



BYLAW No. 17-782

OF THE MUNICIPAL DISTRICT OF GREENVIEW No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for adopting Bylaw 17-782, being the Greenview Golf Resort Area Structure Plan

Whereas, it is deemed advisable to adopt the Greenview Golf Resort Area Structure Plan;

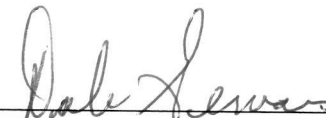
Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts the following:

1. That Bylaw 17-782 is to be cited as the 'Greenview Golf Resort Area Structure Plan.'
2. That the Greenview Golf Resort Area Structure Plan, attached hereto as Schedule A, is hereby adopted.
3. That this Bylaw shall come into effect up the date of the final passage thereof.

Read a first time this 13th day of June, A.D., 2017.

Read a second time this 25th day of July, A.D., 2017.

Read a third time and passed this 25th day of July, A.D., 2017.



REEVE



CHIEF ADMINISTRATIVE OFFICER



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

GREENVIEW GOLF RESORT AREA STRUCTURE PLAN

Prepared for:

804183 Alberta Ltd.

Prepared by:



Inspiring sustainable thinking

July 2017

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1.0 INTRODUCTION

1.1 Purpose of Plan

This Area Structure Plan (“Plan”) has been prepared on behalf of the owners of W½ 33-70-24-W5M. This Plan is required to facilitate the future subdivision and development of the subject site for country residential and recreation purposes.

The primary objective of this Plan is to provide a framework for the development the subject lands for country residential and recreation purposes in a manner that is consistent with the goals, objectives and policies of the Municipal District of Greenview No. 16 (Greenview), including the Sturgeon Lake Area Structure Plan. This Plan establishes the future land use and circulation patterns proposed for the site.

1.2 Plan Area Location

The land affected by this Plan is located 20 km (13 miles) northwest of the Town of Valleyview, and 2.4 km (1.5 miles) north of Highway 43 adjacent to Sturgeon Lake as shown on Map 1.

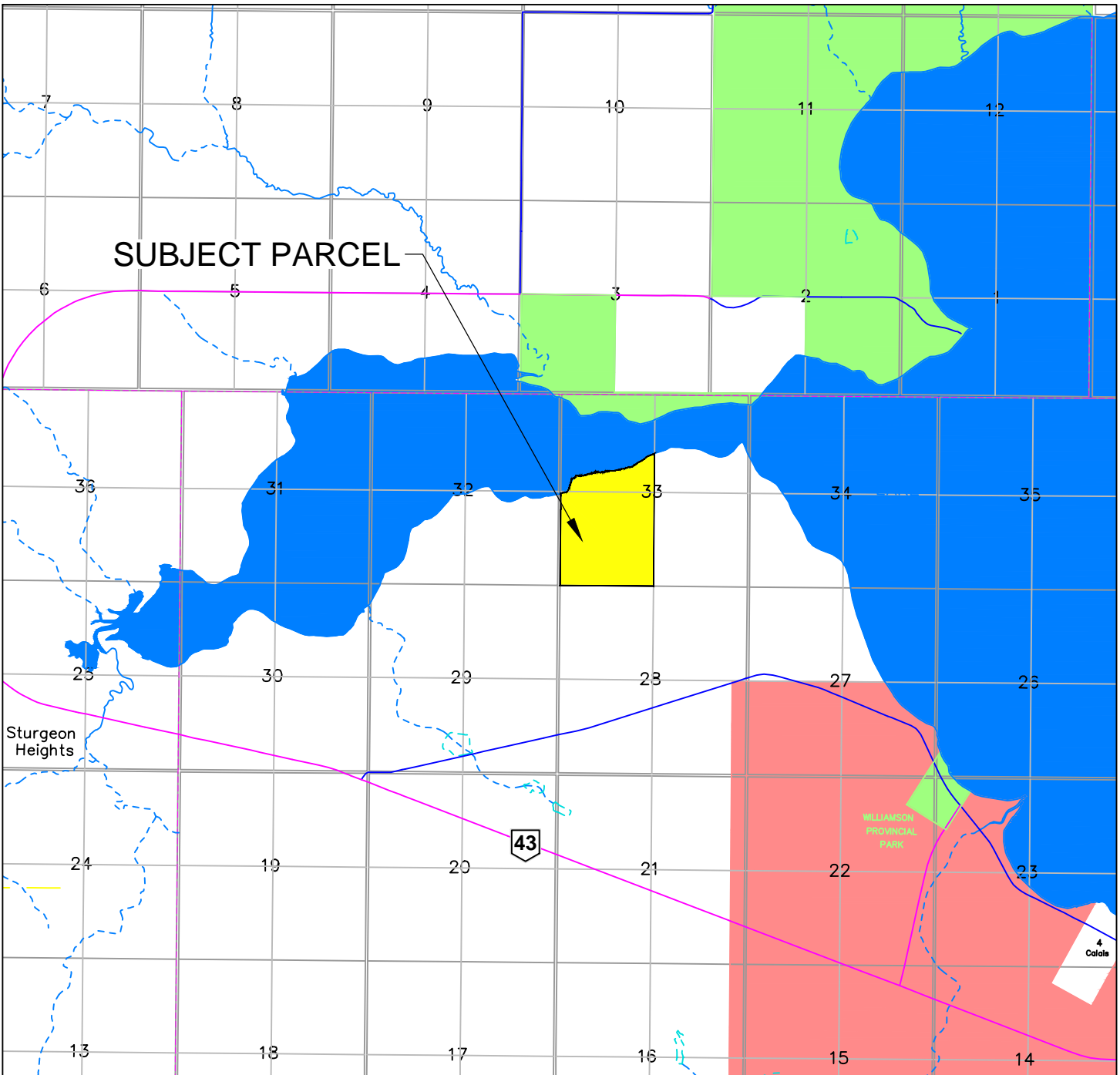
This Plan applies to approximately 88 ha (217 ac) of land, legally described as W½ 33-70-24-W5M. Sturgeon Lake’s West Bay bounds the Plan area to the north and Range Road 244 abuts the Plan area to the west as illustrated on Map 2.

1.3 Ownership and Dispositions

The majority of the subject land is under the ownership of 804183 Alberta Ltd. The SW 33 was previously subdivided to create two country residential lots (Lots 1 and 2, Block 1, Plan 0926546 and associated environmental reserve), and for the widening of Range Road 244. No encumbrances are present on title that negatively affect the future development of the subject lands.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
Pt. NW 33-70-24-W5M	Government of Alberta	2.98
Pt. NW 33-70-24-W5M	804183 Alberta Ltd.	12.50
SW 33-70-24-W5M	804183 Alberta Ltd.	62.35
Lot 1, Block 1, Plan 0926546	Private	0.38
Lot 2, Block 1, Plan 0926546	Private	0.65
Lot 3ER, Block 1, Plan 0926546	MD of Greenview No. 16	0.08
Plan 1021334 (Road)	MD of Greenview No. 16	0.78
Plan 0926546 (Road)	MD of Greenview No. 16	0.06



SUBJECT PARCEL

Sturgeon Heights

WILLIAMSON PROVINCIAL PARK

43

4
Calais

GREENVIEW GOLF RESORT AREA STRUCTURE PLAN MUNICIPAL DISTRICT OF GREENVIEW NO.16

Map 1 Location Plan

SCALE 1 : 50,000

LEGEND

— ASP Boundary



JUNE 22, 2017

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STURGEON LAKE

CROWN

LOT 1 BLK. 1
PLAN 092 6546
C. of T. 092 205 733

CROWN

N.W. 33-70-24-5
C. of T. 102 167 620 +1

N.E. 33-70-24-5

LOT 2 BLK. 1 PLAN 092 6546
C. of T. 092 205 733 +1

LOTA
PLAN 5292 RS

Road Plan
102 1334

S.W. 33-70-24-5
C. of T. 102 167 620

S.E. 33-70-24-5

S.E. 32-70-24-5

Rge. Rd. 244

GREENVIEW GOLF RESORT AREA STRUCTURE PLAN

MUNICIPAL DISTRICT OF GREENVIEW NO.16

Map 2 Plan Area

SCALE 1 : 7,500

LEGEND

 ASP Boundary



JULY 25, 2017

1.4 Site Characteristics

As illustrated on Map 3, the predominant use in the Plan area is the Greenview Golf Resort. The resort consists of a forested nine-hole golf course on the north half of the site (with land partially cleared for an additional nine holes to the south), and associated improvements such as a clubhouse, maintenance and storage buildings, and a dwelling unit that serves as a caretaker's residence. A recreational vehicle camping area of approximately 90 stalls is located on the west and southwest portions of the site.

Two developed country residential lots are located in the northwest corner of the Plan area.

An intermittent drainage course is located in the northwest portion of the Plan area that drains into Sturgeon Lake from the golf course.

As shown on Map 4, site elevations range from 700 m on the south side of the Plan area to 680 m at the lake shore, representing an average slope of 2.5%. Although the site generally drains naturally toward the lake, a series of irrigation ponds on the golf course also serve a role in stormwater management and retention.

1.5 Historical Resources

A search of Alberta Culture records indicates that there is no historic resource potential for the lands in the Plan area.

1.6 Wells and Pipelines

A review of provincial records indicates that there are no active or abandoned oil wells, gas wells or pipelines located within or adjacent to the Plan area.

1.7 Policy and Regulatory Context

1.7.1 Provincial Legislation

This Plan meets the statutory requirements of the Municipal Government Act.

Located within the proposed Upper Peace Region, there is not yet a Regional Plan in place to guide the preparation of other statutory plans.

1.7.2 Municipal Development Plan

This Plan has also been prepared in accordance with Greenview's Municipal Development Plan (MDP). The applicable MDP policies are as follows:

1.4.1(b) Greenview shall accommodate growth ... (iv) By promoting and accommodating developments which contribute to a diversification of the area's economy including tourism.

STURGEON LAKE

N.W. 33-70-24-5
C. of T. 102 167 620 +1

N.E. 33-70-24-5

LOT 1 BLK. 1
PLAN 092 6546
C. of T. 092 205 733

LOT 2 BLK. 1 PLAN 092 6546
C. of T. 092 205 733 +1

LOTA
PLAN 5292 RS







S.W. 33-70-24-5
C. of T. 102 167 620

S.E. 33-70-24-5

S.E. 32-70-24-5

Rye Rd. 244

LEGEND

-  ASP Boundary
-  BUILDING
-  WATER
-  GRAVEL ROAD/ TRAIL
-  ASPHALT ROAD
-  OVERHEAD POWER

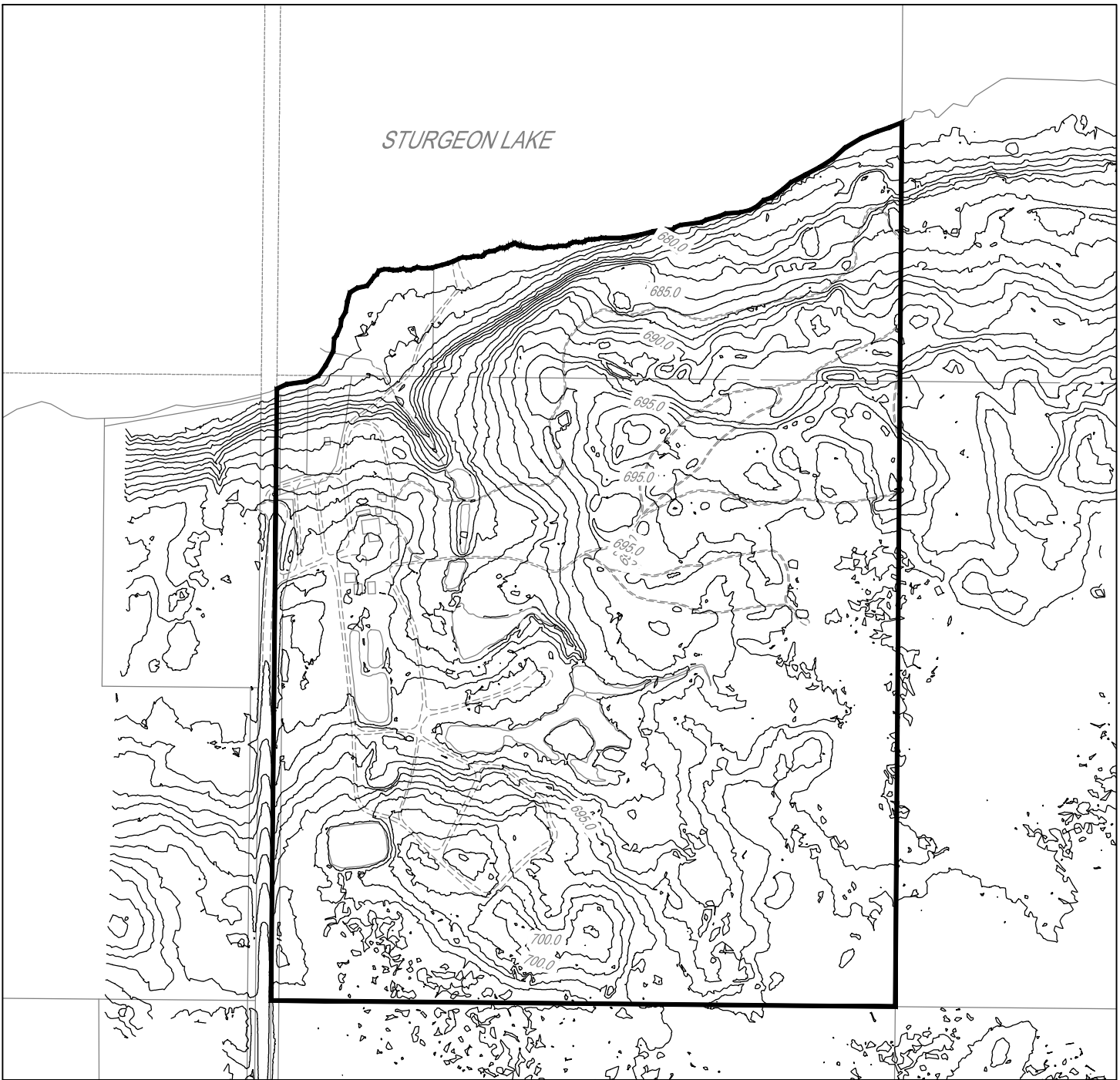
**GREENVIEW GOLF RESORT
AREA STRUCTURE PLAN
MUNICIPAL DISTRICT OF GREENVIEW NO.16
Map 3
Existing Conditions**

SCALE 1 : 7,500







JUNE 22, 2017

STURGEON LAKE



LEGEND

-  ASP Boundary
-  BUILDING
-  WATER
-  GRAVEL ROAD/ TRAIL

**GREENVIEW GOLF RESORT
AREA STRUCTURE PLAN
MUNICIPAL DISTRICT OF GREENVIEW NO.16
Map 4
Topography**

SCALE 1 : 7,500



JUNE 22, 2017

- 2.7.3 *The establishment of privately owned commercial recreation and tourism facilities is encouraged.*
- 4.3.4 *In order to protect environmentally sensitive areas ... Greenview shall encourage applicants for subdivision to incorporate cluster design as a means of minimizing potential impacts and promoting efficiency of development.*
- 4.3.5 *Greenview shall direct the development of multi-lot country residential subdivisions away from ... (c) Environmentally sensitive lands.*
- 4.3.6 *Multi-lot country residential subdivisions shall only be supported if the following conditions are met ... (b) The proposed subdivision is contiguous to other country residential development to encourage cluster development unless it cannot be supported due to environmental constraints ... (g) Significant recreational or environmental areas are not to be negatively impacted.*

This Plan meets the intent of these MDP policies, as it promotes economic growth through enhanced tourism opportunities, and facilitates country residential development in an environmentally responsible fashion. This Plan also qualifies as a “Minor ASP” in accordance with Policy 10.3.2 of the MDP.

1.7.3 Sturgeon Lake Area Structure Plan

This Plan is also required to be in accordance with the Sturgeon Lake Area Structure Plan (SLASP) approved in 2002 (Bylaw 01-344). The SLASP establishes a framework for future recreational and residential development in proximity to Sturgeon Lake through the establishment of prescribed density limits within defined Development Areas around the lake. The applicable ASP provisions are as follows:

Map 3 W ½ 33 is identified as Development Area within the Primary Zone

- 4.2.2(a) *The development capacity for lands contained in the Development Areas shall be based on a density of 13 units per quarter section as listed in Appendix A [W½ 33 has an allocated density of 19 new units] ... A unit is hereby defined as 1 residence or 4 recreation sites. For the purpose of this section, a recreation site is defined as a campsite, a resort cabin, or recreational vehicle stall.*
- 4.2.7 *New residential subdivisions should be designed in accordance with the following: (a) That cluster rather than linear development be encouraged unless site relief or topography makes it impractical; (b) That vegetated buffer strips be retained between clusters and the lakeshore as per Policy 6.2.12....*
- 6.2.1 *In the Plan area, the Municipal District shall require at the time of subdivision that a strip of land with a minimum width of 6 m (20 ft) along the lakeshore and permanent watercourses be dedicated as environmental reserve. This environmental reserve may be increased to a maximum of ... (b) 91 m (300 ft) for subdivisions located on the West Bay as defined on Map 3.*

6.2.12 *In the Primary Zone, a treed/vegetated buffer shall be maintained between the lakeshore and any structural developments. Where possible this buffer shall be 61 m (200 ft) in width on the main body of the lake and long watercourses feeding the lake, and 91 m (300 ft) on the West Bay as defined on Map 3.*

7.2.2 *The Municipal District will require developments to provide a holding tank for sewage disposal if the development involves a: (a) subdivision in the Primary Zone; or (b) new development if the proposed sewage system is located within 91 m (300 ft) of the lake; or (c) new development if the proposed sewage system is located within 91 m (300 ft) of any watercourse draining into the lake.*

The development form proposed in this Plan meets the design criteria outlined in the SLASP. Any new development in the Plan area will be required to meet the density allocation specified in the SLASP.

1.7.4 Land Use Bylaw

The subject lands are currently designated as Recreation (R) District in the Municipal District of Greenview No. 16 Land Use Bylaw, with the exception of two lots zoned as Country Residential 1 (CR-1) adjacent to Range Road 244. In order to facilitate the future development of additional residential lots, the northwest portion of the Plan area is to be rezoned to Country Residential 2 (CR-2).

1.8 Community Engagement

As part of the approval process, Greenview will circulate this Plan to stakeholder agencies and neighbouring landowners for comment. The general public will also be afforded an opportunity to comment on the Plan at the public hearing conducted by Council in advance of a decision to approve the Plan.

2.0 DEVELOPMENT CONCEPT

2.1 Plan Goals

The goals of this Plan are as follows:

- a) To provide for recreational and country residential development opportunities in proximity to Sturgeon Lake in an environmentally responsible fashion.
- b) To facilitate future development in accordance with the density and environmental protection provisions of the Sturgeon Lake ASP.

2.2 Land Use

2.2.1 Map 5 illustrates the proposed land use concept for this Plan, and a summary of land uses is provided in Table 2. The estimated net developable area is 73.1 ha.

Table 2 – Land Use Summary

Land Use	Area (ha)	Percent
Gross Area	79.80	
Less Environmental Reserve	2.87	
Less Road Widening	0.84	
Less Crown Land	2.98	
Net Developable Area	73.11	100.0
Recreation (Golf Course)	51.37	70.3
Recreation Lot Area	7.57	10.4
Recreation Lot Expansion Area	9.28	12.7
Existing Country Residential (CR1)	1.03	1.4
Future Country Residential (CR2)	2.64	3.6
Public Road	1.03	1.4
Access Right-of-Way	0.19	0.2

2.2.2 The predominant use in the Plan area is the Greenview Golf Resort golf course, totaling approximately 51.4 ha. Country residential use and recreational lot development is proposed for the balance of the Plan area.

2.2.3 Country Residential development totaling approximately 3.7 ha is proposed for the northwest portion of the Plan area. This consists of two existing country residential lots created in 2009, and potential maximum of 11 additional lots. No new country residential lots will be approved that would result in development that exceeds the density allocation for the Plan area. Approval would only be considered if:

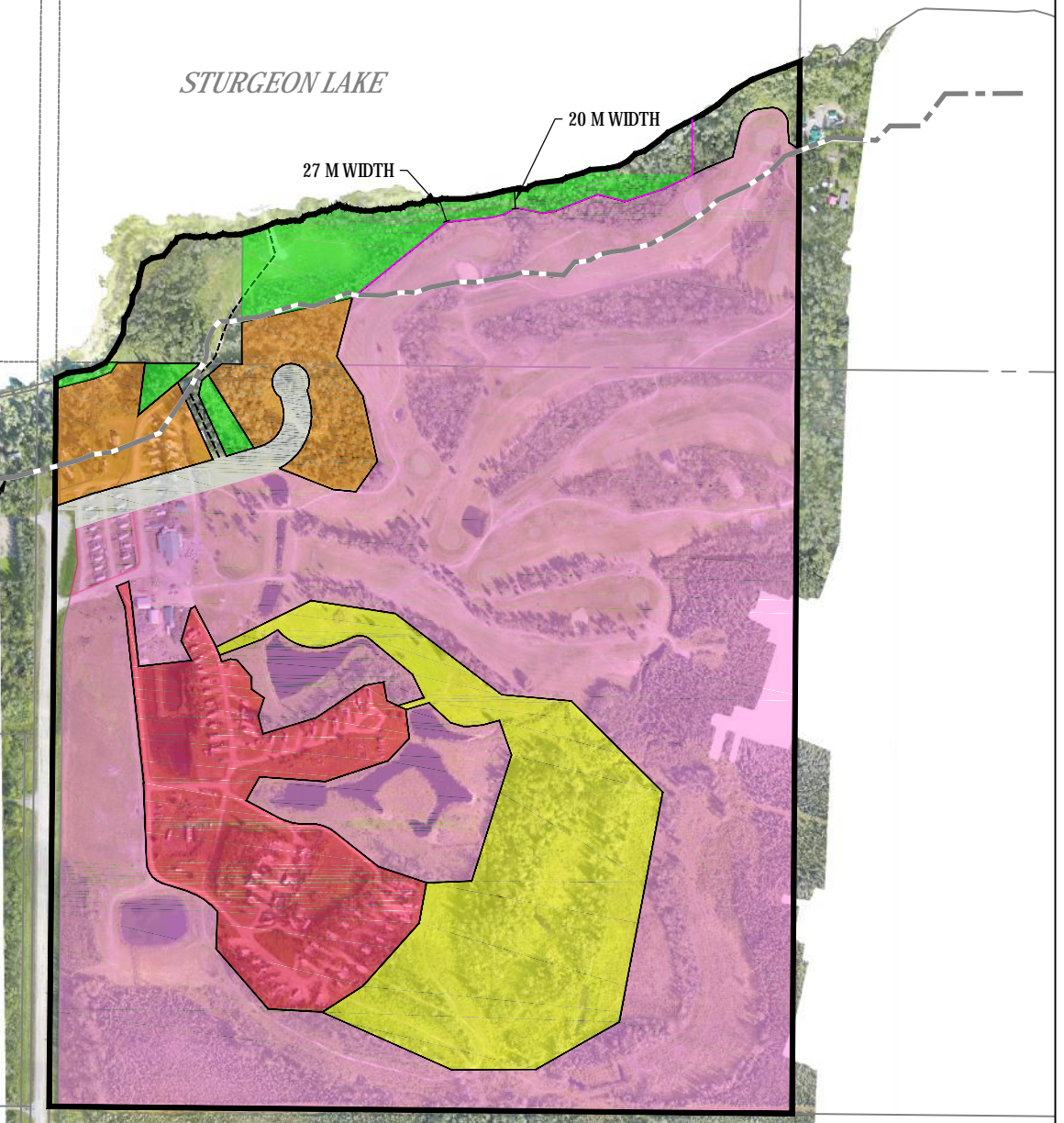
- a) There is a corresponding reduction in the number of recreation lots at the time of subdivision approval; and/or

STURGEON LAKE

20 M WIDTH

27 M WIDTH

300'
SETBACK
FROM
SHORELINE
(NO
DEVELOPMENT
ALLOWED)



GREENVIEW GOLF RESORT AREA STRUCTURE PLAN








MUNICIPAL DISTRICT OF GREENVIEW NO.16

Map 5

Development Concept

SCALE 1 : 7,500

LEGEND

-  ASP Boundary
-  Access Road
-  Country Residential
-  Recreational (Golf Course)
-  Recreational Lot
-  Recreational Lot Expansion
-  Environmental Reserve



JUNE 22, 2017

- b) The proposed development of a parking lot for the golf course results in the removal of existing Recreation Lots¹; and/or
- c) A future review and update of the SLASP results in an increased density allotment for the Plan area.

Based on a review of existing conditions, two of the proposed new Country Residential lots and a portion of the internal road are located on the site of 21 existing Recreation Lots. Elimination of these 21 Recreation Lots due to the proposed subdivision would allow for five new Country Residential lots at the 4:1 ratio under the current SLASP.

- 2.2.4 Recreational Lot development totaling approximately 7.6 ha is located in the westerly portion of the Plan area. Development in this area consists of individual recreational vehicle stalls that are available for seasonal rental. At present, there are 57 Recreation Lots located in this area.
- 2.2.5 The development of additional Recreation Lots may be allowed subject to an increase in density allotment for the Plan area that may result from a future review of the SLASP. In the event that such a density increase is approved, it is proposed that the additional density be directed to the Recreation Lot Expansion Area as illustrated on Map 4.
- 2.2.6 Municipal Reserve (MR) totaling 10% of the net developable area is required by Greenview in accordance with the Municipal Government Act to address open space needs in the Plan area. Any MR owing as a result of future country residential subdivision will be determined by Greenview's Subdivision Authority at the time of subdivision approval.
- 2.2.7 Environmental Reserve (ER) has been allocated in accordance with the SLASP in order to protect the bed and shore of Sturgeon Lake, as well as other natural areas, from encroachment. ER in the Plan area consists of:
 - a) An existing parcel (Lot 3ER, Block 1, Plan 0926546) located adjacent to the lake shore north of the existing CR1 lots;
 - b) A new buffer strip ranging from 20 m to 90 m in width adjacent to the lake shore adjacent to the golf course; and
 - c) Two lots totaling 0.38 ha to protect the drainage course and other woodland area adjacent to Crown land.
- 2.2.8 A portion of the ER identified in 2.1.7(b) is occupied by a boat dock and associated access road, as well as a day use area that is no longer in its natural state. It is proposed that an easement be entered into with Greenview and registered on the ER lands to allow these existing activities to continue.

¹ The development of a parking lot at the entrance of the golf course would result in the elimination or reallocation of 12 Recreation Lots.

3.0 INFRASTRUCTURE AND SERVICING

3.1 Road Network

- 3.1.1 An internal private road network that connects to Range Road 244 provides access to the Plan area. This network is to be retained to serve the Recreation Lot area.
- 3.1.2 A new internal subdivision road is proposed to serve the new country residential lots discussed in Section 2.1. This access road is to be surveyed out as a public roadway and constructed to Greenview’s standards at the time of subdivision.
- 3.1.3 A realigned private right-of-way, required to maintain access to an existing boat dock, will connect at the midpoint of the new public road as illustrated in Map 6. An existing easement across abutting Crown land to the north is to be retained.
- 3.1.4 The proposed alignment of the proposed internal subdivision road and realigned boat dock access will require crossing of the intermittent creek at two locations². Alberta Environment approval of these crossings will be secured by the developer as part of the design and construction of these roads.
- 3.1.5 Road widening for Range Road 244 was surveyed in 2010 (Plan 1021334). No additional road widening is required as a result of new development in the Plan area.

3.2 Servicing

- 3.2.1 No municipal services are proposed in the Plan area. All development in the Plan area is to be serviced by on-site water supply and sewage disposal facilities by individual landowners in accordance with provincial standards and the servicing provisions of the SLASP.
- 3.2.2 Stormwater management for the site is to be accommodated by way of ditch storage within the right-of-way of the internal subdivision road, as well as existing ponds that have been developed for the golf course.
- 3.2.3 The owner has a license from Alberta Environment under the Water Act to extract water from the lake to supply the golf course. Rights-of-way or easements required to accommodate access to the lake shall be secured through the subdivision process.

3.3 Shallow Utilities

All shallow utilities (natural gas, power, communications) are to be extended into the Plan area by the individual franchise holders in accordance with the MD’s servicing standards.

² The alignment of the internal subdivision road will require a new crossing of the creek. The realigned boat dock access road will continue to utilize the existing crossing. Site topography does not allow the development of a road alignment that limits creek crossings to a single location.









GREENVIEW GOLF RESORT AREA STRUCTURE PLAN

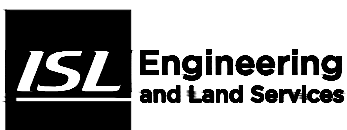
MUNICIPAL DISTRICT OF GREENVIEW NO.16

Map 6
Circulation

SCALE 1 : 2,500

LEGEND

-  ASP Boundary
-  Internal Subdivision Road
-  Existing Boat Dock Access
-  Existing Boat Dock Access to be Closed
-  Proposed Boat Dock Access
-  Creek Crossing



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3.0 IMPLEMENTATION

3.1 Phasing

It is intended that development be concentrated in the existing developed areas located on the west side of the Plan area. Intensification in these areas will enable the developer to optimize existing roadways and other available infrastructure.

3.2 Zoning

Zoning for the Plan area is a combination of Recreation (R), Country Residential 1 (CR-1), and Country Residential 2 (CR-2) under the MD's Land Use Bylaw. Applications to rezone the subject lands will be submitted to the MD prior to subdivision approval as required.

3.3 Technical Reports

Supporting technical documentation, as determined by the MD, including but not limited to geotechnical assessments, wetland assessments and hydrogeological reports will be submitted with subdivision and/or development permit applications.

3.4 Development Agreements

Development agreements shall be entered into with the MD to address such matters as internal road construction and the installation of other improvements as a condition of subdivision and/or development permit approval.