

WELCOME TO



OPEN HOUSE



PUBLIC ENGAGEMENT

Crowsnest Mountain Resort

You are Invited – Save the Date

OPEN HOUSE – Wolfstone Drive, Crowsnest Pass

PROPOSED RV AND PARK MODEL DEVELOPMENT

LOTS FOR PURCHASE

AUGUST 3, 2023 6:30 pm – 8:00 pm

Presentation at 7:30 pm

Features

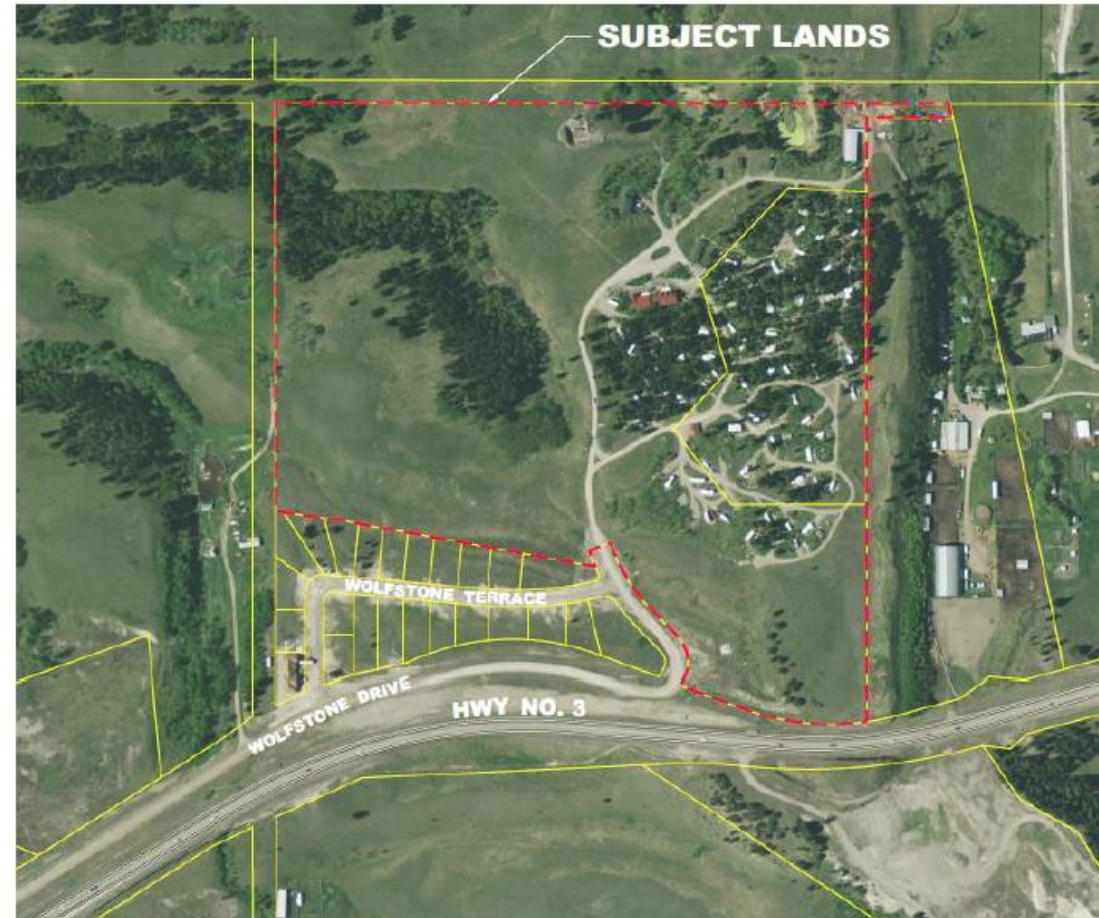
CONVENIENT ACCESS TO HIGHWAY 3

FULLY SERVICED RV AND PARK MODEL SITES

PAVED ACCESS TO EACH LOT

SECURE, CONTROLLED ACCESS

FENCING, LANDSCAPING, LIGHTING

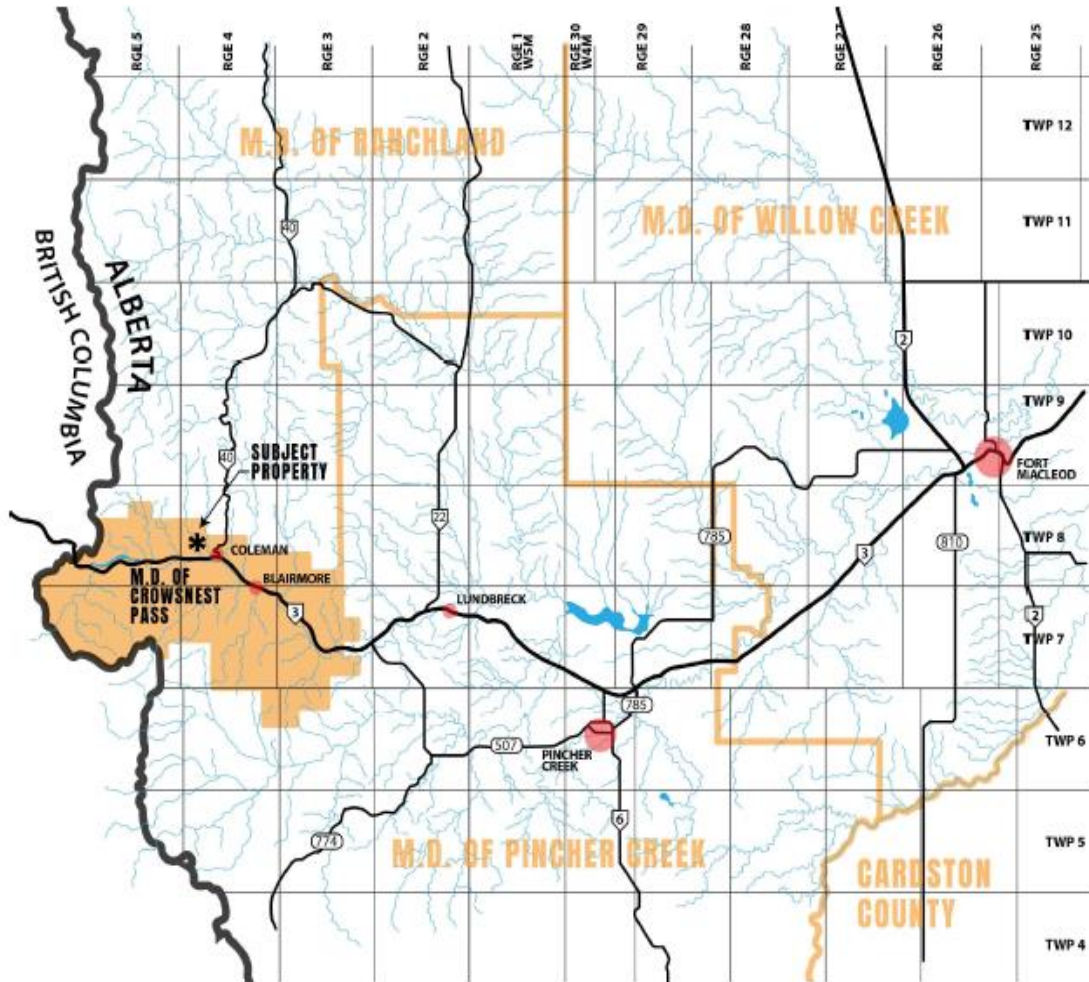


MEMORIES RV RESORTS

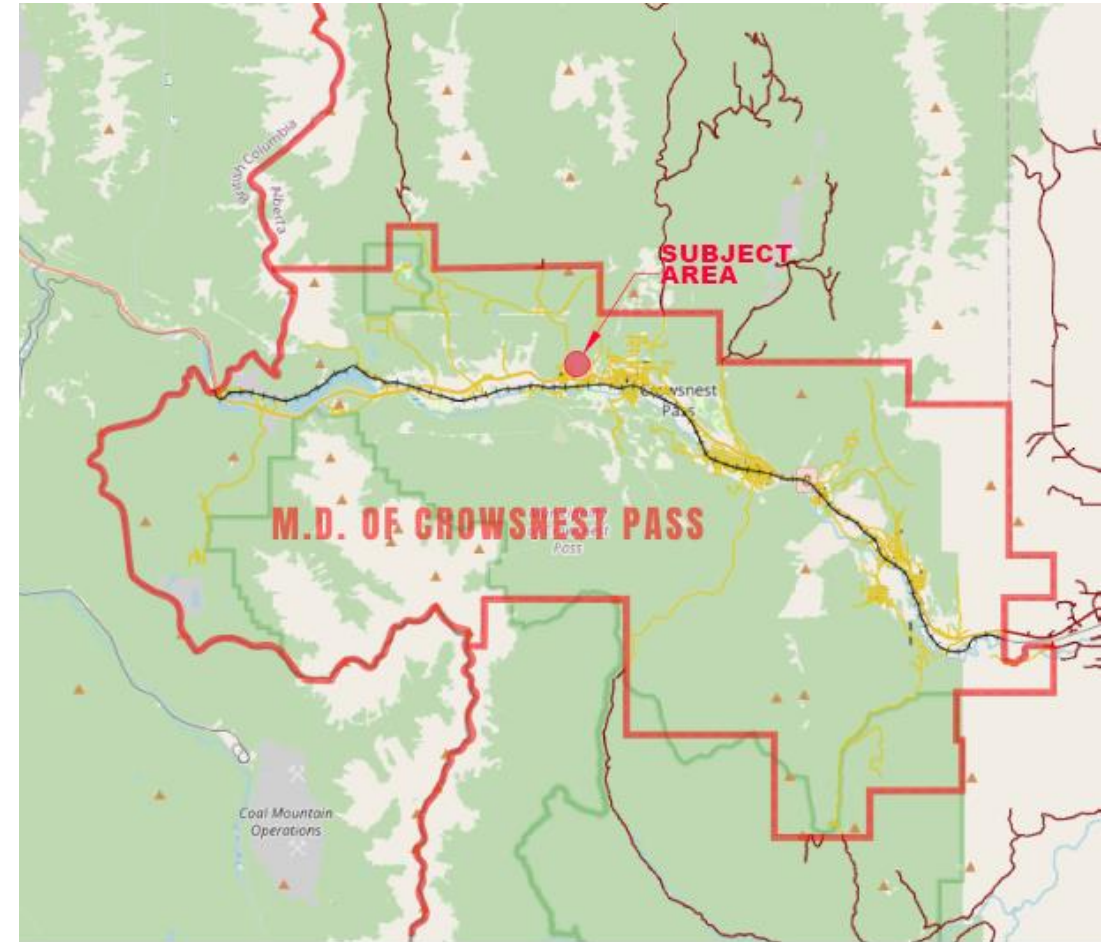
PRESENTATION

- Site Context
- Constraints
- Design Principles
- Development Concept
- Project Benefits & Summary
- Stakeholder Engagement

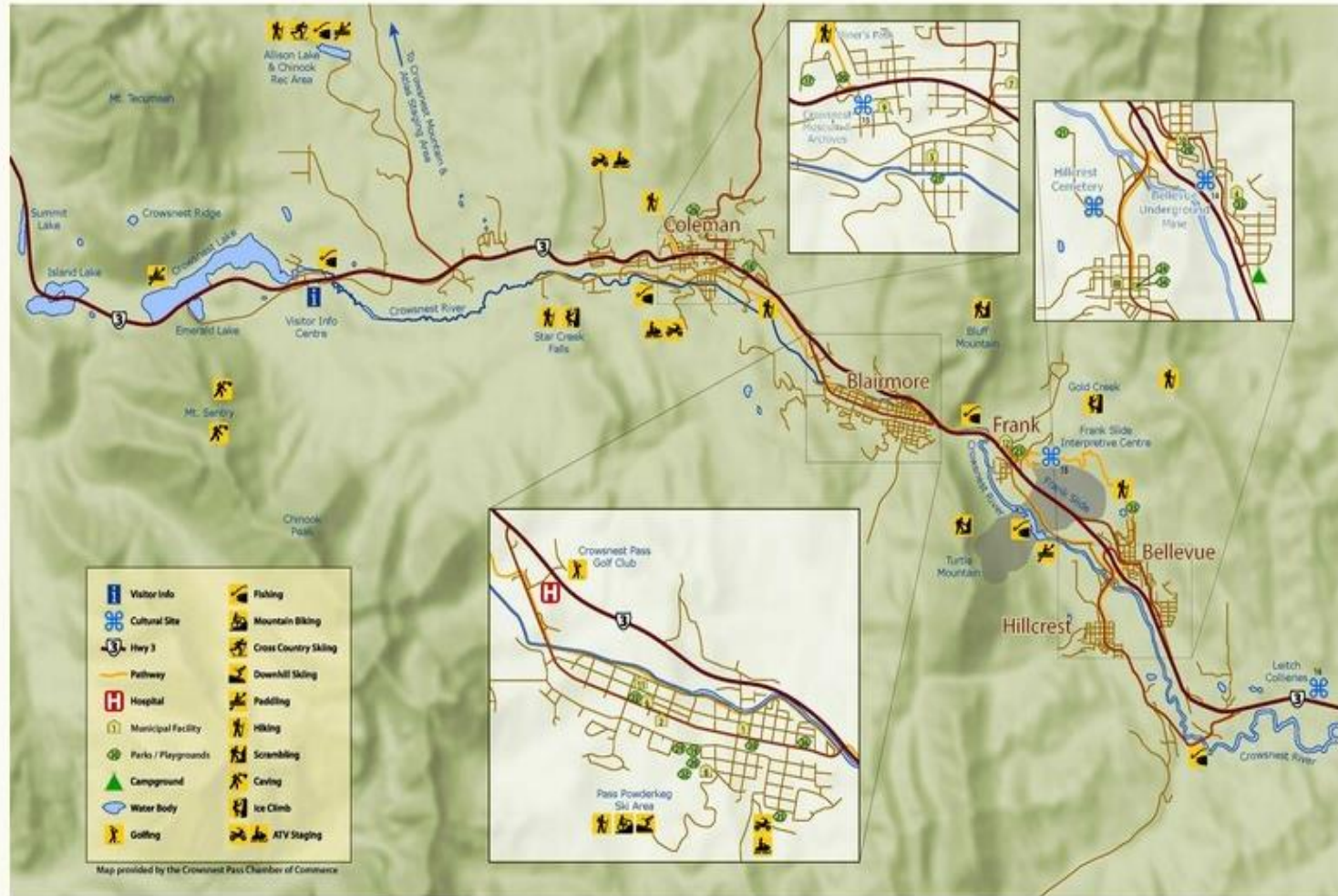
Regional Context



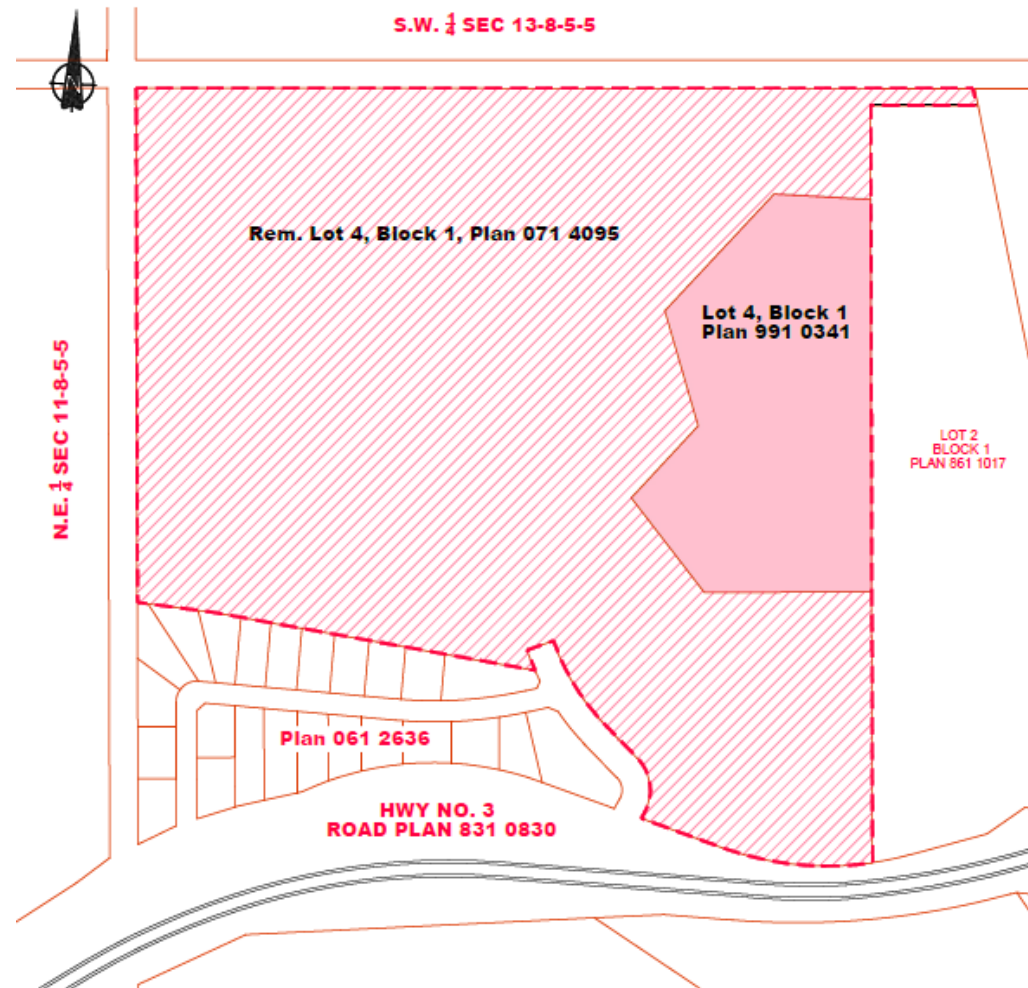
Municipal Location



Community Maps



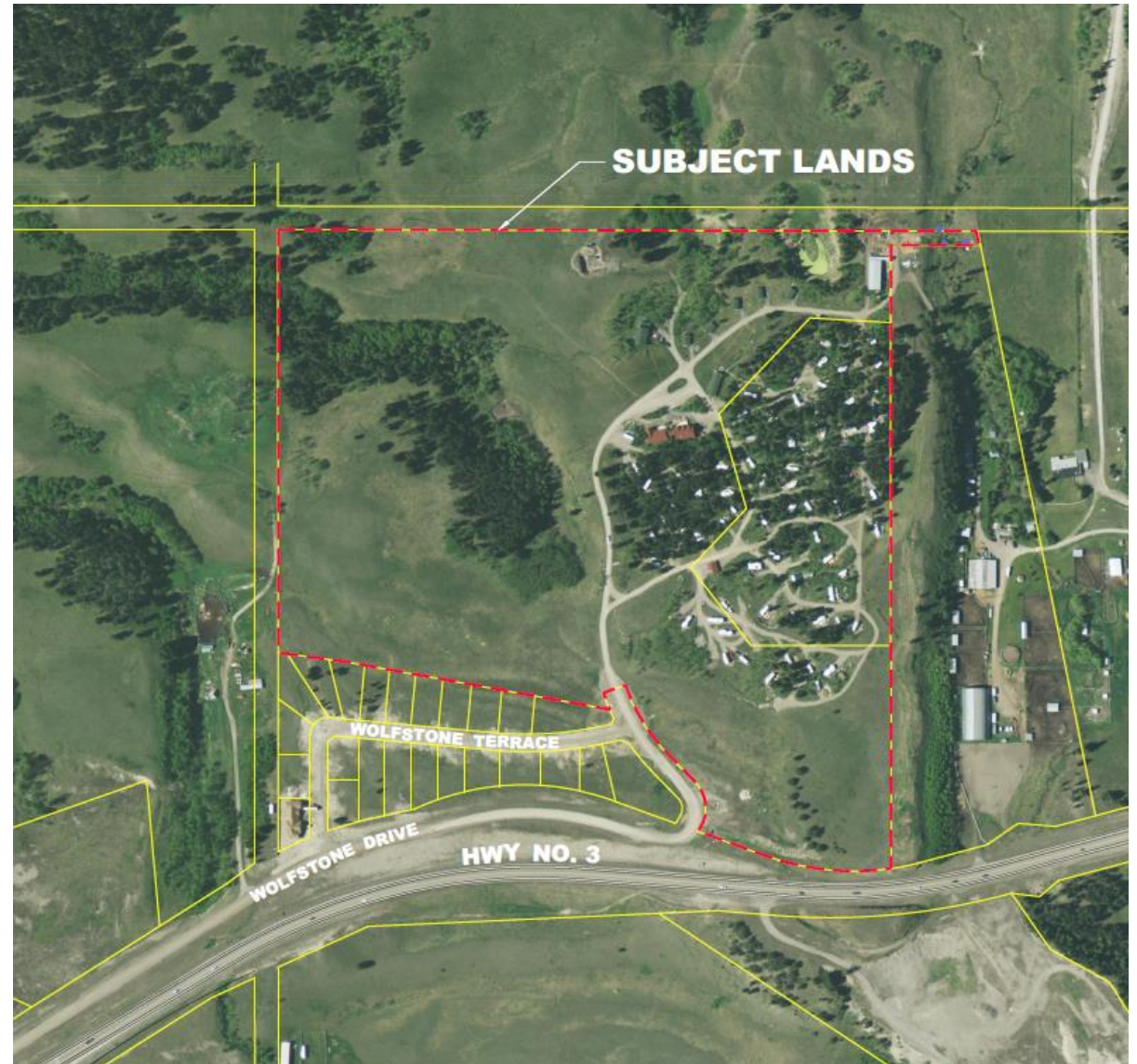
DEVELOPMENT SITE



LEGAL DESCRIPTION	LAND USE DESIGNATION	AREA (ha)
Lot 4, Block 1, Plan 991 0341	DIRECT CONTROL 1	3.72
Rem. Lot 4, Block 1, Plan 071 4095	Comprehensive Resort Village	19.63

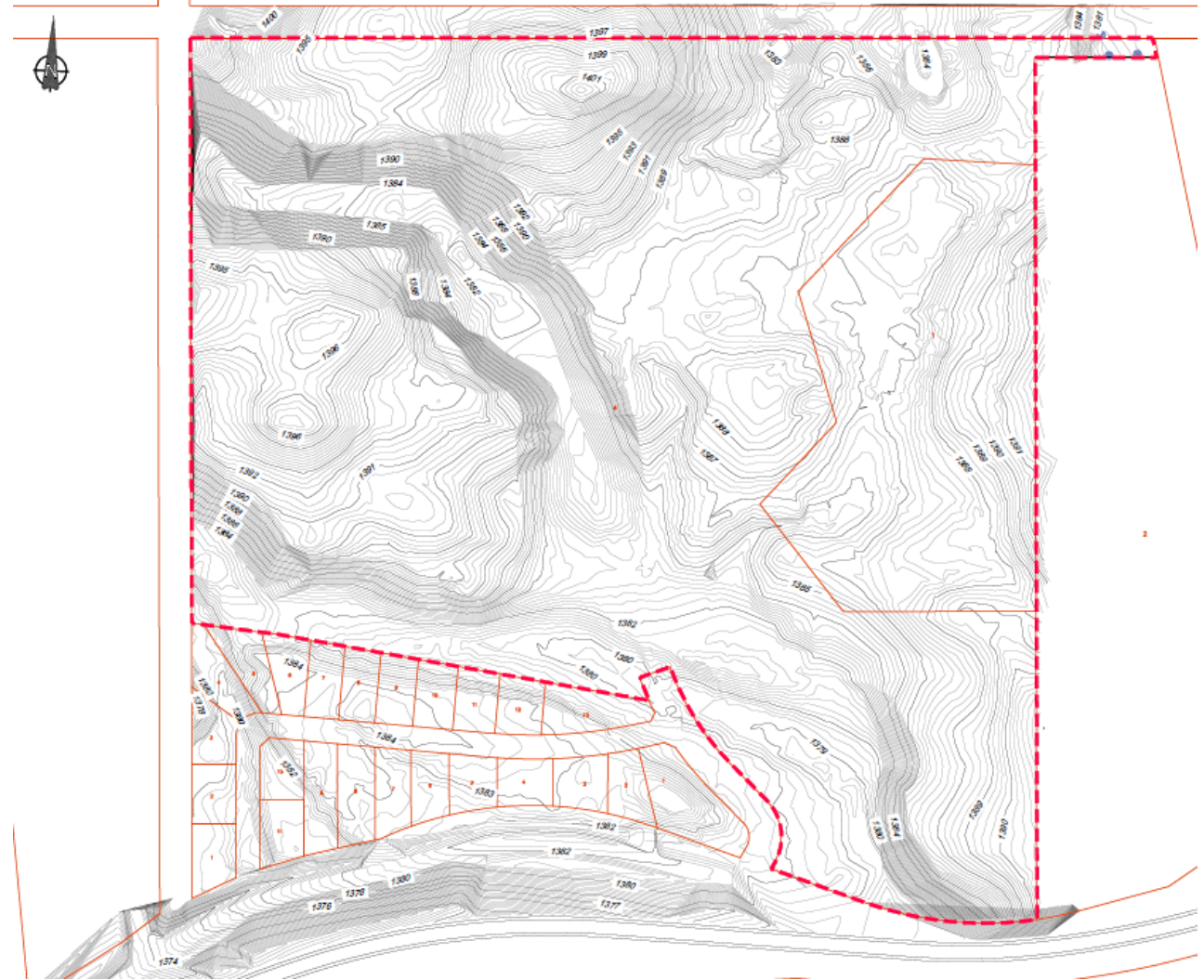
CONSTRAINTS

- Historical & natural resources
- Rolling terrain, grasslands and mature tree cover
- Wildfire risk
- Drainage pattern
- Available water supply



CONSTRAINTS

- Topography
- Steep slope areas
- Site drainage
- Servicing needs
- Access
- Infrastructure
- Existing and adjacent uses



DESIGN PRINCIPLES

- **Growth:** Plan for compact development to optimize the regional development footprint.
- **Land Use:** Expansion of existing uses with higher standards and on-site, private services.
- **Environmental Protection:** No environmentally significant features, wetlands, or natural areas are located on the site. This minimizes and mitigates the potential impact on natural living systems.
- **Storm Drainage:** The land drainage will be engineered to work with the stormwater management system with on-site stormwater retention, erosion and sediment control (ESC) measures.

DESIGN PRINCIPLES

- **Access:** The development provides for efficient movement of people, goods and services
- **Servicing:** Private water and sanitary sewer systems to accommodate rural growth in appropriate locations with sustainable levels of local servicing.
- **Transportation Infrastructure:** The development is not anticipated to impact the capacity or need for unplanned investments by AB Transportation, optimizing the infrastructure

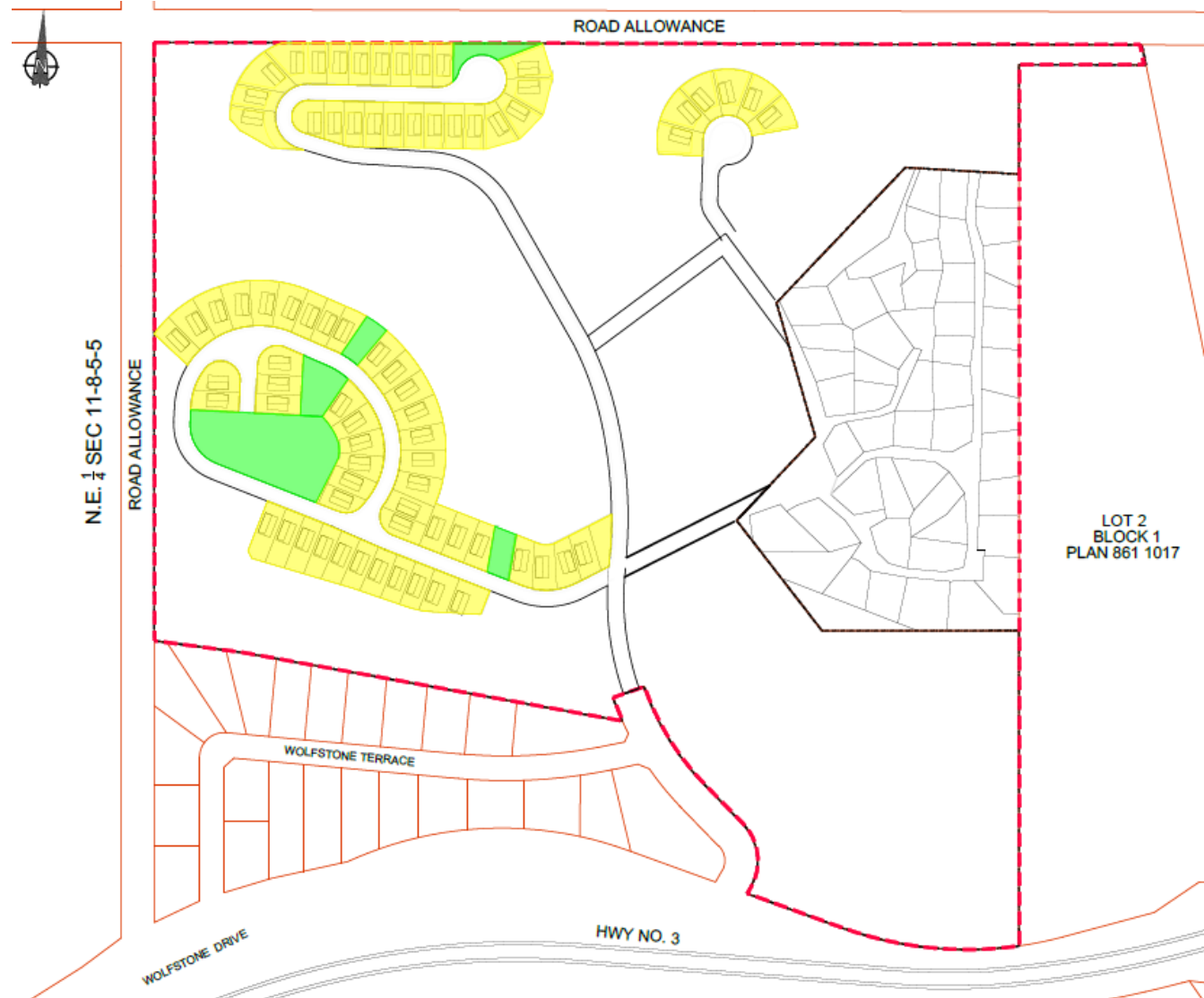
DESIGN PRINCIPLES

- Add serviced RV / Park Model sites as a permitted use in both the Comprehensive Resort Village (CRV) and DC-1 land use districts of the municipality.
- Optimize use of the existing well and licensed water treatment plant.
- Develop a total of 160 serviced RV / Park Model sites, in stages.
- A condominium subdivision will create individual, titled lots.
- Private servicing will be engineer designed to meet the municipal standards and Safety Codes requirements.

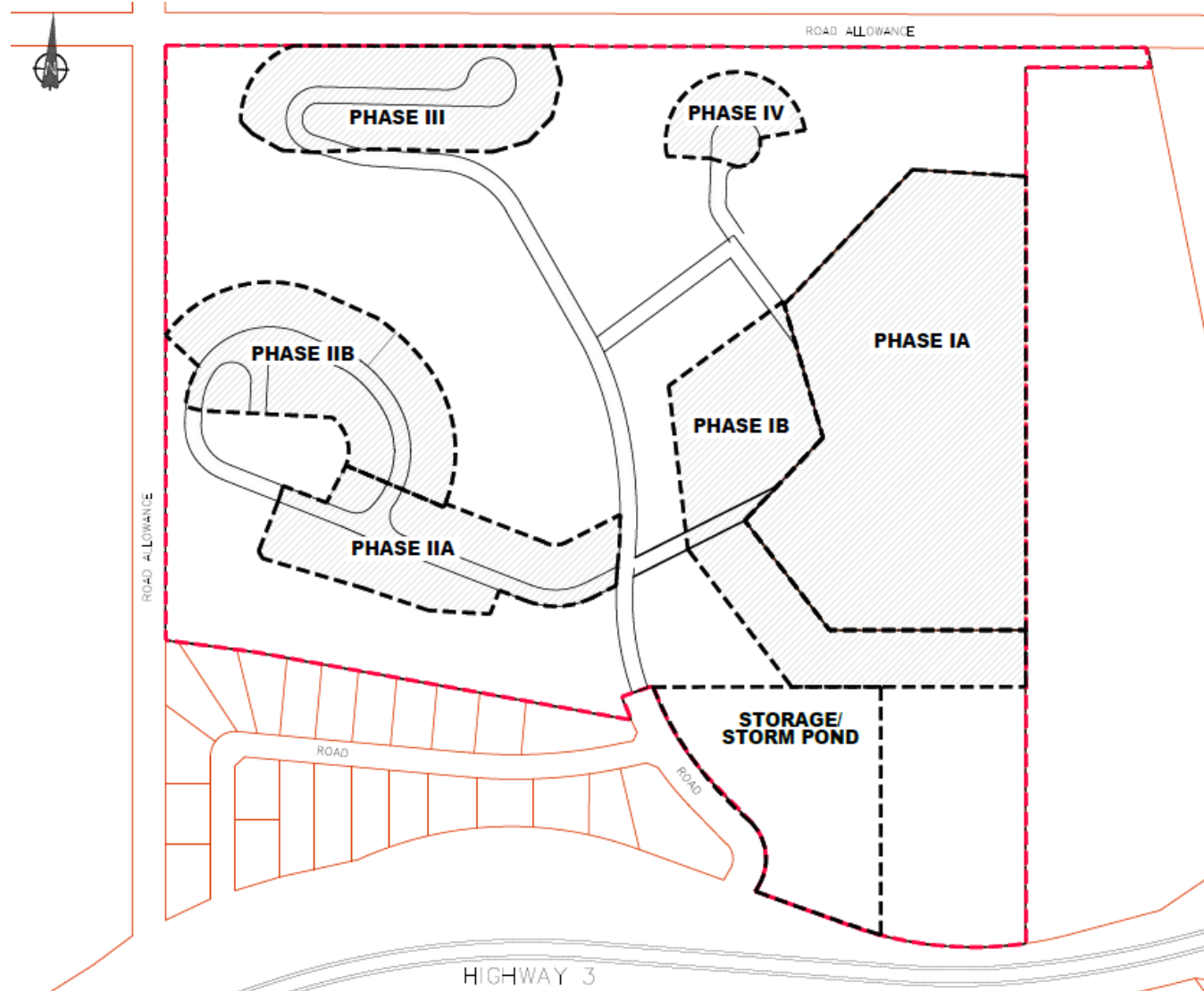
DESIGN PRINCIPLES

- High Quality Design Standards
- Private Servicing
 - Water
 - Sanitary sewer
 - Storm drainage
 - Paved road to each site
- Dark Skies lighting
- Secure, gated access and secondary (emergency) access
- Fire Smart plan & landscaping
- Bear Smart refuse collection

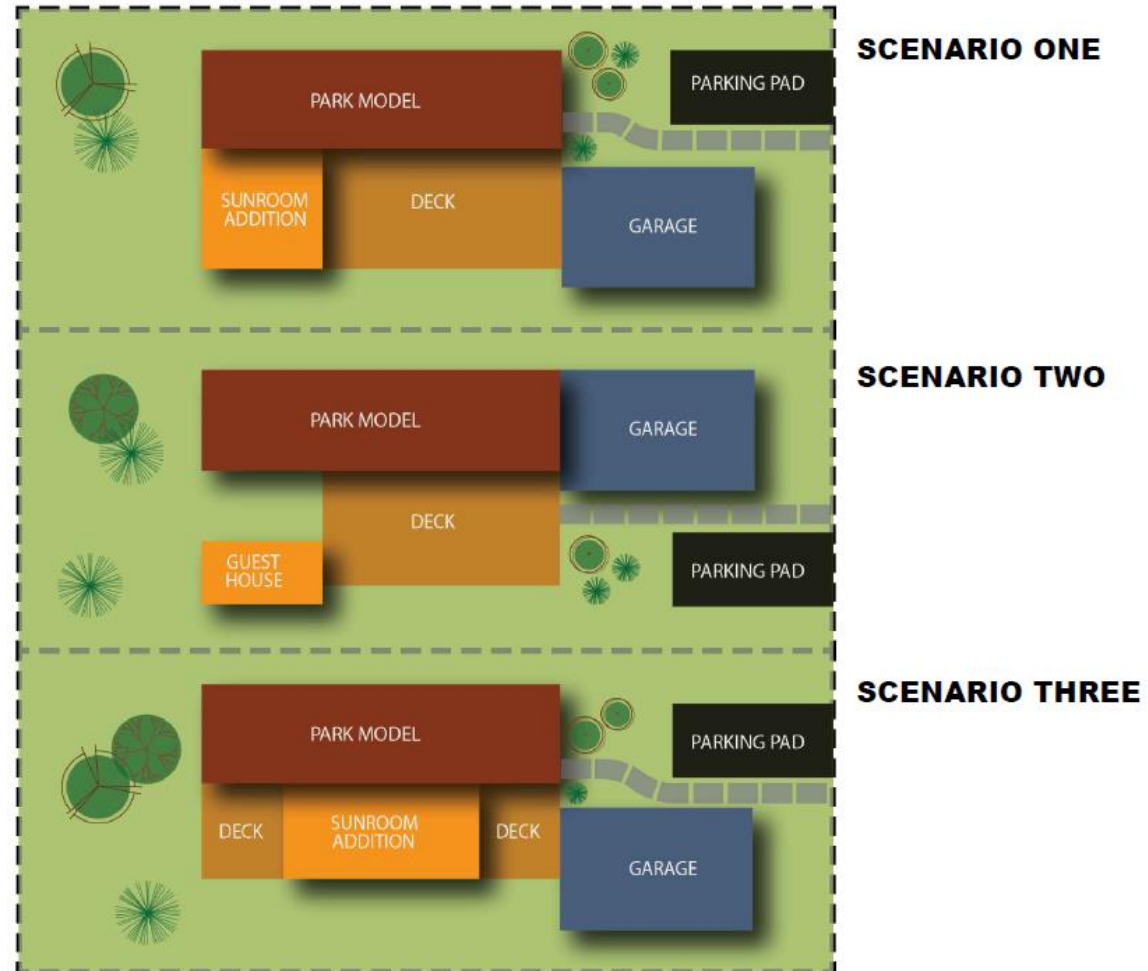
CONCEPT PLAN



PHASING PLAN

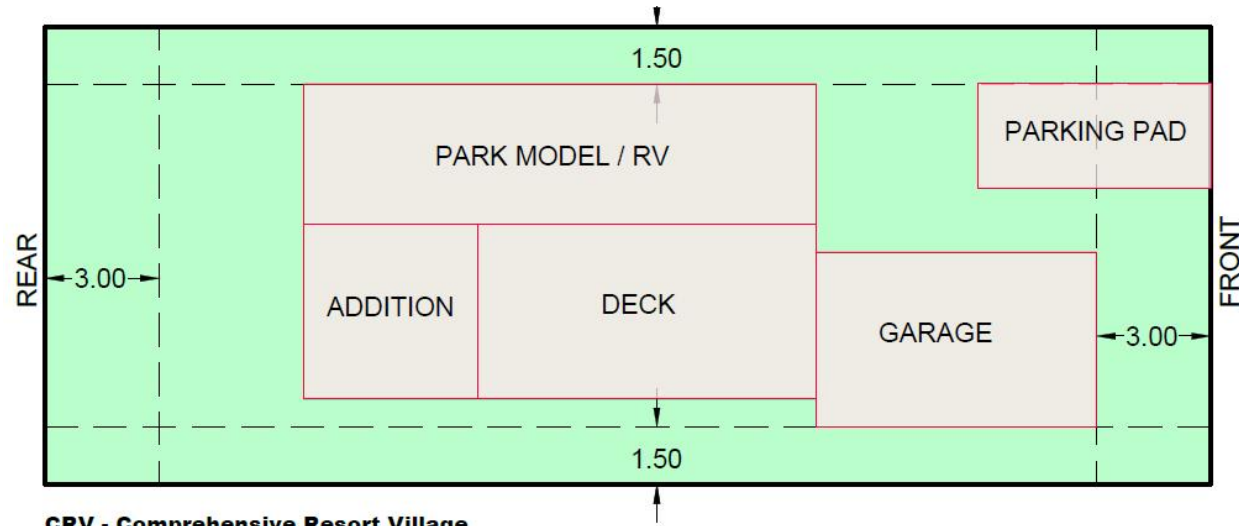


BUILT FORM



STANDARD LOT LAYOUT
NOT TO SCALE

BUILT FORM

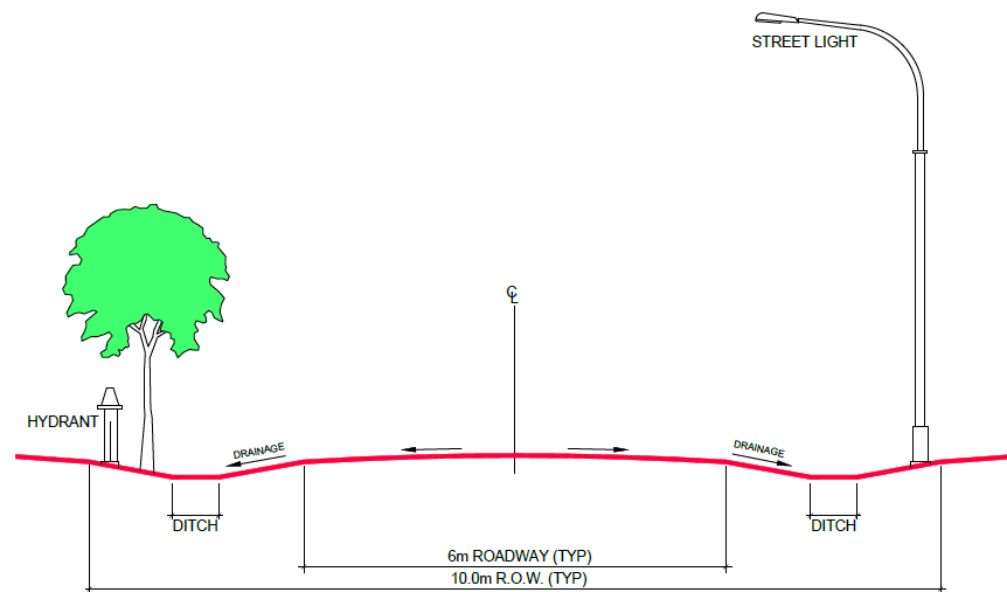


CRV - Comprehensive Resort Village
DC1 - Direct Control



LOT DIMENSIONS
NOT TO SCALE

BUILT FORM



STANDARD CROSS SECTION
NOT TO SCALE

BUILT FORM



BUILT FORM



BUILT FORM



BUILT FORM



BUILT FORM



BUILT FORM



LAND USE DESIGNATION



LAND USE DISTRICTS

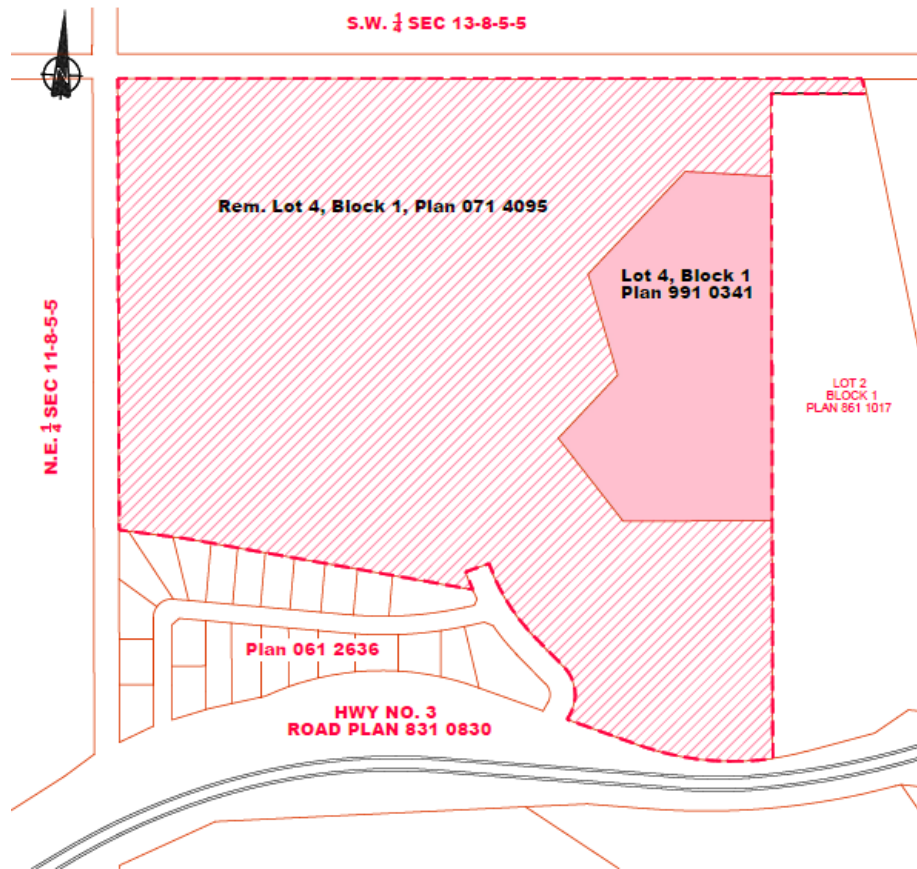
LAND USE DISTRICTS

BYLAW NO. 868, 2013; JUNE 18, 2013

Amended to and Including Bylaw No. 1038, 2019

	Grouped Country Residential	GCR-1
	Drive-In Commercial	C-2
	Industrial	I-1
	Sentinel Industrial Park	SIP-1
	Recreation & Open Space	RO-1
	Public	P-1
	Non-Urban Commercial Recreation	NUCR-1
	Non-Urban Commercial Recreation	NUCR-2
	Non-Urban Area	NUA-1
	Comprehensive Resort Village	CRV
	Direct Control	DC-1
	Direct Control	DC-5

LAND USE PROPOSAL



- Amend the Crowsnest Mountain Resort ASP to add serviced RV / Park Model sites as a permitted use in the CRV and DC-1 land use districts of the LUB.
- Comprehensive Site Development Plan will establish a cohesive framework for development approvals:
 - Higher design standards are developer controlled.
 - Private servicing will enable a sustainable community.
 - Condominium subdivision will create individual, titled lots for purchase.
 - Implement the Land Use Bylaw, municipal engineering standards and Safety Codes permit requirements.

LEGAL DESCRIPTION	LAND USE DESIGNATION	AREA (ha)
Lot 4, Block 1, Plan 991 0341	DIRECT CONTROL 1	3.72
Rem. Lot 4, Block 1, Plan 071 4095	Comprehensive Resort Village	19.63

PROJECT SUMMARY & BENEFITS

- The lands are intended for recreation use that aligns with the Land Use Bylaw.
- The development is compatible with regional & municipal plans, existing & adjacent uses.
- The development supports a compact, contiguous development pattern that already has recreation use on it.
- The development will accommodate growth in appropriate locations with higher design standards and sustainable levels of local servicing.
- The project is not anticipated to impact the capacity or need for unplanned investments by Alberta Transportation optimizing the development footprint.
- The land use enhances the competitiveness of the MCP and Region.

ONGOING STAKEHOLDER ENGAGEMENT

Questions

- To complete the online questionnaire, follow the link on the Project Website:
www.crowsnestresort.com

Suggestions

- Your feedback is welcome and will be shared with Memories RV Resorts and our consultants to make improvements for the end users

Next Steps

- A Public Hearing will be advertised by the Municipality of Crowsnest Pass. Please check-in to stay informed

Contacts

- You may send an E-mail to any of our project team members listed on the Project Website or:

Rick Stuckenberg BES, RPP, MCIP
Land Use Consulting Planner
iLand Services Inc.
Rick@iLandServices.ca