

SUNSET POINT CAMP

(Alberta Beach Pentecostal Camp Society)

Area Structure Plan

As Requested by the Summer Village of Sunset Point

Objective: To meet the Area Structure Plan requirements of Sunset Point Camp as set out by the Summer Village Counsel for Plan 992 0340 Lot 2A Part 1 and Part 2.

1.0 INTRODUCTION

1.1 Purpose

The purpose of Sunset Point Camp Area Structure Plan (ASP) is to establish a sound land use planning framework for future development of the lands with applicable provincial statutes as well as bylaws and standards of the Summer Village of Sunset Point.

Within the ASP area the specific objectives of this ASP are to:

- Provide a history of development on the lands
- Provide a site analysis to address
 - Topography
 - Soils- both surface and subsurface
 - Vegetation
 - Existing Land use
 - Surrounding Land use
- Provide a concept plan for the overall development of the lands including:
 - A description of current and future land use with a concentration on development constraints and population densities.
 - A description of the existing proposed "Municipal infrastructure". This should include plans with respect to the water distribution system, sanitary sewage system, storm water management and utilities.
 - An evaluation of the transportation system in and around the adjacent subject lands. Evaluate the impact of development on the lands with respect to traffic on both Sunset Drive and proposed accesses to the lands.

The Area Structure Plan has been prepared by Darcy Strohschein, a Member, on behalf of Sunset Point Camp in cooperation with the membership of the Alberta Beach Pentecostal Camp Society who works under the direction of the Alberta Pentecostal Missions Society.

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1.2 Duration of Time

This ASP sets forth, in general terms; the strategic patterns for land uses, service extensions, and transportation improvements for the next 15 to 20 years. The ASP is meant to be a long range-planning document, it is intended that regular monitoring, review and periodic amendments may be required for policies in the ASP to remain current.

A systematic review of the ASP will be undertaken every five years from the date on which the ASP comes into effect by the Board Members of the Society and their Founding Assemblies.

1.3 Plan Area

The legal description of the said area is contained within four specific sections of Township; NE/SE-27-54-3-W5, and NW/SW-26-54-3-W5. The location of Sunset Point Camp is shown on a drawing called Key Plan (drawing A).

It consists of approximately 36.9 hectares (91.2 acres) of land approximately 70 km West of Edmonton and 1.6 km north of the town Alberta Beach. The area comprises of two parcels separated by Sunset Drive road. Part 1 is on the west side of Sunset Drive and is smaller in size than Part 2 which sits on the east side of Sunset Drive. The Plan area is entirely within the limits of the Summer Village of Sunset Point.

1.4 Land Ownership

The land is registered to the Alberta Beach Pentecostal Camp Society and the owner is represented within the plan area by the Society's appointed Board of Officers from the Founding Assemblies.

1.5 Steering Committees

Steering Committees were established over the years to oversee the planning process and report to the Founding Assemblies of the PAOC, and to the Society Members who oversee the camp operation and development. Members of Steering Committees have included the following:

Representatives from the Society;

Members from the Founding Assemblies;

Citizens representing; cabin owners, camp directors, and camp caretakers of the said area plan.

1.6 Input

The ASP concept or input includes feedback from the Pentecostal Assemblies of Canada, the Founding Assemblies, individuals, focus groups, consultants, and other interested parties over many years. Input and strategy meetings have taken place from 1942 to the present. The total people participated and involved in its development to date are too numerous to count. Some of the key *issues* and *opportunities* identified by participants are listed below:

Issues:

- Land Purchases
- Vision
- Permanent Structures
- Private Cabins
- Traffic Management
- Infrastructure Development
- Storm Water Management
- Land Use Conflicts
- Implementation of Plans
- Long Range Planning

Opportunities:

- Orderly Development
- Promote our Facilities
- Vision for Today and the Future
- Timely Development
- Control Traffic Safety
- Environmental Safe Guards
- Reduce Land Use Conflicts

2.0 GLOSSARY OF TERMS

All the terms and meanings in this Area Structure Plan shall carry their normal definitions unless otherwise defined herein.

“Alberta Pentecostal Mission Society” an Alberta based not for profit religious organization comprised of the “Founding Assemblies”.

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"Area Structure Plan" means a statutory plan, adopted by by-law, which provides a policy framework for subsequent re-designation, subdivision and development of a specified area of land in the Municipality pursuant to Section 633 of the Municipal Government Act.

"Arterial" means a facility primarily intended for through traffic, usually on a continuous route.

"Board of Officers" mean elected representatives from the Society.

"Chernozem Soil" a productive, well-developed soil with a thick, rich topsoil layer. These soils are found in the grassland and aspen parkland natural regions. The best agricultural land in Alberta is on this soil type.

"Development" as defined pursuant to Section 616 of the Municipal Government Act, specifically:

- a) an excavation or stockpile and the creation of either of them;
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over, or under land;
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) a change in the intensity of use of land or a building or an act done in relation to land or a building that changes or is likely to change the intensity of use of the land or building.

"Development Permit" means a document that is issued under a Land Use Bylaw and authorizes a specific development pursuant to Section 616 of the Municipal Government Act.

"Fisheries Act" as defined in the Federal Fisheries Act (Canada).

"Founding Assemblies" means collectively Southside Pentecostal Assembly, Mill woods Pentecostal Assembly, Barrhead Pentecostal Church, which are each individually referred to herein as a "Founding Assembly".

"Local Road" means a street or road primarily for access to residences, businesses or other abutting property.

"Member" means a member of the "Society" as defined in the Alberta Beach Pentecostal Camp Society Bylaws.

"Natural Area" includes landscapes which are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics. Natural areas may also be disturbed.

"PAOC" means the Pentecostal Assemblies of Canada, an evangelical religious denomination based in Canada.

"Serviced Land" means land that has been serviced with municipal sewer and/or water services.

"Society" means the Alberta Beach Pentecostal Camp Society.

"Solonetz soil" a typical grassland soil usually found in a sub humid or semiarid climate under grass and shrub vegetation.

"Summer Village" means the Summer Village of Sunset Point.

"Sunset Point Camp" another name used for marketing purposes of Alberta Beach Pentecostal Camp Society.

"Trivillage" includes the municipalities of Summer Village of Sunset Point, Alberta Beach, and Summer Village of Val Quentin.

3.0 HISTORY OF DEVELOPMENT ON THE LANDS

In April, 1942 Rev. Julius Schatkoske of Edmonton received a revelation to make his way to Alberta Beach and buy this property. For two years, July 1943 and July, 1944 the Alberta Beach Pentecostal Camp held a Family Bible Camp in a tent. In 1945 a wooden constructed tabernacle was built. Since then this building which is the main tabernacle has been extended twice. In the 1950's an application was made to Calgary Power to meet the electrical demand. The grounds continued to flourish as common sleeping facilities known as dormitories were built. Surveying and placement of washrooms, roadways and cabins took place in 1961. Small cabin like dwellings were continuing to be built year after year. In 1971 Elim Lodge otherwise known as Elim House today, was built on the water front.

More change came about in 1972. It was decided to extend the camp committee membership and include businessmen and laymen. It was this main camp committee of ministers and laymen under the influence of the chairmen Rev. Gordon Rattai that plans were discussed to build a Multi-Purpose building or centre. On May 7, 1976 a nine member sub-committee was appointed to serve as the Multi-Purpose Building committee. Construction began in late summer of 1977. With the help of committee members and others who volunteered, the building task was completed and officially called "Sunset Point Christian Centre". In July 1978, the official ribbon-cutting ceremony was performed with honorable Bill Purdy M.L.A. for Lac. Ste. Anne, conveying words of congratulations.

Alberta Beach Pentecostal Camp had its beginning over sixty (60) years ago. Planning and development of the camp has occurred on an ad hoc basis, based on facility need and finances. In earlier times the development of private cabins was on a regulated, yet informal basis. During the years the organization has constructed over twenty buildings. Some have been torn down and others moved around to serve another purpose. On the camp premises are currently over 175 privately owned cabins. None of the cabin owners have any ownership rights to the parcel of land on which the cabin has been built. All the land belongs to the Society.

4.0 PLAN AREA CONTEXT AND DEVELOPMENT CONSIDERATIONS

4.1 Topography

Part 1 (Lake Side) flanks Sunset Drive and Lac Ste. Anne lake and its face is relatively flat in nature. The central region or heart of this section consists of a large open grass area surrounded with cabins on all sides of the perimeter with the main Tabernacle in the North West upper corner of the parcel. Along Sunset Drive; which flanks the east side of Part 1, the grade is very gradual to nearing flat till approximately 20 to 30 meters from the shoreline. Near the shoreline the land becomes steeper in slope on the northern point and tapers or rolls lower in pitch towards the southern end.

Part 2 (East side) is positioned east of Sunset Drive. This part, in general terms, has more slope and roll on the north end than on the south end. Only the eastern one third area of Part 2 would be undulating in nature, mostly undisturbed and mostly undeveloped. Several walking trails and ATV trails currently occupy the region. Most of the remaining two thirds of Part 2 lands have been worked and developed to some degree of use. An array of roadways, buildings and cabins, are spotted on the western two thirds (2/3) portion of this parcel among seeded grass parkland and natural vegetation patches. Part 2 of the plan has a natural area drainage course generally flowing in a north-east to south-west direction through the plan area towards Sunset Drive roadway and its' drainage ditch on the east side.

There are no environmentally sensitive areas identified or known within the Area Structure Plan.

4.2 Soils- both surface and subsurface

4.2.1 Surface Soils

The dominant soils in the plan area are black Chernozems, which are moderately well drained with some poorly drained ones in lower depressions. Solonetzic soils are also present throughout the area.

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4.2.2 Subsurface Soils

Subsurface soils in the study area have been found to contain either a sandy yellow clay mix or a sandy yellow gravel mixture. Evidence from water wells drilled on the grounds has exposed a sequence of soil layers beneath the overlaying sands and gravel. The layers of soil have been observed and recorded up to a depth of three hundred (300) feet in the area plan. In all cases, these subsurface layers all consisted of shale, sandstone, and coal.

4.3 Vegetation

The natural vegetation cover of the planning area consists primarily of poplar forests with a few scattered spruce or poplar-spruce mixed in. This dominant native vegetation in the area includes balsam poplar (*Populus balsamifera*), aspen poplar (*Populus tremuloides*), black spruce (*Picea mariana*), sedges (*Carex spp*) and willows (*Salix exigua*). The natural vegetation has been altered over the past 60 years of development to where about one half of the ASP is seeded grass, buildings and cabins, open fields, and parkways. Among this development, small native patches have been left natural. Some varying types of spruce trees have been transplanted among the grounds.

The natural vegetation serves to protect the watershed, prevent erosion, maintain lake water quality, and provides shade, shelter, and beauty. Some area's within the ASP have been saved or preserved for these reasons. Concerns do arise as aging poplars need to be dealt with as they become a safety concern to infrastructure damage and human life. Any future development within the ASP is to consider protecting the natural vegetation, to its best advantage, and maintain tree cover.

4.4 Existing Land Use

Existing Land Use surveying had started in early 1942 as records indicate. A formal approach to bring all land use, building placement, sewer and water lines together in a layered cad drawing package is underway. This under taking shows the entire Key Plan view or ASP foot print with the Existing Land Use. Existing Land Use is shown on a drawing called Existing Plan (drawing B).

4.5 Surrounding Land Uses

For the purpose of this Plan, surrounding land uses are defined as that land within 1 mile (1.6k) of the Plan area boundary. The Summer Village who has requested the ASP would be able to provide the surrounding land uses of their jurisdiction and area.

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5.0 CONCEPT PLAN FOR THE OVERALL DEVELOPMENT OF THE LANDS

5.1 Land use

5.1.1 Current

Current land has been developed and occupied since 1942. See 4.4 Existing Land Use for information on Current Land Use.

5.1.2 Future Land Use/ Plan Area Vision

The Future Land Use for Sunset Point Camp is to represent a land use for the plan area that continues to provide a place for the following;

A place for the Founding Assemblies to meet spiritual and socially. A place to offer a setting for Christian spiritual renewal and growth. A place that offers Christian ministry. A place to promote Christian beliefs and lifestyle. A place to offer Christian outreach to the community. A place of relaxation. A place for recreational use.

The Founding Assemblies and the area plans Board of Officers continue to work and plan for the future of the grounds. A long range Steering Committee was formed to assist in the process and to focus at the task. The long range plan or vision for the plan area will assist the Summer Village with their future planning. Future development planning is shown on a drawing called Future Development Plan (drawing C).

The long range future development anticipated for the next 20 years is as follows;

- add 90 more serviced stalls to the trailer park
- develop new tenting areas
- addition of 60 unit hotel style building(s)
- build trailer park washrooms/showers
- add new infrastructure to sustain up to 80 new potential cottages
- maintain, upgrade, and/or replace any existing cabins as required.

5.1.3 Development Constraints

The internal development opportunities that still exist within the area plan are dependant on the input and interests of the cabin owners, and the founding churches spiritual and social needs. The opportunities or concepts are then shaped, refined and restricted by internal review committees and subcommittees. Once owner approval is passed by the Sunset Point Camp Board of Officers, an application for a development permit is requested through the Summer Village.

Individually owned cottage construction and cottage development requests from cottage owners are first reviewed and considered valid by the Sunset Point Camp Board of

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Officers. Once internal approval from Sunset Point Camp is passed by the board, the document package is then forwarded to the Summer Village for further approval. The plan owner has internal cottage building guidelines that restrict and control development construction in a process within its own house prior to releasing a cottage owner request to the Summer Village. The approval process also takes place for any common area buildings within the plan. The permitting process ensures a more well balanced and managed development control for both parties; Sunset Point Camp and Summer Village.

There are some development constraints that affect the current decision process of the plan area. The area plan is intersected by Sunset Drive roadway which has become a major thruway serving several community's in the region. The camp has learned to work with the existing roadway, and must continue to control access and egress from its own driveways.

The west side portion of the plan Part 1 (Lake Side) is currently considered to be cabin owner saturated. Cabin owners are constrained by the size of the footprint or assigned lot, and by the building to building side yard building restrictions. Any new infrastructure or building would be considered to be replacement in kind. The Part 2 (East side) portion of the plan has a much larger footprint than the west side, and has more room to develop.

Water front or lakeside improvements and development must also adhere to additional constraints. The federal Fisheries Act provides for the protection of fish habitat.

The main constraints to the future development within the grounds can be summarized as follows:

- Capacity of the trivillage sewer system.
- Working relationship with the Summer Village.
- Sustainability of existing cabin owner interest within the plan area.
- Projected renter or camper interest within the plan area.
- Church support from the Founding Assemblies.

5.1.4 Population Densities

It is anticipated that land use development in private cabins will not have a major impact in years to come. Cottage development on new lots has averaged 1.5 units per year over the last five (5) years. New cottage and lot development is forecast to remain at no more than 1.5 units per year. Cottage replacement on existing lots has also averaged the same 1.5 units per year over the last five (5) years. The anticipated drop of cottage development is mostly due to higher construction costs and the many alternate choices that are available in the market place. The RV alternatives are weighed against the cost of cottage ownership. The initial purchase price, utility service cost, municipal tax cost, upkeep, and the limitations and controls placed on the cottage owner are all variables of cottage ownership. In the last three years, more support and interest from guests and visitors have been expressed towards the use of the RV / Trailer Park.

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Sunset Point Camp has only two (2) large church groups that use the entire grounds for nine (9) to ten (10) days per year. The majority of the cottage owners are affiliated with the Founding Assemblies. The timing of the camp meetings occur on the July and August holiday weekends.

The majority of the cottages are only occupied for a few days in the summer season with higher use on the four (4) holiday weekends. For cabin ownership, the Society requires all cabin owners to be members of a PAOC church. Many of the cabin owners have commitments to their church on Sunday church services, and therefore are not making full use their cabins on the weekends. Less than five (5) percent of the area plan cottage owners actually support some level of winter occupancy.

Population density is highest on the July and August holiday weekends. Usual numbers of campers on those two (2) weekends are estimated to be between 1200 to 1400 campers per day on the Saturday's and Sunday's only. Numbers drop when weather conditions are not camper favorable. Other summer weekends and week days are significantly less as user groups and outings are at a much smaller scale. By early September, campers and cottage owners are sparse and campers fall off dramatically as winter season begins.

5.2 Existing Municipal Infrastructure

5.2.1 Water Distribution

The plan area is Serviced Land by four (4) private wells/ cisterns which are located within the plan area. The four (4) wells are owned, operated, metered, and maintained by the owner. There are a total of three (3) cisterns or water holding tanks. Two (2) tanks made of concrete, holding up to three thousand (3000) gallons of water each. One (1) tank is a steel tank holding up to two thousand (2000) gallons. The well water is distributed throughout the area using a piped water distribution system through 50, 100 and 150 mm (millimeter) size pipes. There is some flexibility within the piping network which allows for additional water support or feed from well to well. The piped network also offers flexibility for throughput redundancy and reliability in supplying the campers with a continuous supply of water. Water is directly distributed from the main network to the plans common washroom facilities, the main building complex, and to most of the larger centrally heated cabins. The vast majority of the older cabins and incoming daily campers must rely on the common water taps located throughout the developed portions of the plan. The outside water taps are only operated during the June to September months. There is no need to rely on trucked in water with cisterns or have individual cabin owner owned private wells.

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5.2.2 Sewage Disposal

Wastewater from Sunset Point Camp is directed by gravity through 150 mm and 200 mm mains within the plan into a 300 mm main collector pipe which uses lift stations and gravity to a sewage lagoon. The sewage lagoon is south east of the property. The main 300 mm sewer line, the lift stations, and the sewage lagoon are maintained by the Trivillage. The Trivillage sewer system is jointly operated by the Summer Village of Sunset Point, Val Quentin and Alberta Beach.

5.2.3 Stormwater Management

Stormwater management within the plan is primarily through the use of natural drainage, drainage ditches, and culverts. Part 1 (Lake Side) of the plan is wedged between the main roadway called Sunset Drive and Lac Ste. Anne lake. The entire Part 1 (Lake Side) portion of the area plan stormwater runs through the natural drainage course towards the lake. The Part 2 (East side) portion of the area plan; which is east of Sunset Drive road, its' stormwater drainage uses natural drainage, drainage ditches and culverts. Surface run-off generally moves north-east to south-west through the plan in the natural drainage course. The stormwater is then collected along Sunset Drive roadside drainage ditch; which then enters, collects, and flows into the Lac Ste. Anne lake.

If further large scale development occurs which greatly impacts the footprint, the need for a comprehensive stormwater management plan may be required on Part 2 (East side), but not seen likely due to the natural drainage course, and the use of continued drainage ditches, and the use of culverts.

In the future, the Summer Village may need to assess any adjacent existing non-developed areas and natural areas surrounding the area plan to ensure that new development surrounding the area plan will not adversely affect Sunset Point Camp.

5.2.4 Utilities

Utilities currently available and in service include telecommunications (Telus), electrical power (Fortis Alberta), and natural gas (Ste. Anne Gas Co-op). Past and present discussions and involvement over the years with the operators and utility service providers indicate that any extension of their respective services to Sunset Point Camp does not appear to be a concern. Current discussions with the electrical service provider (Fortis Alberta) is under way by the owner to look into upgrading and or improving the electrical distribution network on the plan.

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5.3 Transportation

The existing transportation network within the Area Structure Plan does not have any Provincial Highways within its foot print. The general area can only be accessed by one local road (Sunset Drive).

Sunset Drive is the main traffic route for accessing Sunset Point Camp and the other neighbouring communities from the north and south. Access management for Sunset Drive is controlled by the County of Lac Ste. Anne. The Summer Villages and the county, as the road authorities, have jurisdiction over maintenance, management and scheduling of improvements on this road.

5.3.1 Traffic Impact Assessment

The Summer Village in discussions with Alberta Infrastructure have reviewed and worked on the assessment to traffic impact to the said region back in the early 1980's. The Alberta Transportation and Utilities staff continued working with the local municipalities for several years till all parties involved came to an agreement.

Traffic concerns were raised publicly to the Regional Planning Commission by Rev. Henry Miller from Sunset Point Camp as early as 1981. Further letters were written in 1986, 1987, and 1988 to the Minister of Transportation and Utilities and other Government officials raising the level of Sunset Point Camp interest on development of roadways. The Traffic Impact Assessment carried on for several years with Sunset Point Camp voicing their concerns, providing their recommendations and input to these governing bodies and the local R.C.M.P detachment in Stony Plain. Sunset Point Camp recommended constructing and building a bypass Arterial road on the eastern side of the ASP as outlined in the 1971 Alberta Transportation study. Sunset Point Camp considers this latest assessment to the region complete.

Existing ASP major internal roadways / right of ways are set at 40 feet (12.2 Meters). There are some bottle necks within the Plan. The main Tabernacle, on Part 1 is very close to the roadway making access and egress limited to one lane. Though this roadway comes to a dead end, no current options for a solution have surfaced internally from the land owner, or from the County Fire Marshall. Other internal roads did not have any significant concerns other than more gravel could be used to show the road ways predominance. The natural vegetation along the roadsides serves to protect the watershed and prevent erosion within the plan. During heavy camper use, more control on vehicular parking along roadway right of ways must be exercised to allow for emergency access. The size of the plan area and the existing land used by the visitors and cottage owners predominately during the summer does not warrant any urgent need to address local traffic other than continued roadway gravel maintenance and addressing roadway parking within the area plan.

5.4 Transportation and Access

Goal:

To ensure that the effective transportation network that has been developed continues to consider local and regional needs in cooperation with the Summer Village of Sunset Point.

Objectives:

Objectives related to Transportation and Access includes:

- Plan and manage ASP transportation improvements in cooperation with the Summer Village and neighbouring communities.
- Continue to address and build on safety and circulation within the area plan transportation network.

Current need for further improvements to access and egress onto Sunset Drive is not a current issue to Sunset Point Camp. Part 1 (Lake side) primarily uses one main entrance way with an optional secondary gate located to the south which can be open as capacity need dictates or for any emergencies. Further to the North on Part 1, cottage owners have individual and joint access/ egress gates that are also used to control over use and bring further control to the ASP transportation network.

Part 2 (East side) primarily uses one main entrance which is inline or adjacent to the main entrance on Part 1. Part 2 also has an optional secondary gate located to the south which can be open as capacity need dictates or for any emergencies.

Current peak traffic during heavier holiday weekends can impede traffic flow onto Sunset Drive for brief periods of time as camp service meetings are dismissed. Observations and internal reviews of traffic safety have flagged that camp service morning dismissals near 12:00 PM will cause some delay to traffic onto Sunset Drive and crossing Sunset Drive. Similar delays on Holiday weekends have been observed at other locations within the surrounding land use footprint.

Pedestrian crossing of Sunset Drive has been flagged as an area needing improvement by the Summer Village and the plan owner. Additional pedestrian crossing signage has been added onto Sunset Drive to enhance awareness to safety. Current pedestrian crossing at the main entrances on the local road impairs the following; vehicular traffic crossing Sunset Drive, vehicular traffic exiting onto Sunset Drive, and vehicular traffic exiting Sunset Drive from the North and South on Sunset Drive. An improvement to correct this bottle neck has been undertaken in the fall of 2005. Completion of the internal sidewalk to correct the pedestrian flow across Sunset Drive is now complete by the plan owner. This improvement to pedestrian traffic flow is expected to eliminate most of the other vehicle delay's during peak summer periods.

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Sunset Point Camp realizes the importance of traffic safety within its plan and as a property owner and community member in the Summer Village. Long range planning supports an additional entrance/ egress access way onto Sunset Drive as shown between the four hundred (400) block and the five hundred (500) block cabin locations. See Key Plan (drawing A). To further assist internal traffic, the widening of the an internal roadway in the older three hundred (300) block cabin area is required to meet the major internal roadways / right of ways setting of 40 feet (12.2 Meters). Long range planning beyond the twenty (20) year planning cycle would be to eliminate a select few cabin lots in the three hundred (300) block to improve internal transportation within the plan. Current vehicular traffic within the area plan today is not a significant safety issue within Sunset Point Camp.



SITE BOUNDARY

FUTURE LOT

EXISTING LOT

DRY POND LOTS

DISTANT FUTURE LOT

1:

