

*Adopted March 7, 2002.*

**PARADISE RANCH  
AREA CONCEPT PLAN  
Proposed Amendment**

**Prepared for:**

**905801 Alberta Ltd.  
(operating as Paradise Ranch Resort)**

**Prepared by:**

**Earth Tech (Canada) Inc.**  
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**Revised by:**

**Northland Holdings Inc.**  
March 2002

**Project No. 26995-00  
(Oracle 48255)**

# PARADISE RANCH

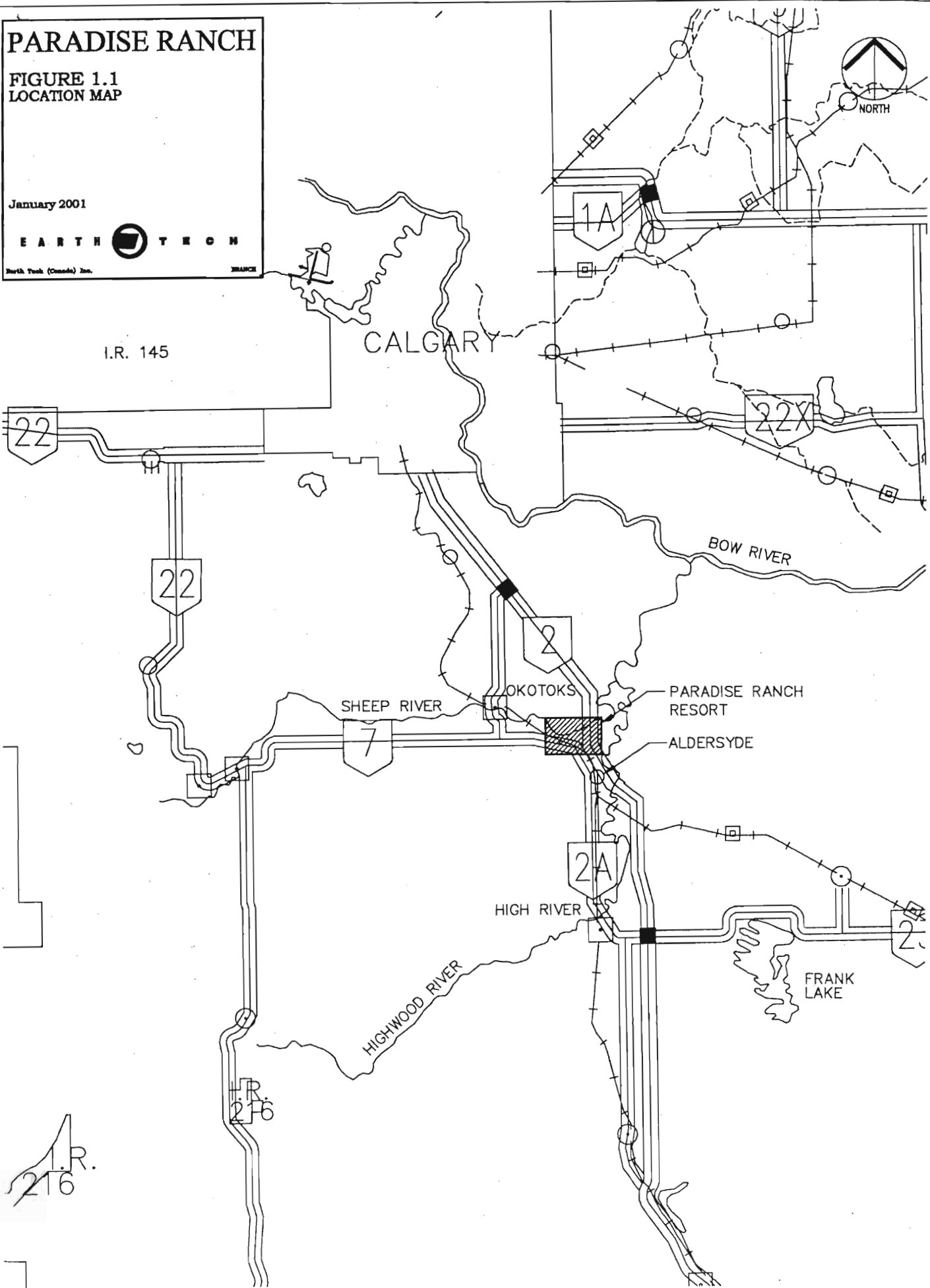
FIGURE 1.1  
LOCATION MAP

January 2001

EARTH TECH

Earth Tech (Canada) Inc.

BRANCH



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I.R.  
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## 1.0 SITE CONTEXT

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### 1.1 LOCATION

The Paradise Ranch Area Concept Plan (Concept Plan) applies to approximately 52 ha (128 acres) of land lying within the E ½ Sec. 24 – 20-29-W4M, as shown in **Figure 1.1**. The site lies south of the Sheep River, west of Highway 2. Access is currently obtained off of a public service road that parallels Highway 2 (between the plan area and the Highway).

The Concept Plan is comprised of 8 separately titled parcels of land identified as follows and shown in **Figure 1.2**.

Site #	Legal Description	Area	Ownership
1	Plan 9410556, Block 1	14.71 ha	905801 Alberta Ltd. (operating under Paradise Ranch Resort)
2	Plan 9410556, Block 3	15.19 ha	Bow Heritage Developments Ltd.
3	Plan 9610089, Block 6, Lot 2	1.6 ha	Upton Capital Corporation; Versatile Mortgage Corporation; and Winbury Mortgage Corporation.
4	Plan 9412581, Block 4, Lot 1	1.21 ha	Winbury Mortgage Corporation
5	Plan 9412581, Block 4, Lot 2	0.81 ha	Upton Capital Corporation
6	Plan 9412581, Block 5, Lot 1	1.94 ha	Upton Capital Corporation
7	Plan 9511238, Block 6, Lot 1	1.13 ha	E & A Holdings
8	Plan 9410556, Block 2	15.60 ha	905801 Alberta Ltd. (operating under Paradise Ranch Resort)

### 1.2 EXISTING DEVELOPMENT

A number of improvements have been constructed on the site since the early 1990s, which have influenced the development of the “revised” Concept Plan. Existing improvements on the original site include<sup>1</sup>:

#### Site 1

- 300 stall RV park with constructed underground water distribution lines, sanitary sewer and holding tanks, electrical supply and hook-ups.
- Partially completed landscaping for RV park.
- Partially completed washroom and utility buildings.
- 7,600 sq. ft. Club House and Resort Centre.

---

<sup>1</sup> Paradise Ranch acknowledges the need to finish or correct a number of these site improvements.

## 2.0 PARADISE RANCH - CONCEPT

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### 2.1 INTENT OF DEVELOPMENT CONCEPT

Development of the Paradise Ranch R.V. Concept Plan has been influenced by three factors:

1. Recognition of the site's location adjacent to the Sheep River, the opportunities afforded by this feature and integration of Paradise Ranch into this natural environment.
2. The need to create a first class R.V. Resort within the M.D. of Foothills, as a condominium style facility.
3. The need to accommodate existing on-site developments in a way that is practical and economical.

The Concept Plan recognizes that the Sheep River floodway, as defined by Alberta Environmental Protection, will be preserved in its natural state for passive enjoyment of Ranch visitors. No development will occur within the floodway, and natural vegetation – including willow and cottonwood stands – will be preserved in their entirety.

A detailed flood study is being prepared by Westoff Engineering Resources Inc. of Calgary to assess the potential flooding of the R.V. Park during a 1 in 100 year flood event. A copy of their preliminary assessment is appended. The detailed report is being prepared and confirmation of river cross-sections are being undertaken. Copies of the final report will be submitted to the M.D. to confirm the initial assessment.

The concept for the Paradise Ranch R.V. area includes a 300 lot RV resort park, a resort centre and clubhouse, open space and trails and the ancillary uses associated with the RV park and facilities (storage, maintenance facilities, etc.). The emphasis is on a Western themed, high-quality development that includes amenities and design in keeping with resort nature of the proposal<sup>2</sup>. The Applicant will be instituting design guidelines to protect the quality of development throughout all phases. All land within the plan area referenced as Site 1 will be designated direct control and the land within the plan area referenced as Site 8 will remain recreational district.

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<sup>2</sup> The proponent is applying to have a 'five-star' rating attached to this development.

# PARADISE RANCH

## FIGURE 2.1 SITE PLAN

SITE 1 RV PARK  
SITE 8 FUTURE STUDY AREA

### LEGEND:

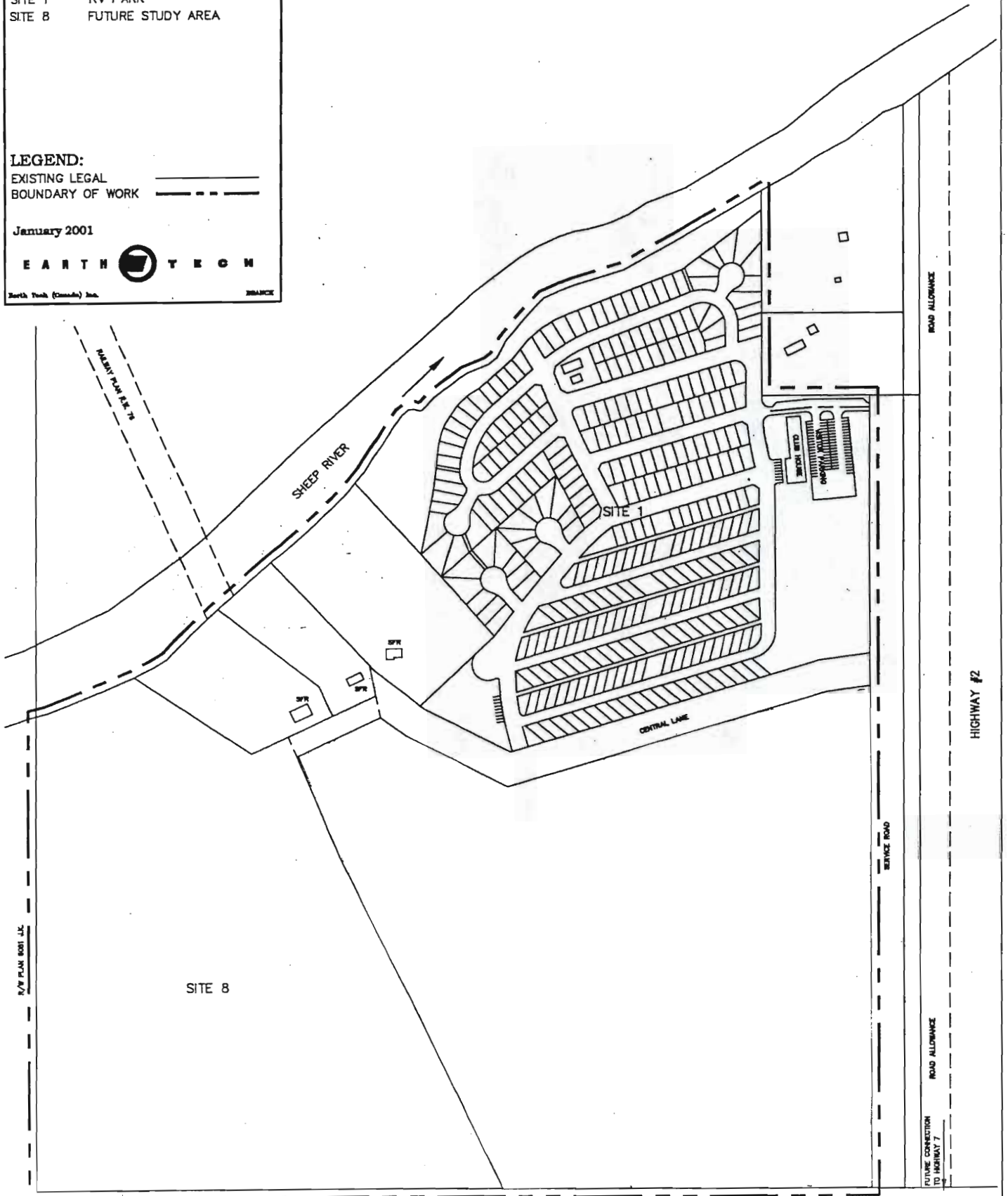
EXISTING LEGAL BOUNDARY OF WORK

January 2001

EARTH TECH

Earth Tech (Canada) Inc.

BRANICE



PLOT DATE: 12/04/2001 15:48 PLOT SCALE: 1=1  
H: \PROJECTS\004\2699502\02A\1113\figure\FIG2.1.DWG BY: kmacd

## **2.2 CONTROLS AND RESERVES**

### **2.2.1 Architectural Controls**

The desire of Paradise Ranch is to create a high quality resort-style R.V. facility. This requires the establishment and implementation of detailed design and development objectives. As such, it is the Applicant's intention to implement architectural controls to ensure the quality of development occurring in the plan area. The controls will ensure that a 'Western theme' of design and architecture is expressed throughout the plan area. This will be done through restrictive covenant within the RV Park. For the rest of the development, the theme will be expressed through appropriate use of materials and colours, and building details.

### **2.2.2 Municipal and Environmental Reserves**

No municipal or environmental reserves have been taken for the Paradise Ranch Concept Plan. The disposition of Municipal and Environmental Reserves will be determined by the Subdivision Approving Authority at the time of subdivision. The open spaces described in this plan are, under present circumstances, for the use of members and guests of the R.V. Park and will not be for general public open space.

### **2.2.3 Environmental Considerations**

The Paradise Ranch Area Concept Plan respects the principles and policies addressing Environmental Considerations described in the original document. Specifically, these policies encourage the ability for public use of environmentally significant areas, and address the need to respect slope conditions, flood limitations and maintenance of water quality and wildlife habitat.






Paradise Ranch shall reconstruct areas of the riverbank that were previously disturbed and the subject of concern for Alberta Environment – for example, the upstream fill currently situated by the River. All work done within the Sheep River floodway will be done with the approval of Alberta Environment.

A flood study for the RV Park is currently being prepared by Westhoff Engineering Resources Inc. and the professional opinion as to the location of the 1:100 year flood plain will be submitted to Council upon completion. A preliminary assessment has been made by them which indicates that some minor flooding may occur during a 1:100 year event. Detailed survey and evaluation of the actual site data will determine the extent of any possible flooding. In the event that some flood could occur the Condominium Association would prepare Flood Hold Harmless agreements to indemnify the municipality of any liability in the case of a flood within the plan area. They would also prepare and implement an Emergency Response Plan to the satisfaction of Council if deemed necessary.

# PARADISE RANCH

## FIGURE 2.3 SITE 1 DETAIL SHOWING OWNERSHIP

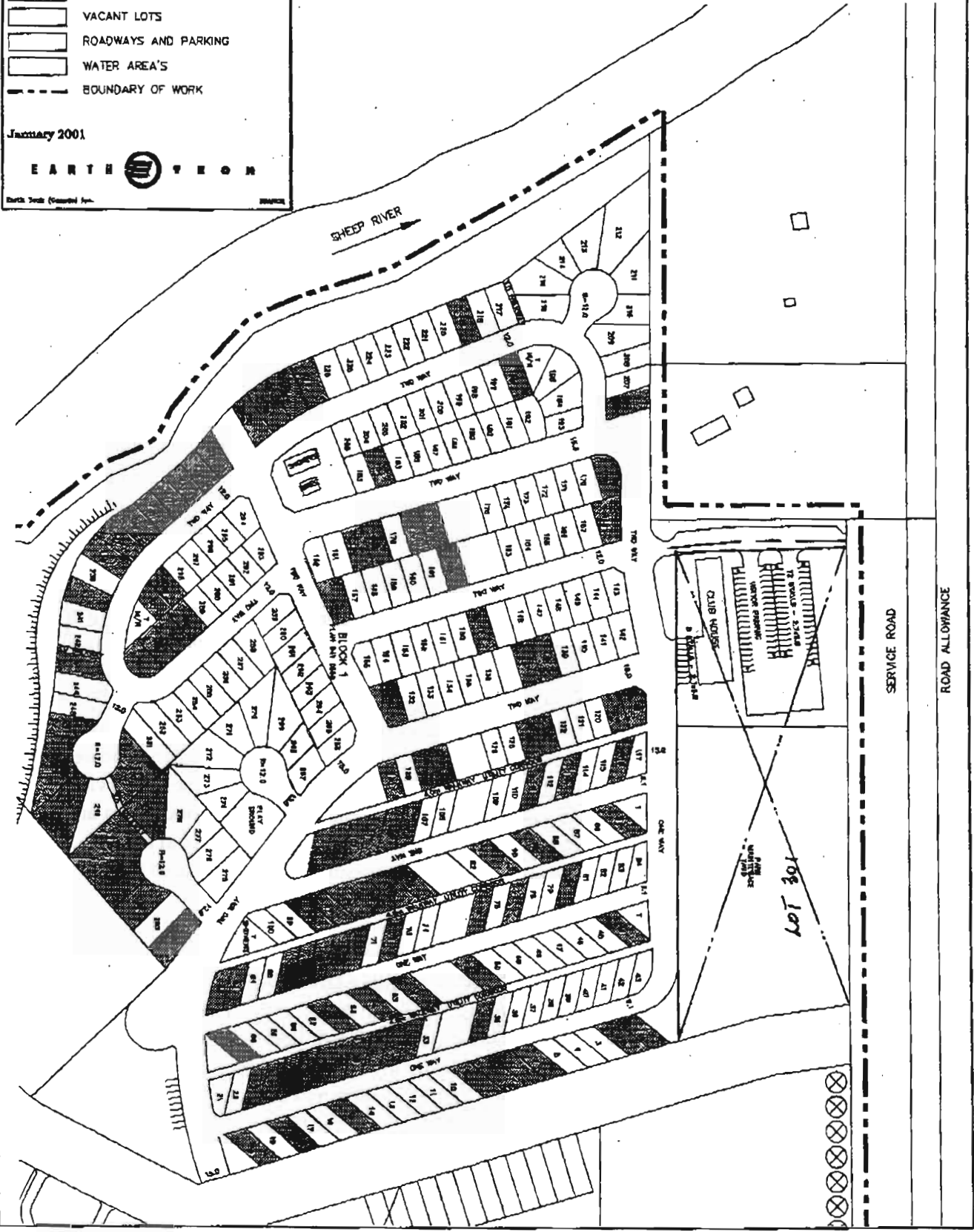
### LEGEND:

-  LEASED LOTS
-  VACANT LOTS
-  ROADWAYS AND PARKING
-  WATER AREA'S
-  BOUNDARY OF WORK

January 2001



Earth Tech (Contract) Inc.



PLOT DATE: 08/10/2001 10:32 PLOT SCALE: 1=1  
 H:\PROJECTS\WAT\2699502\02A\1113\FIGURE\FIG2.3.DWG  
 BY: kmacd

The Club house and Resort Centre will be part of the Condominium Association and will be managed by Paradise Ranch Resorts Condominium Association. The Clubhouse and Resort Centre will be subdivided as a single lot by Bareland Condominium which provides for collective ownership and operation.

### **Zoning**

All lands within Site 1 will be designated as a Direct Control (DC) District, for use as a comprehensively designed, fully serviced Recreational Vehicle Camping Site with Accessory Uses. Accessory Uses are intended to address the Club House and Resort Centre and its proposed facilities, including:

- Convenience store
- Signs
- Accessory uses including washrooms and showers, picnic shelters and maintenance and utility buildings
- Business offices
- Community services
- Retail outlets

Land within the Sheep River floodway will remain undisturbed and within the DC District for use as equestrian and pedestrian trails.

All necessary development permits and building permits shall be obtained prior to further development. All necessary provincial approvals shall be obtained prior to further development. Parking and loading facilities shall meet the land use by-law requirements and shall be to the satisfaction of Council.

### **2.3.2 Site 8**

#### **Land Use**

Site 8 is a 15.60 ha (38.55 ac) parcel located at the western edge of Paradise Ranch. The main access road through the Paradise Ranch Resort is also a part of Site 8. The majority of the site is a benchland, lying between the Sheep River floodway and a minor escarpment along the southern boundary of the Ranch. It is currently used as pasture land, with the exception of the aforementioned access road. The Access Road shall remain as the central vehicular access lane to all Sites within the Paradise Ranch Resort.

#### **Zoning**

Site 8 is currently designated as Recreational District and will remain as such.



All traffic generated by the Paradise Ranch R.V. Park shall access the site via the public Service Road that parallels the west side of Highway 2. There is currently access from this Service Road directly to Highway 2 southbound, and a median crossover permits access to Highway 2 northbound. Use of this access shall continue until the new interchange is constructed.

Alberta Infrastructure advises that this direct highway access will be closed once the Service Road is extended to Highway 7, and that long term access to Paradise Ranch Resort will therefore be via the proposed new interchange at Highway 7 and the Service Road extension. Timing for this extension has not been finalized.

Paradise Ranch Resort recognizes that the design for the proposed interchange and the mobile inspection station are not finalized at this point. Paradise Ranch Resort is prepared to meet with Alberta Infrastructure and other stakeholders in order to discuss this or another possible arrangement. Implementation of this proposed access alternative to eliminate the existing Highway #2 intersection and provide safer access to the Paradise Ranch is one of their top priorities.

## **4.0 UTILITIES AND SERVICING**

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### **4.1 POTABLE WATER SUPPLY**

#### **4.1.1 Off Site**

Potable water will be supplied to the R.V. Park initially by hauling water from Aldersyde, and eventually tie into the M.D. water supply line if and when it does get extended. Currently, water supply is by means of trucked water from Aldersyde and stored at the R.V. Park. Storage capacity is 6000 gallons and distributed via an in-ground distribution system from the pressure system located at the storage tank, see attached drawing "Water Works Upgrade".

#### **4.1.1 On Site**

The on site distribution of potable water will be accommodated through underground lines, with service connections to each individual user. The on site system will be operated and maintained by Paradise Ranch Resort in accordance with Provincial standards. In the interim, water shall be trucked in to the site, and stored in temporary facilities.

The water system shall be subject to all approvals by the MD. Copies of Alberta Environment letters covering water supply are appended.

### **4.2 EMERGENCY FIRE PROTECTION**

Access for fire/pumper trucks to the development and Sheep River will be maintained at all times. Emergency fire services would be available from the MD of Foothills, with possible backup from the Towns of High River and Okotoks.

### **4.3 SANITARY SEWER**

All sewage will be collected to a sanitary lift station located at the northeast corner of the development. A forcemain will transfer the sewage to a 6000 gallon holding tank and trucked to the Town of High River wastewater treatment facility, located between Aldersyde and the Town of High River or other approved facility.

The system shall be totally enclosed with backup facilities, as required by Provincial standards. Copies of Alberta Environment letters covering waste water handling are appended. Eventually, the existing lift station will transfer sewage to the M.D.'s sanitary system when it is installed. See attached drawings "Sanitary Sewer Upgrade" (South half and North half).

In the interim, holding tanks and off-site disposal will be utilized for the treatment of sanitary waste.

The system will be properly engineered and will meet the satisfaction of the MD.

## 5.0 PHASING

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The sequence of development of the Paradise R.V. Park area is as follows:

<b>Phase</b>	<b>Site</b>	<b>Development</b>
1	1	RV park and Club House and Resort Centre Bareland Condominium Completion of Ammenities

Timing of the phases is anticipated to be as follows:

<b>Phase</b>	<b>Start Date</b>	<b>Completion Date</b>
1	January 2001	Interim: June 2001 Final: After lot sales are completed <sup>4</sup>

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<sup>4</sup> Interim completion includes operational sewer and water, and landscaping. Final completion includes paving, outbuildings, and swimming pool.

**PARADISE RANCH - E. 1/2 24-20-29 W4**

- 689 Mr. Groeneveld moved that Council adopt the Paradise Ranch Area Concept Plan as the planning document approved to replace the Valiant Area Structure Plan which had previously had first reading under Bylaw 39/99.

CARRIED

# **PARADISE RANCH AREA CONCEPT PLAN**

**Prepared for:**

**905801 Alberta Ltd.  
(operating as Paradise Ranch Resort)**

**Prepared by:**

**Earth Tech (Canada) Inc.**  
Formerly Reid Crowther & Partners Ltd  
300, 340 Midpark Way SE  
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**Fax: (403) 254-3333**

**May, 2001**

**Project No. 26995-00**

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## 1.0 SITE CONTEXT

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### 1.1 LOCATION

The Paradise Ranch Area Concept Plan (Concept Plan) applies to approximately 52 ha (128 acres) of land lying within the E ½ Sec. 24 – 20-29-W4M, as shown in **Figure 1.1**. The site lies south of the Sheep River, west of Highway 2. Access is currently obtained off of a public service road that parallels Highway 2 (between the plan area and the Highway).

The Concept Plan is comprised of 8 separately titled parcels of land identified as follows and shown in **Figure 1.2**. The intention is to eventually have all land within the plan area under the direction and control of one owner, and negotiations to that end are underway with existing landowners. In the interim, all owners of parcels included within the Concept Plan have been involved with development of the plan and are in agreement with the proposed concepts and policies.

Site #	Legal Description	Area	Ownership
1	Plan 9410556, Block 1	14.71 ha	905801 Alberta Ltd. (operating under Paradise Ranch Resort)
2	Plan 9410556, Block 3	15.19 ha	John D. N. Gillespie
3	Plan 9610089, Block 6, Lot 2	1.6 ha	Upton Capital Corporation; Versatile Mortgage Corporation; and Winbury Mortgage Corporation.
4	Plan 9412581, Block 4, Lot 1	1.21 ha	Winbury Mortgage Corporation
5	Plan 9412581, Block 4, Lot 2	0.81 ha	Upton Capital Corporation
6	Plan 9412581, Block 5, Lot 1	1.94 ha	Upton Capital Corporation
7	Plan 9511238, Block 6, Lot 1	1.13 ha	905801 Alberta Ltd. (operating under Paradise Ranch Resort)
8	Plan 9410556, Block 2	15.60 ha	905801 Alberta Ltd. (operating under Paradise Ranch Resort)

A letter of intent to purchase is in place between Mr. Gillespie and Paradise Ranch Resort for Site 2. Bayfield Financial Services acts as the agent for the owners of Sites 3, 4, 5, and 6, and an option to purchase these sites is currently in place between Paradise Ranch Resort and Bayfield Financial Services.



# PARADISE RANCH

FIGURE 1.1  
LOCATION MAP

January 2001



Earth Tech (Canada) Inc.

300000



NORTH

I.R. 145

CALGARY

1A

22X

22

22

2

BOW RIVER

SHEEP RIVER

OKOTOKS

PARADISE RANCH RESORT

ALDERSYDE

7

HIGH RIVER

2A

2

HIGHWOOD RIVER

FRANK LAKE

I.R. 216

I.R. 216

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# PARADISE RANCH

FIGURE 1.2  
SITE MAP

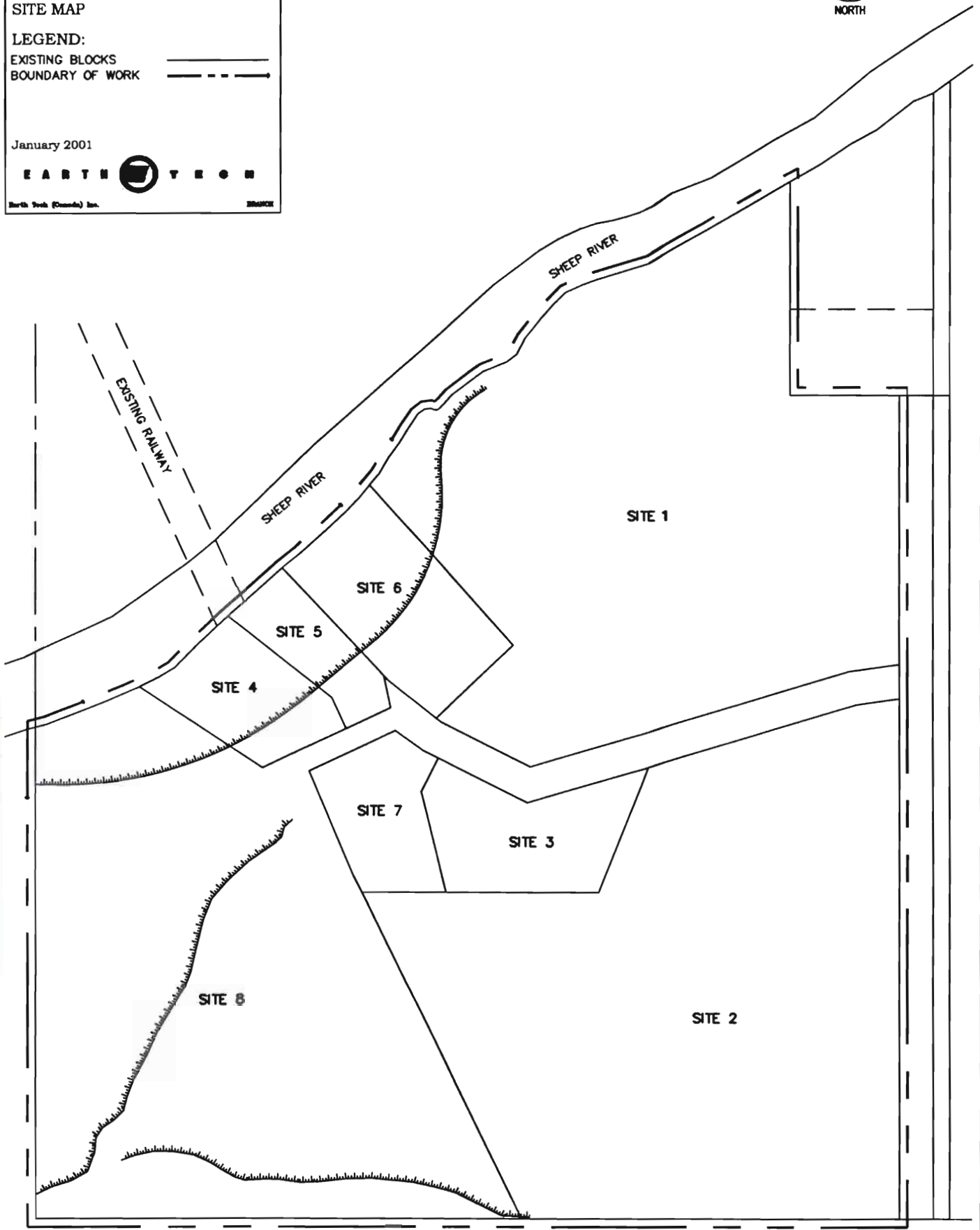
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January 2001



Earth Tech (Canada) Inc.



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## 1.2 EXISTING DEVELOPMENT

A number of improvements have been constructed on the site since the early 1990s, which have influenced the development of the “revised” Concept Plan. Existing improvements on the original site include<sup>1</sup>:

### Site 1

- 300 stall RV park with constructed underground water distribution lines, sanitary sewer and holding tanks, electrical supply and hook-ups.
- Partially completed landscaping for RV park.
- Partially completed washroom and utility buildings.
- Well pump house.
- 7,125 sq. ft framed-in (unfinished) retail building.

### Site 2

- Foundation work and steel framing for the 19,000+ seat County Music Hall.

### Site 3

- 7,500 sq.ft. barn (which was re-permitted for development as a single family dwelling).
- 1,600 sq.ft. stable.

### Site 4

- 2,020 sq.ft. bungalow/“Cookhouse”.

### Site 5

- 1,130 sq.ft. manufactured home.

### Site 6

- 1,300 sq.ft. bungalow.

### Site 7

- 750 sq.ft bungalow.
- 1,740 sq.ft garage.
- 5,800 sq.ft. hay shed .

### Site 8

- vacant pasture.

The nature of these improvements necessarily influences the form and nature of development in the Concept Plan. This document therefore proposes that some of these improvements be incorporated in the new development in their current form; some will be modified and have uses changed; and some improvements will be abandoned and

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<sup>1</sup> Paradise Ranch acknowledges the need to finish or correct a number of these site improvements.

removed. A description of the new concept for Paradise Ranch is provided in the following sections.

## 2.0 PARADISE RANCH - CONCEPT

---

### 2.1 INTENT OF DEVELOPMENT CONCEPT

Development of the Paradise Ranch Concept Plan has been influenced by three factors:

1. Recognition of the site's location adjacent to the Sheep River, the opportunities afforded by this feature and integration of Paradise Ranch into this natural environment.
2. The need to create a first class equestrian facility within the M.D. of Foothills, for use by RV tenants, guests of the County Manor and the general public.
3. The need to accommodate existing on-site developments in a way that is practical and economical.

The concept plan recognizes that the Sheep River floodway, as defined by Alberta Environmental Protection, will be preserved in its natural state for passive enjoyment of Ranch visitors. No development will occur within the floodway, and natural vegetation – including willow and cottonwood stands – will be preserved in their entirety.

The overall concept for the Paradise Ranch area includes an RV park, equestrian facility, a “Country Manor” for visitor accommodation, short-stay RV parking/accommodation, open space and trails and the ancillary uses associated with the RV park and equestrian facilities (storage, maintenance facilities, etc.). The emphasis is on a Western themed, high-quality development that includes amenities and design in keeping with resort nature of the proposal<sup>2</sup>. The Applicant will be instituting design guidelines to protect the quality of development throughout all phases. All land within the plan area will be designated direct control.

The location of land uses within the site is described in **Figures 2.1 and 2.2**. The concept is described in more detail, by site, in Section 2.3. The intent behind each of the main land uses within the area is described below.

#### 2.1.1 RV Park, Club House and Administration Building

The plan area includes a 300-stall RV Park, and a Club House and Administration Building which is intended to provide services complementary to the RV Park. The park is located in the north east portion of the plan area. Stalls within the Park will be offered on a five year lease, with an option to renew the lease for 94 years. The RV Park is not intended to be for use by short-stay campers (i.e.: weekend or periodic stays which would require frequent movement of RV's on and off the lot).

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<sup>2</sup> The proponent is applying to have a ‘five-star’ rating attached to this development.

# PARADISE RANCH

FIGURE 2.1

SITE PLAN

- SITE 1 RV PARK
- SITE 2 EQUESTRIAN FACILITY
- SITE 3 COUNTRY MANOR
- SITE 4 SINGLE FAMILY RESIDENCE
- SITE 5 SINGLE FAMILY RESIDENCE
- SITE 6 SINGLE FAMILY RESIDENCE
- SITE 7 SINGLE FAMILY RESIDENCE
- SITE 8 SHORT STAY RV CAMP SITE
- SITE 9 FUTURE STUDY AREA

LEGEND:

- EXISTING LEGAL BOUNDARY OF WORK

January 2001

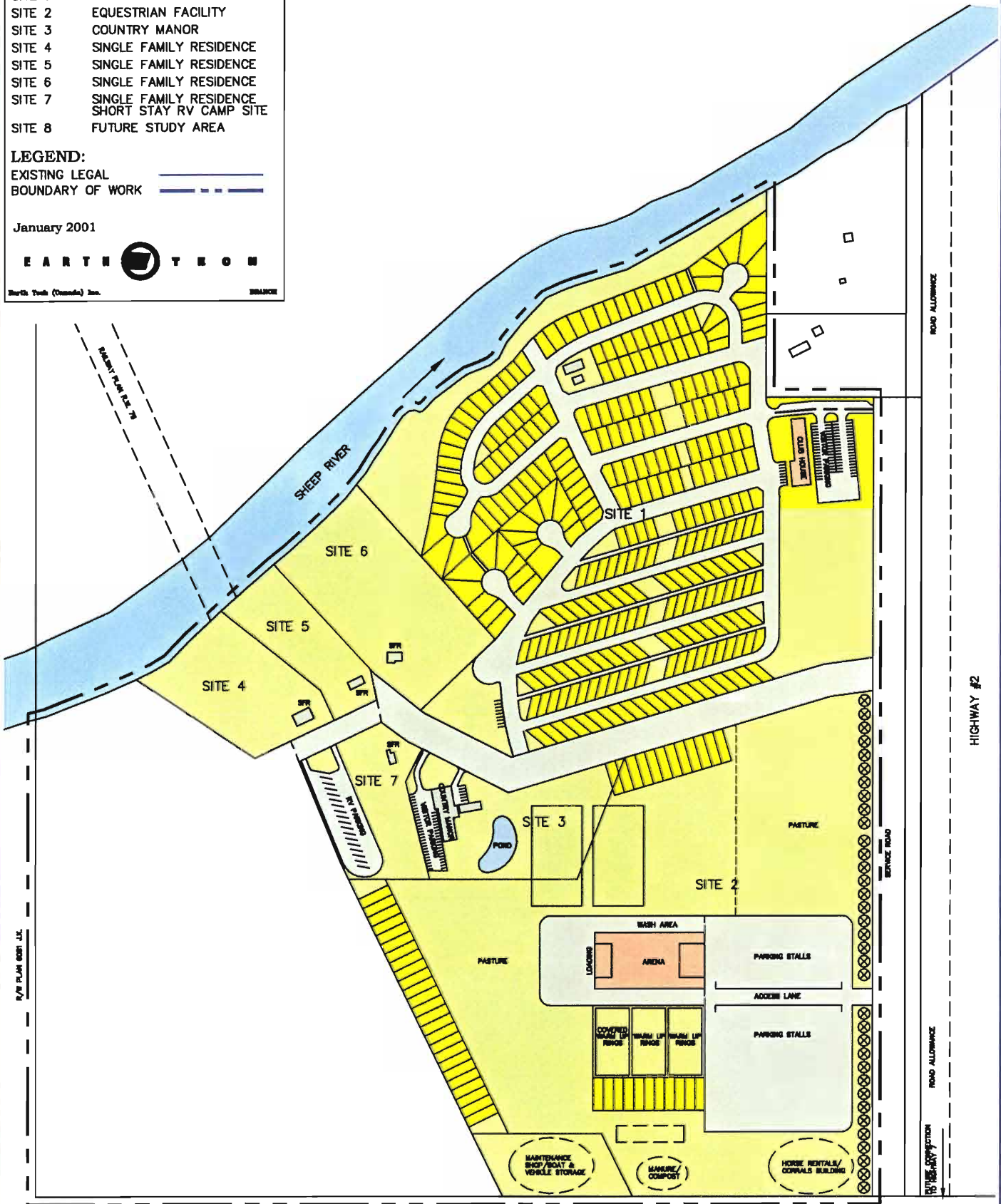


Earth Tonic (Canada) Inc.

DESIGNED



NORTH



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# PARADISE RANCH

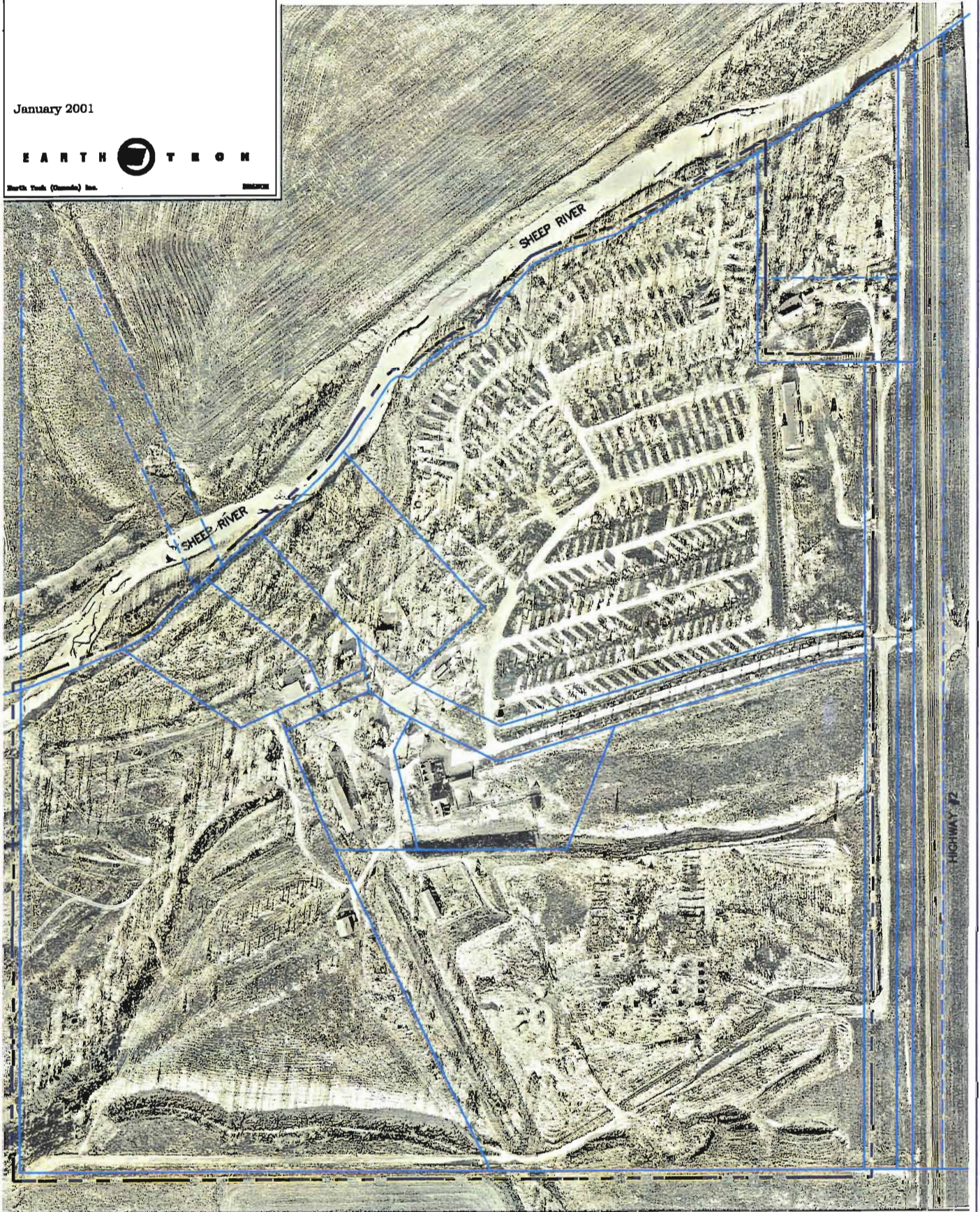
FIGURE 2.2  
AERIAL PHOTO



January 2001



Earth Tech (Canada) Inc. 



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HIGHWAY 7

The Club House and Administration Building is located along the eastern edge of the plan area, at the entrance lane from the Service Road. The facility will be developed within the existing shell of the building existing on-site at time of passage of this Bylaw. The building is a single storey, wood frame and steel structure, approximately 7,600 sq. ft in size. The Club House and Administration Building is intended to provide social, recreational and convenience facilities for users of the RV Park, and from time to time for residents of the Country Manor. The Club House and Administration Building will not be used for highway-oriented uses, nor by visitors to the Equestrian Facility.

### **2.1.2 Equestrian Facility**

The equestrian facility, which takes up south east quarter of the plan area, will be a unique concept to the MD of Foothills. It will be a special event and training facility, and include a main event Arena, smaller rings and a jumping course, paddocks, and event facilities. The intent of the facility is to meet local user groups' demand for such a facility in southern Alberta, and to provide a venue for local training, boarding and showcases.

In addition to seating for 2,500 persons, the Arena will house complementary uses including meeting rooms, a staging kitchen, and concession areas. The staging kitchen and concession areas will only be utilized during events. The events staged at the facilities will complement the equestrian nature of the facility. Examples of these events may include association and convention rodeos, horse shows (western and english), seminars and training sessions for horses and riders, horse boarding, and events related to equestrian entertainment. The meeting and event spaces may also be used for events such as weddings and Christmas parties.

### **2.1.3 Country Manor**

The Country Manor is a small inn for guests to Paradise Ranch. It is located in the heart of the plan area and will be central to Ranch operations. The Manor will contain approximately 20 guest rooms, and a kitchen and dining facilities for guests of the Manor. The dining facilities will provide family-style meal service for guests only, and will not function as a restaurant. During large events, these facilities may be used to support the facilities in the main event space.

### **2.1.4 Open Space and Trail System**

The Paradise Ranch Concept Plan provides for an open space system along the northern limit of the plan area adjacent to the Sheep River, within the floodway. All riverfront property will be a part of the Ranch's open space/trail system. The overall intent of this allocation of land use is to eventually connect into a regional trail system along the Sheep River, tying in east to Lynnwood and west to Okotoks. Furthermore, the location of the



trail along the Sheep River respects the environmental integrity of the area, and allows public access to the River.

The trail system will connect through the site to the Equestrian Facility. Trails will be maintained by Paradise Ranch.

## **2.2 CONTROLS AND RESERVES**

### **2.2.1 Architectural Controls**

The desire of Paradise Ranch is to create a high quality equestrian and resort-style camping facility. This requires the establishment and implementation of detailed design and development objectives. As such, it is the Applicant's intention to implement architectural controls to ensure the quality of development occurring in the plan area. The controls will ensure that a 'Western theme' of design and architecture is expressed throughout the plan area. This will be done through restrictive covenant within the RV Park. For the rest of the development, the theme will be expressed through appropriate use of materials and colours, and building details.

### **2.2.2 Municipal and Environmental Reserves**

No municipal or environmental reserves have been taken for the Paradise Ranch Concept Plan, as the plan as described in this document anticipates no further subdivision. The open spaces described in this plan are, under present circumstances, for the use of members and guests of the Ranch and will not be for general public open space.

### **2.2.3 Environmental Considerations**

The Paradise Ranch Area Concept Plan respects the principles and policies addressing Environmental Considerations described in the original document. Specifically, these policies encourage the ability for public use of environmentally significant areas, and address the need to respect slope conditions, flood limitations and maintenance of water quality and wildlife habitat.

Paradise Ranch shall reconstruct areas of the riverbank that were previously disturbed and the subject of concern for Alberta Environment – for example, the pumphouse currently situated by the River. All work done within the Sheep River floodway will be done with the approval of Alberta Environment.

As mentioned above, no Environmental Reserve or Easement is being taken, as no application for subdivision is being made.

## **2.3 SITE CONCEPTS**

As described earlier, the plan area is comprised of eight (8) separately titled land parcels. The Paradise Ranch Area Concept Plan shall respect these separate titles, and as such a more detailed description of the Plan is provided below, by site. A map illustrating land uses within the plan area is provided in **Figure 2.1**, along with an indication of individual site boundaries. An aerial photo describing the site layout is shown in **Figure 2.2**.

### **2.3.1 Site 1 – RV Park and Club House and Administration Building**

#### **Land Use – Recreational Vehicle (RV) Park**

Site 1 is a single 14.68 ha (36.23 ac) parcel located in the north portion of Paradise Ranch, adjacent to the Sheep River (see **Figure 2.3**). As discussed earlier, the site has already been developed into a 300-stall RV park with electrical, water and sanitary sewer lines installed. The quality of these current services is discussed later in the Concept Plan in Section 4.0 – Utilities and Servicing.

The Paradise Ranch Concept Plan proposes that the RV Park shall be maintained in its current configuration with 300 stalls. The stalls shall be fully serviced with water, sanitary and stormwater services. The park will allow long-stay camping to a maximum of 200 days per year. The RV park shall be equipped with public washrooms, shower facilities, fire pits and picnic shelters for use of campers (the existing washroom and utility buildings will be completed to an acceptable standard). A dumping station shall also be available for use, located near the Club House and Administration Building.

The RV Park is not intended for use by short-stay campers – it is intended as a semi-permanent facility. Tenants will enter into a five year lease agreement (with an option to renew for 94 years) with Paradise Ranch.

#### **Land Use – Club House and Administration Building**

The existing 7,600 sq. ft. partially completed “Mini-Mall” shall be incorporated into the design of the RV park and shall be used as a Club House and Administration Building for the RV park. The Club House and Administration Building shall act as a visitor centre, and provide a common meeting place and social gathering space for RV park tenants and Country Manor guests. It shall not be utilized by visitors to the Arena, nor provide highway-oriented commercial uses.






The design of the Club House and Administration Building shall incorporate the overall theme of the western guest ranch, articulated through attention to building materials, colour, and design features.

The building will provide a range of community and personal service uses for RV park tenants and visitors. Such uses shall include a RV Park management, security, shower

# PARADISE RANCH

FIGURE 2.3  
SITE 1 DETAIL  
SHOWING OWNERSHIP

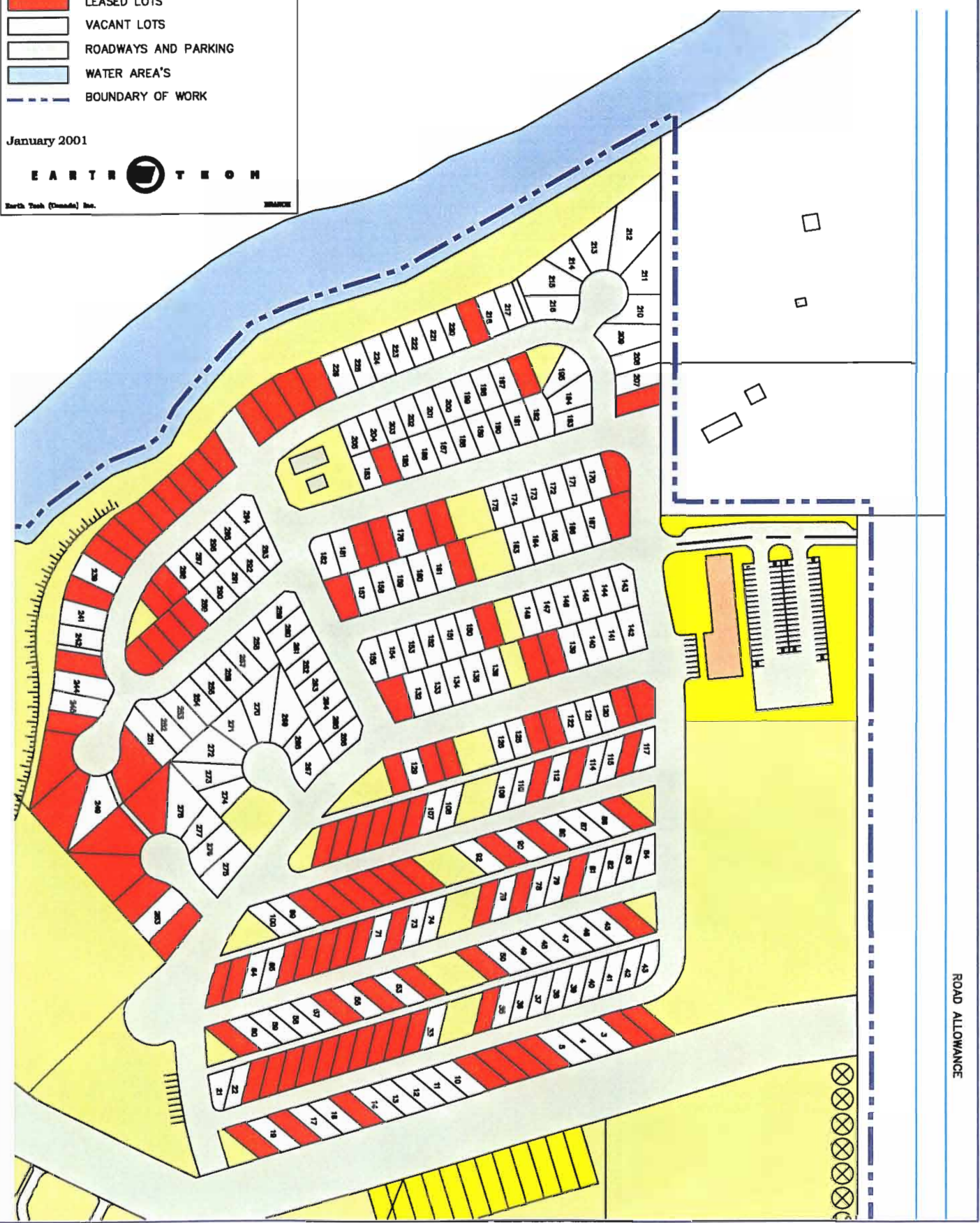
LEGEND:

-  LEASED LOTS
-  VACANT LOTS
-  ROADWAYS AND PARKING
-  WATER AREA'S
-  BOUNDARY OF WORK

January 2001



Earth Tech (Canada) Inc.



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H:\PROJECTS\2699502\02A\1113\figure\FIG2.3.dwg

ROAD ALLOWANCE

facilities, health club/spa, gym, pool, indoor games room, lounge and personal service kiosks such as hair dresser, barber, convenience groceries, etc. It shall not contain any commercial or retail uses that would cater to general highway traffic, local area residents or arena visitors. Outdoor swimming pools, hot tubs and accessory recreational uses will be located on the west side of the Club House and Administration Building.

Lastly, the Club House and Administration Building shall contain the main check-in and check-out facilities for the RV park. Drive through aisles, queuing lanes and parking stalls shall accommodate the various lengths of vehicles accessing the facility. The Club House and Administration Building shall be accessed via the public Service Road, linking the RV Park with the Service Road. The number of RV queuing and parking stalls will be assessed as development plans for the Club House and Administration Building are finalized through the Development Permit process.

### **Zoning**

All lands within Site 1 will be designated as a Direct Control (DC) District, for use as a comprehensively designed, fully serviced Recreational Vehicle Camping Site with Accessory Uses. Accessory Uses are intended to address the Club House and Administration Building and its proposed facilities, including:

- Convenience store
- Signs
- Accessory uses including washrooms and showers, picnic shelters and maintenance and utility buildings
- Business offices
- Community services
- Retail outlets

Land within the Sheep River floodway will be designated within the DC District as an environmental protection district that allows equestrian and pedestrian trails.

All necessary development permits and building permits shall be obtained prior to further development. All necessary provincial approvals shall be obtained prior to further development. Parking and loading facilities shall meet the land use by-law requirements and shall be to the satisfaction of Council.

### **2.3.2 Site 2 – Equestrian Facility**

#### **Land Use**

Site 2 is a 15.19 ha (37.54 acre) parcel located in the south east portion of the plan area. Within this site, the originally proposed 240,000 sq. ft. Country & Western Music structure shall be converted into a more modest (60,000 sq. ft. footprint) Arena for indoor equestrian and rodeo events, with seating for up to 2,500 persons. The Arena shall be a riding centre open to the general public.

The Arena shall also contain convention and special event facilities, for events that could be held in conjunction with equestrian events staged at the Arena. The facilities may also be used for events such as weddings and Christmas parties. A staging kitchen and concession areas shall be available to support all Arena functions. The kitchen and concession will operate only while special events are in progress.

The plan shall include approximately 750 parking stalls adjacent to the Arena, to accommodate the traffic generated by special events. Access from the Service Road directly to the arena parking lot shall be provided to reduce the need for event traffic to 'cut through' other areas of the Ranch. Exact requirements for parking lot and access will be determined through the Development Permit process for the Arena. Parking may be phased and installed as development progresses.

Horses shall be boarded in stalls inside the Arena, paddocks outside the Arena, and in the open pasture. Other uses related to the equestrian facility shall include hay sheds, warm up rings, manure/compost depot, and a maintenance/storage compound for Paradise Ranch Resort. A commercial horse rental operation and related corrals is also proposed for this site.

The maintenance shop shall contain equipment for the maintenance of the rest of the Ranch Resort and an area for boat and vehicle storage for members of the RV Park. The exact amount of storage required to be accommodated within this compound shall be worked out in conjunction with the RV Park members.

## **Zoning**

All lands within Site 2 shall be designated as Direct Control (DC) under Agricultural land uses, for use as a comprehensively designed equestrian event facility, including a commercial arena and associated seating areas. Uses within the Direct Control area would include extensive agriculture uses, intensive agricultural uses, and accessory uses.

Accessory uses shall include:

- Parking
- Loading areas
- Staging kitchen
- Concession areas/Food court
- Retail kiosks
- Business offices
- Maintenance shop
- Washrooms
- Storage
- Tack rooms/storage areas
- Veterinary
- Wash areas (indoor and outdoor)
- Box stalls
- Convention facilities
- Horse rental/corral building
- Horse paddocks
- Manure/composting area
- Outdoor riding rings
- Jumping course
- Pasture land

All necessary development permits and building permits shall be obtained prior to further development. All necessary provincial approvals shall be obtained prior to further development. Parking and loading facilities shall meet the land use by-law requirements and shall be to the satisfaction of Council.

### **2.3.3 Site 3 – Country Manor**

#### **Land Use**

Site 3 is a 1.6 ha (3.95 acre) parcel located near the centre of the plan area. The site shall contain a ‘Country Manor’ – a lodge for guests of Paradise Ranch that contains a maximum of 20 guest rooms. The area surrounding the Manor shall be landscaped to include a manicured lawn and a small pond as a visual amenity and buffer between the manor and the Equestrian Facility. The pond shall be fed by site run-off and by a well located on the site.

Complementary uses within the Manor shall include a kitchen for guests of the facility only. The dining facilities would not be used as a commercial restaurant. During events, it may be necessary from time to time to utilize the kitchen to help meet event demand. The existing 1,600 sq. ft. stable shall be converted to a covered outdoor barbecue area.

Guest and staff parking shall be located west of the building and will accommodate traffic demand generated by the Manor. The parking lot is accessed via the main access road through the site. Parking details and lot design shall be determined through the Development Permit process.

There will be some horse-related activity within Site 3 as well, as some of the warm-up ring and pasture uses from Site 2 may utilize the eastern portion of Site 3.

#### **Zoning**

Site 3 shall be designated as a Direct Control (DC) District, with the permitted use of a country recreational center/lodge and associated uses including:

- Kitchen and associated dining facilities
- Parking
- Extensive agriculture uses

All necessary development permits and building permits shall be obtained prior to further development. All necessary provincial approvals shall be obtained prior to further development. Parking and loading facilities shall meet the land use by-law requirements and shall be to the satisfaction of Council.

#### **2.3.4 Site 4**

##### **Land Use**

Site 4 is a 1.21 ha (3.0 ac) parcel located at the perimeter of the Paradise Ranch plan area, on the bank of the Sheep River. A majority of the site lies within the floodway of the river and is undevelopable. The flood plain shall remain in its natural state for the enjoyment of all users of Paradise Ranch. The existing building, a former food concession for Golden Sands Lake, shall be retained as a single family residence for staff of Paradise Ranch Resort. Horse and pedestrian trails may be developed across the site to allow guests access to the Sheep River.

##### **Zoning**

Site 4 shall be designated as a Direct Control (DC) District, to allow the continued use of the existing structure for residential use and to allow the redevelopment of the site for single family residential. Extensive agricultural uses shall also be permitted to allow the sites integration into the whole Paradise Ranch operation. Land within the Sheep River floodway will be designated within the DC District as an environmental protection district that allows equestrian and pedestrian trails.

#### **2.3.5 Site 5**

##### **Land Use**

Site 5 is a 0.81 ha (2.00 ac) parcel located at the perimeter of the Paradise Ranch plan area, on the bank of the Sheep River. A majority of the site lies within the floodway of the river and is undevelopable. As with Site 4, the flood plain shall remain in its natural state for the enjoyment of members and visitors of Paradise Ranch. A manufactured home (trailer) is currently present within the site. This trailer shall be retained in the short-term, with an interim use as a project office for Paradise Ranch during this time. In the long term, the building will be developed with a single detached residence for Paradise Ranch staff housing. Horse and pedestrian trails may be developed across the site to allow guests access to the Sheep River.

##### **Zoning**

Site 5 shall be designated as a Direct Control (DC) District based on the regulations of Section 13 of the Land Use Bylaw relating to Country Residential District. The DC designation shall recognize the continuance of the existing manufactured home for a project office as an interim use. The Direct Control District shall allow for the redevelopment of a new single family residence on the site. Extensive agricultural uses would also be permitted to allow the site's integration into the whole Paradise Ranch operation. Land within the Sheep River floodway will be designated within the DC

District as an environmental protection district that allows equestrian and pedestrian trails.

### **2.3.6 Site 6**

#### **Land Use**

Site 6 is a 1.94 ha (4.79 ac) parcel located between Sites 5 and 1 within the Paradise Ranch plan area, on the bank of the Sheep River. A majority of the site lies within the flood plain of the river and is undevelopable. The floodway shall remain in its natural state. The existing bungalow shall be retained as a single family residence for the use of Paradise Ranch staff. Horse and pedestrian trails may be developed across the site to allow guests access to the Sheep River.

#### **Zoning**

Site 6 shall be designated as a Direct Control (DC) District, to allow the continued use of the existing structure for residential use. Extensive agricultural uses shall also be permitted to allow the sites integration into the whole Paradise Ranch operation. Land within the Sheep River floodway will be designated within the DC District as an environmental protection district that allows equestrian and pedestrian trails.

### **2.3.7 Site 7**

#### **Land Use**

Site 7 is a 1.13 ha (2.79 ac) parcel lying central to the entire Paradise Ranch plan area. Currently, the site contains a bungalow, garage, and hay shed. The bungalow has been condemned by the Headwaters Regional Health Authority, but is in the process of being restored to proper standards. In the interim, the bungalow shall be used as a sales office for the RV Park lots. In the longer term, the building shall function as a residence for staff of Paradise Ranch. The garage and hay shed will be removed or relocated to Site 2.

The large tree stands on the eastern portion of Site 7 will be retained to provide a buffer between the RV stalls and the Country Manor. Horse and pedestrian trails may be developed across the site to allow guests access between the Equestrian Facility and Sheep River.

#### **Zoning**

Site 7 shall be designated to Direct Control (DC) District to allow the continuation of the residential use for Staff housing and the redevelopment of it as a single family residence, and to allow for the operation of a sales office within the site as an interim use. Extensive agricultural uses shall also be permitted to allow the site's integration into the whole Paradise Ranch operation.



All necessary development permits and building permits shall be obtained prior to further development. All necessary provincial approvals shall be obtained prior to further development.

### **2.3.8 Site 8**

#### **Land Use**

Site 8 is a 15.60 ha (38.55 ac) parcel located at the western edge of Paradise Ranch. The main access road through the Paradise Ranch Resort is also a part of Site 8. The majority of the site is a benchland, lying between the Sheep River floodway and a minor escarpment along the southern boundary of the Ranch. It is currently used as pasture land, with the exception of the aforementioned access road. The Access Road shall remain as the central vehicular access lane to all Sites within the Paradise Ranch Resort.

#### **Zoning**

Site 8 is currently designated as “A” (Agricultural). The majority of the Site shall remain as such. However, zoning for Site 8 shall be revised to allow for the road right of way through the overall plan area.

## 3.0 TRANSPORTATION

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### 3.1 ACCESS

#### 3.1.1 General

Currently access to the Paradise Ranch Site is obtained off of Highway # 2 via an at grade median crossover and onto a service road on the west side of Highway #2. The crossover is located 1160 meters north of the Aldersyde intersection (Hwy #7 & SH 547). The service road extends 240 metres north and 330 metres south from the crossover.

Highway #2 is part of the North-South Corridor and when all upgrading has been completed, no direct at grade access to the highway will be allowed. Access to Hwy #2 shall be via service roads and interchanges only, as indicated on **Figure 3.1**.

#### 3.1.2 Internal Access

Access within Paradise Ranch Resort is provided by the “central lane” that connects to the Service Road on the west side of Highway #2. As part of Site 8, this lane shall remain in private ownership and be maintained by the Ranch. The existing access easements registered on title to Site 8 shall remain in place, ensuring legal access to parcels in the central and western portions of the plan area.

Access to the RV Park is also from the public Service Road with maintenance and emergency vehicle access available from the central lane. Internal access within the RV Park and to individual RV stalls is provided by a series of local one-way and two-way roads which shall be maintained by Paradise Ranch.

A third access off the public service road will be provided to access the Equestrian Facility shall enter directly to the parking lot at the equestrian arena. A secondary connection from the central lane to the maintenance compound will also be required to permit internal movement of slow speed maintenance vehicles. Service lanes for horse paddocks and agricultural related uses will also be created internal to the equestrian facility site. The exact routing of these private service lanes will be determined as equestrian facility planning is finalized




With the RV and Equestrian Facility users having access directly to the Service Road, traffic volumes along the central lane will be limited to the ‘Country Manor’, and staff housing sites.

Regarding phasing of transportation improvements, the central lane is already in place, and is a 4.5 metre wide gravel road. The access to the RV Park from the Service Road is also already in place, and will be utilized from the outset. The central lane shall be used

# PARADISE RANCH

## FIGURE 3.1 SITE ACCESS VIA HWY. #7

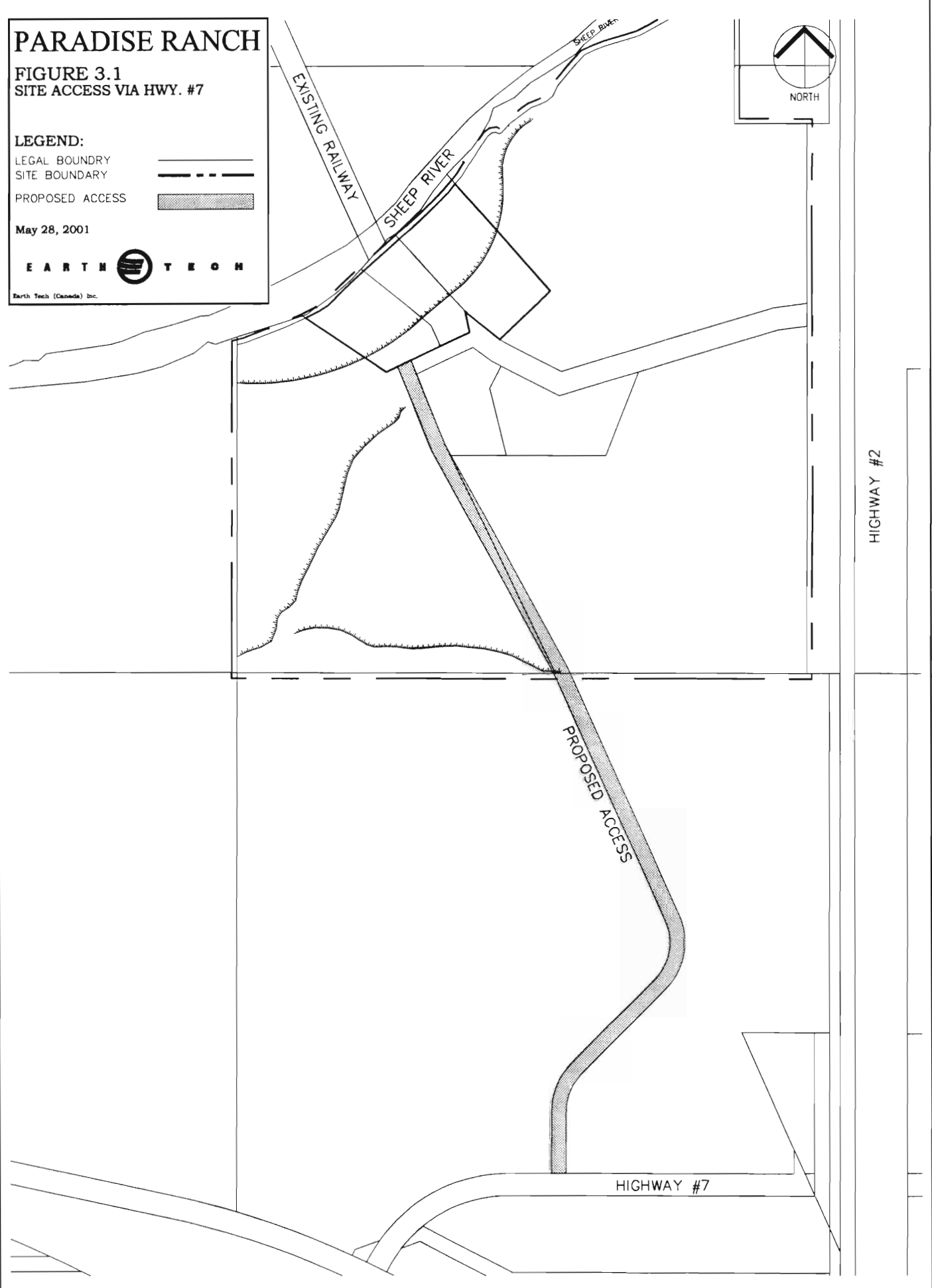
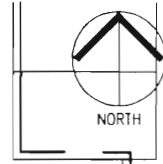
### LEGEND:

- LEGAL BOUNDARY 
- SITE BOUNDARY 
- PROPOSED ACCESS 

May 28, 2001



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for access to the Country Manor and staff housing as described above, and also for construction access during development of the sites. It shall also be used for eventual access to Site 8. As part of the development of Country Manor in Phase Two, the central lane shall be widened to a rural cross section standard.

The separate entrance from the Service Road to the Equestrian Facility shall be constructed in Phase Three, in conjunction with the development of the Facility.

With the proposed interchange and vehicle inspection station by Alberta Infrastructure, Paradise Ranch Resort will construct a private driveway from the proposed tee intersection on Highway #7 north across the quarter section of land currently owned by Volker Stevin Contracting Ltd. and tie into the existing access road which currently extends to the south end of the service road. This access will allow the traffic to Paradise Ranch Resort to discontinue the use of the median crossover on Highway #2. The existing median crossover access and secondary road will be restricted to use only by the landowner north of Paradise Ranch site. This will be achieved by creating a separate entrance to Paradise Ranch from the service road and providing a ditch between the access from the median crossover and the new access to the Paradise Ranch site. Refer to 3.1 indicating the proposed route for the private driveway and the revised entrance to the Paradise Ranch Site. A physical barrier (i.e. guardrail or jersey barriers) shall be installed at the access to reduce the chance for “short cutting”.

All traffic to the RV Park will enter the park via the central lane and maintenance entrance until the new service road proposed by Alberta Infrastructure is constructed.

As alternative to the above, discussions with the landowner to the north of Paradise Ranch will be held to investigate an arrangement whereby the landowner to the north may be given a temporary easement using the private driveway. In this case, the median crossover could be eliminated by Alberta Infrastructure or at least its use could be discontinued.

### **3.1.2 External Access**

Three points of access to the Paradise Ranch Resort are provided for in the Paradise Ranch Concept Plan, as illustrated in **Figure 2.1**.

All traffic generated by the Paradise Ranch development shall access the site via the public Service Road that parallels the west side of Highway 2. There is currently access from this Service Road directly to Highway 2 southbound, and a median crossover permits access to Highway 2 northbound. Use of this access shall be discontinued as soon as approval is received for the Paradise Ranch Concept Plan and the private driveway is constructed as discussed in 3.1.1.

Alberta Infrastructure advises that this direct highway access will be closed once the Service Road is extended to Highway 7, and that long term access to Paradise Ranch Resort will therefore be via the proposed new interchange at Highway 7 and the Service

Road extension. Timing for this extension has not been finalized. As an interim access, the existing service road shall be extended to Highway 7 prior to the Country Manor and the Arena being erected as mentioned in 3.1.1. All temporary access to the Country Manor and Arena shall be off of Highway 7 via the private driveway, which will be a gravel road. This private driveway shall also provide access to the RV Park.

A traffic impact assessment will be completed by Paradise Ranch Resort covering all traffic movement to and from the site. All required permits and approvals of Alberta Infrastructure will be completed to Alberta Infrastructures' satisfaction prior to further development of the plan area.

Paradise Ranch Resort recognizes that the design for the proposed interchange and the mobile inspection station are not finalized at this point. Paradise Ranch Resort is prepared to meet with Alberta Infrastructure and other stakeholders in order to discuss this or another possible arrangement. Implementation of this proposed access alternative to eliminate the existing Highway #2 intersection and provide safer access to the Paradise Ranch is one of their top priorities.

Paradise Ranch Resort is willing to enter into discussions regarding an infrastructure levy for future upgrading, maintenance and construction of the service road should the MD council deem this necessary.

## **4.0 UTILITIES AND SERVICING**

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### **4.1 POTABLE WATER SUPPLY**

#### **4.1.1 Off Site**

Potable water will be supplied to the development by extending and upgrading the capacity of the MD of Foothills water supply line to Aldersyde. Currently, this water supply line is connected to the Town of High River water distribution system, and runs north along Highway 2A towards Aldersyde.

The allocation of water is supplied under an existing agreement between the Town of High River and the MD of Foothills. Paradise Ranch has been allotted 25 igpm from this Aldersyde line, and there is sufficient spare capacity to meet this allotment. As part of upgrading the MD of Foothills water supply line to Aldersyde, additional storage volume will be required to provide equalization for peak flows, as well as the installation of an inline booster pumpstation between the existing Cargill connection and Aldersyde. All licenses and approvals through Alberta Environment will be obtained, and proof of such will be submitted to the Municipality.

#### **4.1.1 On Site**

The on site distribution of potable water will be accommodated through underground lines, with service connections to each individual user. The on site system will be operated and maintained by Paradise Ranch Resort in accordance with Provincial standards. In the interim, water shall be trucked in to the site, and stored in temporary facilities.

The water system shall be subject to all approvals by the MD.

### **4.2 EMERGENCY FIRE PROTECTION**

A pond on the development will be designated for storage of water for fire protection. Access for fire/pumper trucks to the development will be maintained at all times. Emergency fire services would be available from the MD of Foothills, with possible backup from the Towns of High River and Okotoks.

### **4.3 SANITARY SEWER**

All sewage will be collected to a sanitary lift station located at the northeast corner of the development. A forcemain will transfer the sewage to the Town of High River wastewater treatment facility, located between Aldersyde and the Town of High River. The system shall be totally enclosed with backup facilities, as required by Provincial standards.

In the interim, holding tanks and off-site disposal will be utilized for the treatment of sanitary waste.

The system will be properly engineered and will meet the satisfaction of the MD.

#### **4.4 STORMWATER MANAGEMENT**

Stormwater will be allowed to collect in trap lows and be disposed of through infiltration and evaporation. The system design will be such that it maintains the site's natural characteristics as much as reasonably possible, with special measures put in place to contain accidental spills and prevent contaminated water from reaching surface and underground water.

A stormwater management plan will be undertaken if required by the MD. In all instances the measures will be as required by the Provincial standards.

#### **4.5 SOLID WASTE DISPOSAL**

Private solid waste disposal will be utilized for the development, unless a fee-for-service is available from a local authority.

#### **4.6 ANIMAL WASTE DISPOSAL**

Animal waste will be removed from the arena with a vacuum system and collected at a composting area. Suitable composted matter will be re-used on the property with the balance disposed of off-site.

Care will be taken to ensure that offensive odors are minimized. In all instances the Provincial standards will be adhered to.

#### **4.7 SHALLOW UTILITIES**

Electrical power to and through the site to be supplied by a supplier of choice. Distribution inside the development will be underground.

Similarly gas will be supplied to all buildings and structures through a supplier of choice.

Telus will supply telephone communications and Shaw Cable will supply cable. The extent of the distribution in both instances will be to all buildings and structures, but may be extended to the RV park if required.

The installation of the shallow utilities shall be in accordance with the standards and design of each franchised utility and under the approval of the MD of Foothills.

The developer and the MD of Foothills shall provide all reasonable easements and rights of way for and adequate to the needs and requirements of the utility companies which will provide utility services to the development.

The developer shall prepare the required easement agreements in a format satisfactory to the MD of Foothills and shall have them registered on the public records as required by law.



## 5.0 PHASING

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The sequence of development of the Paradise Ranch area is illustrated in the Phasing Map in **Figure 5.1**. Generally, phasing will proceed as follows:

Phase	Site	Development
1	1	RV park and Club House and Administration Building
2	3	Extension of Service Road, development of central lane, Country Manor and associated uses
3	2	Equestrian and event facilities, maintenance building

Redevelopment of houses on Sites 4, 5 and 6 is not anticipated to occur in near future.

Timing of the phases is anticipated to be as follows:

Phase	Start Date	Completion Date
1	January 2001	Interim: June 2001 Final: November 2001 <sup>3</sup>
2	July 2001 <sup>4</sup>	November 2001
3	July 2001 <sup>4</sup>	Interim: November 2001 Final: March 2002 <sup>5</sup>

It is intended that the Arena will be developed in phases, which will occur as demand for the facility increases. Phase One, for example, will likely include ½ of the event seating, with the other ½ being built when required.

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<sup>3</sup> Interim completion includes operational sewer and water, and landscaping. Final completion includes paving, outbuildings, and swimming pool.

<sup>4</sup> Dates are pending approval of water and sewer extensions by the MD of Foothills.

<sup>5</sup> Interim completion includes accommodation of training and boarding of horses. Final completion includes Phase One completion of event space.

# PARADISE RANCH

## FIGURE 5.1 PHASING DIAGRAM

### LEGEND:

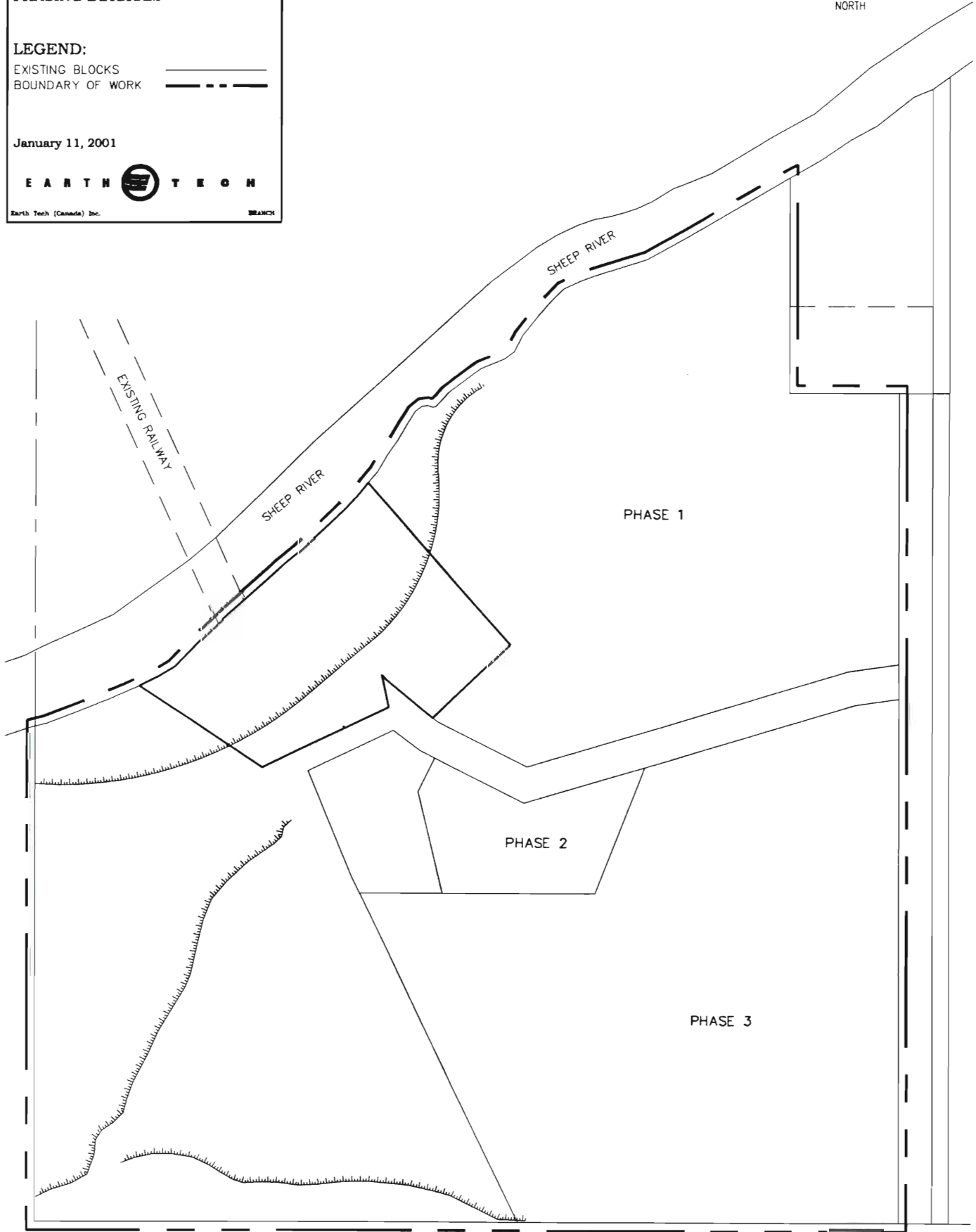
EXISTING BLOCKS      ————  
BOUNDARY OF WORK    - - - - -

January 11, 2001



Earth Tech (Canada) Inc.

BLANCH



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