



August 30, 2013

Parkland Estates Development Corp.
#400, 10240 – 124th Street
Edmonton, Alberta
T5N 3W6

Bob Horton

Re: Items Required Prior to October 6, 2013 Public Hearing
Bylaw 2013-20: Amendment to Land Use Bylaw
Legal: N.W. 11-53-26-W4M

As you are aware, Parkland County Council gave 1st Reading to proposed Bylaw No. 2013-20 at its regular scheduled meeting on August 27, 2013 of which you were in attendance. Bylaw No. 2013-20 is in regards to your application jointly with Boblen Holdings Co. Ltd. to re-district certain lands in N.W. 11-53-26-W4M from the IRD – Industrial Reserve District to the BI – Business Industrial District under the County's Land Use Bylaw. Further, Council has scheduled a Public Hearing regarding Bylaw No. 2013-20 for 10:30 a.m. on Tuesday, October 8, 2013 at County Centre.

The following items are required to be addressed in advance of Administrative support at the Public Hearing:

Stormwater Management

On June 21, 2013 a meeting took place between your consultants and County Staff regarding the NW10 Storm Pond and proposed NW11 developments. As an outcome of the June 21, 2013 meeting a number of action items were identified for completion by your consultants; refer to attached Action Item List and Meeting Minutes. To date, Parkland County has not received or aware that any of the items have been completed to date. The completion of many of these action items is critical to the County's future support and acceptance of a basin shift and application before Alberta Environment to amend the fenceline approval and thus the re-districting and development of a portion of N.W.11-53-26-W4M.

Oil/Gas Facilities in N.W. 11-53-26-W4M

A number of existing oil/gas facilities are located within the portion of N.W. 11-53-W4M to be re-districted under proposed Bylaw 2013-20. These facilities include but are not limited to two operating well sites (License No. 005319 and 0003571) and one assumed abandoned well site (License No. 0012578J). All three well sites are proposed to be located within a Public Utility Lot (new Storm Pond) to be transferred to the County under Subdivision Application No 2013-S-034. Based upon the details provided to date, a significant portion of the proposed new storm pond is located within the existing surface lease(s) for these facilities. Further, the assumed

PLANNING AND DEVELOPMENT SERVICES

abandoned well site is to be located below the top of bank of the storm pond; it is uncertain if the well head will be impacted by the normal water level and operation of the proposed facility. As such, Parkland County requires that written correspondence be provided from Penn West Petroleum Ltd. and Alberta Environment that a Reclamation Certificate has been issued and that they have no concerns to the proposed development of a storm pond at this location as currently designed. Further, please note that Parkland County Administration will not support any subdivision that proposes a Public Utility Lot (PUL) containing an abandoned well site that DOES NOT have a reclamation certificate issued by the Province of Alberta.

We look forward to the completion and submission of these above items in advance of the scheduled October 6, 2013 Public Hearing. Parkland County shall require a minimum of 10 working days in advance of the Public Hearing for internal review and preparation of this agenda item.

Please contact me with any questions.

Sincerely,



Paul Hanlan RPP MCIP
Manager, Planning & Development Services
Parkland County

cc: Pat Vincent, CAO
cc: Al McCully, GM of Development Services
cc: Rob McGowan, GM of Infrastructure Services
cc: Bruno St-Amand, Manager of Engineering Services
cc: Stephen Fegyverneki, Sr. Planner

**PARKLAND INDUSTRIAL ESTATES – TRANS AMERICA GROUP
NW10 STORM POND & NW11 EAST BEVINGTON DEVELOPMENTS
ACTION ITEM LIST**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION</u>
1.	Prism to complete additional survey of pond and inlets.	Complete June 2013
2.	Prism to provide NHC survey data and stage-area-storage table.	Prism
3.	Prism to request inlet flow data and original pond design data & drawings from Durrance again...	Prism
4.	Prism to provide MDH survey data and any other design info that is required to allow MDH to progress with the erosion control & repair reporting.	Prism MDH
5.	Prism to review the landscape designs with EDA.	Prism EDA
6.	Prism to review the additional items of concern noted by the County, such as NE culverts, NE drainage ditch, lack of rip-rap at inlets, debris at outlet, sedimentation ponds. Further inspection and confirmation with County required.	Prism
7.	NHC to complete a review & report of the drainage basin versus existing pond, to determine if the pond has sufficient storage for the current conditions & ultimate build-out. Include the NW11 basin shift, which will ultimately trigger the fenceline approval amendment, if necessary.	NHC
8.	Prism to complete a revised pond design drawing if necessary, which will accommodate the required storage.	Prism
9.	Submissions of survey data, repair report, hydrology report, landscape design, and pond re-design (if required) to the County for review & approval.	Prism MDH NHC EDA
10.	MDH to engage a contractor to complete the pond repairs, including the additional items noted in #6.	MDH
11.	EDA to engage a contractor to complete the landscaping.	EDA
12.	Apply to County for construction acceptance once the repairs and landscaping are complete. The expected process to be confirmed.	Prism MDH NHC EDA

All the groups involved will work towards completing the deficiencies in Fall/Winter 2013, pending approvals & weather

PRISM ENGINEERING INC.



Glen Kennedy, P.Eng.
President



**PARKLAND INDUSTRIAL ESTATES – TRANS AMERICA GROUP
NW10 STORM POND & NW11 EAST BEVINGTON DEVELOPMENTS
JUNE 21, 2013 @ 10:00 a.m. - MEETING MINUTES**


Attendance

Malcolm Kirchmayer	Parkland County
Steve Fegyverneki	Parkland County
Keith Bobey	Parkland County
Ken Zhao	NHC
Tony Mantyka	SNC Lavalin
Amjad Khan	SNC Lavalin
Mike Danko	Prism Engineering
Glen Kennedy	Prism Engineering
Tyler Spence	DeFord Contracting

Distribution

Attendees	
Bob Horton	Trans America Group
Mike Dyer	Trans America Group
Bruno St. Amand	Parkland County
Ted Muller	EDA Collaborative

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION</u>
1.	MDH/SNC Lavalin retained to complete an analysis of the existing pond inlets & pond banks and propose an erosion control method to repair them. MDH submitted their report to the County in October 2012, and Prism received comments in November 2012. The County comments pertained to several other deficiencies, such as original design, original reporting discrepancies etc. therefore the repair work, which was scheduled for winter 2012, did not start.	Info
2.	MDH stated they are missing design information. They will require guidance as to what their new scope will be; from there they can design new pond channels and/or repair the existing ones. Prism has requested original design information and approvals from Durance on several occasions, without receipt. Depending on what is received, Prism to engage NHC as required, and provide MDH with further guidance.	Prism Durance NHC TAG
3.	MDH would like to confirm the flows coming into the pond. Prism & NHC to investigate if not received from Durance.	NHC Prism
4.	Suggested steps to complete the pond repairs: <ul style="list-style-type: none"> Review existing pond design and basins to confirm if it will be sufficient for today's development and future basin development. Complete survey to determine how the current pond relates to design. MDH to continue EC designs with direction. Get approval from the County. Retain contractor and re-grade pond, repair erosion areas as required. 	Info MDH Prism NHC DeFord
5.	Prism completed a topo of the existing pond and the footprint/elevations are close to the original Durance design.	Info
6.	Discrepancies with impervious rates were discussed. NHC to suggest rate as part of the new reporting.	NHC
7.	NHC stated that removing the Michener Allan area from the existing pond basin (since it is not contributing) and adding the 7 hectare west parcel of the NW-11 subdivision will result in the existing pond (per original design) being able to handle the storage. This was proven with NHC's investigation.	Info
8.	Existing flows from the west parcel currently drain north and west, and cross Hwy 16 – Prism is proposing to intercept these flows to the existing pond.	Info
9.	County willing to amend the fenceline approval if the basin shift proposal is accepted.	Info

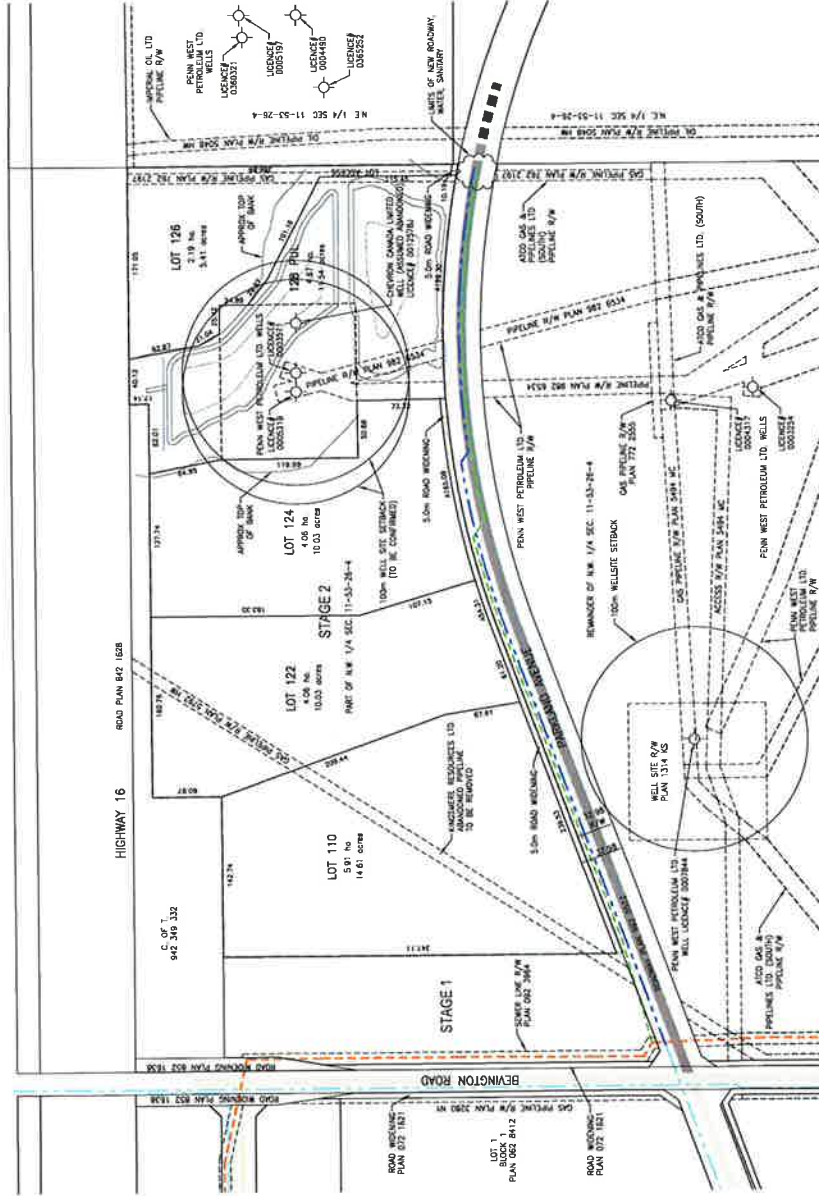




TENTATIVE PLAN

SHOWING A PROPOSED SUBDIVISION
OF PART OF THE

N.W. 1/4 SEC. 11, TWP.53, RGE.26, W.4 M
PARKLAND COUNTY, ALBERTA
MAY 2013



NOTES:

1. AREA TO BE SUBDIVIDED SHOWN THIS AND CONTAINS APPROXIMATELY 21.15 HECTARES (52.26 ACRES)
2. DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
3. PLAN SUBJECT TO CONFIRMATION BY AN ALBERTA LAND SURVEYOR.
4. AREAS, BOUNDARIES, AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY.

LEGEND:

- EXISTING ASPHALT ROAD
- PROPOSED ASPHALT ROAD
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE

SERVING & SLOWLY USED:

- STAGE 2: SANITARY SERVICE TO PROPOSED LINE NORTH OF PARKLAND AVENUE
- WATER SERVICE TO PROPOSED LINE NORTH OF PARKLAND AVENUE
- ROADWAY SERVICE ONTO NEW PAVED PARKLAND AVENUE

Use representation symbols in this drawing with care. Symbols are not to be used for any purpose other than that for which they were intended. The user of this drawing is responsible for the accuracy of the information contained herein and for the consequences of any use of the information for any purpose other than that for which it was intended.

<div>PRELIMINARY DRAWING ONLY</div>	<div>SALESPERSON</div> <div><p>C PARK AND LAND COUNTY Where Opportunity Abounds</p></div>	<div>DEVELOPER</div> <div><p>TRANS AMERICA GROUP</p></div>	<div>ENGINEER</div> <div><p>Professional Engineer Alberta No. 11147 Name: [redacted] Address: [redacted] City: [redacted] Prov: [redacted] Cdn Phone: [redacted] Fax: [redacted]</p></div>	<div>PROJECT</div> <div><p>EAST BEVINGTON DEVELOPMENT N.W. 1/4 SEC. 11, TWP. 53, RGE. 26, W. 4 M PARKLAND COUNTY, ALBERTA</p><p>TENTATIVE LEGAL PLAN STAGE 2</p></div>	SCALE	1:2000	<div>DATE</div>	MAY 2013
					PROJECT NUMBER	11147		