permit stage based on the recommendations of a detailed Stormwater Management plan prepared to the satisfaction of the County and in accordance with and Alberta Environment standards and guidelines.*

6.2 Wastewater

A Water and Wastewater Servicing Strategy was prepared by Sedulous Engineering Inc. in February 2024. The purpose of the Servicing Strategy is to explain the strategy for managing water and

wastewater for the RV Resort & Campground. In summary, wastewater will be collected via a piped collection system from individual campsites and conveyed to a centralized holding tank system.

The collection system will be designed in accordance with Alberta Environment standards and guidelines and the holding tank system will be designed in accordance with the Alberta Private Sewage Systems Standard of Practice (SOP). As per the Servicing Strategy, it is anticipated the holding tank system will result in 1 to 2 septic truck hauls per week in the off-season and 3 to 4 hauls per week in the summer months (July/August).

The Alberta Health Services require that private sewage disposal systems (including holding tanks) must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent SOP.

The existing dwelling is serviced by an existing private sewage treatment system which is intended to remain in place to service the Care Takers Lodge.

Policy 6.3 *In accordance with Alberta Environment standards and guidelines and the SOP, development in the Plan area shall be serviced by the use of a local piped collection system and centralized holding tanks, in accordance with County policy and Provincial regulation.*

6.3 Potable Water Supply

Water and Wastewater Servicing Strategy was prepared by Sedulous Engineering Inc. in February 2024. The purpose of Servicing Strategy is to explain the strategy for managing water and wastewater for the RV Resort & Campground. In summary, potable water will be trucked in and stored in a centralized cistern from which it will be piped to the individual campsites. Alberta Health Services (AHS) references the Alberta Public Health Act which specifies that: “*The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern a. is maintained in a clean and sanitary condition, and b. is not used for any other purpose (AR 243/2003s14)*”.

The distribution system will be designed in accordance with Alberta Environment standards and guidelines and operated as per AHS criteria. As per the Servicing Strategy, it is anticipated the cistern system will result in 1 to 2 potable water truck hauls per week in the off-season and 3 to 4 hauls per week in the summer months (July/August).

The existing dwelling is serviced by private water well system which is intended to remain in place to service the Care Takers Lodge.

Policy 6.4 *The Plan area shall be serviced by a potable water cistern, with water provided to each campsite via a potable water distribution system designed in accordance with County and Provincial guidelines.*

6.4 Shallow Utilities

Electrical, telephone and natural gas utilities are already supplied to the existing dwelling. Electrical servicing will be provided via underground distribution to each campsite. The existing telephone system (which is land line based) will be available to campers for emergency calls. The area also has cellular service.

Policy 6.5 *Electrical utilities shall be provided within the plan to all campsites, telephone services will be available at the Care Takers Lodge for emergencies.*

6.5 Site Grading

Proposed road grades and overland drainage will take into consideration the existing topography to minimize grading requirements over the plan area. The design intent will limit stripping and grading as much as possible to maximize retention of natural absorbent surfaces. Any stripping and grading activities will be carried out in accordance with the recommendations of the BIA.

Policy 6.6 *Prior to any stripping and grading of the land, A Construction Management Plan, A Grading Plan, and an Erosion And Sediment Control (ESC) report and plan shall be submitted to the satisfaction of the County.*



LEGEND

- INDICATES PROPOSED 6.0m WIDE GRAVELED ACCESS ROAD
- INDICATES PROPOSED GROUP RECREATION AREA
- INDICATES PROPOSED 2.0m WIDE PATHWAY
- INDICATES PROPOSED COURT AREA
- INDICATES EXISTING HOUSE ON SUBJECT LANDS
- INDICATES PROPOSED PAVEMENT
- INDICATES CONCEPTUAL GRAVITY SANITARY MAIN & FLOW DIRECTION (200mm PVC)
- INDICATES CONCEPTUAL WATER MAIN (2" HDPE)
- INDICATES CONCEPTUAL WATER MAIN (3" HDPE)
- INDICATES CONCEPTUAL SANITARY MANHOLE
- INDICATES CONCEPTUAL FLUSHING ASSEMBLY
- INDICATES POTENTIAL HOLDING TANK LOCATION
- INDICATES POTENTIAL WATER CISTERN LOCATION



SERENITY RV RESORT & CAMPGROUND - FIGURE 4 - CONCEPTUAL SITE SERVICING PLAN

Scale: N.T.S

7 EMERGENCY & PROTECTIVE SERVICES

7.1 Protective Services

Police services are expected to be provided by the Royal Canadian Mounted Police and supported by the Rocky View County Community Peace Officers. The plan area will be serviced by 911 Emergency Service. Crime prevention through environmental design features will be implemented at the Development Permit stage.

7.2 Fire Services & Fire Suppression System

Fire services in the area are from existing County Fire Services. The nearest existing Fire Station is located in Langdon (Fire Station 111).

Wood, briquette, and propane fires contained within designated fire pits will be permitted at individual campsites and in the Group Recreation area. However, all fire restrictions will be strictly adhered to when Rocky View County has declared a Fire Ban.

In addition to fire services being provided by the County Emergency Management Services, a Fire Caddy (or equivalent) system, will be kept at the Care Takers Lodge along with Fire Extinguishers. The Care Takers will be trained in accordance with the requirements of the Occupational Health & Safety Act based on a Fire Safety Plan to be developed for the Campground under their Health & Safety Plan. In addition, fire suppression and control measures and related detailed requirements for the Campground will be determined as part of an Emergency Response Plan prepared at the Development Permit stage in accordance with Provincial policy for campgrounds.

Policy 7.1 *Campfires must be contained in designated fire pits.*

Policy 7.2 *Rocky View County Fire Ban protocols must be strictly adhered to.*

Policy 7.3 *Fire suppression, control measures and related details will be determined as part of a Fire Safety Plan at the Development Permit stage in accordance with County and Provincial Policy.*

Policy 7.4 *An Emergency Response Plan shall be submitted by the Developer to the satisfaction of the County at Development Permit stage.*

7.3 Emergency Medical Service Response (EMS)

The Plan area will be serviced by 911 Emergency Services. EMS response is expected from EMS Stations operated by Alberta Health Services.

8 PUBLIC CONSULTATION

The proposed development area is in a sparsely populated rural area. Traditional open houses are not seen as an effective public consultation method in this context. Therefore, public consultation for the proposed development will be based on the Developer personally contacting local area residents and landowners adjacent to the project area to personally explain the Plan to them and hear their opinions. Initial community outreach with adjacent residents and landowners occurred in December

of 2023 and in January 2024. Some of the initial concerns and solutions from the initial outreach are briefly described below:

- Concern: Screening from existing adjacent residences to the north and to RR 274
 - Solution: A proposed screening and tree planting area is proposed adjacent to existing residences and adjacent to RR 274.
- Concern: Additional Traffic
 - Solution: The RV Resort & Campsite is for Serenity golfers who would be coming to the golf course anyway and therefore the Campsite is not expected to increase traffic. In fact, for regulars and members, this may reduce traffic by providing a place to stay and play with access to and from the course via the cart path system.
- Concern: Transient and rowdy campers:
 - Solution: The Campsite is not for transient campers, it is for providing Serenity golfers with a place to stay and play. Even the short-term stay area is intended for weekend getaways and Serenity golfers on summer vacation stays. The Rules & Regulations are orientated toward maintaining a family orientated campground and will prohibit excessive noise and nuisance activities.
- Concern: Surrounding lands are primarily agricultural, and campers need to be aware that agricultural activities will occur (i.e., tilling, planting, spraying, and harvesting - which will include dust, light, and noise at night during harvest).
 - Solution: The Rules & Regulations and the Lease/Rental Terms and Conditions will specify and require acknowledgement of ongoing agricultural activities. In addition, most Serenity golfers are already familiar with the regular agricultural activities that occur around Serenity. The Campsite is being orientated toward people who want to escape the City and embrace the agricultural and rural nature of the surrounding area.

Community outreach will continue to be implemented by the Developer by keeping in contact with adjacent landowners to keep them aware of and seek their opinion of any Plan updates.

9 PLAN IMPLEMENTATION

This MSDP puts forward policies and objectives for the development of the Serenity Golf Club RV Resort & Campground. The Serenity Golf Club RV Resort & Campground will provide a high-quality recreation area that meets the needs of the Serenity Golf Club golfers by providing a place to stay and play. To ensure this, Development Permits within the plan area shall be guided by the policies and objectives set out within this document.

Policy 10.1 *Development Permits within the MSDP planning area shall be guided by the policies contained herein and implemented through the Land Use Bylaw and conditions of the Development Permit.*

9.1 Construction Management Plan

The County's Servicing Standards and the CIMA+ BIA should both be referenced when The Construction Management Plan is prepared. The Construction Management Plan shall also address weed management. The intention of weed management is to prevent the spread of noxious and restricted weeds throughout all phases of site construction.

Policy 10.2 *The Developer shall submit a Construction Management Plan at the Development Permit stage to address any construction issues, such as environmental mitigation, noise, and construction access to the Plan area.*

Policy 10.3 *The Construction Management Plan shall address weed management in accordance with County requirements that provides a plan to control, impede and remove weed growth during construction and grading.*

9.2 Performance Standards

The performance standards described below are intended to provide benchmarks for the management of potential nuisances that may result from recreational uses within the plan area. The Developer will ensure that future Development Permit applications within the plan area and the campground Rules & Regulations meet or exceed the performance standards determined by this MSDP.

9.2.1 Noise

No use or operation in the plan area shall cause or create noises that contradict the requirements of the Rocky View County Noise Control Bylaw.

9.2.2 Odorous Matter

No use or operation in the plan area shall cause or create the emission of odorous matter or vapour beyond the campground in accordance with Provincial guidelines.

9.2.3 Toxic Matter

No use or operation in the plan area shall cause or create the emission of toxic matter. The handling, storage, clean-up, and disposal of any toxic or hazardous materials or waste shall be in accordance with Provincial guidelines.

9.2.4 Solid Waste Management

Construction debris during construction of the project will be managed in accordance with the Construction Management Plan. All garbage and waste material accumulated on the individual sites shall be stored in the RV until they are transported to the Care Takers Lodge where it shall be stored in weatherproof and animal-proof containers and kept within a wooden garbage enclosure. All containers shall be screened from view by all adjacent properties and Range Road 274.

The City of Calgary Shepard Landfill is the nearest landfill. The County's Solid Waste & Recycling services website shows information on County Garbage & Recycling Centres and Special Collection Programs. In addition, the Campground Operator will contract solid waste management to a qualified waste management service provider to arrange for regularly

schedule pick up of Garbage & Recycling. The Caretaker will be responsible for ensuring the garbage and recycling area is maintained and kept in an orderly fashion.

Policy 10.4 *The Performance Standards provided in this MSDP shall be implemented at the Development Permit stage.*

9.3 Development Guidelines

The Development Guidelines described below are intended to provide procedures for the development within the plan area.

9.3.1 Access, Parking, and Loading

The road approach from Range Road 274 shall be designed to accommodate the turning movement of RV vehicles and Fire Apparatus and shall be positioned to allow for safe and adequate site distances. No other access from Range Road 274 will be permitted to the site. Parking and loading facilities shall be facilitated within the site, with no parking or loading to occur on Range Road 274.

9.3.2 Signage

The size and placement of all signage shall be considered an integral part of site development details of which will be provided at the Development Permit stage.

9.3.3 Lighting

The Serenity RV Resort & Campground supports a night friendly lighting policy. All outdoor lighting will be kept to a minimum and any used shall be located, oriented and shielded to prevent light from being directed at adjoining properties, skyward, interfering with the use and enjoyment of neighbouring lands or disrupting the effectiveness of any traffic on Range Road 274.

9.3.4 Fencing

Wooden fencing will be used for screening of the garbage enclosures. Wooden fencing may also be used for inter-campsite privacy screening. Existing and new agricultural fencing (i.e., 3 or 4 strand non-bar wire fences on wooden posts) will be provided around the west and north property lines to prevent trespassing onto adjacent agricultural lands and to distinguish property lines. Fencing locations and details, will be determined at the Development Permit Stage.

9.3.5 Landscaping

Xeriscape (dry landscape) 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, grass, and other vegetation will be retained. Site disturbance will be minimized thereby reducing the need to introduce new landscape elements into the area.

A landscaped screening area will be provided as indicated in Figure 3 to provide screening from existing residences and Range Road 274.

9.3.1 Outside Storage

Public storage, including the public storage of RVs is not permitted at the Serenity RV Resort & Campground. The only storage of RVs is for long-term lease holders in the long term stay area where RVs may remain on the leased campsite between the camp seasons.

9.3.2 Setbacks

The County Land Use Bylaw setbacks will be adhered to as is illustrated in Figure 3 above.

9.3.1 Agricultural Interface

The County Agricultural Boundary Design Guidelines will be adhered to as applicable. In that regard, it is noted that the agricultural nature of the surrounding area, as with the existing golf course, is intended to be part of the allure of the campground and the escape from the City life for a Country getaway. Therefore:

- The typical buffers suggested in the Design Guidelines are not applicable to this Campground given the intent, as noted above, is to embrace the agricultural and rural nature of the adjacent lands. In addition, the buffers are not applicable because the campsites will not permanent buildings from which to establish buffers from.
- The interface between the campsites and the agricultural land to the west and north are intended to not be screened by trees or plantings in order to allow campers to enjoy the agricultural vista and mountain views beyond.
- The Rules and Regulations and the Lease/Rental Terms and Conditions will specify and require acknowledgement of ongoing agricultural activities in the area. Therefore, any campers desiring to not be immediately adjacent to the boundary agricultural lands can chose an inner campsite.

Table 2 – Agricultural Interface Mitigation

Potential Issue	Mitigative measure
Trespassing – people and pets	Rules and Regulations will prohibit trespassing and require pets be kept on leash at all times.
Litter/illegal dumping	The Campground will have well organized and managed garbage and recycling facilities available to all campers, there will be no need for them to illegally dump. Rules and Regulations will prohibit loose garbage and solid waste around the individual sites, which will prevent windblown litter from migrating off-site.
Property and equipment vandalism, crop damage, and theft.	Rules and Regulations will prohibit trespassing, and perimeter fencing will be used to distinguish property lines. 911 protocols will be in place for reporting criminal activities.
Livestock harassment or disturbance	Rules and Regulations will prohibit trespassing and require pets be kept on leash at all times.
Residential fertilizer and pesticide concerns	Landscaping will be xeriscape and native and will not require fertilizer and pesticides.
Introduction of diseases, weeds, and pests from adjacent yards into agricultural operations	Landscaping will be native with as much existing vegetation kept as possible. During and following construction, weed management plans will be designed and implemented.
Increased lights at night from adjacent uses	Dark sky practices will be implemented at the Campground.
Increased risk to farm implements and additional cost of equipment repairs due to foreign objects/ garbage in fields	Rules and Regulations will prohibit trespassing, and perimeter fencing will be used to distinguish property lines. Rules and Regulations will prohibit loose garbage and solid waste around the individual sites, which will prevent windblown litter from migrating off-site.
Increased traffic and higher speeds on roads	Traffic is not expected to increase as the golf course is already very busy and the Campsite is intended to house people who would be coming to golf anyway.

9.3.2 Preliminary Campground Rules and Regulations

Rules and Regulations for the Campground will be established in detail by the Operator at the Development Permit stage. General principles of the Rules and Regulations will be as follows:

- Occupancy on one site consists of 2 adults and their children, maximum of six people.
- Campers under the age of 18 are not allowed in the Resort without written permission of a parent or legal guardian.
- Only one RV per site.
- No tents are permitted in the short-term stay area.
- No tents are permitted in the long-term stay area except for the use of minor children. Anyone who wishes to have a tent for minor children must call and register the tent on their reservation. All children must use the RV bathroom facilities.
- It is a quiet family campground. Loud music and partying are not permitted at any time. All music must be shut off by 11:00 pm.
- Limit of two passenger vehicles per site. Vehicles must be parked fully on the site and not block the roads in any way. No parking on grass or in any empty RV site.
- Campers need to respect our agricultural neighbours, trespassing onto adjacent lands is prohibited. Campers also need to be aware that tilling, planting, spraying, and harvesting equipment will be used on adjacent lands.
- Pets must be kept on a leash at all times. Noisy pets are to be kept in the RV.
- Garbage and solid waste to be kept in RV at all times until it is transported to the communal garbage and recycling bins located by the Care Takers Lodge.

Policy 10.5 *The Operator will develop rules and regulations consistent with the MSDP.*

Policy 10.6 *Public storage, including the public storage of RVs is not permitted at the Serenity RV Resort & Campground. The only storage of RVs is for long-term lease holders in the long term stay area where RVs may remain on the leased campsite between the camp seasons.*

Policy 10.7 *The Development Guidelines provided in this MSDP shall be implemented at the Development Permit stage.*

Policy 10.8 *A landscaping plan shall be prepared to the satisfaction of the County at the Development Permit stage. The landscape plan must illustrate how xeriscape design principles are being incorporated into the project.*

10 LIST OF SUPPORTING TECHNICAL STUDIES

“Bio Physical Impact Assessment”, CIMA+, February 2024.

“Geotechnical Investigation Serenity RV Resort and Campground Lot 2, Block 1, Plan 111 3306 Rocky View County, Alberta, Rocky View County, Alberta”, LonePine Geotechnical Ltd, February 2024.

“Conceptual Level Stormwater Management Report for the Serenity RV Resort & Campground, Sedulous Engineering Inc., February 2024.

“Serenity Golf Club RV Resort & Campground Potable Water & Wastewater Servicing Strategy”, Sedulous Engineering Inc., February 2024.

“Serenity RV Park TIA Transportation Impact Assessment” Bunt & Associates Engineering Ltd, February 2024