

Bruce Thompson & Associates Inc.
Environmental Planning and Assessment

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Stephen Fegyverneki
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September 26, 2012

RE: Allan Beach Resort - Biophysical Assessment

Dear Mr. Fegyverneki:

This letter is regarding the proposed development Project at Allan Beach, in Parkland County. In February 2012, we prepared a Biophysical Assessment report, which set out various recommendations for protecting valued ecosystem components existing at the project site.

We understand that a road is being considered for service along the land parallel to the shore of Hubbles Lake and around Allan Pond, and that the two alternative designs entail (1) routing the road to the south of the proposed buffer area along the lake shore, thus avoiding the buffer area entirely; or (2) routing the road in the level area around Hubbles Lake and Allan Pond that coincides with the buffer area.

It is our opinion that option 1 would result in the road being in an area with steep slopes on relatively unstable and sensitive vegetated soils. That option could well result in soil erosion, reduced treed and other vegetation presently on the slopes to the south/east and potentially slumping of the slopes and loss of vegetation. Although within the buffer area, Option 2 would probably be better overall, as it would avoid the slopes, and the associated erosion and instability. This would apply both along the shore of Hubbles Lake and around Allan Pond.

To pursue Option 2, however, several conditions would apply, so that the road does not cause adverse impacts inside the buffer area. First, it should respect the buffer area around Allan Pond that was recommended in the Biophysical Assessment report, i.e., six (6) metres. Second, it should stay out of the sandy area around the beach on Hubbles Lake. Third, the removal of any treed vegetation between the edge of the road and the shore of the Lake should be avoided (e.g., the belt of young deciduous trees along the south shore of the Lake on the west side of the project area, shown as DF5 in Fig. 10 of the Report).

Provided the above conditions are observed in the development plan, the adverse impacts to the local environment should be minimized.

Please let me know if you require any additional information or clarification of the above comments.

Sincerely,

Bruce Thompson & Associates Inc.

A handwritten signature in black ink, reading "B.H. Thompson". The signature is written in a cursive, flowing style with a large initial "B" and "H".

Per: Bruce H. Thompson, Ph.D.