

**Variance to Schedule “C-1”  
RESOLUTION  
Parcel Identifier #05109335  
(formerly PIDs 0608695 and 5072285)**

**WHEREAS** Vista Ridge Ltd. is the owner of certain Lands, located at Forest Drive and Shady Lane and identified by PID #05109335, in Alma, New Brunswick, (hereinafter called the "Property");

**AND WHEREAS** Vista Ridge Ltd., consolidated two properties identified as PID 0608695 (hereinafter referred to as the “Old Campground”) and PID 5072285 (hereinafter referred to as the “New Campground”) as shown in Schedule “C” into a single property identified as PID 05109335 as required under the terms and conditions set forth on April 2, 2015;

**AND WHEREAS** the topography and nature of the “Property” and surrounding lands, requires particular attention be paid to site drainage and public safety;

**AND WHEREAS** the Village of Alma rezoned the “Property” to ID - Integrated Development under By-law No. 93-4, a By-law to Amend By-law No. 93 Village of Alma Rural Plan By-law, passed on April 2, 2015 subject to the terms and conditions;

**AND WHEREAS** it is acknowledged that an error was made on the original Terms and Conditions (#5) referencing use of an access at Chignecto Drive and that this should be stricken from the new Terms and Conditions;

**AND WHEREAS** Vista Ridge Ltd. has applied to vary the Terms and Conditions approved by the Village of Alma Council on April 2, 2015;

**BE IT RESOLVED** that the Council of the Village of Alma, pursuant to Section 59.3 of the *Community Planning Act, 2017, c.19*, agrees to replace the terms and conditions approved April 2, 2015 with the following terms and conditions for the “Property”:

1. That for the purposes of this development, the following words are thus defined:

CAMPGROUND means an area of land, managed as a unit accommodating cabins and recreational vehicles, and where the accessory uses may include an administrative office, farmer's market, washrooms, showers, rain shelters, recreational facilities, and utility and grounds-keeping sheds. A mobile home is not a permitted use in a campground;

CABIN refers to a building located on a campground, intended exclusively for temporary overnight accommodation, that may be equipped with culinary or sanitary facilities;

RECREATIONAL VEHICLE (RV) means any vehicle, whether towed or driven, that is used for accommodation purposes and may include a kitchen, bedroom, and bathroom;

RECREATIONAL VEHICLE SITE means an area of land within a campground designated to accommodate one recreational vehicle.

2. That prior to operation of the “New Campground” site stability and drainage features incorporated into the site based on a Site Drainage Plan (C2-a) be prepared by a Professional Engineer licensed to practice in New Brunswick.
3. That development of the Property shall be in substantial conformity with the Site Plan attached hereto as Schedule C2 (for “old campground”) and C2-a (for the “new campground”). More specifically, this means that:

- A campground containing a combination of Recreational Vehicle Sites and cabins is permitted to a maximum of 31 units;
  - A maximum of five accessory buildings or structures are permitted: 1) one building that may be used as an office/store; 2) one building that may be used as a shelter/ washroom facility; and 3) up to three accessory structures used for electrical sheds, each of these electrical sheds being limited in size to 6 m<sup>2</sup>;
  - Safety features such as fencing and stop blocks shall be incorporated as per Schedule C2-a notes.
  - The access on the “New Campground” may be modified to meet engineering standards.
4. For the purpose of clarity, any cabin built or located to replace a Recreational Vehicle site, must be placed in substantial conformity with the Site Plan (Schedule C2 and/or C2-a), and shall have:
    - a maximum height of 6 m;
    - a maximum building footprint of 61.3 m<sup>2</sup>;
    - each cabin site must maintain a minimum width of 9m; and
    - a cabin replacing an RV site is considered a new structure and shall require a Building Permit.
  5. That deck platforms on RV sites shall be permitted to a maximum of 8.9 m<sup>2</sup> in area. Fixed overhangs shall not be permitted.
  6. That no fire pits shall be permitted on the “New Campground.” A communal fire pit is permitted on the “New Campground” and individual fire pits are permitted to continue on the “Old Campground.”
  7. That any lighting used to illuminate campground entrances and common areas shall be directed downward.
  8. That a campground noise policy shall be enforced by campground management. The Property is also subject to By-Law # 63(a) A By-Law Relating to the Prevention of Excessive Noises in the Village of Alma.
  9. That an opaque wooden fence, at least 6 feet in height, be erected along the southern line of the “new campground,” this particular fenceline depicted as "xxxx" added to C2-a. This fence must be constructed in the 2018 calendar year.

Moved by Councilor: \_\_\_\_\_; and

Seconded by Councilor: \_\_\_\_\_


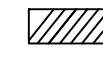
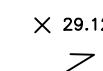


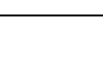
This \_\_\_\_ day of \_\_\_\_\_, A.D., 2018.

No.	Issue	Date
1	VILLAGE OF ALMA APPROVAL	MARCH 2017
2	VILLAGE OF ALMA APPROVAL- REVISED ACCESS ON SITE	MARCH 2018
3		
4		

Notes:

- New 14 lots for seasonal recreational vehicles.
- Each proposed lot is 110m<sup>2</sup>.
- Each lot to have a 8"x8"x8" stop block located at the end of the pad.
- Existing 100mm sanitary service extended from the neighbouring property owned by Vista Ridge, at a minimum of 0.5%.
- Water service for the proposed expansion was connected to the neighbouring property owned by Vista Ridge.
- Surface water drainage appears to be retained on the proposed developed area of the site with minimal discharge into an existing drainage ditch following temporary storage water storage within several infiltration trenches.
- Third row of trailer sites was moved to a higher elevation near Shady Lane.
- Current onsite roads for RV trailers was modified by the developer twice from the original plan dated June 5, 2015, once prior to the record drawing prepared in 2017 and a second time in 2017. The recent modifications to the onsite roads were to provide a more suitable RV access. The roads shown on this plan are a representative of what is currently on site as of March 7th, 2018.
- Location of RV access onto Shady Lane approved on site with Village personnel.
- As many of the existing trees adjacent to Forest Drive and Shady Lane were kept. Grass was reportedly planted on the lots outside the vehicle pad.
- Fisher Engineering was not retained to provide full time supervision during construction nor was Fisher Engineering retained to collect record drawing elevations of finalized grades.
- Site visit conducted on March 7th 2018. Visual observations made at that time on existing conditions. Underground infrastructure information was provided by contractor/developer.

### C2 -a Site Plan and Drainage Plan for "New Campground"

-  SLOPE TO BE STABILIZED WITH RS RIPRAP
-  PROPOSED RECREATIONAL VEHICLE PAD
-  29.12 SPOT ELEVATIONS February 15/12
-  SURFACE WATER DRAINAGE
-  EXISTING AND/OR PROPOSED LOCATION OF TREES
-  SILTATION FENCE



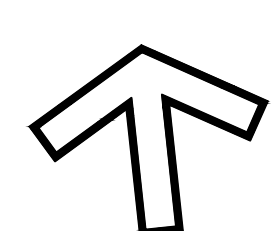
Project Title  
VISTA RIDGE PROPOSED EXPANSION  
PID 05072285  
ALMA, NEW BRUNSWICK

Drawing Title  
RECORD DRAWING  
VISTA RIDGE CAMPGROUND


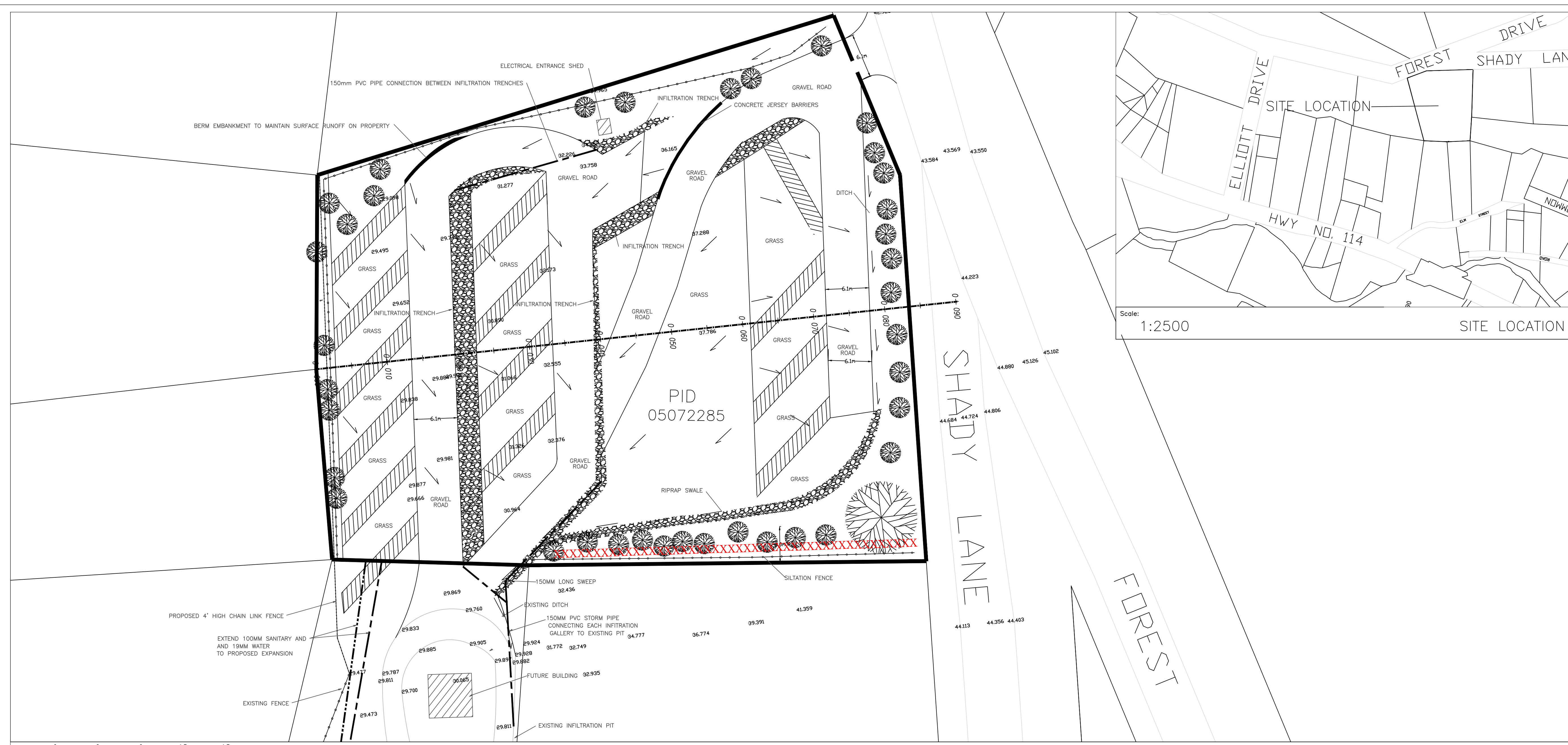
Project No. MR016  
Dwg. No. MR01605RDr2  
Scale: AS NOTED

Date Printed

Const. North

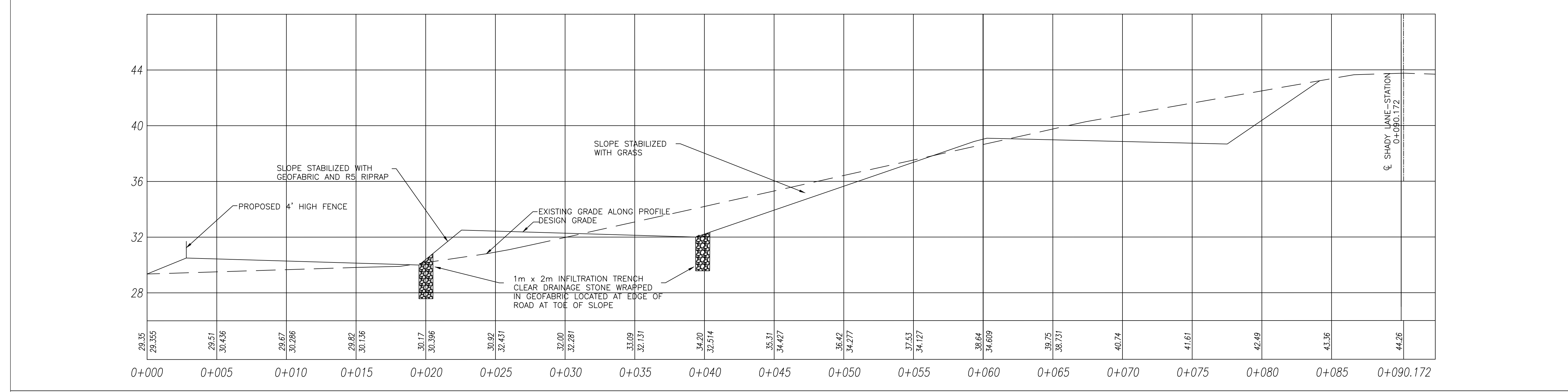


Drawn By: ACB  
Dwg. Standards Ckd. By:  
Designed By: MJF  
Dwg. Design Ckd. By: MJF

Scale: 0 6 12 18  
SCALE - METRES 1: 300

SITE DRAINAGE PLAN



Scale: 0 3 6 9  
VERTICAL 1:150 HORIZONTAL 1:150  
SCALE - METRES 1: 150

PROFILE VIEW A-A'