

# THE DAM CAMPGROUND

## PLAN

Application For  
Glenda Kettles

NE28-04-27-W4 containing 31.97 acres in the  
MD of Pincher Creek,  
Alberta

May 2022

# THE DAM CAMPGROUND

## Table of Contents

<b>1. Introduction</b>	pg.3
1.1 Location	
1.2 Conceptual design	
<b>2. Current Conditions and Land Use</b>	pg.3
2.1 Current Land Use	
2.2 Site opportunities	
2.3 Landscape and vegetation	
2.4 Drainage	
<b>3. Planning and Policies</b>	pg.4
3.1 Plan concept	
3.2 Roads	
3.3 Plan Standards	
<b>4. Servicing Requirements</b>	pg.4
4.1 Lot access	
4.2 Sewage disposal	
4.3 Water Supply	
4.4 Electrical services	
4.5 Garbage storage and disposal	
4.6 Fire protection	
4.7 Communications	
4.8 Bear Safety	
<b>5. Development Plan</b>	pg.5
5.1 Objectives of plan	
5.2 Land use and population	
5.3 Conceptual plan	
<b>6. Conclusion</b>	pg.5

# THE DAM CAMPGROUND

## 1. Introduction

This plan is to accompany an application to re-zone this property from Agg to Rec-1.

### 1.1 Location

NE28-04-27-W4 located on the north shore of The Waterton Reservoir adjacent to the Waterton Reservoir Provincial Campground and Recreation Area, South East of Pincher Creek off Hwy 6.

### 1.2 Conceptual Design

The land encompasses approximately 31 acres. The land use change is intended for a seasonal campground development comprised of 10-12 large (100' X 100') private lots

## 2. Current Conditions and Land Use

### 2.1 Current Land Use

Currently the land is unused.

Land use in the immediate area include:

- Provincial campground/recreation area, day use beach, boat launch, and dock.
- Agriculture usage in the surrounding areas

Campground usage in this specific location is complimentary to the immediate area. There will be a minimal effect on the development of existing or potential recreation amenities in the area. Due to the proximity with the Provincial campground and rec area this should create minimal impact to the existing agriculture operations in the area.

### 2.2 Site Opportunities

This site is remarkably scenic and easily accessible to water sport and activity with no investment from the MD. Lots created on this site will highly desirable, quality development can be achieved.

### 2.3 Landscape and vegetation

The land is stable and mostly level with a slight slope to the Waterton Reservoir. See attached map. The Current berm is in place to protect again spring runoff. Vegetation consists mainly grasses.

# **THE DAM CAMPGROUND**

## 2.4 Drainage

There will be a minimal amount of alteration to the current landscape that will affect existing drainage. Minimal amount of the development will be made through roadways and buildings that will not have a negative effect on surrounding areas.

## **3. Planning and Polices.**

### 3.1 Plan Concept

The intent of this plan is to provide a seasonal campground that allows for the enjoyment of water sports/activities of Waterton Reservoir, fishing in Cameron Creek and the beautiful prairies to Rockies landscape.

### 3.2 Roads

The safe and efficient use of the nearby highway provides excellent and easy access to the area.

### 3.3 Plan Standards

- a. Site envelope: No permanent structures
- b. Roads: Dirt roads with addition of gravel will be used to outline campsite roadways. They will be maintained to ensure safe and easy access to lots and highway.
- c. Proper security measures and environmental conditions will be taken into consideration.
- d. Pets: Non-Aggressive dogs are welcome providing they are always tethered and Attended to. Failure to comply will result in eviction from the campground.

## **4. Servicing Requirements**

### 4.1 Lot access

Access to the campground will be obtained from the existing highway.

### 4.2 Sewage disposal

Sewage (black and grey water) will be taken off site to a permitted dumping station.

### 4.3 Water

Water storage will be internal tanks located in campers, and rain collection tanks. Potable water will also be available via water truck on a weekly basis to meet the demands and provide enough for campers during their stay. Water rights will be applied for. For irrigation, basic cleaning and emergency services via ground water well.

### 4.4 Electrical services

Electrical services will be provided by Fortis.

# **THE DAM CAMPGROUND**

## **4.5 Garbage storage and disposal**

Garbage will be stored on site within bear proof containers. Garbage will be disposed offsite at an approved dumping station as needed.

## **4.6 Fire and Flood Protection**

The campground will adopt the "FireSmart Manual" supplied through Alberta Sustainable Resource Development, and the current flood response plan developed for the Waterton Reservoir Provincial Campground.

## **4.7 Communications**

There are several cell towers within range of this site and provide excellent cell service.

## **4.8 Bear Smart**

There are ongoing bear smart programs in the adjacent areas. It is proposed to adopt similar practices from information available through Alberta Fish and Wildlife.

## **5, Development Plan**

### **5.1 Objectives**

The Dam Campground will give the opportunity of camping and boating that is in high demand in the area.

- Promotes a family friendly, out environment, with access to water sports.
- Spacious annual campsites
- Has low impact on sensitive areas of the property.
- Helps support local business by promoting their products and services.

### **5.2 Land use and population**

The estimated population of the campground would 30-40 people. Based on an average of 3 people per lot at full capacity.

### **5.3 Site layout**

Subject to amendments the attached map is the site layout.

- Proposed campsites.
- Garbage bin and porta potty locations
- Roadway and paths
- Recreation and Green space areas
- Future tree and vegetation placement

## **6. Conclusion**

# **THE DAM CAMPGROUND**

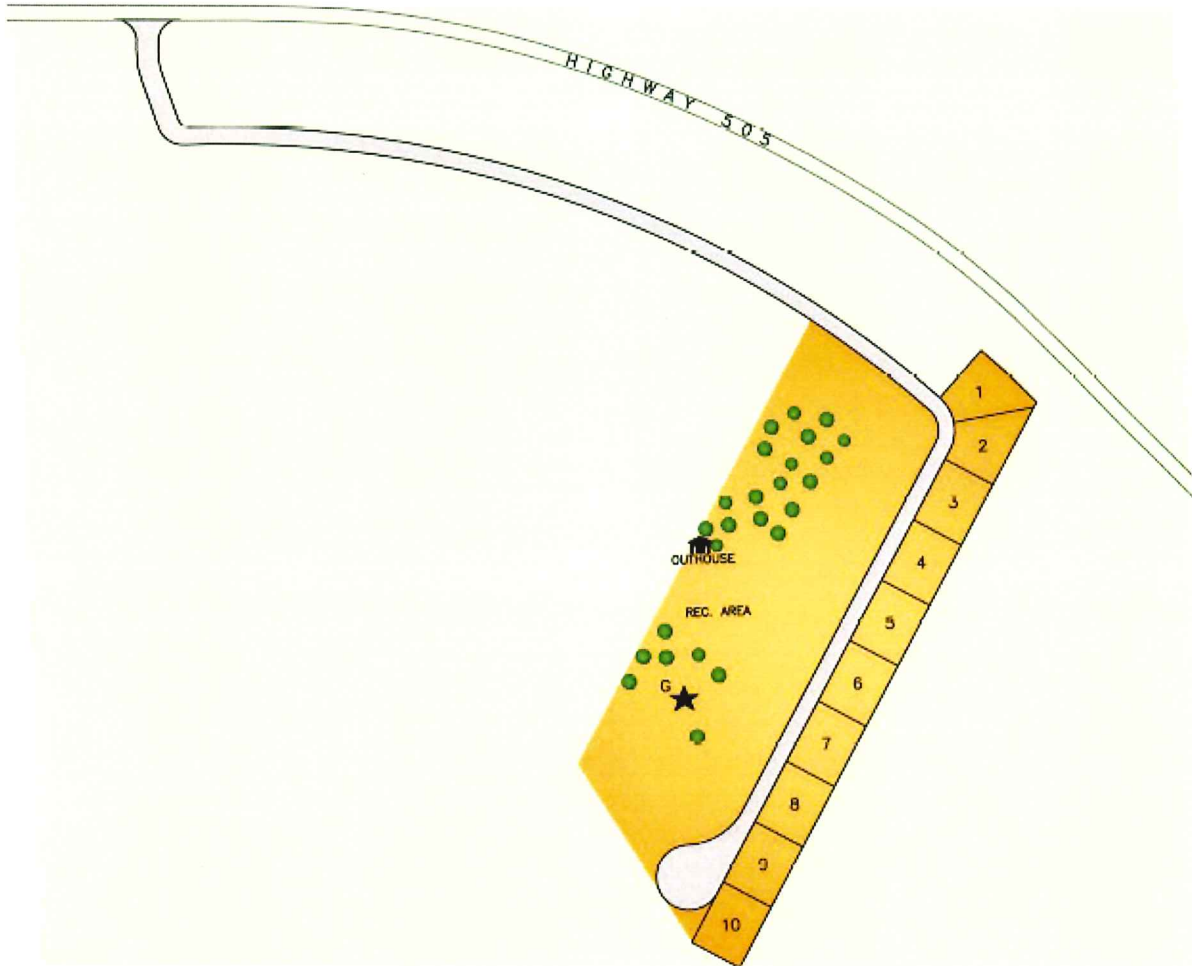
The Dam Campground will be a positive and beneficial addition to the MD of Pincher Creek.

**Attachment No. 2**  
**THE DAM CAMPGROUND**



# THE DAM CAMPGROUND

## CAMPSITE MAP





Attachment No. 2  
**THE DAM CAMPGROUND**



# Attachment No. 2 THE DAM CAMPGROUND



# Attachment No. 2 THE DAM CAMPGROUND



# Attachment No. 2 THE DAM CAMPGROUND



# THE DAM CAMPGROUND

Attachment No. 2



**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**  
**BYLAW NO. 1338-22** **Attachment No. 3**

Being a bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Bylaw No. 1289-18, being the Land Use Bylaw.

---

**WHEREAS** Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

**WHEREAS** The Municipal District of Pincher Creek No. 9 is in receipt of a request to change the land use designation of lands legally described as:

A portion of Block OT, Plan 2420JK within NE 27-4-28 W4M

And as shown on Schedule 'A' attached hereto, from "Agriculture - A" to "Rural Recreation 1 - RR1"; and

**WHEREAS** The purpose of the proposed amendment is to allow for the development of a campground;

**NOW THEREFORE**, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Pincher Creek No. 9, in the Province of Alberta, duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1324-21".
2. Amendments to Land Use Bylaw No. 1289-18 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

A PUBLIC HEARING was held this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

READ a third time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

*Reeve*  
*Rick Lemire*

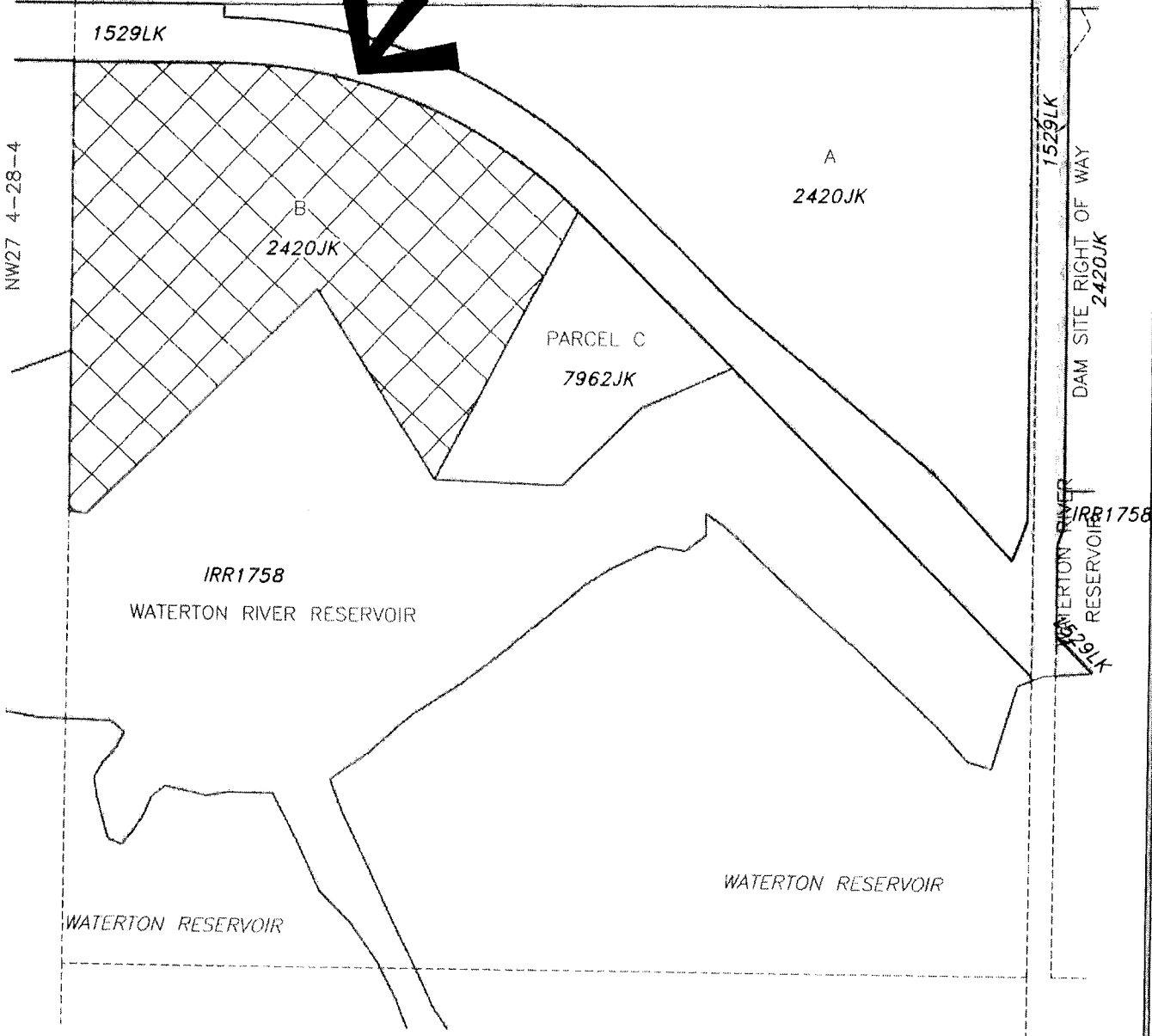
---

*Chief Administrative Officer*  
*Roland Milligan*


SW34

SE34 4-28-4

SW35



### LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

 FROM: Agriculture 'A'  
TO: Rural Recreation 1 'RR-1'

DAM SITE B, PLAN 2420JK WITHIN  
NE 1/4 SEC 27, TWP 4, RGE 28, W4 M  
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK  
DATE: JUNE 14, 2022

Bylaw #: 1338-22  
Date: \_\_\_\_\_



January 07, 2021 N:\Pincher-Creek-MD\Pincher-Creek-MD LUD & Land Use Redesignations\MD of Pincher Creek - Bylaw No.1324-21 Dam Site B, Plan 2020JK.dwg



MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

