

BYLAW 9-2022
KAWTIKH RESORT AREA STRUCTURE PLAN

Section 633 of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

It is advisable to adopt a new area structure plan for the Kawtikh Resort area;

Council enacts:

- Adoption
- 1 The document entitled "Kawtikh Resort Area Structure Plan" attached to this bylaw as Schedule "A" is hereby adopted as an area structure plan pursuant to the *Municipal Government Act*, RSA 2000, c M-26, as amended.

FIRST READING: April 5, 2022

EDMONTON METROPOLITAN REGION BOARD APPROVAL: June 24, 2022

SECOND READING: July 5, 2022

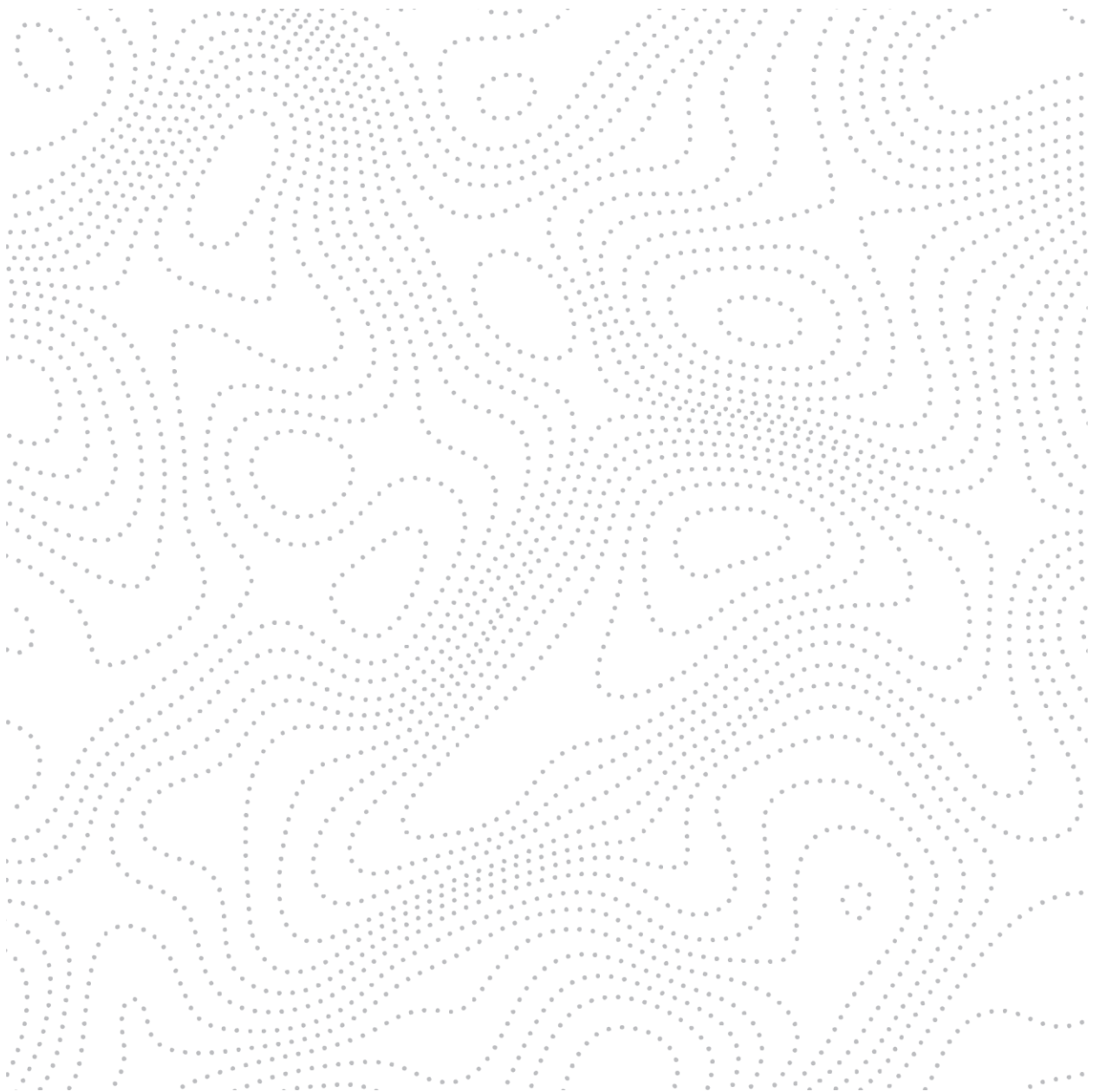
THIRD READING: July 5, 2022

SIGNED THIS 5 day of July, 2022.

ORIGINAL SIGNED BY ROD FRANK
MAYOR

ORIGINAL SIGNED BY MAVIS NATHOO
DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

KAWTIKH RESORT AREA STRUCTURE PLAN



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1 Introduction

1.1 Purpose

The purpose of the Kawtikh Resort Area Structure Plan (ASP) is to provide a framework for subdivision and development of a Seasonal Recreation Resort.

1.2 Location

Kawtikh Resort is located on the northern shore of Hastings Lake in the Beaver Hills policy area, with access off of Range Road 205 (see *Map 1: Location*). The site is approximately 8.17 ha (20.2 ac) in size and includes the following legal parcels:

- Plan 922 0848 Lot 5
- Plan 862 1184 Lot 3ER

1.3 Vision and Principles

Vision Statement:

Kawtikh will be designed as a seasonal recreational resort that provides unique recreational and tourism experiences in Strathcona County. Heavily treed and located on the shores of Hastings Lake, seasonal resort lovers will enjoy this discrete, nature filled, low impact destination which maintains the rural character of the surrounding community and minimizes impacts on the natural environment.

Principles:

- Respect the form, views, privacy and character of adjoining agricultural properties.
- Provide a basic level of service and recreational opportunities for resort owners and guests.
- Provide opportunities for tents, recreational vehicles and cabin camping within the resort.
- Conserve and protect natural and environmental features within the plan area.
- Protect the adjacent lake and lakeshore.



2 Administration

2.1 Planning Context

The Kawtikh Seasonal Recreational Resort Structure Plan (ASP) should be read in conjunction with Strathcona County’s MDP, supporting technical documents, as well as other Strathcona County policies and documents. Additionally, regional plans as well as provincial acts and regulations apply, such as the Municipal Government Act and the Edmonton Metropolitan Region Growth Plan.

2.2 Policy Structure

This document uses specific terminology within policies, as outline in the table below, to ensure that they have clear intentions that are designed to be achieved through actions. All policies contain one of the following actions:

REQUIRE - these policies are compulsory and must be met in order to receive County administration support for a proposal. Require policies are always paired with ensure. Require is the compulsory obligation and ensure explains the result that is to be achieved.

ENCOURAGE - proposals should be consistent with all applicable encourage policies in order to be supported by County administration. Proposals which do not meet an applicable encourage policy must provide justification to the satisfaction of County administration as to why the applicable encourage policy

Figure 1: Planning Hierarchy



cannot be met. Encourage policies are always paired with promote. Encourage is what is expected and promote shows active County encouragement for the result that is to be achieved.

CONSIDER - proposals that fall under a consider policy will be evaluated on a case-by-case basis and may or may not be supported or enacted by County administration based on the specifics of the proposal and how it aligns with the goals and objectives of this plan. Consider policies are always paired with support. Consider is followed by criteria for when an action may be suitable, and support shows passive County support through the conditional consideration of the result that is to be achieved.

ACTION		INTENTION	
Require	Is a compulsory	Ensure	To make sure of a result through a requirement
Encourage	Provides direction for what is expected	Promote	Shows active County encouragement
Consider	Provides criteria for when actions may be suitable	Support	Shows passive County support through conditional consideration

2.3 Interpretation

All map symbols, locations, and boundaries contained within the Kawtikh Resort ASP shall be interpreted as approximate unless otherwise specified in the plan or coincide with clearly recognizable physical features or fixed (e.g. legal) boundaries.

Definitions

Terms used within this document may be given their meaning from the following documents in order of priority:

- Municipal Government Act.
- Municipal Development Plan
- Land Use Bylaw

Other terms shall be given their usual and customary meaning.



3 General

3.1 Transportation

Kawtikh Resort is accessed from Range Road 205. No off-site improvements are being proposed in this ASP. The existing internal circulation network is developed to a private standard, with the road surface width varying between 4-6m wide. The main access road to the site is shared with an existing property legally described as Part of NE-19-51-20-W4M. Internal circulation roads are a mix of one-way and two-way roads, with the majority of the site access roads being one-way directional. The general layout and traffic direction of the internal road network is identified in *Map 2: Land Use Concept* and *Map 3: Transportation Concept*.

Goal

Provide safe and efficient access to resort site and on-site amenities within the plan area.

Objectives

The Kawtikh Area Structure Plan will ensure:

1. The **private roads** network provides suitable vehicular access to the individual resort sites and amenities throughout the resort.
2. The **transportation network** considers vehicles, pedestrians and other non-motorized users in the design and function.
3. Opportunities for the development of **Trails and Pathways** are provided.
4. Minimum **Parking** is provided and parking locations are clearly identified.

Policies:

3.1.1 Access Road

1. **Require** the landowner to provide access to Part of NE-19-51-20-W4M through Plan 922 0848 Lot 5 by way of an access easement to **ensure** access is maintained to both properties.

3.1.2 Private Roads

1. **Require** the landowner(s) to operate and maintain all private roadways within the development to **ensure** appropriate access to each resort site.
2. **Require** that roadways be designed to a minimum 4.0m width for one-way traffic and 5.0m width for two-way traffic to **ensure** safe use by vehicles, pedestrians and other users.
3. **Consider** access for emergency vehicles in the private roadway design to **support** the safety of resort users.
4. **Require** access onto the County Road to adhere to County Standards to **ensure** public safety.

3.1.3 Trails and Pathways

1. **Encourage** the development of off-road pedestrian trails throughout the development to **promote** on-site recreational opportunities for resort guests.

3.1.4 Parking

1. **Require** vehicular parking on each resort site to **ensure** minimum parking standards are met.
2. **Consider** identifying designated visitor parking spaces near each of the resort amenity buildings when visitor traffic exceeds available onsite parking to **support** the orderly use of amenity facilities and parking throughout the resort site.

3.2 Utilities

The existing campground is currently serviced by three water wells, with several cisterns and a pressure tank. Water taps are available for every 4 sites. As part of the proposed seasonal recreation resort, this system will remain largely intact, with the main components of the water system located on common property. The only significant change to the system is that splitters will be installed at the current water taps and waterlines extended to provide private water utility services to each of the resort sites.

Each resort site owner will be responsible for having their own holding tank located within their resort site. This holding tank may be the internal tank built into a recreational vehicle, or if the site owner constructs a cabin, an external tank will be developed on their site. The existing dwelling unit (to be converted to residential security/operator suite) and amenity buildings also are required to collect and store all wastewater within a holding tank. The landowners(s) will coordinate wastewater collection from all holding tanks on site, with this service to only be offered to private resort sites between the months of April to October. All wastewater will be trucked offsite and disposed of according to provincial laws.

Kawtikh Resort does not currently have a comprehensive stormwater management system. There is little paved area within the resort and water is either absorbed into the ground or collected in ditches and swales where it eventually dissipates.

Power is currently available to all of the buildings and sites. A combination of 15-amp and 30-amp power sites exist and will remain under the ASP.

There is an existing natural gas line into the site that provides gas service to services, operational buildings and residential security/operator suite on the site. No natural gas is currently available to individual resort sites.

Communal waste bins will be provided on-site, with private commercial service waste removal to be contracted to pick up waste, consistent with current operations.

Goal

To provide safe and efficient utilities and services to the resort guests while maintaining the water quality of the local watershed.

Objectives

The Kawtikh Area Structure Plan will ensure:

1. All development within the plan area has access to adequate **private utilities and services** which are seasonal in nature.
2. The existing **Stormwater Management** system, and any future update or additions to the stormwater management system, maintains the water quality of the local watershed and does not impact adjacent properties.
3. The existing and future **waste disposal** meets the current County waste management policies.

Policies:

3.2.1 Private Utilities and Services

1. **Require** all services, operational buildings, the residential security/operator suite and resort sites to have access to power and water utilities that are designed and constructed in accordance with applicable legislation to **ensure** these services are available and safe.
2. **Encourage** all buildings and resort sites to have access to natural gas to **promote** improved operations of the resort.
3. **Require** onsite sanitary holding tanks which meet applicable safety codes standards or sanitary holding tanks that are located within recreational vehicles to **ensure** appropriate disposal of wastewater.
4. **Require** the landowners(s) to be responsible for the design, construction, operation and maintenance of all on-site private utilities to **ensure** they remain privately owned and operated.
5. **Require** all existing and future communal utility infrastructure to be located within the common amenity area or within easements, to **ensure** access and management of utilities by landowner(s) is not impeded.
6. **Require** all new lighting to be dark sky compliant in accordance with County policies and standards to **ensure** conservation of the Beaver Hills Dark Sky Preserve.
7. **Require** that communal water services for resort sites are installed above the frost line or use an alternative seasonal approach to **ensure** this development remains a seasonal recreational development and not a residential development.

3.2.2 Stormwater Management

1. **Require** all future stormwater management infrastructure, if required by future development permit applications, to be managed and operated by the landowner(s) to **ensure** there is no impact to adjacent properties.

3.2.3 Waste Disposal

1. **Encourage** waste disposal areas to be maintained appropriately and made accessible to resort users to promote proper disposal of waste.
2. **Require** waste disposal areas to be screened from view from shared property boundaries to **ensure** that views from adjacent properties are not impacted.
3. **Encourage** the design of collection areas to consider appropriate hard surfacing, fencing and other elements to **promote** good land stewardship practices and reduce wildlife and environmental impacts.
4. **Encourage** the resort to use the County's commercial standards for waste management processes, as they are updated from time to time, to **promote** waste diversion and limit the amount of waste from the resort that ends up in the land fill.



4 Land Use Concept

4.1 Site Use

Kawtikh incorporates an existing campground development with fifty-five (55) campsites into a seasonal recreational resort. This ASP supports the development of an additional five (5) resort sites, for a total of sixty (60) sites and allows for consideration of bareland condominium subdivision of the site. Resort sites will provide a location to construct a cabin or locate a recreational vehicle. Resort sites are intended for seasonal recreational use and shall not be used for year-round residences.

The existing barbeque centre and maintenance shop provides an amenity for the resort community as well as serves a practical function for the operations of the resort. This structure is located near the resort entrance. The playground, also located in the open area near the entrance of the resort, will be redeveloped and updated as part of the seasonal recreation resort development. There is an existing dwelling unit that will be converted to a residential security/operator suite. A retail convenience store may be developed within or near the residential security/operator suite as an amenity for the resort guests.

The majority of the property outside the resort sites will remain undeveloped and is usable by the resort community as common amenity space. While there are no current plans to develop additional services or amenities in this community, further development of the common amenity space may occur in the future. Should a bareland condominium subdivision occur, all lands outside of the private resort sites will be common property. A landscaping buffer will be maintained on the western shared boundary of the Seasonal Recreation Resort site to provide a buffer between this land use and the adjacent neighbour.

Goal

To allow a private recreational development adjacent to Hastings Lake.

Objectives

The Kawtikh Area Structure Plan will ensure:

1. Opportunities for **resort sites** for recreation vehicles and cabins;
2. The provision of **services** to meet the daily needs of resort guests;
3. Access to **common amenity space** for resort guests;
4. The inclusion of **operational buildings** which allow for the continued maintenance and operation of the resort;
5. **Compatibility** between uses and with adjacent land uses.

Policies:

4.1.1 Resort Sites

1. **Require** that resort sites be located within the resort sites area shown on Map 2: Land Use Concept to **ensure** minimal alteration to the existing development layout.
2. **Require** resort sites to be for recreational use only to **ensure** the resort sites are not used as a permanent residence.
3. **Require** a maximum of 60 resort sites to **ensure** the intensity of the recreational land use does not change from what is approved in this ASP.
4. **Encourage** either recreational vehicles or cabins on resort sites to **promote** a variety of recreational opportunities.

4.1.2 Services

1. **Encourage** the provision of onsite communal washroom, showers and laundry facilities during operating season to promote a minimum basic standard of services for the resort community.
2. **Consider** the development of additional on-site services and amenities of a scale that is appropriate for the number of resort users within the Common Amenity Space, Services and Operations area as shown on Map 2: Land Use Concept to **support** low impact recreational uses within the resort area.
3. **Encourage** limited hard surfacing to **promote** the rural, recreational character of the community.

4.1.3 Common Amenity Space

1. **Require** a minimum ten percent of land within the plan area to remain common amenity space to **ensure** resort guests have access to recreational space outside their own resort sites.
2. **Consider** the development of active and passive recreational amenities of a scale that is appropriate for the number of resort users within the within the Common Amenity Space, Services and Operations area shown on Map 2: Land Use Concept to **support** the recreational character and use of resort.

4.1.4 Operational Buildings

1. **Require** a maximum of one (1) residential security/operator suite to be located within plan area to **ensure** the intensity of the residential land use does not change.
2. **Consider** the expansion of the existing maintenance building, residential security/operator suite or addition of new maintenance or operational structures of a scale that is appropriate for the number of resort users within the within the Common Amenity Space, Services and Operations area shown on Map 2: Land Use Concept to **support** the needs of resort guests or new municipal policies (e.g. expanded waste sorting).
3. **Require** that maintenance facilities and other operational needs of the resort are accessible by vehicles and the resort community to **ensure** proper management of facility.

4.1.5 Compatibility

1. **Require** that a 10m landscaping buffer along the shared western boundary of the property is maintained to **ensure** the retention of the rural character and compatibility with adjacent land owners.

4.2 Natural Environment

Kawtikh Resort is located within the the Beaver Hills Biosphere area. This area is identified as an area of environmental significance, with many wetlands, lakes and other environmentally significant areas. The previous development of the existing recreational campground on this site provides a unique tourism opportunity within the Beaver Hills Biosphere that was sensitive to the unique environmental features of this area. The resort development proposed in this ASP will maintain much of the same development and land uses that currently exist on this site and, where appropriate, improve upon them.

Through previous development applications, an environmental reserve (ER) lot was created along the lakeshore. This ER lot provides public access to the lake and restricts development near the lake. This ER lot will be retained as part of this development.

Vegetation and trees are seen as key environmental features in the protection of watersheds and the biosphere. This ASP provides policies with additional protections for the tree stands within the plan area.

Goal

To protect the watershed and existing environmental features within the plan area, including the adjacent shoreline.

Objectives

The Kawtikh Area Structure Plan will ensure:

1. Public access to **Hasting Lake** while respecting the interest of resort owners and guests.
2. **Tree Stand** and vegetation removal for future development will be limited.

Policies:

4.2.1 Hastings Lake

1. **Require** the existing Environmental Reserve along the waterfront to be conserved in its natural state to **ensure** public access to the crown-owned Hastings Lake.
2. **Require** all Environmental Reserve land boundaries along the lakeshore to be appropriately identified to **ensure** resort guests are aware of the location of the Environmental Reserve boundaries.
3. **Encourage** that all resort site owners be provided educational information on the development restrictions and public access to the Environmental Reserve lands along the lakeshore through onsite signage to **promote** the resort community's awareness of these restrictions and permissions.
4. **Encourage** a minimum 30.0 m development setback from the 1:100 floodplain of Hasting Lake to **promote** the conservation of the waterbody.
5. **Consider** a development setback less than 30.0 m from the 1:100 floodplain of Hasting Lake where an environmental and geotechnical assessment prepared by a qualified professional verifies that a lesser setback is warranted to **support** responsible interactions with nature.

4.2.2 Tree Stands

1. **Encourage** that tree clearing for new developments is minimized by locating new structures and amenities within existing cleared areas to **promote** the rural character of the resort community.
2. **Consider** tree clearing for new developments only where the cleared area is limited to what is required for the development footprint, construction, access and fire safety to **support** the conservation of tree stands.



5 Implementation

5.1 Development Staging

With the exception of the five newly proposed resort sites and access road to the new resort sites, the majority of the development is pre-existing. As part of the seasonal recreation resort development, the five new resort sites and access road will be developed in one stage.

Development of additional communal building or amenities may occur over time and must be consistent with the policies of this plan.

5.2 Implementation Items

Land Use Bylaw Amendment

A land use bylaw amendment is required to rezone the property to a land use district that supports the proposed seasonal recreational resort use and bareland condominium subdivision of the site.

Subdivision and Development

Prior to the bareland condominium subdivision of the site, development permits are required for the change of use from the current *campground* use to a *seasonal recreational resort* use and for any building that does not have a valid development permit for its intended use.

As the site continues to develop, future development permit applications will be required for any new use or structure located within the development, including any future communal buildings or cabins located within the private resort sites.

A subdivision application is required to allow for the bareland condominium subdivision of the site. The two private parcels will be consolidated as part of the bareland condominium subdivision. The existing environmental reserve parcel will remain as-is and the 10m landscape buffer implemented through the registration of an appropriate instrument on the title of all properties within the buffer area.

Improvements will be required to ensure that the policies of this ASP are met and resolutions to existing encroachments on adjacent environmental reserves and the lakeshore are provided.

Details of the engineering servicing upgrades, location of the 1:100 floodplain and any other required assessments will be provided through the subdivision and development approval process.

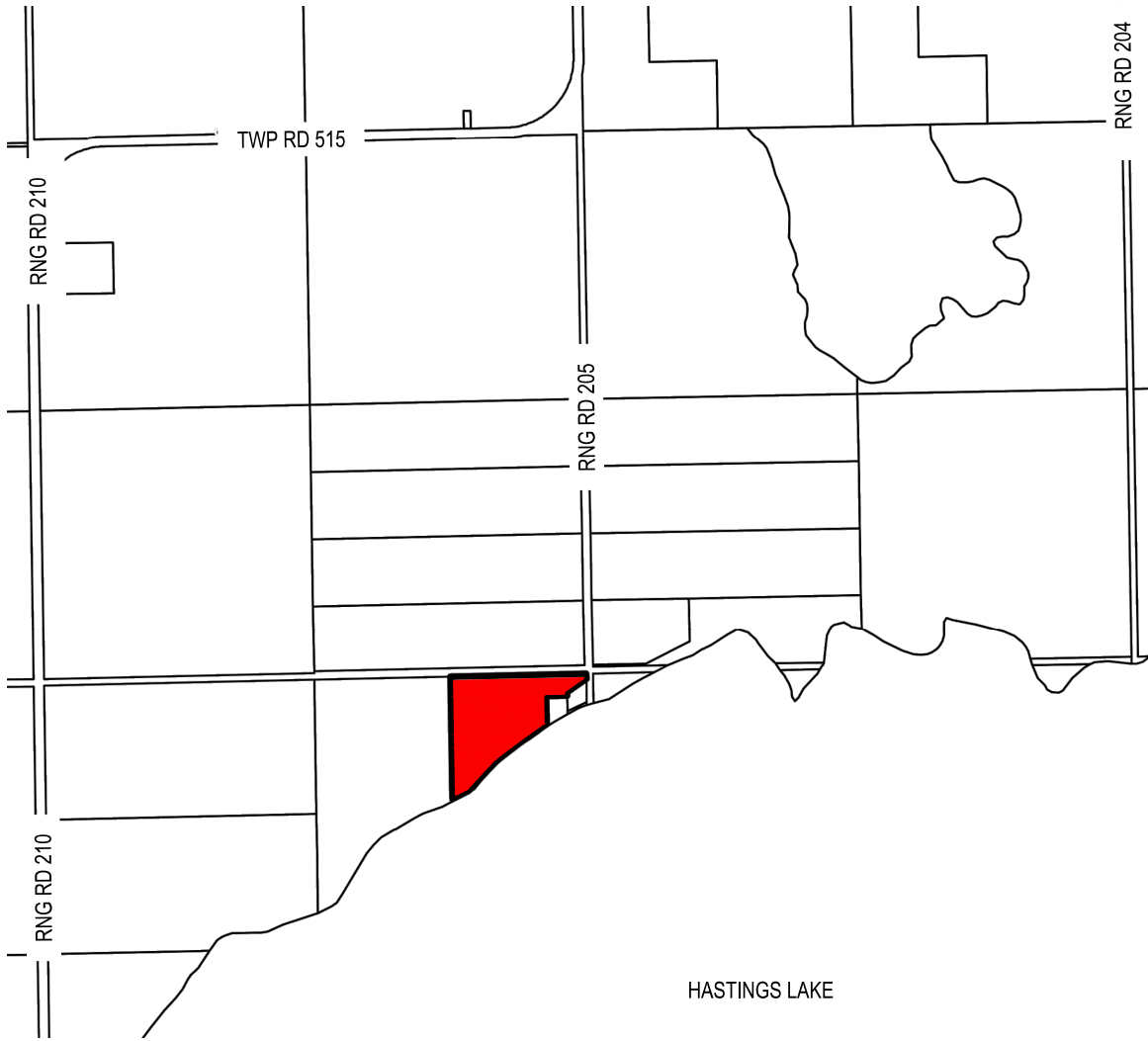


6 Maps

Map 1: Location

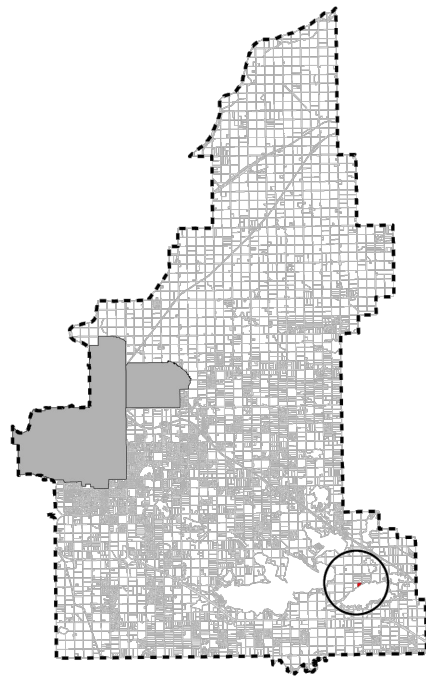
Map 2: Land Use Concept

Map 3: Transportation Concept



LEGEND

 ASP Boundary



RURAL LOCATION MAP

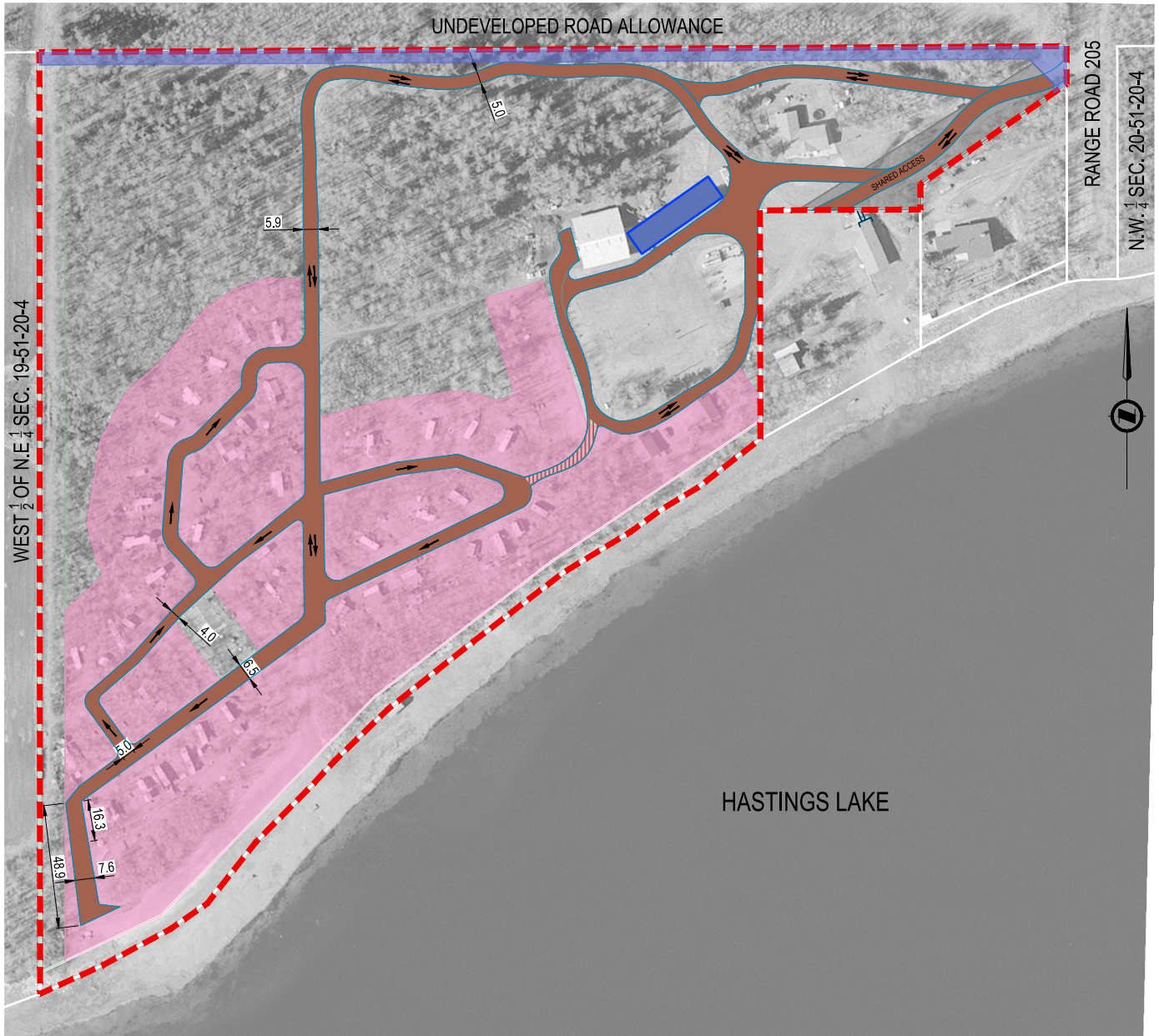


LEGEND

- - - - - ASP Boundary
- Internal Circulation Roads (Gravel)
- Joint Access
- Resort Sites
- Common Amenity Space, Services and Operations
- Landscape Buffer
- Environmental Reserve
- Road Widening
- / / / / / Emergency Access Road



THIS PLAN IS CONCEPTUAL ONLY. THE EXACT LOCATION OF LOT LINES AND ON-SITE INFRASTRUCTURE MAY BE CALIBRATED THROUGH FUTURE PLANNING AND DEVELOPMENT APPLICATIONS.

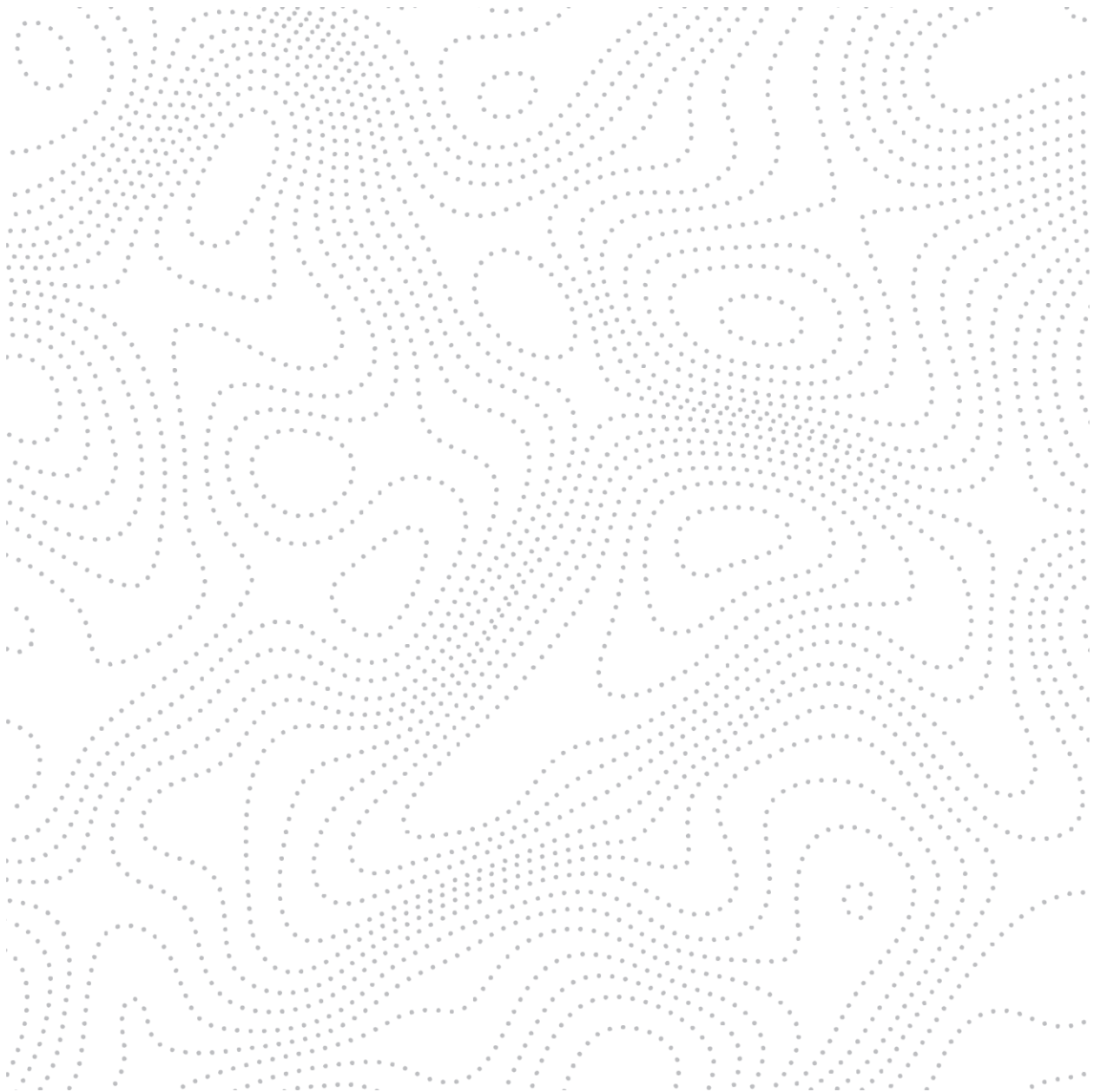


LEGEND

- - - ASP Boundary
- Joint Access
- Resort Sites
- ↑ One Way Traffic Direction
- ↔ 2-Way Traffic Direction
- Internal Circulation Roads (Gravel)
- / - Emergency Access Road
- Visitor Parking
- Road Widening



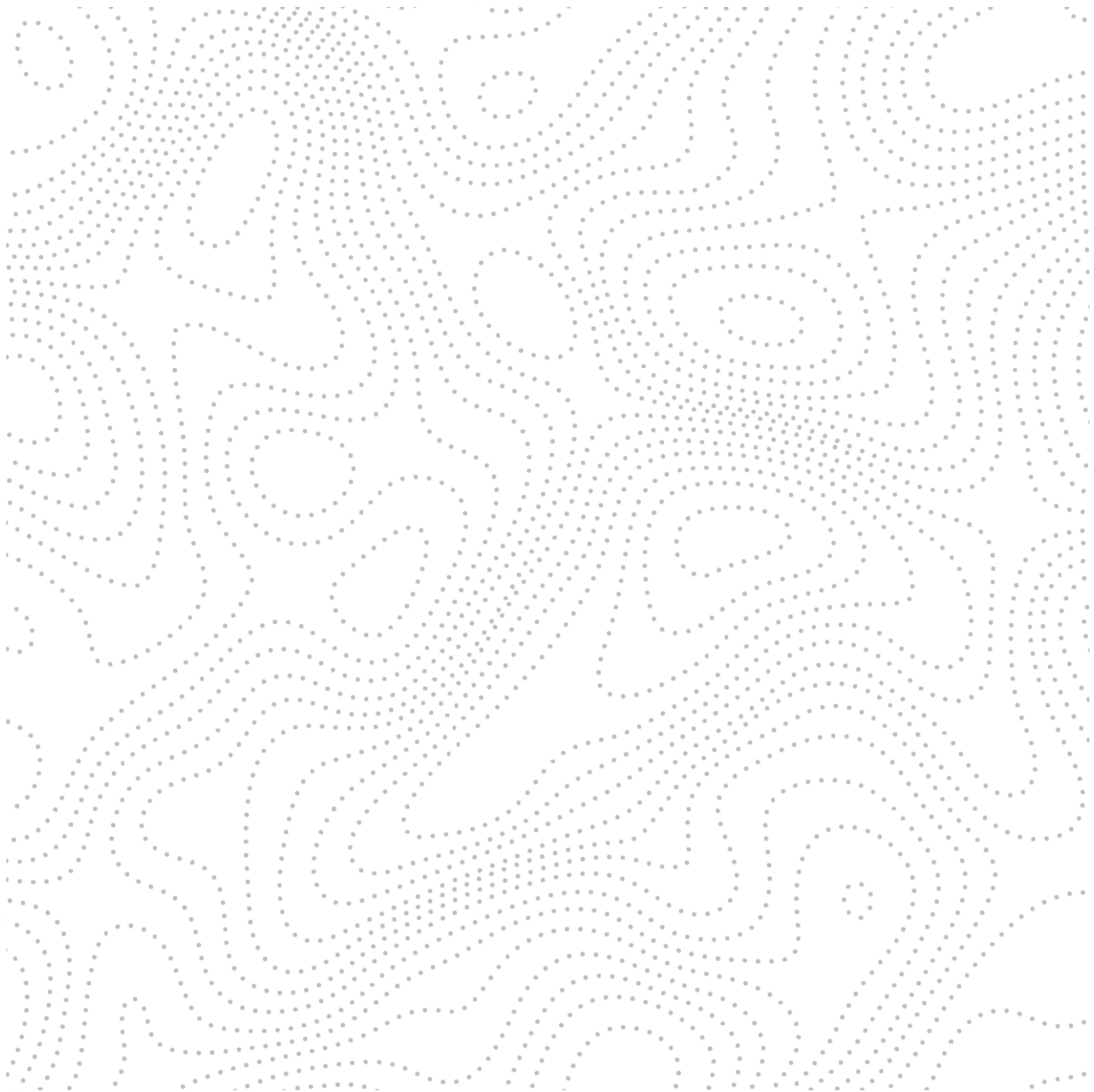
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Appendix A: Statistics Table

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ASP STATISTICS FOR SEASONAL RECREATION RESORTS			
Category	Area (ha)	Area (%) GLA	Total
Gross Land Area (GLA)	8.17 ha	100%	
Estimated Environmental Reserve (ER)	0.26 ha	3%	
Roadway Dedication	0.21 ha	2.4%	
	Area (ha)	Area (%) NDA	
Estimated Net Developable Area (NDA = GLA - ER)	7.7 ha	100%	
Estimated Municipal Reserve (MR) dedication	0.0 ha	0%	
Landscaping Buffer	0.36 ha	4.7%	
Estimated Common Amenity Space	4.09 ha	53.1%	
Estimated Resort Sites Area	3.25 ha	42.2%	
Estimated Number of Resort Sites			60 sites



Appendix B: Public Engagement Summary

Due to potential public health risks related to the COVID-19 pandemic, all public engagement was complete via mail, phone or online.

Engagement Opportunities:

Pre-Application Notice February 2021	Virtual Open House on December 14, 2021	Post-Open House Comment Period January 2022
<ul style="list-style-type: none">•Purpose: inform local residents of the application and proposed changes to the existing Kawtikh Resort•19 notices mailed out to residents•Notice in the local paper for 2 weeks•Responses recieved:<ul style="list-style-type: none">- 2 phone calls- 1 email- 4 letters	<ul style="list-style-type: none">•Purpose: provide local residents the opportunity to discuss the application with the developer and provide comments on the proposal•19 invitations mailed•Attendees:<ul style="list-style-type: none">- 7 Residents- Applicant- Applicant Planner- County Planner- Councillor Lawrence	<ul style="list-style-type: none">•Purpose: Provide local residents an opportunity to submit comments after the the Virtual Open House•7 letter/email responses

Key topics identified by local residents:

- Potential residential use of the development / seasonal use of development
- Traffic along Range Road 205
- Concern over increased development on the site
- Bareland Condo Ownership vs. Campground.
- Amenities/General Store
- Crime and Safety
- Other
 - Environmental Impact
 - Agricultural Parcel / Split Zoning of the site
 - Day Use of Site
 - Campground operation / Campground guest interactions
 - Signage
 - Dark Skies Policy