

Fancy's Pine Coulee Development (Phase 3)

INTRODUCTION

It is the intention of the owners of:

E ½ SEC. 3, TWP. 14, RGE. 28, W.4 M.

to develop the lands 26.56 acres +/- in accordance with the Pine Coulee Reservoir Area Structure Plan and Municipal District of Willow Creek Land Use By-law.

It is proposed that the lands be re-designated from Reservoir Vicinity (RV) (26.56 acres) to Grouped Country Residential (GCR) to allow for subdivision and development of Phase 3, which is the final phase of development, as follows:

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| Phase 1: | Has already been completed and included 10 titled lots total area 32.65 acres with land designation Grouped Country Residential. |
| Phase 2: | Has already been completed and included 9 titled lots total area 29.43 acres with land designation Grouped Country Residential.

Roadway 1.62 (0.655 ha) acres. |
| Phase 3: | 8 titled lots with proposed land designation Grouped Country Residential comprised of land in the northwest corner of SE¼ 3-14-28-W4 and in the southwest corner of NE ¼ 3-14-28-W4. |

Following redesignation the Developers will make application for subdivision of lots 2-9.

SITE ANALYSIS

Location:

- a) The parcel is the remainder of E ½ 3-14-28-W4, after acquisition of land by the Province of Alberta for development of the Pine Coulee Reservoir, and excepting development from Phase 1 and 2 described above.

The site is on the west side of the Reservoir immediately north of the boat launch and Pine Coulee Recreation Area.

The parcel is one mile north to south, laying between the west boundary of E 1/2 of 3, and the geotechnical takeline boundary established by Alberta Public Works (Infrastructure).

b) Topography:

The area is gently rolling grassland sloping from west to east ie: towards the Reservoir.

c) Climate:

The area enjoys prairie - foothills weather; short summers, cold winters, wind, temperature extremes from -45 to +35, annual frost free days approximately 130, annual hours of sunshine approximately 2300, rainfall and snow in moderate amounts.

d) Vegetation:

The parcel of land is a mixture of native and domestic grass.

e) Land ownership adjacent to site of Phase 3:

East: Phase 1 of development which includes 10 lots

South: Phase 2 of development which includes 9 lots

West: Matthew and Sheila Wilson

North: Phase 1 of development which includes 10 lots

f) Land Use:

The parcel has been used for grazing. The land is stable and suitable for residential construction. Adjacent land uses are agricultural and (to the south) recreational.

PROPOSED LAND USE

The parcel has been sketch planned for 8 future titled lots with all lots being 3.0 acres in size or larger. Application is made for redesignation to GCR. The residential development has comprised three phases. Phase One and Two have been completed. The Developers would, when permissible, proceed with Phase Three of the subdivision. Phase Three is the final stage of development of the parcel.

POTABLE WATER

- g) The Developers propose that the future owners of lots 2-9 of Phase 3 build separate cisterns. Lot owners will arrange for water to be supplied by delivery. Lot owners will not be able to have water wells on their lot.

The Developers will ensure that purchasers of lots 2-9 are made aware that they will be responsible for having water transported to their cisterns and that water wells will not be permitted. Notice of the necessity of having water transported to lot owned cisterns, and of the prohibition against water wells would be made to all residential lots purchasers by way of restrictive covenant on title and thereby become a condition of sale.

h) Proposed Roadway Access:

Access to the site is made by travelling south from Secondary Highway 527 on Range Road 282 then east on Township Road 140.

Access may also be made by travelling west from Alberta Highway 2 on Township Road 140 around the Reservoir and over the dam then north on Range Road 282 then east on Township Road 140.

The roadway and access within the proposed development will be all weather gravel surface built to the municipal standards and upon satisfactory inspection and acceptance by the municipality dedicated to the public roadway system.

Drainage will be developed by road borrow or ditch with culverts as required to municipal standards.

Utility services - natural gas, electricity and telephone will be provided by underground trenching in the ditch along the east side of the roadway.

i) Soil Evaluations and Geotechnical Consultants

The east boundary of the parcel is the Pine Coulee Reservoir project takeline. This boundary was determined after extensive and thorough geotechnical investigation done on behalf of the Province. The boundary was chosen with the utmost of caution to ensure that all slumping of land that would follow the flooding of Pine Coulee and the periodic drawdown for municipal and irrigation water needs would occur on public lands.

To ensure the safety and protection of development on the outside of the boundary was the main purpose of the intensive survey and study.

Notwithstanding the above investigations, the Developers have retained AMEC Earth & Environmental ("AMEC") to make an investigation of the proposed land uses, in particular, percolation testing - suitability for septic tank and field installations, as well as, investigation of the load-bearing character of the subsurface conditions.

The report from AMEC, dated September 19, 2006, is attached. It is important to note that AMEC has undertaken geotechnical and percolation testing for the lands which comprise

Phase 3 as well as the previous Phase 2. Their report provides as follows:

1. Geotechnical – load-bearing characteristics of subsurface

“The subsurface conditions at this site are considered suitable for the development of the proposed residential subdivision since the native soil deposits at shallow depths have adequate bearing characteristics. It is expected that future residential buildings will impose light to moderate structural loads. As such, the subsurface conditions are suited for strip and spread footing foundations. The soil conditions at the site are also well suited for installation of underground utilities, construction of slab-on-grade floors, and construction of asphalt surfaced roadways” (page 3 AMEC report dated September 19, 2006)

2. Percolation Testing

AMEC conducted 6 percolation tests at various locations on the Phase 3 lands (which sites do not necessarily parallel the location of the lots in Phase 3 as the location was unknown at the time the testing was done) – The Alberta Private Sewage Systems Standard of Practice handbook (APSS) recommends soil with a rate of 5 to 50 minutes per 25mm. Of the 6 percolation tests undertaken, 5 sites met the APSS standards. The 1 other site indicated a reading less than 5 minutes per 25mm – the soil at this locations had coarse or porous soil textures such as sand.

Despite the results for this site, AMEC stresses, at page 4 of their report:

“It should be noted that a “fail” classification does not preclude the use of a septic field at these locations but indicates the requirement for the development of site specific septic design options (i.e. mound design) that are effective with the observed percolation rates”

The Developers intend to utilize a mound design septic system on any lots where percolation test results are below the APSS recommended standards. The Developers will ensure that notice of the necessity of having a mound design septic system is registered on title by way of restrictive covenant for the lot which had a “fail” classification.

3. Other Engineering Standards for Development:

a) site grading and subgrade preparation

AMEC recommends that the lots which are to be developed be graded in the early stages of construction to provide positive drainage for surface runoff away from buildings and roadways.

b) concrete type due to sulphate considerations

AMEC performed a water soluble sulphate concentration test, due to the high

degree of sulphate, subsurface concrete will need to be designed for "Class S3" exposure as defined by CSA A23:1-04.

j. Reservoir Access:

Preliminary investigation indicates that Reservoir access (non vehicular) will be allowed to residents pursuant to a Reservoir Access Agreement with Alberta Environment.

Alberta Environment Reservoir Lands Guideline Policy July 1999 will be followed and applied. A natural grass surface pedestrian walkway is located between lots 10 and 13; on the Utility Right of Way. This walkway will not have any permanent structure or resurfacing, it will be fenced to provide for pedestrian access from the proposed lots located west of the roadway to the Reservoir Public Lands along the water.

k. Fire Protection:

Water will be accessible from the Reservoir.

l. Garbage:

Each resident will be responsible for removal and disposal of their own garbage. There will be no burning of garbage.

ARCHITECTURAL CONTROLS AND DEVELOPMENT STANDARDS

m. The intent of the development is to provide a low impact, high quality development. The Developers will register Restrictive Covenants against all titles governing the manner of development as may be required by the municipality, inter alia:

- site built, wood or concrete frame houses, minimum 1,000 sq/ft.
- house placement as recommended by AMEC geotechnical assessment and municipal building permit;
- the geotechnical, percolation, and other recommendations of AMEC will be appended to the Restrictive Covenant so that lot purchasers will have notice of the AMEC building recommendations;
- as above, lot purchasers will be given notice pursuant to the Restrictive Covenant of the prohibition against water wells, and for selected lots, the necessity of mound design septic systems;

- accessory buildings as approved by permit;
- lot owners will be required to build within two (2) years of purchase;
- animals - maximum four (4) animals, no more than two (2) large animals, no cattle.

DEVELOPMENT AGREEMENT

11. If it is determined that the proposed has merit the landowners will meet with municipal authorities with respect to terms of a Development Agreement.

The Development Agreement will include:

- municipal reserves;
- environmental reserves;
- terms of the Restrictive Covenant;
- such other terms and conditions as are necessary to the orderly development and use of the lands.

All of which is submitted in support of an application for re-designation of land pursuant to Pine Coulee Area Structure Plan S.10.2.1

DATED at STAVELY, ALBERTA, this ____ of May, 2010.

Dana and Agnes Fancy, Applicants.