



Wild Splendor

Direct Control Zoning



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Wild Splendor Development Inc
Strathcona County, Alberta



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Direct Control District - Wild Splendor ASP Planning Area

1. Purpose

1.1 The purpose of this district is to establish a site specific direct control district for a sustainable commercial resort that will accommodate commercial, agricultural, conservation, educational, recreational and near residential land uses within a comprehensively planned and designed development. This commercial resort is intended to be developed while providing for the preservation and conservation of environmentally sensitive lands and habitat that are of significant ecological value to the community in conformity with an approved Area Structure Plan.

2. Area of Application

2.1 This district shall apply to Lots 1, 2 and 3 of Plan 122 0280, S ½ 34-51-22-W4, NE ¼ 27-51-22-W4, NE ¼ 34-51-22-W4 and Plan 952 0358 as illustrated on Attachment "A".

3. Objectives

3.1 As identified in the Wild Splendor Area Structure Plan, a commercial eco-resort development shall be established on low and medium priority environment management area within the planning area lands to provide a compact, sustainable hospitality oriented development in a small urban village setting that is designed to co-exist with and help conserve the wildlife, habitat and natural resources on the eco-resort lands.

3.2 This district is intended to implement the development concept set out in the Wild Splendor ASP, guiding the development related decisions of developers, builders and the Development Officers in the subdivision, design, review and construction of the Eco Resort.

4. Subdivision Regulations and Development Permit Application Requirements

4.1 Subdivision within the district shall conform to the general area configurations as illustrated in the Development Concept within the approved Area Structure Plan. However, this shall not preclude the creation of parcels for individual buildings as may be identified and requested by subdivision application from time to time. Floor Area Ratios (FAR) and setbacks described in this District shall apply to the original Areas even in the event of future subdivision within the Area.

4.2 In addition to the development permit application requirements of the Land Use Bylaw, the following information shall accompany an application for a development permit within this District:

4.2.1 Plans and information required to address the Planning and Design principles pursuant to Section 6.1 of this District:

- A building design plan;
- Exterior building elevations, materials and colours;
- A landscaping plan including any fencing and/or screening;
- Parking layout;
- A brief report containing an evaluation of the sustainability principles and objectives stated in the Wild Splendor ASP as they relate to the project under application.

4.2.2 A Development Permit application shall not be considered complete under the Strathcona County Land Use Bylaw unless the above have been submitted to the satisfaction of the Development Officer.

5.0 Development Regulations

5.1 The Development Officer may refer any application for an evaluation of how well the application performs relative to the sustainability principles and objectives of the Wild Splendor ASP to an interdisciplinary committee within the County Administration. That evaluation plus any recommendations for improvements may be used to inform the decision of the Development Officer within the application approval process.

6.0 Planning and Design Principles

6.1 Planning and Design Principles – these principles provide a checklist for the developer, builder and Development Officer in preparation, design and evaluation of plans. Each development application submission, in addition to the standard application requirements of the Land Use Bylaw shall include plans and information that address each of the planning and design principles identified below. Firesmart principles should be incorporated in the design and operation of all buildings and landscapes (www.srd.alberta.ca/wildfire/firesmart/default.aspx).

6.2 Architectural Treatment and Site Development - the architecture of any proposed development within the resort will be consistent with the principles established for that particular area in keeping with the objectives for the Urban Village, the cabin and villas, the suites and apartments and the motor coach park facilities.

6.2.1 Urban Village

- i) The predominant finish for the urban village will be cementitious panels with stone and wood trim along the bottom third of the first floor. Vinyl siding is not permitted. Exterior walls will have a minimum effective insulation of R50 and should use a pressure equalized rainscreen wall assembly
- ii) Colour selection for exteriors is limited to colours found in the flora and fauna native to the site.
- iii) Exterior trim around doors and windows will be of materials and colours complementary to the principal material and colour chosen for the building.
- iv) Building design elements, articulation and materials will be designed to reduce the perceived mass of each building facade and add architectural interest. Blank walls greater than 12m in length will not be permitted on any building facade.
- v) Retaining walls, planters, street furniture and other site features will be finished to match and/or compliment building colours.
- vi) Mechanical equipment on the roof of any building shall be concealed through integration with building features or by screening in a manner consistent with the character and architectural treatment of the building.
- vii) Glazing shall be treated to reduce bird collisions during daylight and night hours. All windows to be triple glazed with low E coatings and operable windows are preferred. All window frames are to be made of wood, thermally broken aluminum or composite/fibreglass materials. No vinyl window frames are permitted.

- viii) Only fire resistant roofing materials will be permitted with a preference towards green roofs. Minimum roof insulation shall provide a nominal performance of R60 except for repurposed structures with fabric roofs.
- ix) Accessory building exterior materials and colour will be similar to principal building exteriors. Roofing will be fire resistant.

6.2.2 Cabins and Villas

- i) The predominant finish for the cabins and villas will be log or non combustible siding such as Hardy panels with stone features on architectural elements on the lower 2-3 metres. Vinyl siding will not be permitted.
- ii) Colour selections for exteriors are limited to colours found in the flora and fauna native to the site.
- iii) Exterior trim will be non-combustible materials in colours complementary to the principal materials and colour chosen for the building.
- iv) Retaining walls, planters, street furniture and other site features will be finished to match and/or compliment building colours.
- v) Mechanical equipment shall be concealed by screening in a manner consistent with the character and architectural treatment of the building.
- vii) Glazing shall be treated to reduce bird collisions during daylight and night hours. All windows to be triple glazed with low E coatings and operable windows are preferred. All window frames are to be made of wood, thermally broken aluminum or composite/fibreglass materials. No vinyl window frames are permitted.
- viii) Only fire resistant roofing materials will be permitted with a preference to green roofs. Minimum roof insulation shall provide a nominal performance of R60.
- ix) Accessory building exterior materials and colour will be similar to principal building exteriors. Roofing will be fire resistant.

6.2.3 Suites and Apartments outside the Urban Village

- i) the predominant exterior finish for suites and apartment buildings located outside the urban village will be non-combustible siding such as Hardy Board with stone trim along the bottom third of the first floor. Vinyl siding is not permitted.
- ii) Colour selections for exteriors are limited to colours found in the flora and fauna native to the site.
- iii) Exterior trim around doors and windows will be 200mm wide non-combustible siding in colours complementary to the principal colour chosen for the building.
- iv) Building design elements, articulation and materials will be designed to reduce the perceived mass of each building facade and add architectural interest. Blank walls greater than 12m in length will not be permitted on any building facade. Buildings over 14m in height will incorporate a 1.5m step back from the main floor foundation plane at the first and an additional 1.5m step back from the second floor plane on the third floor on all sides of the building.
- v) Retaining walls, planters, street furniture and other site features will be finished to match and/or compliment building colours.
- vi) Mechanical equipment on the roof of any building shall be concealed through integration with building features or by screening in a manner consistent with the character and architectural treatment of the building.
- vii) Glazing shall be treated to reduce bird collisions during daylight and night hours. All windows to be triple glazed with low E coatings and operable windows are preferred.

All window frames are to be made of wood, thermally broken aluminum or composite/fibreglass materials. No vinyl window frames are permitted.

viii) Only fire resistant roofing materials will be permitted with a preference towards green roofs. Minimum roof insulation shall provide a nominal performance of R60.

ix) Accessory building materials and colour will be similar to principle building exteriors. Roofing will be fire resistant.

6.2.4 Motor Coach Parks

i) A clubhouse with common facilities, including washrooms with showers, a kitchen and community meeting rooms will be included with the common recreation facilities and grounds. Exterior finish on the clubhouse will be log with stone trim. Only fire resistant roofing materials will be permitted with a preference towards metal roofs. Colour selections for exteriors are limited to colours found in the flora native to the site. Exterior trim and roofing colours will be complementary to the principal colour chosen for the building.

ii) For each motor coach lot, motor coach pads will be concrete and situated on individual lots in such a way as to minimize the loss of trees. Concrete will be sloped to allow rainwater to drain back into the landscape and minimize erosion and sedimentation. Fireplaces, fire pits, charcoal and/or other barbecue equipment, wood burning stoves or any other cooking facilities shall be located, constructed, maintained and used to minimize fire hazard and smoke nuisance in the motor coach park and neighbouring properties.

iii) Multi-purpose trails will be planned, constructed and maintained from the motor coach lots to service buildings and facilities, refuse collection area and recreation areas as per landscape plans that shall be submitted with Development Permit applications.

iv) Refuse collection areas will be screened with fencing and/or vegetation to the satisfaction of the Development Officer.

v) Water, wastewater, power and communications will be provided to each individual site and service will be available to users throughout the year. All water service will be designed to minimize water consumption and rainwater will be collected to address landscape irrigation needs.

vi) Access roads will have at least an 6.0m paved surface for two way traffic to accommodate emergency, fire and maintenance vehicles on a 24/7/365 basis.

vii) Visitor parking will be provided in decentralized groups of 3 to 5 stalls at a ratio of one visitor stall to every 6 lots.

viii) Each Motor Coach lot will be numbered in a conspicuous location for easy identification by emergency service vehicles. A site/location map shall be posted at each entrance to the Motor Coach Park clearly identifying the roads, lots and visitor parking.

ix) Accessory buildings constructed in this area shall have fire resistant exteriors. Only fire resistant roofing materials will be permitted with a preference towards metal roofs. Colour selections for exteriors are limited to colours found in the flora and fauna native to the site. Exterior trim and roofing colours will be complementary to the principal colour and materials chosen for the building.

6.2.5 Parking

i) Land Use Parking Requirements: Notwithstanding the parking requirements in section 8 of the Land Use Bylaw 8-2001, the following shall be applicable to this District:

Hotel, Apartment Hotel	1.0 stall per room 1 stall per 4 seats food/ alcohol service
Cabins and Villas	2.0 stalls per unit on-ties 1.0 stall per 4 lots for visitors
Motor Coach Lots	2.0 stalls per lot 1.0 stall per 6 lots for visitors
Suites and Apartments	1 bdrm unit @ 1.0 stall per unit 2 bdrm unit @ 1.5 stalls per unit 3 bdrm unit @ 2.0 stalls per unit Visitor Parking 0.25 stall per unit
Retail, all types	1.5 stalls per 100m ² of GFA
Golf Equestrian	6 stalls per hole 1.0 stall per stable stall 1.0 stall per 4 spectator seats 1 vehicle and trailer pull through per 2 stable stalls
Display/Sales Centre	2.0 stalls per office
Spectator Entertainment	1.0 stall per 3.5 spectator seats
Outdoor Recreation	1.0 stall / 3.5 seats or 31 per 100m ² GFA used by Patrons
Indoor Recreation	1.0 stall / 3.5 seats or 31 per 100m ² GFA used by patrons
Employee Parking	0.5 stalls per employee

Where a specific use is not listed, the Development Officer shall follow the requirements pursuant to Table 8.1 of the Land Use Bylaw 8-2001.

- ii) In addition to the parking regulations in Section 8 of the Land Use Bylaw 8-2001, the following shall apply to parking within the Urban Village:
 - a) The layout of parking areas shall specifically address the interrelationship of pedestrian, vehicular, bicycle and horse circulation (where applicable) in order to provide continuous, direct pedestrian access with a minimum of driveway and drive aisle crossings. Remedial treatments such as raised pedestrian crossings, forecourts and landings, special paving, lights and bollards shall be provided at significant points of conflict or intersection. Site lighting will be LED down-lighting to minimize night-sky disturbance. No flood or uplighting will be permitted.

- b) parking, loading and passenger drop-off areas are required to be easily accessible and designed to minimize pedestrian-vehicle conflicts. Pedestrian access should receive priority over vehicular access in parking facilities.
- c) Bio-swales and rainwater filters will be used to manage stormwater run-off from parking lots to facilitate pedestrian access to vehicles, provide refuge for pedestrians and allow aquifer recharge.
- d) Surface parking is required to be designed to feel “green” with substantial plantings.
- e) Patron parking within the Urban Village is encouraged to be provided in underground parking facilities, however, surface parking may be provided for a maximum of 50% of the parking requirements.
- f) when reviewing development permit applications for uses that may operate at different times of the day or week, a Development Officer may consider shared parking amongst uses that have staggered peak hours of demand.

6.2.6 Landscaping

- i) A detailed landscaping plan for each development shall be submitted to and approved by a Development Officer prior to the approval of any Development Permit. The Landscape Plan will include details of plantings and plant materials, pavement materials, fencing, exterior lighting and street furniture elements, garbage and storage areas and pedestrian seating areas for boulevards, sidewalks, parks and open space adjacent to the development site. These features, where practical, will be finished in materials and colours the same or complementary to the materials and colours established for the principal structures proposed for development.
- ii) Landscaping shall be provided with regard to Section 7 of the Land Use Bylaw 8-2001.
- iii) Internal multi-purpose trail linkages within each development shall be consistent with the standards and specifications developed for the Eco-Resort and submitted with the initial application for each separate architecturally distinct theme area.
- iv) Only plant material considered native to the Beaver Hills Moraine should be included in landscaping plans. Use of non-native planting material will have to be justified relative to the principles and objectives of the approved ASP. Trees and shrubs will be provided at a rate of 1 tree and 1 shrub per unit or at 1 tree and 1 shrub per 100m² of gross floor area.
- v) Planting materials required or provided shall be installed at the finished grade.
- vi) Where surface parking for 30 or more vehicles is required, there shall be a landscaped bio-swale included within the interior of the parking area in which a minimum of 1.0m² of landscaping shall be provided for each parking space. The required landscaping shall not be concentrated in one area and shall be placed within the parking area so as to provide visual relief, storm drainage and break up large areas of parking.
- vii) Garbage collection areas, open storage or an outdoor service area, including any loading or vehicular service area visible from an adjacent site or the main roadway shall be fenced and/or have a screen planting.
- viii) Lighting shall be included in landscape and building plans to provide security and add visual interest. Lighting shall be directed away from adjacent roadways and be directed to light pathways and, to a more limited extent buildings, where appropriate. Public access areas shall be lit in keeping with the principles of crime prevention through environmental design to encourage pedestrian safety and security.

ix) A Master Sign Plan shall be developed for the overall eco-resort in accordance with Section 10.9 of the Land Use Bylaw. Temporary signs consistent with the theme established for signage in the Master Sign Plan shall be permitted. Signs on resort property shall be generally regulated as if the site is developed as a C2 District.

7.0 Specific Development Area Regulations

The Eco-Resort has been divided into three distinct development areas in order to manage the development process as shown on Attachment "B".

Area I - Resort Commercial

Area II - Agriculture

Area III - Golf Course

Land use at Wild Splendor Eco Resort is also controlled by a Conservation Easement, signed between Strathcona County and the landowner of Lot 1 Block 1 Plan 1220280, Lot 2 Block 1 Plan 1220280 and SE1/4 34-51-22-W4. The provisions in the conservation easement apply to those three parcels exclusively.

7.1 Area I - Resort Commercial

The primary purpose of this development area is to create a mix of commercial land uses that provide accommodation, shopping, personal services, real estate sales and marketing and recreation opportunities in a sustainable, compact urban village form and in less compact nodes of development separated by wildlife corridors and habitat.

7.1.1 Permitted Uses

amusement arcades, minor
apartment hotel
business support service
cabin
care centre, intermediate
care centre, minor
convenience vehicle rental
custom workshops
education, private or public
enclosed parking
entertainment, spectator
exhibition and convention facility
food service, restaurant
food service, specialty
garage parking
government service
health service, minor
hotel
health service
information centre
laundromat
library and exhibit

lodge
microbrewery (see new definition)
motel
motor coach park (see new definition)
office
park
parking, non-accessory
personal service establishment
private camp
presentation centre (see new definition)
public utility
recreation, community
recreation, indoor
recreation, outdoor
retail, alcohol
retail, convenience
retail, general
Sign Type A*, B*, C*, D*, E*, F*
utility service, minor
wireless communication facilities

7.1.2 Fundamental Use Criteria

- i) The maximum floor area ratio is 2.0
- ii) The maximum site coverage is 40%
- iii) The maximum height shall be applied as follows:
 - a) Hotel – 36m
 - b) Apartment Hotel – 28m within the urban village and 14.0m outside the urban village.
 - c) Any other commercial building – 24m within the urban village and 14m outside the urban village
 - d) Within the Urban Village, height shall be stepped down to limit sun and shadow impacts on adjacent building roofs to the north by reducing building heights from north to south.
 - e) Structures within the resort commercial area that are repurposed with textile roofs shall not have the roof structures considered for the purposes of determining height.
- iv) Maximum density for commercial units, be they lots, cabins, suites or hotel rooms is 15 units per gross developable hectare designated for commercial development. The maximum density is available for development regardless of future subdivision approvals and may be consolidated into specific parcels in keeping with the development objectives stated in the approved ASP.

7.1.3 Subdivision Regulations

- i) Subdivision within the district shall conform to the general area configurations as illustrated on Attachment “A”. However, this shall not preclude the creation of parcels for individual buildings as may be permitted by subsequent subdivision approval.

- ii) a condominium or bareland condominium that conforms with the objectives and intent of an approved Area Structure Plan meets with the intent of this zone.
- iii) Motor Coach Park and Cabin and Villa Parcels
 - a) The minimum lot area for a bareland condominium lot is 325m².
 - b) The minimum lot width for a bareland condominium lot is 12m.
 - c) The minimum lot depth for a bareland condominium lot is 25m.

7.1.4 Development Regulations

- i) Urban Village Setbacks
 - a) The minimum front yard setback for a building is 1.5m.
 - b) The minimum side yard for a building is 3m.
- ii) The minimum separation distance between structures above the second floor in the Urban Village shall be 8m.
- iii) Hotel units shall have a separate entrance or lobby area from commercial uses in any mixed use building.
- iv) A microbrewery operation shall be oriented so that public entrances, access, loading and signage have limited impact on any nearby community recreation, parks, public or private education or religious assembly facilities.

7.1.5 Other Regulations

- i) A Development Officer may permit a presentation centre only if it, in the opinion of the Development Officer complies with the following regulations:
 - a) Nuisance: The privacy and enjoyment of adjacent units shall be preserved and the amenities of the neighbourhood maintained at all times. Sites to be used for presentation centres shall be developed to minimize any adverse effect on public roadways and adjacent units.
 - c) Parking: Sufficient on and off-site parking must be available on or adjacent to the site so that parking congestion will not develop on that portion of the public roadways serving nearby units.
 - d) Appearance: The colour and material of the exterior finish of a presentation centre, including hoardings or false fronts, shall be compatible with those commonly found in the neighbourhood. Banners and flags shall be limited to poles located in the front yard of the property spaced not less than 2m apart and limited to 8 per presentation centre.
 - e) Lighting: Lighting shall be designed and maintained not to shine onto adjacent properties. Lighting, except for motion activated security lighting, shall not be used when the presentation centre is closed.
 - f) Mixed Commercial Use: It is preferred that a presentation centre be combined with one or more other commercial uses that are permitted in this zone.
- iii) In deciding upon an application, a Development Officer shall take into consideration the scale of the presentation centre, the number of such centres in the neighbourhood, proximity to arterial or collector public roadways, effect on other units and the location and proximity of properties being marketed.
- iv) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.) the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the

specific use regulations of Section 9 for those uses noted with an asterisk (*) and the sign regulations of Section 10.

7.2 Area II – Agriculture

The primary purpose of this area is to maintain agricultural land and land uses that are compatible with the resort commercial development proposed for adjacent lands and provide for the conservation and preservation of environmentally sensitive lands and habitat that are of significant ecological value to the community in conformity with the approved Area Structure Plan.

7.2.1 Permitted Uses

agriculture and garden stand
agriculture, general
agriculture, intensive horticulture
agriculture, minor intensive livestock
animal hospital and shelter
boarding facility
breeding facility
care centre, intermediate
care centre, minor
dwelling, secondary
dwelling, minor
equestrian centre, major
greenhouse and plant nursery
home business, minor
library and exhibit
outdoor storage
park
private camp
presentation centre
recreation vehicle storage
retail, convenience
sign type A*, B*, E*, F*
spectator sport
utility service, major
utility service, minor
veterinary service, major
veterinary service, minor

7.2.2 Subdivision Regulations

- i) the minimum lot area for a typical agricultural use is 32 ha except for parcels that have been severed by natural or manmade features.
- ii) the minimum lot area for a typical agricultural use may be reduced to 0.8 ha for the first residential parcel out of an unsubdivided quarter section or the larger of the parcels of severed quarter section. The maximum lot size for these residential parcels is 2.0 ha unless the existing out building or shelterbelt configuration requires a larger size.

iii) Commercial uses permitted in this zone that are not typically found in agricultural zones may require the creation of parcels for individual buildings. The Subdivision Officer may consider the creation of commercial parcels on receipt of an application for subdivision within the zone subject to conformity with the objectives and intent of an approved Area Structure Plan.

iv) a condominium or bareland condominium that conforms with the objectives and intent of an approved Area Structure Plan meets with the intent of this zone.

7.2.3 Development Regulations

i) The minimum front yards is 20m, provided that no front yard is less than 40m from the centreline of a rural road.

ii) The minimum side yard is 20m except it may be 10m for a first residential parcel out, provided that no side yard is less than 40m from the centreline of a rural road.

iii) The minimum rear yard is 20m except it may be 10m for a first residential parcel out, provided that no rear yard is less than 40m from the centreline of a rural road.

iv) The maximum height is 10m except for agricultural and equestrian structures unless restricted by the Airport Vicinity Protection Overlay.

7.2.4 Other Regulations

i) A Development Officer may permit a presentation centre only if it, in the opinion of the Development Officer complies with the following regulations:

a) Nuisance: The privacy and enjoyment of adjacent units shall be preserved and the amenities of the neighbourhood maintained at all times. Sites to be used for presentation centres shall be developed to minimize any adverse effect on public roadways and adjacent units.

c) Parking: Sufficient on and off-site parking must be available on or adjacent to the site so that parking congestion will not develop on that portion of the public roadways serving nearby units.

d) Appearance: The colour and material of the exterior finish of a presentation centre, including hoardings or false fronts, shall be compatible with those commonly found in the neighbourhood. Banners and flags shall be limited to poles located in the front yard of the property spaced not less than 2m apart and limited to 8 per presentation centre.

e) Lighting: Lighting shall be designed and maintained not to shine onto adjacent properties. Lighting, except for motion activated security lighting, shall not be used when the presentation centre is closed.

f) Mixed Commercial Use: It is preferred that a presentation centre be combined with one or more other commercial uses that are permitted in this zone.

iii) In deciding upon an application, a Development Officer shall take into consideration the scale of the presentation centre, the number of such centres in the neighbourhood, proximity to arterial or collector public roadways, effect on other units and the location and proximity of properties being marketed.

iv) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.) the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the

specific use regulations of Section 9 for those uses noted with an asterisk (*) and the sign regulations of Section 10.

7.3 Area III – Golf Course

The primary purpose of this area is to provide for the development of a golf course and accessory uses.

7.3.1 Permitted Uses

golf course
recreation, outdoor
recreation, indoor
residential security/operator unit
sign type A*, B*, C*, D*, F*
utility service, minor

7.3.2 Development Regulations

- i) The minimum front yard is 20m, provided that no front yard is less than 40m from the centreline of a rural road.
- ii) The minimum side yard is 20m.
- iii) The minimum rear yard is 20m.
- iv) The maximum height is 10m.

New Definitions

Microbrewery – A commercial facility in which a limited amount of beer is manufactured/produced, consumed on the premises and shipped/sold for consumption off premises. Off sales are limited to a retail component accessory to the microbrewery operation.

Motor Coach Park – A Motor Coach Park is planned, constructed and maintained for year-round use by Recreation Vehicles, which include trailers, campers or motor homes with washroom facilities. Year-round use requires the ability to connect and disconnect with water, wastewater, power, natural gas and communication service networks at each site and continuous access by emergency, police, fire and maintenance vehicles. This does not include cabins, manufactured or modular units or park units that would constitute a permanent residential structure. Related facilities that are accessory to and support a Motor Coach Park such as an administrative office, laundromat, picnic grounds, playgrounds and recreation facilities may be included on site.

Presentation Centre – A building used for the purposes of marketing and real estate sales for land, buildings or units as regulated by this Bylaw.

Attachment "A"



Attachment "B"

