Woodbend Estates
Outline Plan

WOODBEND ESTATES OUTLINE PLAN

Prepared for:
1285827 Alberta Ltd.
Prepared by:
Focus Corporation

060200236-110
February, 2013

FOCUS

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1.0 INTRODUCTION

1.1 Foreword

This Outline Plan has been prepared for approximately 128.5 hectares of land in the Woodbend-Graminia ASP plan area of Parkland County. As seen in Figure 1, the lands are located in the north-east corner of the intersection of Fleming Road and Woodbend Road. The lands in question will be named Woodbend Estates and will be referred to as such in the text of this document. This Outline Plan has been prepared by the Focus Corporation on behalf of 1285827 Alberta Ltd.

1.2 Purpose

The purpose of this document is to provide a non-statutory framework to act as a general guideline for the development of this area. This Plan will address planning issues in a comprehensive manner, in order to effectively coordinate infrastructure and circulation design in conjunction with the spatial organization of land uses to ready the project for development.

1.3 Report Format

This report is divided into eight sections containing the relevant criteria for the evaluation of the project. Appendices providing supplementary information for this plan are attached thereafter. This Outline Plan follows the procedures laid out in the Parkland County Outline Plan Policy PD-033.

2.0 DEVELOPMENT AREA

2.1 Location and Context

Woodbend Estates is located in the south-east area of Parkland County. The lands are located in the north-west corner of the intersection of Fleming Road and Woodbend Road as shown on Figure 1.

2.2 Land Ownership

Land ownership has been determined by a review of the Certificates of Title, and is based on information available at the North Alberta Land Registration District. The land title information is current as of July, 2011. Please see Figure 2 for more details.

#	Legal Description	Owner	Certificate of Title (COT)	Area (ha)
1	Lot 1, Blk 1, Plan 092 3984	Private Owner	092 115 191	31.00
2	Lot 2, Blk 1, Plan 092 3984	Private Owner	092 115 191 +1	1.21
3	Lot 3, Blk 1, Plan 092 3984	Private Owner	102 158 778	1.21
4	Lot 4, Blk 1, Plan 092 3984	Private Owner	092 115 191 + 3	31.00
5	Lot 2, Blk 1, Plan 092 3987	Private Owner	092 115 237	30.40
6	Lot 3, Blk 1, Plan 092 3987	Private Owner	092 115 237 + 2	30.60
7	Lot 1, Plan 922 2688	Private Owner	102 392 362	1.89
8	Lot 4, Blk 1, Plan 092 3987	Private Owner	092 115 237 + 1	1.21
Total				128.50

Table 1: Ownership of lands within Woodbend Estates

Figure 1: Location Context of Woodbend Estates Outline Plan Area

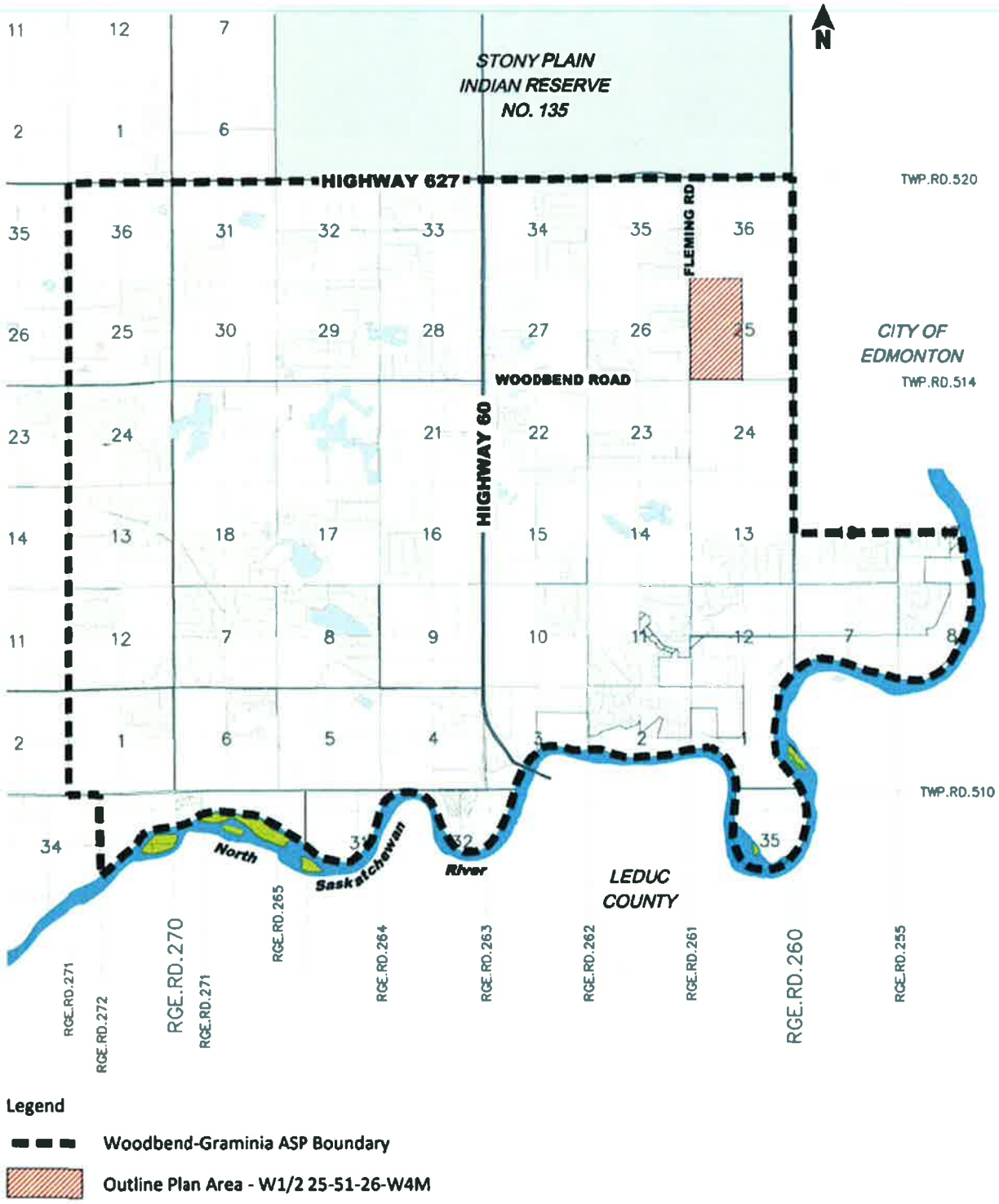
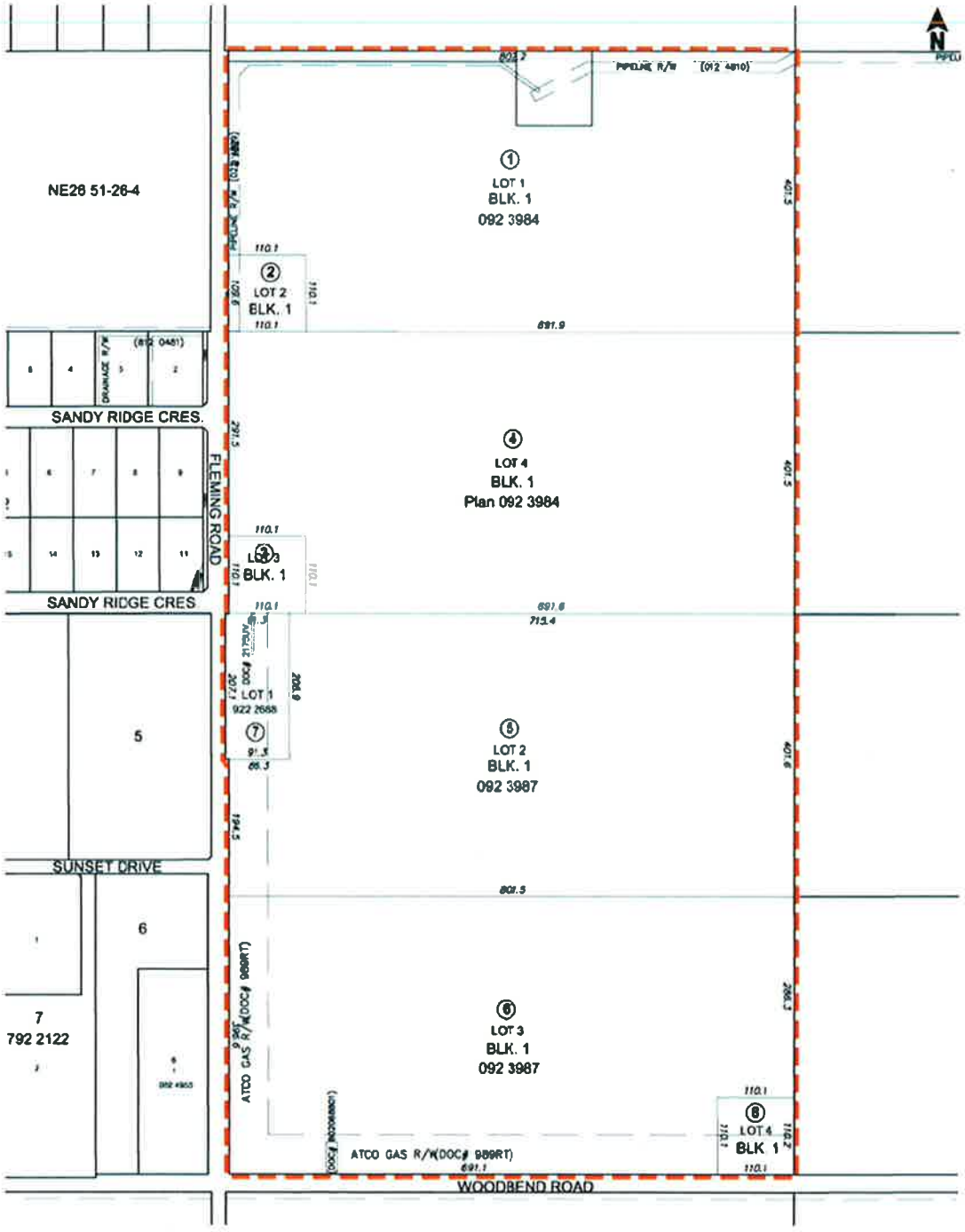


Figure 2: Woodbend Estates Ownership Plan



Legend

Outline Plan Boundary

Note: See Table 1 for specific ownership information.

2.3 Adjacent Land Uses

The plan area is bound along the north and east side by cultivated agricultural lands similar to those which are found within the plan area. Along the south side of Woodbend Road, mixed agricultural land and natural areas can be found. Fleming Road binds the site along the west side, followed by the country residential subdivision called Westering Heights.

2.4 Topography and Vegetation

The north-west quarter section of the plan area is comprised entirely of cultivated agricultural land used for cereal crops. The south-west quarter section is comprised of approximately 60-70% cultivated agricultural land with the balance of the quarter section comprised of undeveloped land surfaced with shrub willow and two farmsteads.

Image 1: North on Fleming Road

Image 2: South on Fleming Road

2.5 Physical Constraints to Development

2.5.1 General

Three specific issues have surfaced that currently pose physical constraints to the development. These issues are discussed further in this section.

2.5.2 Water Table

The following excerpt from Alberta Environment's Environmental Reference Manual for the Review of Subdivisions in Alberta defines Water Table in the following way:

Low water table conditions are present where the water table is 1.8 metres (6 feet) or more below the ground surface during the frost free period up until the end of August, and 2.4 metres (8 feet) or more below the ground surface during the remainder of the year. This definition recognizes that the water table will probably be elevated in the spring due to the infiltration of snowmelt and during the summer rainy season.

A Restrictive Covenant for Lot 3, Block 1, Plan No. 092 3987 defines the estimated location of a high water table as shown on Figure 3. Parkland County states that construction on these lands may be restricted due to these high water table conditions. The Woodbend-Graminia Area Structure Plan policy 4.5.1 states that a residential structure will not be allowed to locate on a site where the water table is less than two meters from the ground surface.

The following table, extracted from the 2011 Parkland Geotechnical Investigation report, illustrates the depth from ground surface in 8 locations around the plan area. Borehole 11-06 was plugged and no groundwater elevation measurements could be obtained at this location, however, the remaining 7 samples show a depth from ground surface that comply with County standards. This table shows that a preliminary investigation does not uncover any additional areas of concern regarding a high water table within the plan area.

Policy 2.5.2.1: Additional testing to define the location of the high water table within the southwest corner of the Woodbend Estates plan area shall be conducted prior to subdivision approval in order to conform to Parkland County standards.

Policy 2.5.2.2: Within Woodbend Estates, no residential development shall occur on lands within the defined high water table area.

Specific restrictions on development of residential land with a high water table are discussed further in Section 4.0 *Development Concept*.

Borehole	Depth from Ground Surface (m)
11-01	5.20
11-02	6.96
11-03	5.28
11-04	4.90
11-05	2.13
11-06	Damaged
11-07	2.57
11-08	4.48

Table 2: Water Table Levels in the Woodbend Estates Plan Area

Image 3: Borehole Locations from Geotechnical Investigation of Woodbend Estates Plan Area

2.5.3 Pipelines, Wellheads and Battery Sites

Several pipelines, wellheads, and one battery site are located within the plan area, as outlined in Figure 3 and in the tables below. The Alberta Energy Resources Conservation Board (ERCB) regulates pipelines carrying oil, natural gas and related products. The ERCB has established minimum set-back distances for development from high pressure pipelines. As none of the pipelines located within or adjacent to the plan area are high pressure, no additional set-backs outside of those in the Parkland County Land Use Bylaw are required.

#	Company	Type	Status	High Pressure	H2S	Set-Back
1	Penn West Petroleum Ltd.	Natural Gas	Operating	No	Yes	Not Required
2	Penn West Petroleum Ltd.	Natural Gas	Operating	No	Yes	Not Required
3	Penn West Petroleum Ltd.	Natural Gas	Abandoned	No	No	Not Required
4	Penn West Petroleum Ltd.	Natural Gas	Operating	No	Yes	Not Required
5	Penn West Petroleum Ltd.	Natural Gas	Abandoned	No	No	Not Required
6	ATCO Gas (North) Co-op	Natural Gas	Operating	No	No	Not Required

Table 3: Pipelines in the Woodbend Estates Plan Area

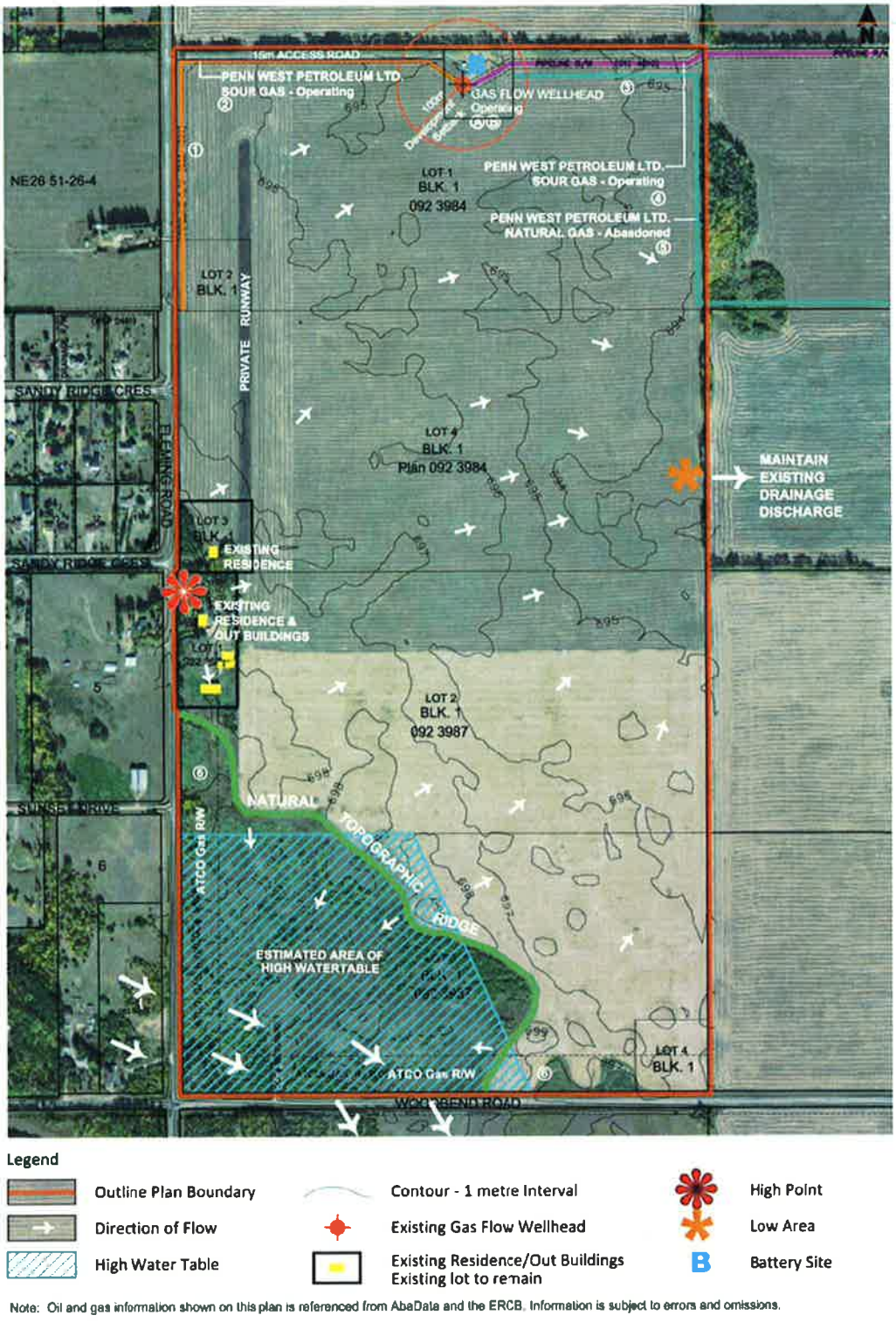
#	Company	Type	Status	High Pressure	H2S	Set-Back
A	West Hill Resources Ltd	Wellhead - Gas Flow	Operating	No	n/a	100 m
B	West Hill Resources Ltd.	Battery Site - Gas Flow	Active	No	n/a	100 m

Table 4: Wellheads and Battery Sites in the Woodbend Estates Plan Area

2.5.4 Existing Residences

As can be seen in Figure 3 on the following page, two existing residences have been identified in the plan area. These residences will remain on the development property, and will maintain existing access to their property off of Fleming Road.

Figure 3: Site Features in Woodbend Estates Area Plan



Note: Oil and gas information shown on this plan is referenced from AbaData and the ERCB. Information is subject to errors and omissions.

3.0 POLICY FACTORS

3.1 Capital Region Growth Plan

Within the Capital Region Growth Land Use Plan there are principles and policies to govern growth and development of municipalities that are located within the Capital Region. Parkland County falls within this jurisdiction. The Woodbend Estates plan area, however, falls outside of any "Priority Growth Area" identified by the Capital Region Board. As such, Principle II(c) within the Land Use Plan entitled "Allow Growth Outside of Priority Growth Areas" is applicable to this development concept. Insofar as the development that is being proposed is compatible with existing development, the levels of service are appropriate, and that the development will not adversely impact the provision of regional services, this type of growth outside of an identified Priority Growth Area is appropriate, and up to the discretion of Parkland County.

This development proposal does not require submission to or approval by the Capital Region Board as it is consistent with its policies and regulations at this time. Further, this Outline plan is a non-statutory document and, as such, does not require submission to the Capital Region Board for approval.

3.2 Municipal Development Plan Bylaw 37-2007

The Parkland County Municipal Development Plan Bylaw 37-2007 identifies the plan area as Country Residential Core, which allows for multi-lot residential subdivisions.

In accordance with Policy 3.10, Woodbend Estates will comply with the Parkland County MDP in that the developer will be able to "demonstrate to the satisfaction of the County and Alberta Environment that each lot can be serviced with an on-site water well or cistern and a private sewage disposal system". Policy 7.1, regarding Municipal Reserve Dedication, states that "at the time of subdivision, the full municipal reserve dedication entitlement (10%) as prescribed by the Municipal Government Act shall be required".

This Outline Plan respects the intent of the Municipal Development Plan's strategy for Country Residential development and Municipal Reserve dedication.

3.3 Land Use Bylaw No. 20-2009

The Plan area is currently designated (CR) Country Residential District. The proposed land uses of this Outline Plan conform to this district and will not require redistricting. Parcel size requirements for purposes of new parcel creation include:

- Manufactured home, single wide and single detached dwellings shall have a minimum parcel area of 0.8 ha (2.0 ac) of contiguous developable land and a maximum parcel area of 4.1 ha (10 ac) for a single parcel.
- Minimum parcel width at the parcel front shall be 30.0m (98.5 ft) excepting that it may be 20.1 m (66 ft) fronting on an internal cul-de-sac.
- The maximum width: depth ratio for a residential parcel shall be 1:4.

This Outline Plan respects the intent of the Parkland County Land Use Bylaw Subdivision Section 5.1 regarding country residential land use requirements in the County.

3.4 Woodbend-Graminia Area Structure Plan

The subject lands fall within the Woodbend-Graminia Area Structure Plan (WGASP) plan area. Currently, the WGASP designates the subject lands as Agricultural (AG). An ASP amendment will re-designate the subject lands to Country Residential (CR) to align the WGASP with the land use intent of the current Municipal Development Plan Bylaw 37-2007, the Land Use Bylaw No. 20-2009, and this Outline Plan.

4.0 DEVELOPMENT CONCEPT

4.1 General Concept

The residential principles of this plan are to provide country residential lots that complement the area, while retaining its rural character. The intent is to allow for the creation of a number of new country residential parcels and incorporate the two that currently exist. These new lots will respect the integrity of the existing home sites. Parcels will generally range from 0.8 ha (2 ac.) to 2.0 ha (5 ac.) in size. The sizes and configuration of parcels in the development concept have been proposed due their efficient use of space taking into consideration the required transportation network, existing topography and development constraints found within the plan area and general market acceptance. They also conform to the minimum size, frontage and width-depth ratio requirements set out in the Parkland County Land Use Bylaw.

Each residential parcel will be required to confirm the availability of at least 2 acres of developable lands through a comprehensive geotechnical evaluation. Therefore, the plan provides for the following policies:

Policy 4.1.1: The Woodbend Estates plan area shall be developed as a Country Residential subdivision in general accordance with Figure 4 (Development Concept).

Policy 4.1.2: Development within the Woodbend Estates plan area shall conform to the regulations within the (CR) Country Residential District of the Parkland County Land Use Bylaw.

4.2 Environmental and Municipal Reserve

A large area in the south-west corner of the plan area has been identified as having a high water table, further investigation is warrented to determine if it is developable in accordance with Parkland County and Alberta Environment standards.

The Woodbend Estates development concept has incorporated this area into the Open Space plan as seen in Figure 4. A portion of this area may not be suitable for conventional residential use andmay be dedicated as Environmental Reserve in accordance with Alberta Environment regulations. Portions of this area have been determined, through preliminary investigations, to have a water table that is within acceptable Parkland County standards (greater than 2.13 metres) and is therefore, developable. The portion of this area located within the designated park area will be dedicated as Municipal Reserve. Further geotechnical investigation will determine the precise location and size of the developable area.

Two additional small areas of park, in the southeast corner of the plan area will provide a buffer from Woodbend Road, as well as encompass the entirety of the Atco Gas Utility Right-of-Way that exists in that area. This area will be dedicated as Municipal Reserve. A 6m vegetated strip of land that will act as a buffer between the development and Fleming Road on the western side of the community will also be included in the Municipal Reserve dedication for this plan area.

A total of approximately 20.9 ha of land will be dedicated as Environmental/Municipal Reserve within the plan area. The determination of developable land will be made through further geotechnical investigation at the subdivision stage. At that time, the total area of Environmental and Municipal Reserve dedication will be determined. If the total amount of Municipal Reserve dedication does not reach 10 percent of the Gross Developable Area, the additional required Municipal Reserve will be paid as cash-in-lieu.

Policy 4.2.1: Municipal Reserve within Woodbend Estates shall be dedicated as land where possible generally as shown on Figure 4. Municipal Reserve dedication will be in the form of a combination of land and cash in lieu of land for the plan area and shall total 10 percent of the gross developable area.

4.3 Development Statistics

DEVELOPMENT STATISTICS	Area (ha)	GDA %	Units	People/Unit	Population
Gross Area	128.50	--			
Gross Developable Area (GDA)	**128.50**	**100.00**			
Environmental/ Municipal Reserve	20.90	16.26	--	--	--
Stormwater Management	2.10	1.63	--	--	--
Roadways	11.10	8.64	--	--	--
Country Residential	88.00	68.48	101	2.8	283
Existing Residential	2.80	2.18	2	2.8	5
PUL/Well Site (Future Residential)	3.60	2.80	4	2.8	34
Total	**128.50**	**100.00**	**107**		**322**

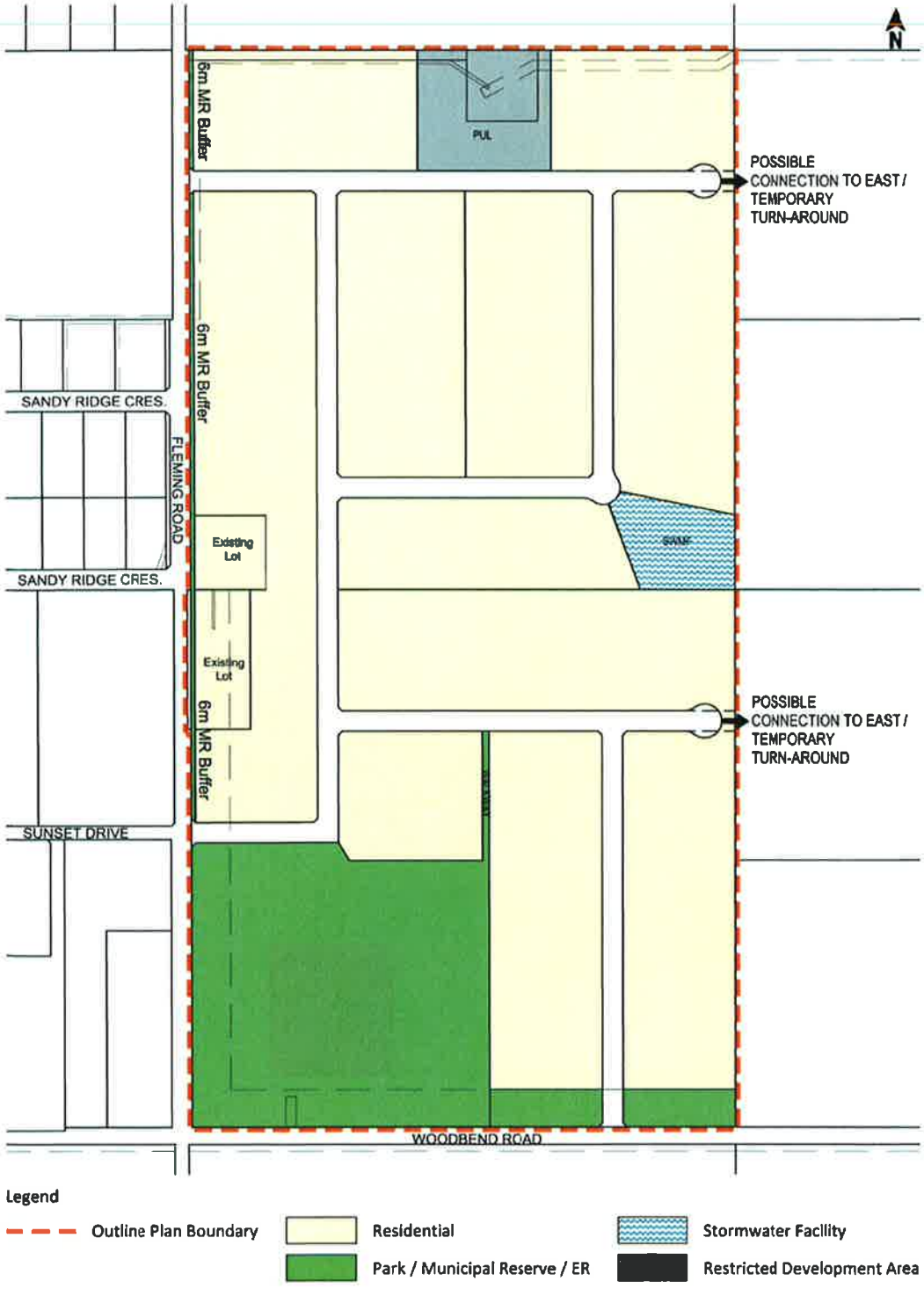
Table 5: Development Statistics

Note: unit count and population statistics are estimates only and are subject to change with the determination of lot sizes within the plan area prior to subdivision approval.

STUDENT GENERATION COUNT			
Public School		**Separate School**	
Elementary School	28	Elementary School	9
Junior High School	12	Junior High School	4
Senior High School	14	Senior High School	2
Total Student Population	**54**		**15**

Table 6: Population and Student Generation

Figure 4: Woodbend Estates Development Concept



Note: This plan is conceptual only and the exact location and alignment of uses, facilities roadways and services will be determined at the zoning and subdivision stage.

5.0 UTILITIES AND SERVICING

5.1 Existing Utilities and Services

Servicing for Woodbend Estates will be provided on site for present and future parcels in accordance with Parkland County's standards and practices.

5.2 Potable Water Servicing

A preliminary Geotechnical Investigation was conducted by Parkland Geo-Environmental Ltd in August of 2011. The report summarizes the results of the field and laboratory testing program and presents general geotechnical recommendations for site preparation and initial information to support the preparation of an Outline Plan for Woodbend Estates.

According to the number of existing wells currently relying on the groundwater aquifer, it was determined that inadequate underground water is available. Based on this preliminary information and Parkland County policies regarding the use of groundwater, it is understood that the required water source will be cisterns installed for each new residence with trucked water. No additional groundwater is expected to be used in the area. No communal water supply is being contemplated for the development.

Appendix A provides an Addendum letter that clarifies the results of the preliminary Aquifer testing as summarized in the Geotechnical Investigation.

Policy 5.2.1: Water servicing will be provided by individual cisterns with trucked water.

5.3 Sanitary Servicing

On-site percolation tests were conducted at eight borehole locations. The majority of the tested locations have soil conditions suitable for a subsurface effluent disposal system. However, three tested locations had soils that are unsuitable for such use. As a result, the following is recommended:

- On-site percolation testing for each property should be carried out to determine if soil absorption rates comply with the Alberta Municipal Affairs 'Alberta Private Sewage System Standard of Practice Handbook' 2009. These regulations require 25 mm of soil absorption to occur between 5 and 60 minutes.
- Where soils do not meet the accepted percolation criteria, the existing soil can be modified by importing silt, sand and clay.
- Based on the results of the on-site testing, property owners can select a septic tank/field disposal, treatment mound or storage tank/haulage.

Policy 5.3.1: Prior to development, on-site percolation testing shall be conducted on each lot to the satisfaction of Parkland County. Proper treatment of soils shall be undertaken as determined by the results of the percolation testing.

5.4 Stormwater Management

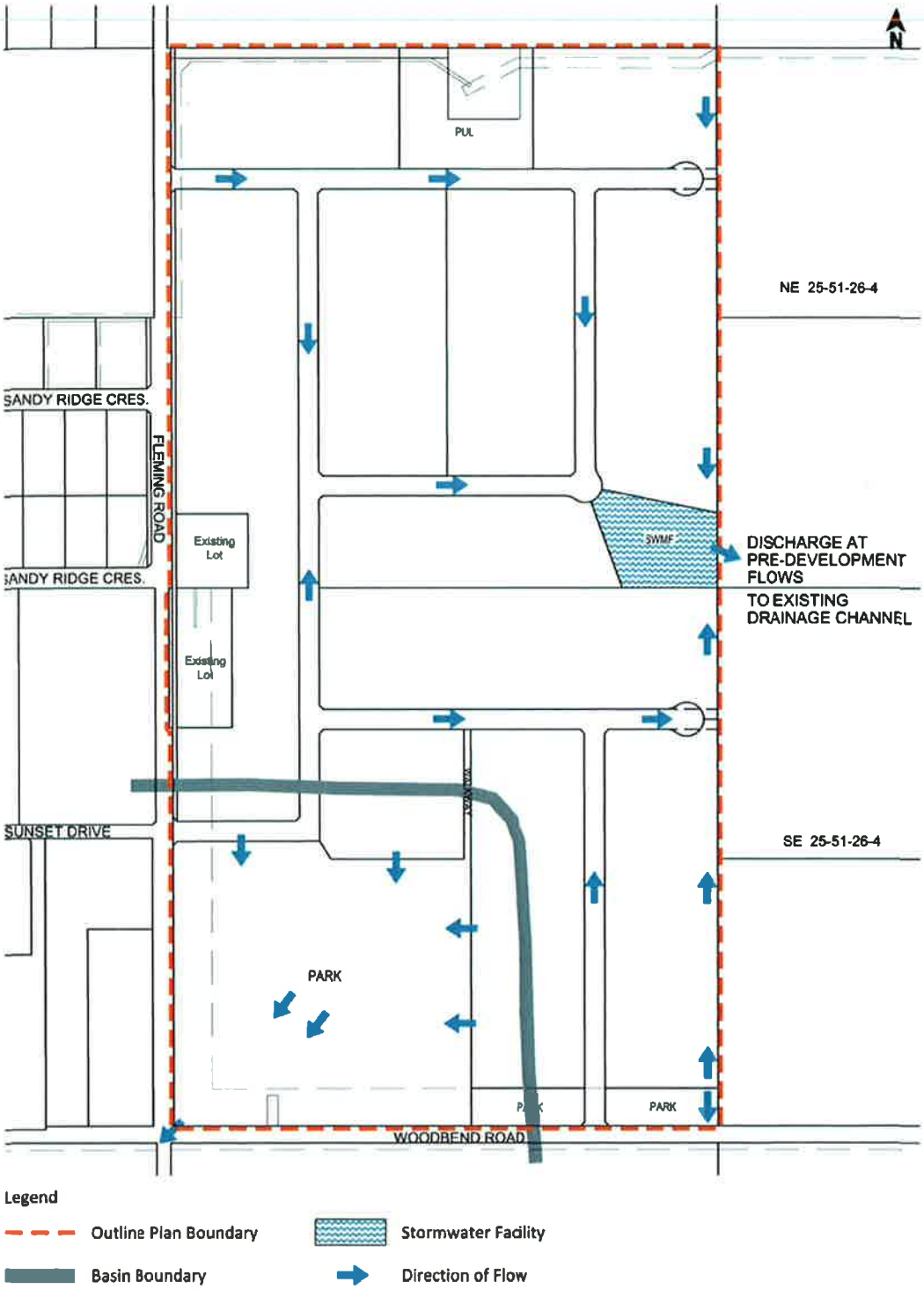
The proposed stormwater management plan for the area shows stormwater generally following existing surface drainage patterns. There are two drainage basins found within the plan area, as shown on Figure 5. The southern basin will generally drain south and west to an existing drainage channel to the southwest of the plan area. The northern basin will generally drain east and south to the proposed location of the Stormwater Management Facility (SWMF). Within the development, runoff will be carried by the roadside ditches or along the backs of the lots (along the east side of the plan area), as shown in Figure 5, to a SWMF located along the eastern boundary of the study area adjacent to the lowest elevation found within the plan area. The proposed stormwater management facility will control flows to 2.42 L/s/ha.

From the stormwater management facility, water will discharge east through NE 25-51-26-4 to the west ditch of Winterburn Road, following the path of the current runoff. It is anticipated that this discharge will either follow the existing drainage path through the quarter section or could be rerouted into the ditch south, and then east, along the quarter lines. In either case, a drainage path will be required, which may be accommodated through an easement or the dedication of a Public Utility Lot, to be determined prior to subdivision. Improving/defining the flow channel is recommended.

Policy 5.4.1: The stormwater management plan for Woodbend Estates shall generally follow the plan described in Figure 5.

Policy 5.4.2: Prior to subdivision approval, the stormwater management plan for Woodbend Estates shall be approved by Parkland County authorities.

Figure 5: Woodbend Estates Stormwater Management Plan



Note: This plan is conceptual only and the exact location and alignment of uses, facilities, roadways and services will be determined at the zoning and subdivision stage.

6.0 TRANSPORTATION AND ACCESS

6.1 General Concept

The overall concept for the area provides for parcel access to be provided primarily from internal local roadways, with a few limited exceptions. There will be no individual lot access from Woodbend Road or Fleming Road with the exception of existing lots that will retain their access from Fleming Road. The transportation concept is shown in Figure 4.

6.2 Traffic Impact Assessment Summary

Based on the analysis and assessment of the original design for the plan area, it was determined that traffic anticipated from the proposed subdivision could be accommodated on the existing roadway network, at acceptable levels of service. Noting that there have been changes to the design since this analysis was completed; the following recommendations are being advanced:

- The site access to RR 261 should be constructed to include one inbound and one outbound lane, with a stop sign for westbound traffic.
- The site access to Twp. Rd. 514 should be constructed to include one inbound and one outbound lane and should include a stop sign on the north approach.
- The internal roadways connecting the accesses to RR 261 and the accesses to Twp. Rd. 514 should be constructed to a residential local road standard.

In addition to the above, the following items were noted during a review of the site plan:

- Allowance for a residential mail box location has not been identified within the subdivision. It is anticipated that an appropriate location will be discussed with Canada Post at the time of subdivision.
- A school bus stop is located on RR 261 approximately 90 m south of the existing intersection of Sandy Ridge Crescent South and RR 261. Allowance for pedestrian movements from the subdivision to this location may be of benefit. Discussions with Parkland County regarding the possibility of locating an additional school bus stop within the Woodbend Estates plan area will occur at the time of subdivision.

Policy 6.2.1: The transportation network for Woodbend Estates shall provide two accesses from Fleming Road and one access from Woodbend Road into the plan area, connected by an internal roadway system. The transportation network shall accommodate for future connections to possible development to the east of the plan area as shown in Figure 6.

Policy 6.2.2: The transportation network for Woodbend Estates shall conform to Parkland County transportation standards.

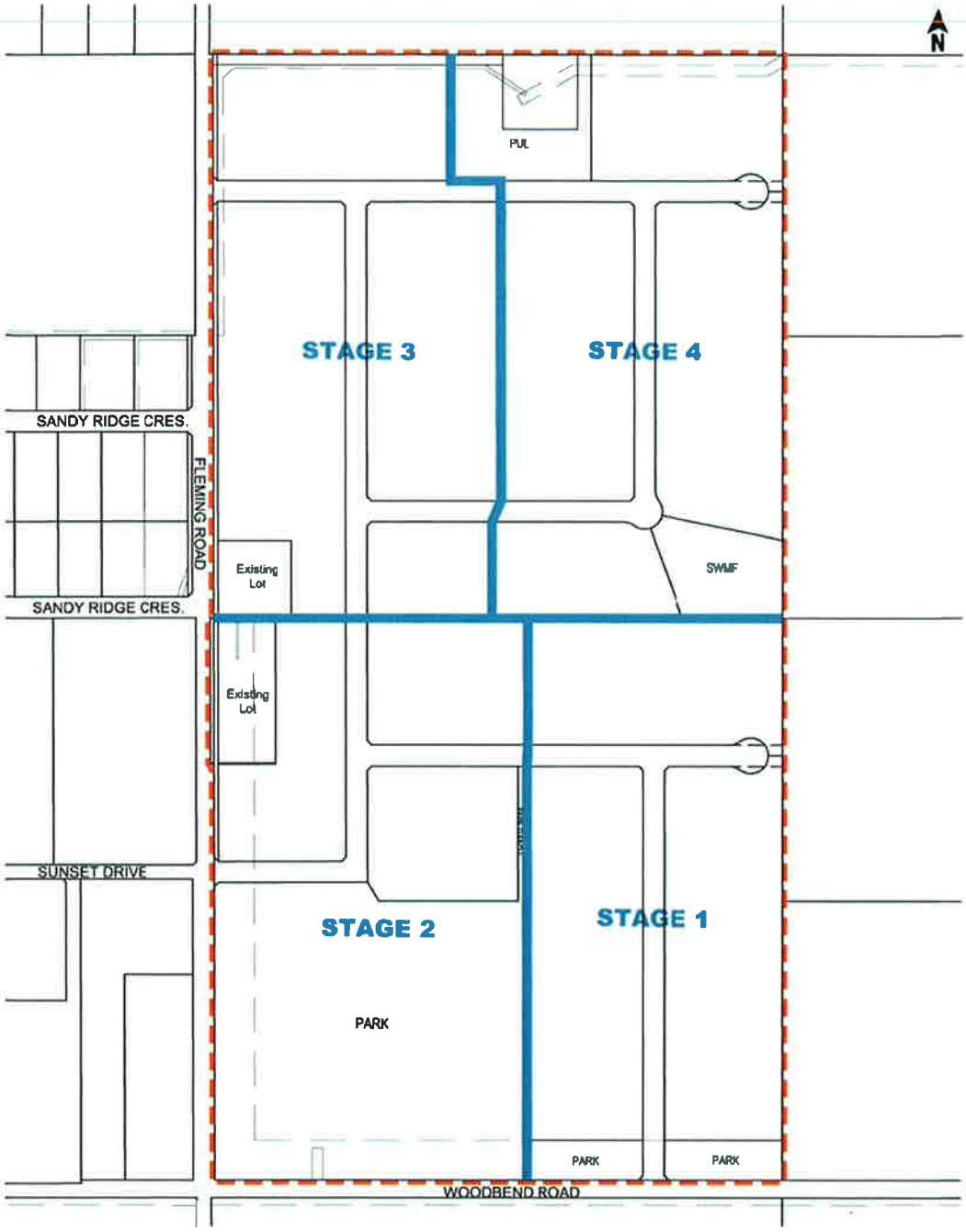
7.0 STAGING PLAN

7.1 General Concept

Development is expected to commence in the south-eastern portion of the plan area, adjacent to Woodbend Road, with onsite water and sewer facilities constructed within each lot as development occurs. Stormwater management will be constructed as necessary, and may be included as part of the first stage. Details will be determined at the engineering design stage in consultation with Alberta Environment and Parkland County.

Policy 7.1.1: Staging for Woodbend Estates shall follow the general pattern as outlined in Figure 6 starting in the southeast corner of the plan area.

Figure 6: Woodbend Estates Staging Plan



Legend

Outline Plan Boundary

Note: This plan is conceptual only and the exact location and alignment of uses, facilities, roadways and services will be determined at thezoning and subdivision stage.

8.0 PUBLIC CONSULTATION SUMMARY

A very important component to any land development project is public input. With the ultimate goal of sustainability within our communities, land use planning must consider public input at an early stage to include the community and resolve any issues or concerns that may arise. Parkland County Procedures policy PD-011-P1 establishes a framework for a consistent approach to provide for public involvement in planning and development decisions in order to result in more informed decisions, greater understanding and acceptance, and more enduring solutions. In light of this, Focus hosted a public information session for the proposed Woodbend Estates Country Residential development on July 18th, 2012 at the Woodbend Community Hall in Parkland County. Members of the community and the public at large were invited to come and view the proposed plans, and to discuss any and all ideas or issues they may have.

The public open house occurred from 6PM to 8PM on July 18th, 2012 and attracted a variety of visitors. The event was advertised in the Stony Plain Reporter for 2 weeks in advance with a 1/4 page advertisement. A total of 27 guests visited the Woodbend Estates open house, including a majority of the residents who currently reside on or immediately adjacent to the proposed development parcel. Please see the following page for a copy of the advertisement and the attendance list. Overall, the consensus gathered from the open house attendants was divided in opinion. Comment sheets were distributed at the open house, and 20 were gathered at the end of the evening, stating a variety of suggestions and concerns with the proposed development.

Major trends found within the comments addressed traffic concerns around the Sandy Ridge Crescent intersection, servicing of the land, and lot configuration, sizing and density. In regards to the Sandy Ridge Crescent intersection, many of the open house attendees thought that the Woodbend Estates entrance via Fleming Road would pose as a traffic safety problem for the area. Residents expressed concerns about dangerous road conditions on Fleming Road, and the high occurrence of accidents that currently take place on the road. In order to prevent more accidents from taking place, they suggested a reconfiguration of the north-west local Woodbend Estates roadway. In addition, people stated their concerns about the incoming residents and their options for water servicing. Many of the residents in attendance were outright against the potential use of water wells in the area, and stated that this option would negatively affect the current land owners who are currently facing water shortages with their existing wells. Many of the residents also were very concerned about the number of lots that were to be subdivided out, stating that this type of development is very dense and unlike any other found in Parkland County. In addition, comments addressed the fact that this development would be using up very prime agricultural land.

The remaining written and verbal comments and discussion received from the community members who attended were positive in nature and provided encouragement to proceed with the Outline Plan and ASP amendment process, in the hopes that this development will help to improve their existing road conditions and attract more services to the area.

The transportation network was changed as a direct consequence of this public consultation. The entrance to the development off of Fleming Road was originally proposed to be adjacent to the Sandy Ridge Crescent north entrance. This was noted by attendees to be unfavorable, therefore it was determined that a more northerly entrance to the development would be preferred. Additional consultation with current residents revealed a desire to maintain current access to existing lots from Fleming Road. This request was upheld in the development concept.

The concerns regarding water servicing have been addressed with the requirement for trucked water to individual cisterns, and eliminating groundwater well use within the development.

The concern regarding the number of lots being developed within the plan area is immaterial as the development must conform to Parkland County standards, and will not provide for higher density development than is acceptable in any other Country Residential development within the County. The Land Use bylaw prevents more dense development.

9.0 APPENDICES

Appendix A: Aquifer Addendum Letter from Parkland GEO, December 12, 2012

Parkland Geo-Environmental Ltd.
189 Pembina Road
Sherwood Park, AB, T8H 2W8
www.parklandgeo.com
T: 780 416 1755
F: 780 416 1752

December 12, 2012
Project No. ED1285

Via E-mail
Original to remain on file

Focus Corporation
300, 9925-109 Street
Edmonton, Alberta
T5K 2J8

ATTN: Ms. Lisa Sharun, BA, MEDes, RPP, MCIP
Planner, Land Development

RE: Proposed Woodbend Estates Area Structure plan
W1/2 25-51-26 W4M, Parkland County, Alberta
Desktop Aquifer Study Addendum Letter

Dear Ms. Sharun:

This letter provides background information and elaborates on the desktop aquifer study performed for the proposed Woodbend Estates which was initially presented in the ParklandGEO report dated November 2, 2011 (File ED1285). This is intended to provide additional data and support for the conclusions originally presented.

Hydrogeological information used in this desktop study was obtained from the Alberta Environment (AENV) water well record database, published geological and hydrogeological reports, and several other sources.

1.0 SITE DESCRIPTION

The proposed project will consist of the development of two quarter sections into a rural residential subdivision within Parkland County, Alberta. Access to the property was from Range Road 261 to the west of the site, and Township Road 514 to the south of the site.

The quarter sections consisted mostly of relatively flat agricultural land with an oil well lease site towards the north, a residence to the west, and an undeveloped low-lying area in the southwest corner of the site (Photographs 1 to 4). At the time of investigation, NW¼-25-51-26-W4M had been harvested and SW¼-25-51-26-W4M was an unharvested wheat field. The low-lying area in the southwest encompassed about 10 percent of the developable area. The vegetation in this area consisted primarily of native grasses, thistles, and stands of deciduous trees.

The surrounding quarter sections generally consisted of agricultural land and undeveloped treed areas, with existing rural residential subdivisions located to the west and northwest of the property. The nearest major water body is the North Saskatchewan River located approximately 2.75 km to the east of the site.

It is understood that the proposed development will make use of private sewage disposal systems such as septic tanks and disposal fields, as applicable. If feasible, it is proposed to use the local groundwater aquifer for potable water supply.

2.0 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Property is located in the Edmonton Plain region which lies north of the North Saskatchewan River (Bedrock Topography Map of the Edmonton-Calgary Corridor, Government of Alberta). Surficial soils consisting of unconsolidated quaternary deposits extend from surface to approximately 20 to 30 m. These surficial soils consist of fine sands, silts and clay deposits.

The Property is underlain largely by Lake Edmonton silts and clays, which is not expected to be a viable producing aquifer. Areas to the north and west of the Property are expected to be underlain by North Saskatchewan River alluvium consisting of some sands and gravels, which is expected to be the dominant aquifer in the area (Bedrock Topography and Surficial Aquifers of the Edmonton District, Alberta by V.A. Carlson for the Research Council of Alberta, 1967). The early North Saskatchewan River alluvium is located in a pre-glacial buried valley with water bearing sand and gravels located from approximately 40 to 70 m below surface. Although this deposit is estimated to have a capacity of between 25 and 100 igpm, the Subject Property is located on the fringes of this valley and is only estimated to have a capacity of between 5 and 25 igpm (Hydrogeology of the Southwest Segment, Edmonton Area, Alberta by W. Ceroici for the Alberta Research Council, 1979). This converts to yields between 0.19 and 0.38 m^3/min for the Property and surrounding areas.

The bedrock in the area is located at an approximate elevation of 670 to 700 mASL, and the cetaceous era Wapiti Formation, which is described as alternating sandstone and mudstone with bentonitic layers and occasional coal beds (Hydrogeology of the Southwest Segment, Edmonton Area, Alberta by W. Ceroici for the Alberta Research Council, 1979).

A review of the local groundwater use was completed using Alberta Environment's groundwater well database. A total of 347 water wells are listed for the Subject Property and within two quarter section of the Property. Of these wells, approximately 66 water well records provided pump test information. Based on these records, safe well yield was calculated for nine wells, with the results showing an average Q_{20} safe yield of 0.492 m^3/min. The selected well records and the yield analysis sheets are included as an attachment.

3.0 CURRENT AND PROPOSED GROUNDWATER USE

3.1 Current Use

The Province of Alberta Water Act states that each household requires a diversion of 1,250 m^3/year, and that this shall not interfere with other users in the area. This equates to a water usage of 3.42 m^3/day for each household, or approximately 0.024 m^3/min.

From aerial photographs, it was determined that approximately 195 residences and one golf course were located within two quarter sections of the Property. Based on the average water use per household required by The Water Act, current use in the area is estimated to be approximately 0.464 m^3/min, or approximately 670 m^3/day.

3.2 Proposed Use

The proposed development is to include 103 new lots with an average water use of 3.42 m^3/lot/day. Based on the proposed lots, it is estimated that 352 m^3/day of additional water demand is proposed through the development of the subdivision. Based on this, the increase in water demand would be approximately 0.245 m^3/min.

4.0 DISCUSSION AND RECOMMENDATIONS

If the proposed 103 new residential users were added to the existing water usage in the area, the total water required from the aquifer would be approximately 0.71 m^3/min, which is greater than the estimated local aquifer yield of between 0.19 and 0.38 m^3/min based on historical hydrogeological reports and the local groundwater well database.

Based on the number of existing wells and users in the area relying on the groundwater aquifer, it is recommended that individual cisterns water supplies or other water supply not relying on the local aquifer be utilized for the proposed development. If individual lots wish to use the existing aquifer, it is recommended that they engage a hydrogeologist to perform a full scale pump test and groundwater availability assessment on each proposed well development in order to determine the ability of the aquifer to sustain water supply to the proposed new residences.

5.0 LIMITATIONS AND CLOSURE

This report has been prepared for the exclusive use of **1285827 Alberta Ltd.**. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PARKLAND GEO-ENVIRONMENTAL LTD., and The ParklandGEO Consulting Group accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. No other warranty, expressed or implied, is made. The General Terms and Conditions of this report are attached and should be considered part of this report.

We trust that this report meets with your current requirements. If there are any questions or comments regarding this information, please contact the undersigned at 780 / 416 - 1755.

Respectfully submitted,

PARKLAND GEO-ENVIRONMENTAL LTD.
APEGA Permit to Practice No. P - 8867

December 12, 2012

Daniel Yost, P. Eng.
Geo-Environmental Engineer

Reviewed by:

Michael McCormick, M.Eng., P.Eng.
Principal Geo-Environmental Engineer

Attached: Groundwater Wells with Pump Test Information
Analysis Sheets

Government of Alberta

Water Well Drilling Report

View in Metric

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy.
The information on this report will be retained in a public database.

GIC Well ID 1715072
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
SOUMAKO, ROB & CHERYL	# 5 25507 TWP RD 512A	SPRUCE GROVE	AB	T7Y 1A8

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	16	25	051	26	4	1	1	8522152	

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.437710 Longitude -113.693190
How Location Obtained
Map

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Bored

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
12.00		Silty Sand
36.00		Blue Silt
42.00		Blue Clay
50.00		Silty Sand
70.00		Clay

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
70.00 ft		2002/06/12	2002/06/12

Borehole

Diameter (in)	From (ft)	To (ft)
30.00	0.00	70.00

Surface Casing (if applicable)
Galvanized Steel
Size OD : 24.00 in
Wall Thickness : 0.063 in
Bottom at : 70.00 ft

Well Casing/Liner
Unknown
Size OD : in
Wall Thickness : in
Top at : ft
Bottom at : ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by Unknown

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 30.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Steel
Size OD : 24.00 in

From (ft)	To (ft)	Slot Size (in)
42.00	44.00	0.010

Attachment Attached To Casing
Top Fittings Coupler Bottom Fittings Other

Pack
Type Artificial Grain Size COARSE
Amount 9.00 Yards

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
DAVE SUMMERS

Certification No
5286Q

Company Name
SUMMERS DRILLING LTD.

Copy of Well report provided to owner Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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GIC Well ID 1715072
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
SOUMAKO, ROB & CHERYL	# 5 25507 TWP RD 512A	SPRUCE GROVE	AB	T7Y 1A8

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	16	25	051	26	4	1	1	8522152	

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.437710 Longitude -113.693190
How Location Obtained
Map

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level 12.00 in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 3.00 igpm
Recommended Pump Intake Depth (From TOC) 60.00 ft
Pump Installed Yes Depth ft
Type SUB @ 55 FT Model H.P.

Did you Encounter Saline Water (>4000 ppm TDS) Depth ft
Gas Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC
Sample Collected for Potability Result Attached

Additional Comments on Well
SCREEN TYPE : LOW CARBON STEEL, FITTING BOTTOM : COUPLER

5. Yield Test

Measurement in Imperial Taken From Ground Level

Test Date	Start Time	Static Water Level
2002/06/12	12:00 AM	12.00 ft

Method of Water Removal
Type Bailer
Removal Rate 60.00 igpm
Depth Withdrawn From 60.00 ft

If water removal period was < 2 hours, explain why

Drawdown (ft)	Elapsed Time Minutes:Sec (Depth to water level)	Recovery (ft)
	0:00	60.00
	1:00	59.50
	2:00	59.00
	3:00	58.50
	4:00	58.00
	5:00	57.50
	6:00	57.00
	7:00	56.50
	8:00	56.00
	9:00	55.75
	10:00	55.25
	12:00	54.08
	14:00	54.42
	16:00	53.50
	20:00	53.00
	25:00	52.33
	30:00	51.67
	35:00	51.00
	40:00	50.67
	50:00	50.00
	60:00	48.67
	75:00	48.00
	90:00	49.00
	105:00	48.25
	120:00	48.00

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
DAVE SUMMERS

Company Name
SUMMERS DRILLING LTD.

Certification No
5286Q

Copy of Well report provided to owner Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 1495278
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
FORNARA, BERNARD	#36, 51514 RANGE RD. 261	SPRUCE GROVE	AB	T7Y 1B3

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4				#36 FLEMING PARK

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443100 Longitude -113.720000
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Rotary

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
17.00		Brown Clay
112.00		Gray Clay
160.00		Gray Medium Grained Sand
161.00		Gray Sandstone

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
161.00 ft		2006/10/06	2006/10/06

Borehole

Diameter (in)	From (ft)	To (ft)
7.88	0.00	161.00

Surface Casing (if applicable)
Plastic
Size OD : 6.00 in
Wall Thickness : 0.500 in
Bottom at : 155.00 ft

Well Casing/Liner
Unknown
Size OD : in
Wall Thickness : in
Top at : ft
Bottom at : ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by Unknown

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 112.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Stainless Steel
Size OD : 5.00 in

From (ft)	To (ft)	Slot Size (in)
155.00	160.00	0.100

Attachment Attached To Casing
Top Fittings Coupler Bottom Fittings Plug

Pack
Type Washed Sand Grain Size GRIT 3
Amount 650.00 Pounds

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
TERRY BERGSTREISER

Company Name
MAR-WAYNE WATER WELL DRILLING SERVICES LTD.

Certification No
41955A

Copy of Well report provided to owner *Date approval holder signed*

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 1495278
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
FORNARA, BERNARD	#36, 51514 RANGE RD. 261	SPRUCE GROVE	AB	T7Y 1B3

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4				#36 FLEMING PARK

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443100 Longitude -113.720000
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level 17.72 in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 19.00 igpm
Recommended Pump Intake Depth (From TOC) 144.36 ft
Pump Installed
Type
Depth ft
Model
H.P.

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC
Sample Collected for Potability
Result Attached

Additional Comments on Well

5. Yield Test

Measurement in Imperial — Taken From Ground Level

Test Date	Start Time	Static Water Level
2006/10/06	12:00 AM	66.80 ft

Method of Water Removal

Type Air
Removal Rate 19.00 igpm
Depth Withdrawn From 157.48 ft

If water removal period was < 2 hours, explain why

Drawdown (ft)	Elapsed Time Minutes:Sec (Depth to water level)	Recovery (ft)
66.80	0:00	111.55
	1:00	87.96
	2:00	78.08
	3:00	73.13
	4:00	70.80
	5:00	69.62
	6:00	68.96
	7:00	68.60
	8:00	68.41
	9:00	68.27
	10:00	68.18
	12:00	68.08
	14:00	68.08
	16:00	68.08
	20:00	68.08
	25:00	68.08
	30:00	68.08
	35:00	68.08
	40:00	68.08
	50:00	68.08
	60:00	68.08
	75:00	68.08
	90:00	68.08
	105:00	68.08
	120:00	68.08

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
TERRY BERGSTREISER

Certification No
41955A

Company Name
MAR-WAYNE WATER WELL DRILLING SERVICES LTD.

Copy of Well report provided to owner
Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy.
The information on this report will be retained in a public database.

GIC Well ID 1495257
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
LEENTVAAR, HUGO	#31-51514 RANGE RD 261	SPRUCE GROVE	AB	T7Y 1B3

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4	31	3	1891TR	

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443100 Longitude -113.720000
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Rotary

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
12.00		Brown Clay
90.00		Gray Silty Clay
130.00		Gray Till
143.00		Clay & Sand
157.00		Gray Clay
172.00		Sand
173.00		Shale

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
173.00 ft		2006/05/29	2006/05/29

Borehole

Diameter (in)	From (ft)	To (ft)
7.88	0.00	173.00

Surface Casing (if applicable)
Plastic
Size OD : 6.00 in
Wall Thickness : 0.500 in
Bottom at : 165.00 ft

Well Casing/Liner
Unknown
Size OD : in
Wall Thickness : in
Top at : ft
Bottom at : ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by Unknown

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 140.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Stainless Steel
Size OD : 5.00 in

From (ft)	To (ft)	Slot Size (in)
165.00	170.00	0.010

Attachment Attached To Casing
Top Fittings Coupler
Bottom Fittings Plug

Pack
Type Artificial
Grain Size 0.275
Amount 400.00 Pounds

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
TERRY BERGSTREISER

Company Name
MAR-WAYNE WATER WELL DRILLING SERVICES LTD.

Certification No
41955A

Copy of Well report provided to owner

Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 1495257
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
LEENTVAAR, HUGO	#31-51514 RANGE RD 261	SPRUCE GROVE	AB	T7Y 1B3

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4	31	3	1891TR	

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443100 Longitude -113.720000
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level 15.75 in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 20.00 igpm
Recommended Pump Intake Depth (From TOC) 137.79 ft
Pump Installed Depth ft
Type Model H.P.

Did you Encounter Saline Water (>4000 ppm TDS) Depth ft
Gas Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC
Sample Collected for Potability Result Attached

Additional Comments on Well
FILTER PACK WASHED,
WELL LOCATION FLEMING PARK

5. Yield Test

Measurement in Imperial Taken From Ground Level

Test Date	Start Time	Static Water Level
2006/05/29	12:00 AM	72.18 ft

Method of Water Removal
Type Air
Removal Rate 20.00 igpm
Depth Withdrawn From 167.32 ft

If water removal period was < 2 hours, explain why

Depth to water level

Drawdown (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
	0:00	111.55
	1:00	91.57
	2:00	78.77
	3:00	77.46
	4:00	76.05
	5:00	75.53
	6:00	75.43
	7:00	75.36
	8:00	75.36
	9:00	75.33
	10:00	75.33
	12:00	75.30

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
TERRY BERGSTREISER

Company Name
MAR-WAYNE WATER WELL DRILLING SERVICES LTD.

Certification No
41955A

Copy of Well report provided to owner Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 296997
GoA Well Tag No.
Date Report Received 2001/08/14

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
OSWALD, SHAWN	2308 8 ST, NISKU			T9E 7Z2

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4	32			

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443092 Longitude -113.719670
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Rotary

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
19.00		Brown Clay
69.00		Gray Silty Clay
122.00		Gray Sandy Clay
154.00		Clay & Sand
190.00		Gray Coarse Grained Sand
195.00		Sand
196.00		Gravel

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
196.00 ft		2001/06/21	2001/06/21

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	196.00

Surface Casing (if applicable)
Plastic
Size OD : 6.00 in
Wall Thickness : 0.500 in
Bottom at : 190.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 122.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Stainless Steel
Size OD : 4.00 in

From (ft)	To (ft)	Slot Size (in)
190.00	195.00	0.010

Attachment Attached To Casing
Top Fittings Coupler
Bottom Fittings Plug

Pack
Type Washed Sand
Grain Size .275
Amount 900.00 Pounds

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MAR-WAYNE WATER WELL DRILLING SERVICES LTD.

Copy of Well report provided to owner

Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 296997
GoA Well Tag No.
Date Report Received 2001/08/14

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
OSWALD, SHAWN	2308 8 ST, NISKU			T9E 7Z2

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4	32			

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443092 Longitude -113.719670
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 20.00 igpm
Recommended Pump Intake Depth (From TOC) 115.00 ft
Pump Installed Yes
Type SUB
Model
H.P. .75
Depth ft

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC

Additional Comments on Well
Sample Collected for Potability
Result Attached

DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 35 CMS. FLEMING PARK EST.

5. Yield Test

Measurement in Imperial
Taken From Ground Level

Test Date	Start Time	Static Water Level
2001/06/21	12:00 AM	67.00 ft

Method of Water Removal
Type Air
Removal Rate 21.00 igpm
Depth Withdrawn From 0.00 ft

If water removal period was < 2 hours, explain why

Depth to water level

Drawdown (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
	0:00	91.90
	1:00	81.04
	2:00	71.72
	3:00	69.42
	4:00	68.44
	5:00	68.18
	6:00	68.04
	7:00	67.91
	8:00	67.91
	9:00	67.91
	10:00	67.88
	12:00	67.85
	14:00	67.85

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MAR-WAYNE WATER WELL DRILLING SERVICES LTD.

Copy of Well report provided to owner
Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 289029
GoA Well Tag No.
Date Report Received 1998/05/28

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
HAARSMA, GARY	8711 199 ST, EDMONTON			T5T 6E8

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	25	051	26	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.435847 Longitude -113.695224
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Rotary

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
18.00		Yellow Sandy Clay
104.00		Blue Sandy Clay
162.00		Sand
170.00		Gray Shale

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
170.00 ft		1998/04/21	1998/04/21

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	170.00

Surface Casing (if applicable)
Plastic
Size OD : 6.00 in
Wall Thickness : 0.390 in
Bottom at : 158.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 102.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Stainless Steel
Size OD : 5.00 in

From (ft)	To (ft)	Slot Size (in)
158.00	163.00	0.010

Attachment Attached To Casing
Top Fittings Coupler
Bottom Fittings Plug

Pack
Type Washed Sand
Grain Size
Amount 2500.00 Pounds

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
D&D WATER WELL DRILLING & SERVICING LTD.

Certification No
1

Copy of Well report provided to owner *Date approval holder signed*

Government of Alberta

Water Well Drilling Report

View in Metric

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy.
The information on this report will be retained in a public database.

GIC Well ID 289029
GoA Well Tag No.
Date Report Received 1998/05/28

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
HAARSMA, GARY	8711 199 ST, EDMONTON			T5T 6E8

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	25	051	26	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.435847 Longitude -113.695224
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 5.00 igpm
Recommended Pump Intake Depth (From TOC) 140.00 ft
Pump Installed
Type
Depth ft
Model
H.P.

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC
Sample Collected for Potability
Result Attached

Additional Comments on Well
DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 30 CM.

5. Yield Test

Measurement in Imperial
Taken From Ground Level
Depth to water level

Test Date	Start Time	Static Water Level
1998/04/21	12:00 AM	89.00 ft

Method of Water Removal
Type Air
Removal Rate igpm
Depth Withdrawn From 163.00 ft

If water removal period was < 2 hours, explain why

Drawdown (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
	0:00	116.57
	1:00	98.00
	2:00	92.52
	3:00	90.68
	4:00	89.99
	6:00	89.57
	8:00	89.44
	10:00	89.40

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
D&D WATER WELL DRILLING & SERVICING LTD.

Copy of Well report provided to owner
Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 286934
GoA Well Tag No.
Date Report Received 1997/03/20

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
FINDLAY, ED	3 51514 RNG 261, SPRUCE GROVE			T7Y 1B3

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4	2			

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443092 Longitude -113.719670
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Rotary

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
11.00		Yellow Clay
79.00		Blue Sandy Clay
89.00		Sand
111.00		Blue Sandy Clay
124.00		Fine Grained Sand
127.00		Blue Sandy Clay
142.00		Coarse Grained Sand
146.00		Blue Clay
150.00		Gray Shale

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
150.00 ft		1997/02/13	1997/02/13

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	150.00

Surface Casing (if applicable)
Plastic
Size OD : 6.00 in
Wall Thickness : 0.395 in
Bottom at : 137.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 127.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Stainless Steel
Size OD : 5.00 in

From (ft)	To (ft)	Slot Size (in)
137.00	142.00	0.012

Attachment Attached To Casing
Top Fittings Coupler Bottom Fittings Plug

Pack
Type Washed Sand Grain Size
Amount 1400.00 Pounds

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
D&D WATER WELL DRILLING & SERVICING LTD.

Certification No
1

Copy of Well report provided to owner Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 286934
GoA Well Tag No.
Date Report Received 1997/03/20

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
FINDLAY, ED	3 51514 RNG 261, SPRUCE GROVE			T7Y 1B3

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	35	051	26	4	2			

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.443092 Longitude -113.719670
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 5.00 igpm
Recommended Pump Intake Depth (From TOC) 90.00 ft
Pump Installed
Type
Depth ft
Model
H.P.

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC
Sample Collected for Potability
Result Attached

Additional Comments on Well
DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 30 CM.

5. Yield Test

Measurement in Imperial
Taken From Ground Level
Depth to water level

Test Date	Start Time	Static Water Level
1997/02/13	12:00 AM	63.00 ft

Method of Water Removal
Type Air
Removal Rate igpm
Depth Withdrawn From 142.00 ft

If water removal period was < 2 hours, explain why

Drawdown (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
	0:00	105.15
	1:00	90.65
	2:00	81.30
	3:00	74.64
	4:00	70.01
	5:00	67.19
	6:00	65.49
	7:00	64.47
	8:00	63.91
	9:00	63.58
	10:00	63.42
	120:00	62.99

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Company Name
D&D WATER WELL DRILLING & SERVICING LTD.

Certification No
1

Copy of Well report provided to owner
Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

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The information on this report will be retained in a public database.

GIC Well ID 1715074
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
WOLOSHYN, PETE	51413 - RGE RD 262	SPRUCE GROVE	AB	T7Y 1B4

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	26	051	26	4	2		5661RS	

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.428600 Longitude -113.720000
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

2. Drilling Information

Method of Drilling Rotary

Type of Work New Well

Proposed Well Use Domestic

3. Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
12.00		Silt
86.00		Clay & Silt
140.00		Sand
167.00		Coarse Grained Sand

4. Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
167.00 ft		2002/03/22	2002/03/23

Borehole

Diameter (in)	From (ft)	To (ft)
7.88	0.00	167.00

Surface Casing (if applicable)
Plastic
Size OD : 6.00 in
Wall Thickness : 0.390 in
Bottom at : 162.00 ft

Well Casing/Liner
Unknown
Size OD : in
Wall Thickness : in
Top at : ft
Bottom at : ft

Perforations

From (ft)	To (ft)	Diameter (in)	Interval (in)

Perforated by Unknown

Annular Seal Bentonite Chips/Tablets
Placed from 0.00 ft to 150.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type Stainless Steel
Size OD : 4.00 in

From (ft)	To (ft)	Slot Size (in)
162.00	167.00	0.012

Attachment Attached To Casing
Top Fittings Coupler Bottom Fittings Plug

Pack
Type Artificial Grain Size COARSE
Amount 3000.00 Pounds

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
DAVE SUMMERS

Certification No
5286Q

Company Name
SUMMERS DRILLING LTD.

Copy of Well report provided to owner Date approval holder signed

Government of Alberta

Water Well Drilling Report

View in Metric

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy.
The information on this report will be retained in a public database.

GIC Well ID 1715074
GoA Well Tag No.
Date Report Received

1. Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Postal Code
WOLOSHYN, PETE	51413 - RGE RD 262	SPRUCE GROVE	AB	T7Y 1B4

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SE	26	051	26	4	2		5661RS	

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.428600 Longitude -113.720000
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level 12.00 in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 10.00 igpm
Recommended Pump Intake Depth (From TOC) 120.00 ft
Pump Installed Yes Depth ft
Type SUB @ 120' Model H.P.

Did you Encounter Saline Water (>4000 ppm TDS) Depth ft
Gas Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Submitted to GIC
Sample Collected for Potability Result Attached

Additional Comments on Well
TESTED @ +50 GPM

5. Yield Test

Measurement in Imperial Taken From Ground Level
Depth to water level

Test Date	Start Time	Static Water Level
2002/03/23	12:00 AM	26.00 ft

Method of Water Removal
Type Air
Removal Rate 50.00 igpm
Depth Withdrawn From 120.00 ft

If water removal period was < 2 hours, explain why

Drawdown (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
	0:00	120.00
	1:00	76.00
	2:00	56.00
	3:00	47.00
	4:00	36.00
	5:00	32.00
	6:00	27.00
	7:00	26.00

6. Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well
DAVE SUMMERS

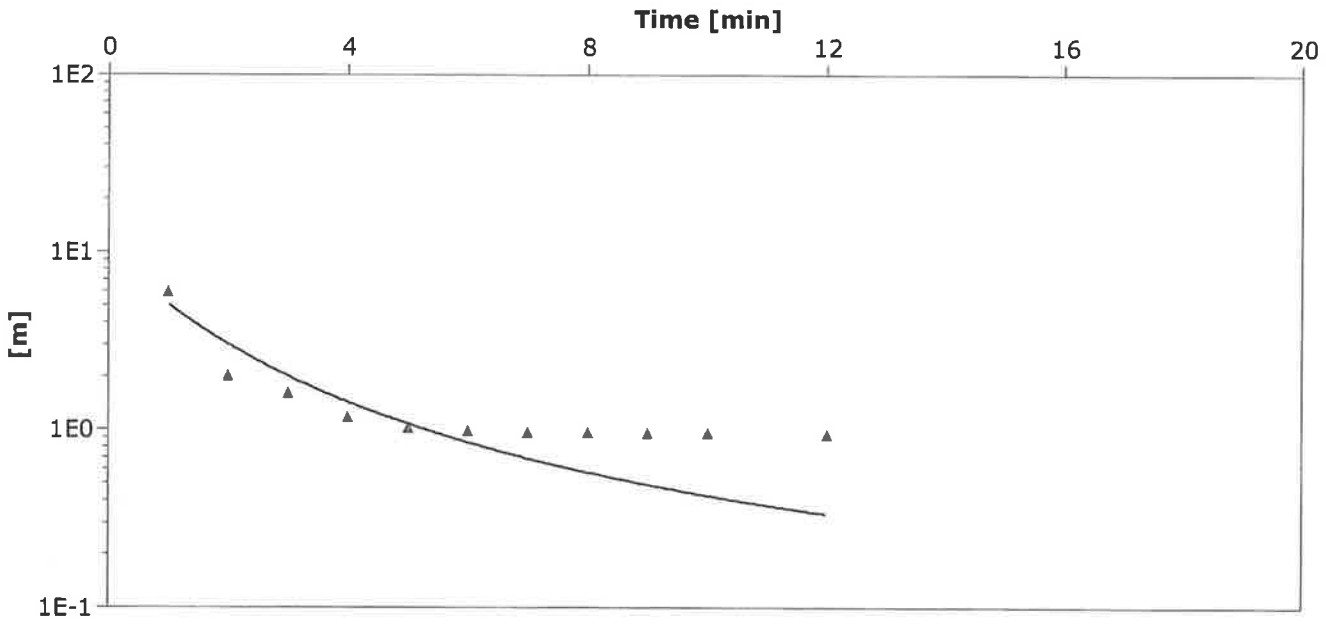
Company Name
SUMMERS DRILLING LTD.

Certification No
5286Q

Copy of Well report provided to owner Date approval holder signed

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project: Focus ASP
	Number: ED1285
	Client: 1285827 Alberta Ltd.

Location: Near Devon, AB	Slug Test: Well 1495257	Test Well: Well 3
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 4.58 m		

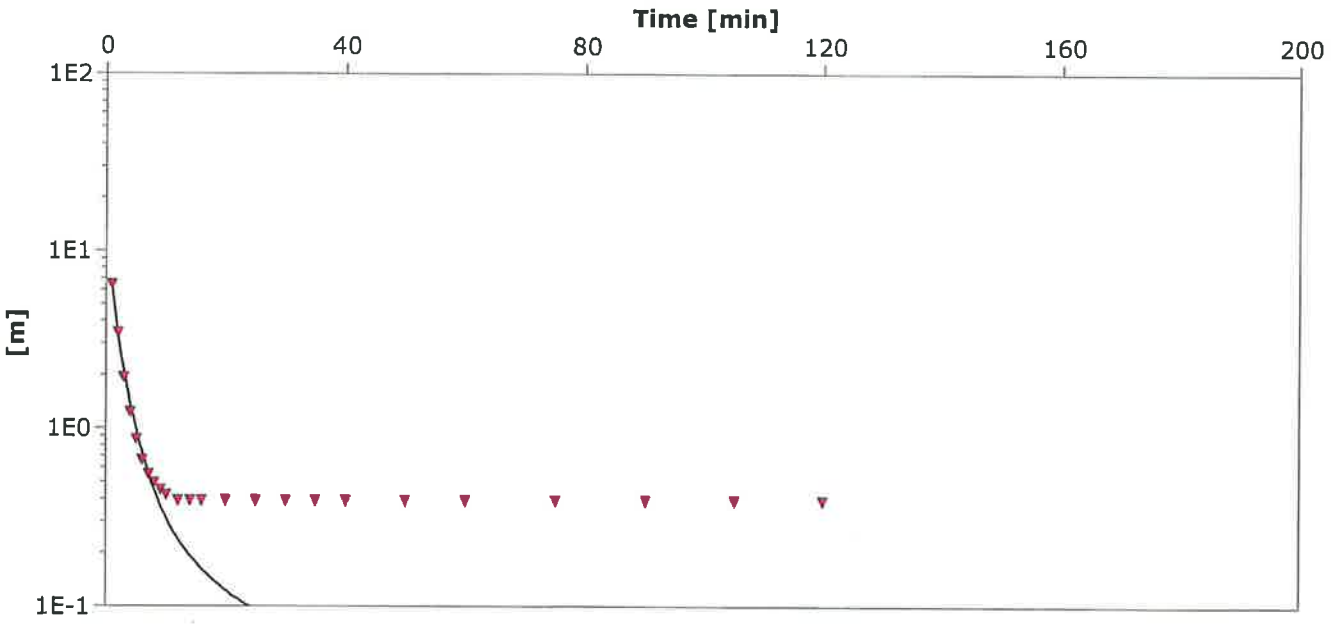


Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 3	8.36×10^{0}	1.83×10^{0}	2.64×10^{-2}	

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project: Focus ASP
	Number: ED1285
	Client: 1285827 Alberta Ltd.

Location: Near Devon, AB	Slug Test: Well 1495278	Test Well: Well 4
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 14.63 m		

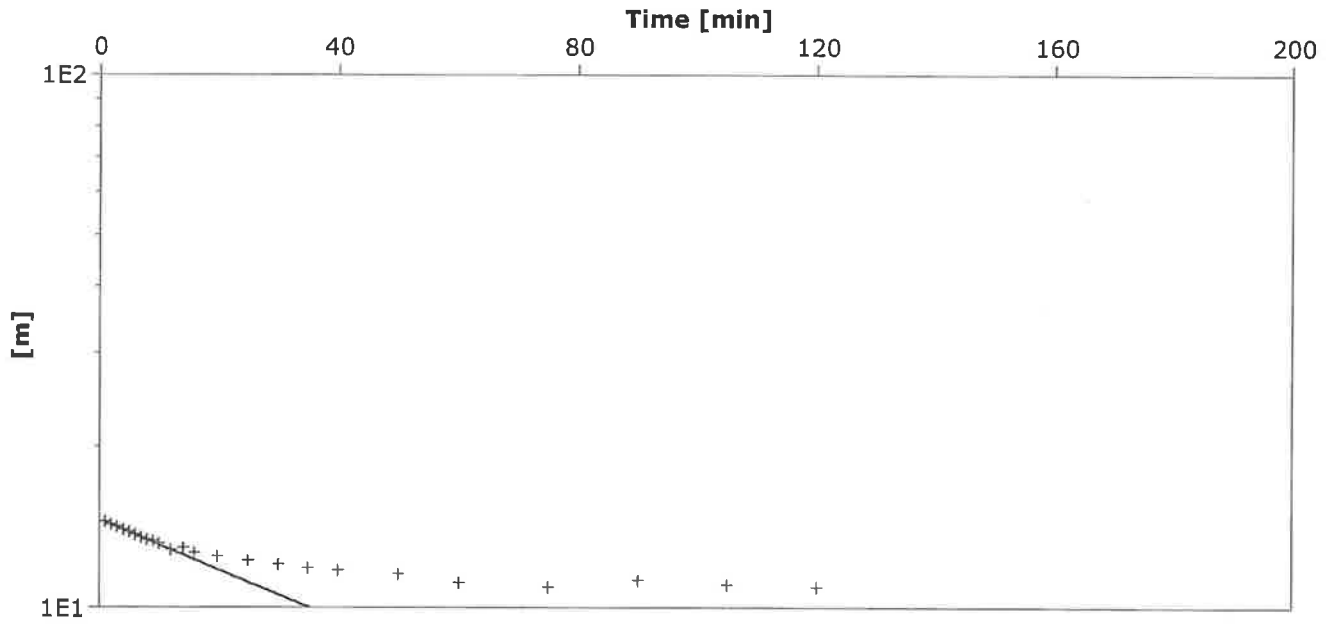


Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 4	9.53×10^{0}	6.51×10^{-1}	5.64×10^{-4}	

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project: Focus ASP
	Number: ED1285
	Client: 1285827 Alberta Ltd.

Location: Near Devon, AB	Slug Test: Well 1715072	Test Well: Well 5
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 2.44 m		

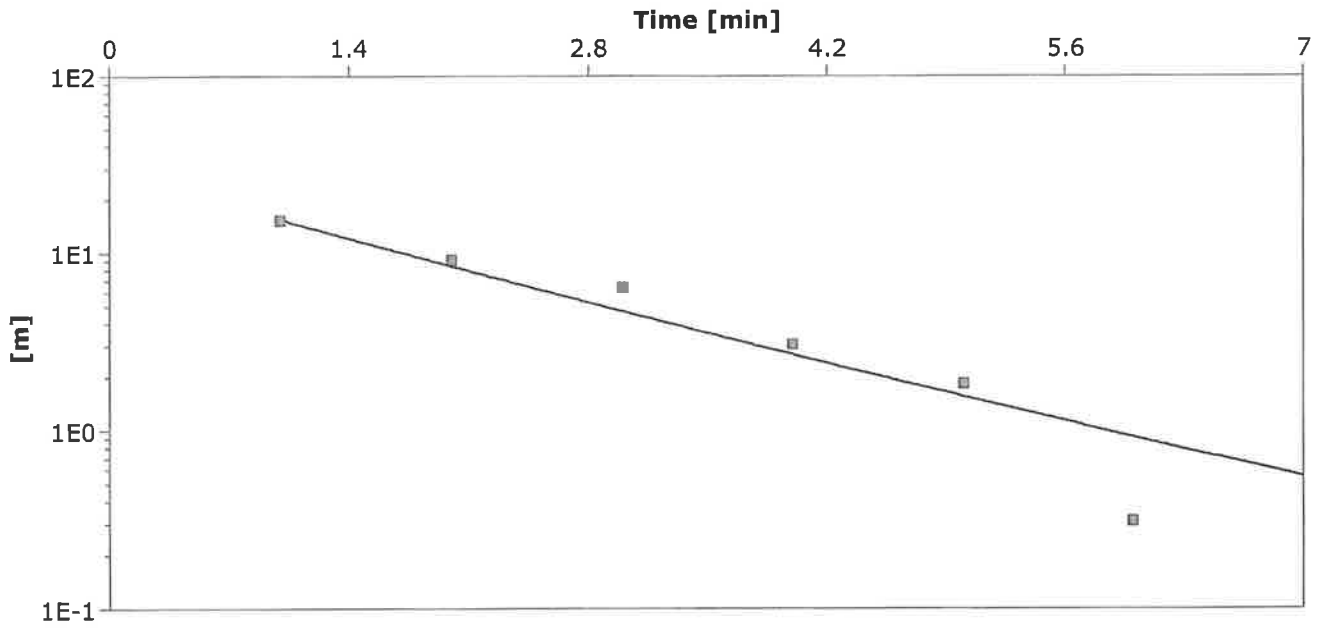


Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 5	2.44×10^{1}	9.98×10^{0}	3.43×10^{-29}	

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project: Focus ASP
	Number: ED1285
	Client: 1285827 Alberta Ltd.

Location: Near Devon, AB	Slug Test: Well 1715074	Test Well: Well 6
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 24.69 m		

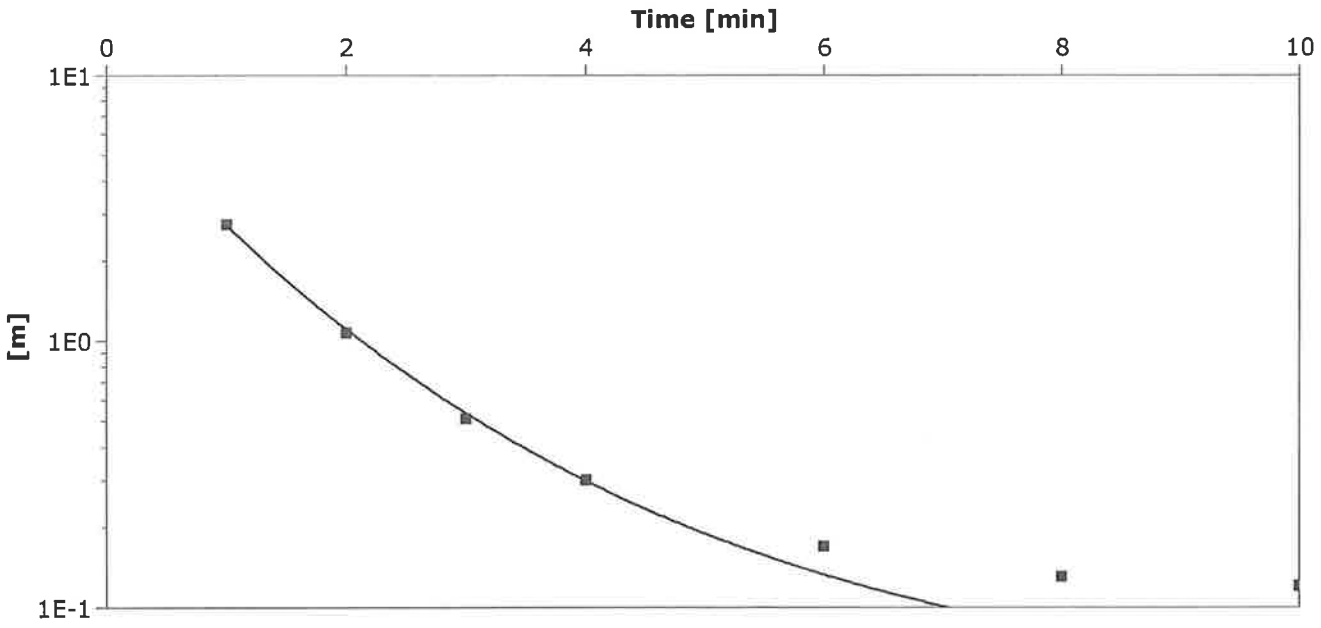


Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 6	1.09×10^{2}	4.41×10^{0}	1.00×10^{-35}	

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project: Focus ASP
	Number: ED1285
	Client: 1285827 Alberta Ltd.

Location: Near Devon, AB	Slug Test: well 289029	Test Well: Well 1
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 17.68 m		

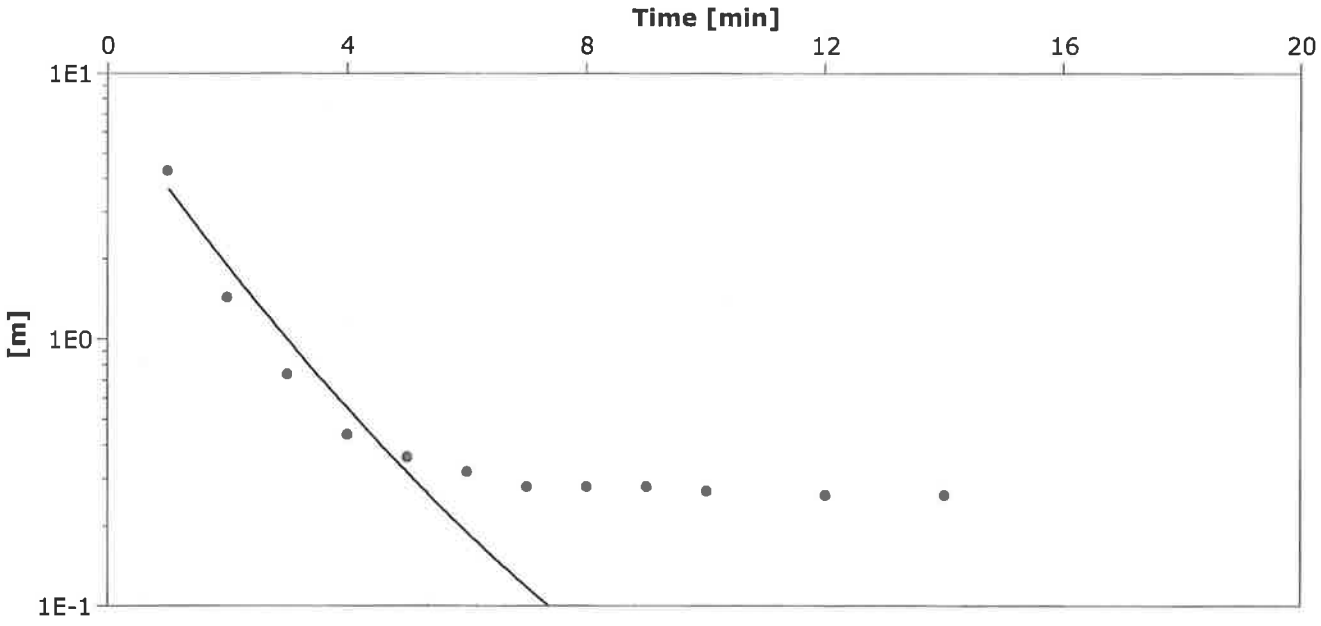


Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 1	3.53×10^{1}	1.99×10^{0}	3.67×10^{-6}	

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project: Focus ASP
	Number: ED1285
	Client: 1285827 Alberta Ltd.

Location: Near Devon, AB	Slug Test: Well 296997	Test Well: Well 2
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 12.80 m		

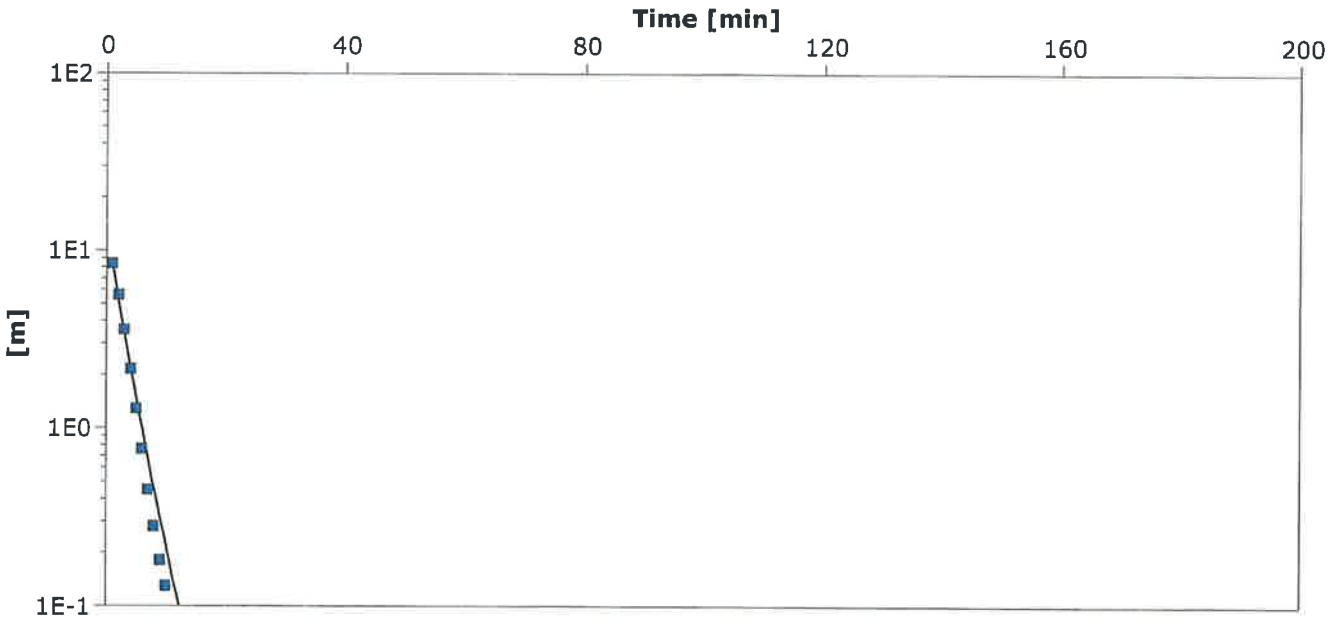


Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 2	6.35×10^{1}	4.96×10^{0}	7.07×10^{-18}	

ParklandGEO 189 Pembina Road Sherwood Park, AB T8H 2W8	Slug Test Analysis Report
	Project:
	Number:
	Client:

Location:	Slug Test: Well 286934	Test Well: Well 1
Test Conducted by:		Test Date: 8/11/2011
Analysis Performed by:	New analysis 1	Analysis Date: 8/11/2011
Aquifer Thickness: 5.48 m		



Calculation after Cooper-Bredehoeft-Papadopulos

Observation Well	Transmissivity [m²/d]	Hydraulic Conductivity [m/d]	Well-bore storage coefficient	
Well 1	7.76×10^{1}	1.42×10^{1}	1.00×10^{-35}	

The use of this attached report is subject to acceptance of the following general terms and conditions.

1. STANDARD OF CARE - In the performance of professional services, ParklandGEO will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same or similar localities. No other warranty expressed or implied is made or intended by this agreement or by furnishing oral or written reports of the findings made. ParklandGEO is to be liable only for damage directly caused by the negligence of ParklandGEO.

2. INTERPRETATION OF THE REPORT - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of ParklandGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. ParklandGEO will not be responsible for the interpretation by others of the information developed.

3. SITE INFORMATION - The CLIENT agrees to fully cooperate with ParklandGEO and provide all information with respect to the past, present and proposed conditions and use of the Site whether specifically requested or not. The CLIENT acknowledges that in order for ParklandGEO to properly advise and assist the CLIENT in respect of the investigation of the Site, ParklandGEO is relying upon full disclosure by the CLIENT of all matters pertinent to an investigation of the Site.

   Where specifically stated in the scope of work, ParklandGEO will perform a review of the historical information obtained or provided by the Client to assist in the investigation of the Site unless and except to the extent that such a review is limited or excluded from the scope of work.

4. COMPLETE REPORT - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to ParklandGEO by the CLIENT, communications between ParklandGEO and the CLIENT, and to any other reports, writings or documents prepared by ParklandGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by ParklandGEO, reference must be made to the whole of the Report. ParklandGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT agrees to the following statement:

   > "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ParklandGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

   The CLIENT agrees that in the event that any such report is released to a third party, such disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of ParklandGEO.

5. LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER
   There is no warranty, expressed or implied, by ParklandGEO that:
   a) the investigation shall uncover all potential geo-hazards, contaminants or environmental liabilities on the Site; or
   b) the Site will be entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

   The CLIENT acknowledges that:
   a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;

b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;

c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;

d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;

e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and

f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and

g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.

6. CONTROL OF WORK SITE AND JOBSITE SAFETY - ParklandGEO is only responsible for the activities of its employees on the jobsite. The presence of ParklandGEO personnel on the Site shall not be construed in any way to relieve the CLIENT or any contractors on Site from their responsibilities for Site safety. The CLIENT undertakes to inform ParklandGEO of all hazardous conditions, or possible hazardous conditions which are known to him.

7. COST ESTIMATES - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, ParklandGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.

8. LIMITATION OF LIABILITY - The CLIENT hereby agrees that to the fullest extent permitted by the law ParklandGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project, the Site, or this agreement from any cause or causes including but not limited to ParklandGEO 's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty shall not exceed the total amount paid by the CLIENT for the services to ParklandGEO under this contract or $50,000, whichever is lessor, or as otherwise agreed to in writing.

9. NO SPECIAL OR CONSEQUENTIAL DAMAGES - The CLIENT and ParklandGEO agree that to the fullest extent permitted by law ParklandGEO shall not be liable to the CLIENT for any special, indirect or consequential damages whatsoever, whether caused by ParklandGEO's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause of causes whatsoever.

10. INDEMNIFICATION - To the fullest extent permitted by law, the CLIENT agrees to defend, indemnify and hold ParklandGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in any way related to ParklandGEO 's reports or recommendations concerning this Agreement, ParklandGEO's work and presence on the project property, or the presence, release, or threatened release of hazardous substances or pollutants on or from the Site; provided that the CLIENT shall not indemnify ParklandGEO against liability for damages to the extent caused by the negligence or intentional misconduct of ParklandGEO, its agents or subcontractors.

Appendix B: Public Consultation Information Package

FOCUS

Focus Corporation
Suite 300, 9925-109 Street
Edmonton, AB
T5K 2J8
780.466.6555

June 28, 2012

Dear Resident,

On behalf of a private developer, Focus Corporation is currently preparing an Outline Plan for a new development to be constructed in the Woodbend-Graminia community of Parkland County. The proposed development will be called Woodbend Estates, and will be located in the north-west corner of the intersection of Fleming Road and Woodbend Road.

The intent of this Outline Plan is to provide a mix of Country Residential lots that complement the area, while retaining its rural character. Included in this plan will be a large park site and a greened buffer strip to separate the residents from the roadways. More detail about the development will be made available at the Public Consultation.

Resident feedback is a very important part of the planning process. As you reside within a close proximity to the newly proposed development, Focus would like to invite you to be a part of this process. Throughout the evening of **Wednesday, July 18th, 2012**, Focus will be hosting a **drop-in** Public Consultation for members of the public to review the proposed concept plan for Woodbend Estates, and to provide constructive feedback about the project. This meeting will be held from **6:00PM-8:00PM** at the **Woodbend-Graminia Community Hall**. No specific formal presentation is planned for the Public Consultation, but we will be available throughout the evening to answer questions or respond to comments for those that attend. The following flyer includes the address and a map of the community hall location.

If you are not able to attend this meeting and would like to reply by email or phone, please do so by contacting myself at (780)466.6555 or ashley.parks@focus.ca.

Sincerely,

FOCUS CORPORATION

Ashley Parks – BA, MUP
Planner

OPEN HOUSE
WOODBEND ESTATES OUTLINE PLAN

Date: Wednesday, July 18th, 2012
Time: Drop-In between 6:00pm - 8:00pm
Location: Woodbend-Graminia Community Hall
26002 Township Road 514—Parkland County, AB

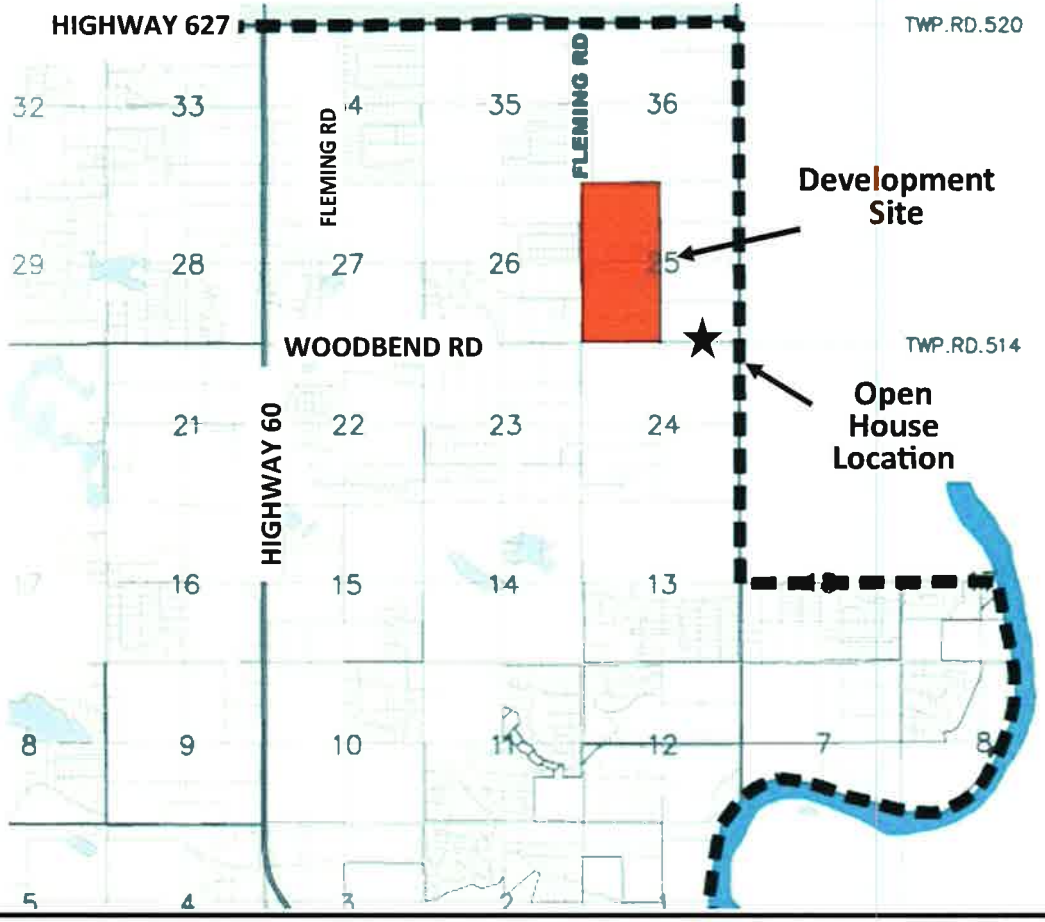
This Open House will allow the public, including adjacent and affected landowners, to share ideas and provide comments on the proposed Concept Plan. Representatives from the planning and engineering consultants will be available to answer questions and engage with the participants in informal discussion on a one-to-one basis.

For more information, please contact:

- **Ashley Parks, Planner**
Focus Corporation
Phone: 780.466.6555
Email: ashley.parks@focus.ca

- **Chuck McNutt, Planner**
Focus Corporation
Phone: 780.423.8252
Email: chuck.mcnutt@focus.ca

- **Christina Kortmeyer**
Parkland County
Phone: 780.968.8443
Email: ckortmeyer@parklandcounty.com



OPEN HOUSE
WOODBEND-GRAMINIA ESTATES OUTLINE PLAN

Date: Wednesday, July 18th, 2012
Time: 6:00pm - 8:00pm
Location: Woodbend-Graminia Community Hall
26002 Township Road 514—Parkland County, AB

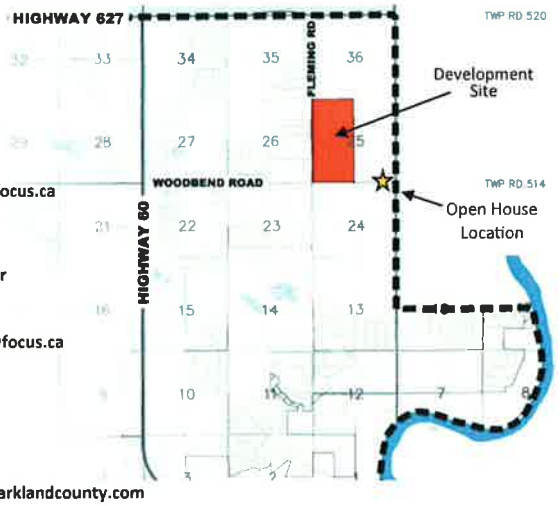
The Open House will allow the public , including adjacent and affected landowners, to share ideas and provide comments on the proposed Concept Plan. Representatives from the planning and engineering consultants will be available to answer questions and engage with the participants in informal discussion on a one-to-one basis.

For more information, please contact:

Ashley Parks, Planner
Focus Corporation
Phone: 780.466.6555
Email: ashley.parks@focus.ca

Chuck McNutt, Planner
Focus Corporation
Phone: 780.423.8252
Email: chuck.mcnutt@focus.ca

Christina Kortmeyer
Parkland County
Phone: 780.968.8443
Email: ckortmeyer@parklandcounty.com



Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	(4)	3	2	1
2.	The information was made available in a clear and concise manner	5	(4)	3	2	1
3.	I was able to express my concerns adequately.	5	(4)	3	2	1
4.	I am generally in support of the proposed amendment.	5	(4)	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

   Not dense enough. Should be 3/4 to 1 acre lots.

6. Are there any planning considerations which you would like addressed?

7. Are there any changes to the proposed concept plan which you would like to see?

   Less reserve land.

8. Do you currently reside within or outside of the proposed Plan area?

   Within the proposed Plan area.

9. Do you have any other comments or suggestions?

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	(4)	3	2	1
2.	The information was made available in a clear and concise manner	5	(4)	3	2	1
3.	I was able to express my concerns adequately.	5	(4)	3	2	1
4.	I am generally in support of the proposed amendment.	5	4	(3)	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

KIND OF HIGH DENSITY WITH 100 Septic fields IN AN ALREADY WET AREA.

6. Are there any planning considerations which you would like addressed?

FILL THE "PARK AREA" WITH DIGGINGS FROM BASEMENTS TO MAKE IT USEABLE

7. Are there any changes to the proposed concept plan which you would like to see?

SOUTH EXIT WILL EVENTUALLY END UP ON WINTERBURN ROAD THE CITY DOES NOT MAINTAIN THIS ROAD WELL MAYBE NORTH EXIT COULD BE FURTHER NORTH

8. Do you currently reside within or outside of the proposed Plan area?

2.3 KM TO THE SOUTH

9. Do you have any other comments or suggestions?

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	(5)	4	3	2	1
3.	I was able to express my concerns adequately.	(5)	4	3	2	1
4.	I am generally in support of the proposed amendment.	5	4	(3)	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?
- Seems like too many lots so close together → which makes the plan seem like it is not set for a rural country residental setting. Also concerned about number of lots and park location.

6. Are there any planning considerations which you would like addressed?
- Lot size proportions should be wider and not so narrow so that homes ~~don't~~ are not forced to be close together.
- Architechural ~~count~~ control which forces cistern only and ~~zero option~~ or loophole for wells as ~~to~~ not affect current existing owners. NO WELLS

7. Are there any changes to the proposed concept plan which you would like to see?
- different access from west fleming road to a northern access and not corresponding to sandy ridge. As to REDUCE traffic on fleming Road. Resizing proportions of 2 acre lots as to ~~not come so far~~ be so close together.

8. Do you currently reside within or outside of the proposed Plan area?
Within the proposed plan. Existing resident.

9. Do you have any other comments or suggestions?
- Architecture control Requirements. → certain house sizes and building pockets. LESS LOTS!
- A nice estates sign for both entrances.

Thank-you for allowing us to give input. :)

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): _____

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	~~3~~	2	1
2.	The information was made available in a clear and concise manner	5	4	3	2	1
3.	I was able to express my concerns adequately.	5	4	3	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan? I do belive that the population density by the design shown is absoultly Sidiculas for what they have planed

6. Are there any planning considerations which you would like addressed?

Entrance ways, number of homes, also Construction on the farm land

7. Are there any changes to the proposed concept plan which you would like to see?

Yes

8. Do you currently reside within or outside of the proposed Plan area?

Yes

9. Do you have any other comments or suggestions?

Power and Sewage needs to be addressed for Residents that will live there to the residents that all-ready do - The current land can not hold or withstand that much Traffic

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): _____

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	5	(4)	3	2	1
3.	I was able to express my concerns adequately.	5	4	(3)	2	1
4.	I am generally in support of the proposed amendment.	5	4	(3)	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

Please change staging 3 → 1 2 → 2

stay 3 → 1

6. Are there any planning considerations which you would like addressed?

Strongly disagree with road access to RR 261. Please relocate.

7. Are there any changes to the proposed concept plan which you would like to see?

See pt #6

8. Do you currently reside within or outside of the proposed Plan area?

Yes

9. Do you have any other comments or suggestions?

Problem with water table.

Wells shall be not allowed.

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	(5)	4	3	2	1
3.	I was able to express my concerns adequately.	5	4	(3)	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan? I disagree ~~c~~ the development of prime agricultural land –

6. Are there any planning considerations which you would like addressed?
– The access on Fleming Road should at least be moved North so a 4-way stop would not be necessary –
– * Water is a huge concern! As long as people cannot Tap into an already overloaded water supply –

7. Are there any changes to the proposed concept plan which you would like to see?
YES, the fact that (at least) the Traffic will be travelling on Fleming Road where all the traffic from minimum 3 subdivisions drives & also some very large farm equipment moves on that road, which has already proven hazardous in some cases — also the road is in poor repair, has no shoulders & the East side has a ditch 6 feet deep - it's dangerous -

8. Do you currently reside within or outside of the proposed Plan area?
I am across Fleming Road.

9. Do you have any other comments or suggestions?
- The area is prime farm land and should be kept as such - Parkland County should be more concerned about keeping agricultural land.
- mixing farm~~s~~ (>10 acres) & "country Residential" may cause some friction as the incoming residents may not understand or appreciate farming practices (animal husbandry)

Thank You

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	(5)	4	3	2	1
3.	I was able to express my concerns adequately.	(5)	4	3	2	1
4.	I am generally in support of the proposed amendment.	(5)	4	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

High way or high grade road in area other than 99 et -

6. Are there any planning considerations which you would like addressed?

7. Are there any changes to the proposed concept plan which you would like to see?

8. Do you currently reside within or outside of the proposed Plan area?

9. Do you have any other comments or suggestions?

Would be a good Development for the Area, small lots giving people acreages. Ranch style

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	(5)	4	3	2	1
3.	I was able to express my concerns adequately.	(5)	4	3	2	1
4.	I am generally in support of the proposed amendment.	5	(4)	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

Please move Flemming Road Access
The hill is very dangerous.

6. Are there any planning considerations which you would like addressed?

Δ the access Rd.

7. Are there any changes to the proposed concept plan which you would like to see?

8. Do you currently reside within or outside of the proposed Plan area?

YES.

9. Do you have any other comments or suggestions?

Thank you!

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	3	(2)	1
2.	The information was made available in a clear and concise manner	5	4	3	(2)	1
3.	I was able to express my concerns adequately.	5	4	3	(2)	1
4.	I am generally in support of the proposed amendment.	5	4	3	(2)	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

NOT VERY CREATIVE

6. Are there any planning considerations which you would like addressed?

SOME COLLECTIVE SANITARY SERVICE
LOW PRESURE GRAY WATER COLLECTION

7. Are there any changes to the proposed concept plan which you would like to see?

MORE CREATIVE DESIGN.

8. Do you currently reside within or outside of the proposed Plan area?

WITH IN

9. Do you have any other comments or suggestions?

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	(3)	2	1
2.	The information was made available in a clear and concise manner	5	4	3	(2)	1
3.	I was able to express my concerns adequately.	5	4	3	(2)	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

   Excessive traffic, noise; Light Pollution, loss of Good Agricultural Land

6. Are there any planning considerations which you would like addressed?

   Where is the County?

7. Are there any changes to the proposed concept plan which you would like to see?

   mac to a different address

8. Do you currently reside within or outside of the proposed Plan area?

   reside against Plan Area

9. Do you have any other comments or suggestions?

   this isn't the City.

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	3	2	(1)
2.	The information was made available in a clear and concise manner	5	4	3	2	(1)
3.	I was able to express my concerns adequately.	5	4	(3)	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

   Curious on time frame for development.

6. Are there any planning considerations which you would like addressed?

   TRAFFIC, where will Kids go to school?
   Any restrictions on development.

7. Are there any changes to the proposed concept plan which you would like to see?

8. Do you currently reside within or outside of the proposed Plan area?

   On edge within a mile

9. Do you have any other comments or suggestions?

   Need to be better at notifying on meetings.

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	3	2	(1)
2.	The information was made available in a clear and concise manner. would have liked a clear presentation with question period after. Developers should beat meeting.	5	4	3	2	(1)
3.	I was able to express my concerns adequately.	5	4	3	(2)	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

People in the area live there because they do not want a lot of traffic and neighbours. That is why no small lots exist there presently.

6. Are there any planning considerations which you would like addressed?

traffic - during development (heavy equipment, trucks, etc)
schools - where will everyone go to school?

7. Are there any changes to the proposed concept plan which you would like to see?

too many lots in a small area – not enough thought given to influence on increase in traffic.

8. Do you currently reside within or outside of the proposed Plan area?

within a mile of edge

9. Do you have any other comments or suggestions?

was not notified of meeting – found out through friends & family. But still believe I am close enough that this affects me greatly. I travel on Fleming Rd daily for work (I live just south of Woodbend Rd of Fleming Rd).

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional) [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	(5)	4	3	2	1
3.	I was able to express my concerns adequately.	(5)	4	3	2	1
4.	I am generally in support of the proposed amendment.	(5)	4	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

6. Are there any planning considerations which you would like addressed?

Fleming Road upgrade - traffic will be tripled

7. Are there any changes to the proposed concept plan which you would like to see?

not really.

8. Do you currently reside within or outside of the proposed Plan area?

live in Fleming Park

9. Do you have any other comments or suggestions?

No.

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	3	(2)	1
2.	The information was made available in a clear and concise manner	5	4	(3)	2	1
3.	I was able to express my concerns adequately.	5	4	(3)	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

I THINK IT SHOULD REMAIN AGRICULTURAL

6. Are there any planning considerations which you would like addressed?

FLEMING ROAD IS NARROW + HAS A DANGEROUS DITCH

ACCESS SHOULD COME FROM WINTERBURN ROAD.

7. Are there any changes to the proposed concept plan which you would like to see?

8. Do you currently reside within or outside of the proposed Plan area?

OUT

9. Do you have any other comments or suggestions?

THEY SHOULD BRING IN WATER FROM LINE

E L SMITH

- MUST NOT HAVE WELLS - IT WOULD USE IT UP

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	3	2	1
2.	The information was made available in a clear and concise manner	5	4	3	2	1
3.	I was able to express my concerns adequately.	5	4	3	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

6. Are there any planning considerations which you would like addressed?

   FLEMING ROAD UPGRADED

7. Are there any changes to the proposed concept plan which you would like to see?

8. Do you currently reside within or outside of the proposed Plan area?

   WITH IN (FLEMING PARK)

9. Do you have any other comments or suggestions?

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	5	(4)	3	2	1
3.	I was able to express my concerns adequately.	5	(4)	3	2	1
4.	I am generally in support of the proposed amendment.	5	(4)	3	2	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

6. Are there any planning considerations which you would like addressed?

7. Are there any changes to the proposed concept plan which you would like to see?
We would like to see the access road onto Fleming Road moved north. This would keep traffic from continuing into Sandy Ridge Estates.

8. Do you currently reside within or outside of the proposed Plan area?
yes. Outside in Sandy Ridge.

9. Do you have any other comments or suggestions?

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	4	(3)	2	1
2.	The information was made available in a clear and concise manner	5	4	(3)	2	1
3.	I was able to express my concerns adequately.	5	4	(3)	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	(2)	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

TOO DENSE A POPULATION FOR THE AREA.

6. Are there any planning ~~considerations~~ CONCERNS. which you would like addressed?

7. Are there any changes to the proposed concept plan which you would like to see?

3 ENTRANCES INSTEAD OF 2

8. Do you currently reside within or outside of the proposed Plan area?

YES

9. Do you have any other comments or suggestions?

TRAFFIC WILL NEED TO UPGRADE BOTH FLEMMING + WOODBEND RDS.

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): _____

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	5	(4)	3	2	1
2.	The information was made available in a clear and concise manner	5	4	(3)	2	1
3.	I was able to express my concerns adequately.	5	(4)	3	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan? I don't like the wells concept, or the + intersection at Sandy Ridge Estates

6. Are there any planning considerations which you would like addressed?

See above

7. Are there any changes to the proposed concept plan which you would like to see?

Yes

8. Do you currently reside within or outside of the proposed Plan area?

Outside

9. Do you have any other comments or suggestions?

Later

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

		Agree				Disagree
1.	I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2.	The information was made available in a clear and concise manner	(5)	4	3	2	1
3.	I was able to express my concerns adequately.	5	(4)	3	2	1
4.	I am generally in support of the proposed amendment.	5	4	3	2	(1)

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

We prefer for this land to remain as agricultural land.

6. Are there any planning considerations which you would like addressed?

Prefer land to remain agricultural land.

7. Are there any changes to the proposed concept plan which you would like to see?

We'd prefer the plan to be terminated.

8. Do you currently reside within or outside of the proposed Plan area?

Within the proposed plan area.

9. Do you have any other comments or suggestions?

Please keep us informed about the process.

780 504 5102. / 26106 Twp Rd 514

Woodbend Estates

Comment Sheet

Date: July 18th, 2011 **Time:** 6:00 – 8:00 PM **Meeting Location:** Woodbend Community Hall

Name (Optional): [redacted]

	Agree				Disagree
1. I was given suitable notice of the meeting date, time and location.	(5)	4	3	2	1
2. The information was made available in a clear and concise manner	5	(4)	3	2	1
3. I was able to express my concerns adequately.	5	(4)	3	2	1
4. I am generally in support of the proposed amendment.	5	4	3	(2)	1

5. The concept plan, as illustrated, is a first look at how the area may be developed. Do you have any general comments on this plan?

road, traffic

6. Are there any planning considerations which you would like addressed?

gas line, water table?

7. Are there any changes to the proposed concept plan which you would like to see?

my property line.

8. Do you currently reside within or outside of the proposed Plan area?

in

9. Do you have any other comments or suggestions?

less lots, larger lots not so close

no wells?