

Netook North Residential Concept Plan, Land Use Redesignation and Phase 1 Subdivision

1273927 Alberta Ltd.

May 30, 2022

File 2010 – 17



Table of Contents

1.0 SUBJECT LANDS

- 1.1 Location and Context
- 1.2 Ownership
- 1.3 Caveats on Title

2.0 CONCEPT PLAN, LAND USE REDESIGNATION AND PHASE 1 SUBDIVISION APPLICATIONS

3.0 MOUNTAIN VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN (MDP)

- 3.1 Policy Context
- 3.2 Consistency with the MDP

4.0 CONCEPT PLAN SUPPORT STUDIES

- 4.1 Groundwater Supply
- 4.2 Private Sewage Treatment System Assessment
- 4.3 Traffic Impact Assessment
- 4.4 Stormwater Management Plain
- 4.5 Biophysical Impact Assessment
- 4.6 Phase 1 Environmental Site Assessment
- 4.7 Geotechnical Design Review

5.0 PUBLIC ENGAGEMENT

- 5.1 Public Engagement Summary
- 5.2 Response to Major Public Concerns
 - 5.2.1 Groundwater
 - 5.2.2 Condition of the Road
 - 5.2.3 Development Controls
 - 5.2.4 Fire Safety
 - 5.2.5 Postal Box Location
 - 5.2.6 Disappointment with Adjacent Development
- 5.3 Ongoing Public Information Updates

Appendix

1. Title
2. Public Engagement Summary

Figures

1. Location & Context
2. Netook North Concept Plan, Phase 1 Subdivision Plan and Land Use Redesignation
3. Policy Context
4. Phase 1 & 2 Groundwater Supply Evaluation
5. Level II Private Sewage Treatment System Assessment
6. Traffic Impact Assessment
7. Conceptual Stormwater Management Plan
8. Biophysical Impact Assessment
9. Biophysical Impact Assessment Photos
10. Phase I Environmental Site Assessment
11. Geotechnical Conceptual Design Review

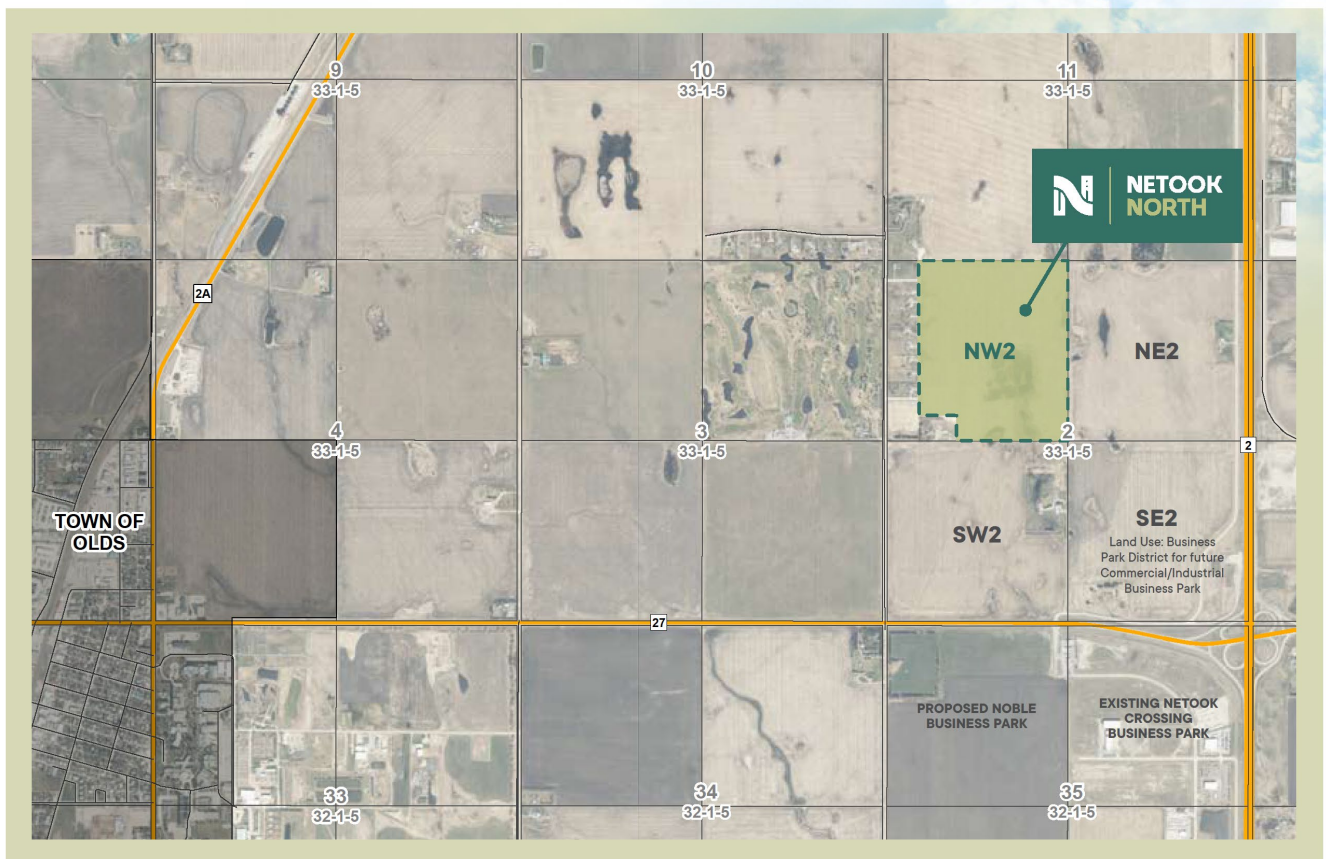
1.0 SUBJECT LANDS

1.1 Location and Context

The subject lands comprise 50.8ha (125.53 acres). The legal description of the property is a portion of NW 2-33-1 W5M. The property is east of the town of Olds and west of Highway 2, one quarter section north of Highway 27 and west of Highway 2 on the east side of Range Road 12.

As seen in the air photo, Figures 1, the subject parcel has 9 immediate country residential neighbors to the west and recent neighbors in the original farmhouse to the southwest and 10 neighbors in the area north of the Olds Golf Course. To the southeast there are three neighbors in rental dwellings on the quarter sections to the south and east.

Figure 1: Location & Context



1.2 Ownership

Since February 2008, the parcel has been owned by Abe Neufeld (42.5%), 1273927 Alberta Ltd. (John and Al Froese) (42.5%) and 404048 Alberta Ltd. (Greg Brown and Catherine Pearl) (15%). The title is included as Appendix 1.

1.3 Caveats on Title

The parcel has a blanket utility R-O-W, 751055787 held by the Foothills Natural Gas Co-op enabling them to provide a gas utility service on a future utility easement to any dwelling on the property.

The parcel has two caveats held by Mountain View County. One caveat, 991103985, dated April 16th, 1998, an agreement with Copper Crown Ltd., which sets out development controls on the proposed subdivided lots immediately east of Range Road 12. This caveat is associated with plan 9911244 which subdivided out the roads, 3 lots, the MR parcel, and a block.

The second caveat, 011026120 dated November 30th, 2000, is also with Copper Crown Holdings Ltd. It sets out a development agreement with financial obligations of the developer relative to the subdivision and lot development and use control measures and notifications on the future owners of the subdivided lots created in 2000 adjacent to Range Road 12. This caveat was associated with the further subdivision of the above noted block into 6 – 2-acre parcels.

2.0 CONCEPT PLAN, LAND USE REDESIGNATION AND PHASE 1 SUBDIVISION

The information in this report primarily relates to the concept plan application for development of the entire quarter section as directed by the policies of the 2021 Municipal Development Plan.

This report also helps to provide information and support for the Phase 1 land use redesignation and subdivision. This second application is a combined land use redesignation application to CR-1 for residential lots of 2.0 to 2.99 acres and a conceptual Phase 1 subdivision for 9 lots adjacent to the existing Range Road 12 side road. The CR-1 land use district is proposed since the stated purpose of the CR-1 land use district is *“to accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites and agricultural lands.”* The area of the proposed land use redesignation and subdivision plan is 7.44 ha/ 18.4 ac.

Figure 2: Netook North Concept Plan



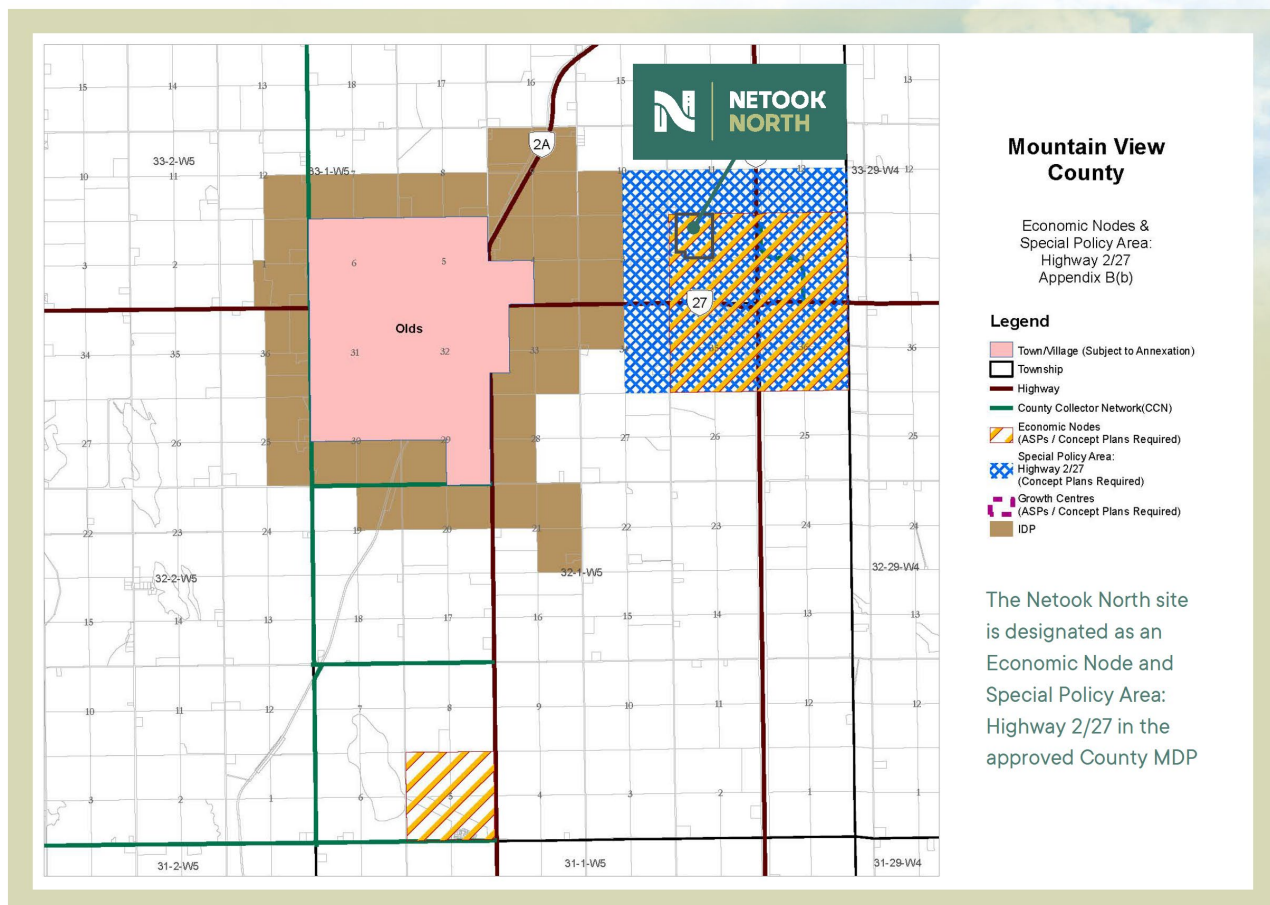
3.0 MOUNTAIN VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN

3.1 Policy Context

In January 2021, the Mountain View County Council gave third reading to Bylaw 20/20, a new Municipal Development Plan (MDP). In February 2021 council rescinded the Highway 2/27 Area Structure Plan that had been in place for the subject and surrounding lands since 2008.

The new MDP recognizes the uniqueness of the Highway 2/27 area by creating a Special Policy Area: Highway 2/27. Section 7.4 of the MDP sets out specific policies for the Special Policy Area. Figure 3 illustrates the boundaries of the 2/27 Economic Node and Special Policy Area: Highway 2/27 and the location of the subject parcel.

Figure 3: Policy Context



The subject NW2 quarter section is included within both the Economic Node and Special Policy Area: Highway 2/27.

The key elements of Section 7.4 which guide the proposed Concept Plan and land use redesignation are as follows:

"It is the intent of this Special Policy Area that subdivision and development proceed in a phased and coordinated manner."

"It is the County's intent that development be allowed in a manner that is fiscally responsible, environmentally sound and preserves the area's valuable agricultural lands."

"7.4.1 The intended future land use concept for Special Policy Area is business park uses, and where appropriate, residential subdivisions. The maximum number of residential lots shall be 48 per quarter section and the minimum lot size shall be two acres."

"7.4.2. Concept plans shall be required to obtain greater detail of the proposed development and its future impact on adjacent lands."

3.2 Consistency with the Municipal Development Plan (MDP).

The proposed applications are considered consistent with and support the MDP as is indicated in the following points:

1. The land lies within an economic node and the Highway 2 & 27 Special Policy Area so it has been identified as potentially suitable for development.
2. The Phase 1 subdivision utilizes existing County roadway infrastructure, thereby increasing Country municipal tax revenue without adding any additional County roadway capital or annual maintenance cost.
3. The Concept Plan illustrates the maximum residential development potential as well as retaining roughly 31 acres (24% of the subject site) as agricultural land rather than distributing this proposed agricultural parcel amongst the 36 lots to make larger county residential parcels. We do not feel the County residential parcels need to be nor benefit by being larger than 2 acres in this location, so we feel the agricultural parcel is an efficient and appropriate use for this "remainder" of the quarter section. We feel the agricultural use on the subject parcel can be compatible with the proposed residential parcels by being used essentially for more passive crop production. (This supports Sections 1.2 and 3.2.2 of the MDP).
4. The Concept Plan protects the most environmentally significant portion of the land as Municipal Reserve (Section 1.2 and 6.1.2) for the benefit of the community and existing and future residents.
5. The proposed country residential subdivision provides for an alternative neighborhood lifestyle and housing type for existing and new residents to the area rather than living in an urban municipality or on a more isolated single parcel subdivided from an original quarter section.

6. The Concept Plan is for the whole 36 County residential lots, quarter section, even though the first subdivision will only be for 9 lots. The Concept Plan was the subject of an in person open house on March 24th, 2022.
7. The proposed county residential use is considered to be appropriate within this Economic Node since the subject lands are adjacent to and compatible with existing county residential dwellings and residents. In addition, these lands are not considered desirable commercial /industrial lands since they are not visible from either Highways 2 or 27. We note that both the NW and SW quadrants of Highways 2 and 27 are currently zoned for commercial/industrial uses and largely not developed at this time. A third quarter section on the south side of Highway 27 has recently been requested for designation to commercial /industrial use. These developments provide a significant supply and would provide a substantial increase in the quantity of highly visible, highly attractive commercial/industrial parcels in this Highways 2/27 Economic Node.
8. The Concept Plan area is proposed to be developed in phases to ensure development process in a logical and beneficial manner (Section 11.2.1). The first phase is proposed as 9 lots adjacent to the existing county roadway. Phasing of development enables land to remain in agricultural production for as long as possible.
9. The Concept Plan application includes supporting studies which prove suitable individual water and sewer service opportunities for the proposed new development that meets or exceeds the standards of both the County and Alberta Environment (Section 4.3.4f).
10. Overall, we believe the proposed concept plan and associated Phase 1 land use redesignation and county residential subdivision are appropriately located relative to the surrounding uses and will provide a positive contribution to the County.

4.0 **CONCEPT PLAN SUPPORT STUDIES**

Seven studies have been completed to provide context, guidance, and support for the proposed Concept Plan. These studies are as follows:

1. Groundwater supply for individual wells
2. Private Sewage Treatment System Assessment for individual septic fields
3. Traffic Impact Assessment
4. Stormwater Management Plan
5. Biophysical Impact Assessment
6. Environmental Site Assessment
7. Geotechnical Assessment

The March 24th Public Open House panels have been included in this report to summarize the key findings and authors of each of the above studies. Copies of these studies are included in the applications to the County.

Figure 4 Phase 1 & 2 Groundwater Supply Evaluation



Authors: Alanna Felske, GIT, Hydrogeologist & Ken Hugo, P.Geol.
Company: Groundwater Resources Information Technologies Ltd.
Date: March 6, 2022



**NETOOK
NORTH**

The purpose of the investigation was to evaluate the quality and depth of aquifer resources in the area as they relate to the future development of the property using existing water supply well data and data from two new water supply wells installed on the site. The analysis was done to determine if the aquifer underlying the site can provide water for new residential lots at a sustained rate of 3.4 m³/day, for an annual volume as defined in the Water Act, of 1,250 m³ without negatively impacting existing groundwater users. This assumed the use rate is conservative since average water use per unit is roughly half this rate.

- Two new wells were drilled on the site to obtain water from a bedrock sandstone aquifer at depths of 21.3 – 24.4 and 24.4 – 27.4 meters below ground. Clay and silt overlying the aquifer should aid in preventing surface water contaminants, such as septic field effluents, from migrating to the aquifer.
- A water sample was collected from Well ID 2086520 and analyzed for routine water chemistry and bacteria concentrations. Aesthetic objectives (AO) for the concentration of sodium and TDS were slightly exceeded and do not present an issue. No maximum allowable concentrations (MAC) were exceeded. As no MAC's were exceeded, the water analysis meets drinking water quality guidelines suggesting that nearby wells completed to a similar depth interval would also likely be suitable as drinking water sources.
- Domestic use wells already exist within the site quarter section, supplying residential acreages to the west of the proposed development. These supply wells target the same aquifer zone as the new supply wells in the Concept Plan.
- As nearby existing domestic supply wells are all completed in the same sandstone aquifer as the new and proposed supply wells, the Cooper-Jacob equation was used to determine the magnitude of water level impacts on these existing wells.
- The calculations illustrate the size, capacity, and permeability of the aquifer. To illustrate Well 2086519, if used as a community well, could supply over 400 homes at typical water utilization rates while well 2086520 would be able to supply over 80 homes if used as a community well.

OUTCOME

The testing and analysis reveal that this aquifer can support diversion of ground water for 36 new wells without negatively impacting existing groundwater users.



FIGURE 2 Air photo with well locations and listed well ID numbers

□ Wells for existing 8 homes

Figure 5 Level II Private Sewage Treatment System Assessment



Authors: Alanna Felske, GIT, Hydrogeologist & Ken Hugo, P.Geol.
Company: Groundwater Resources Information Technologies Ltd.
Date: February 14, 2022



The Private Sewage Treatment System (PSTS) assessment was completed following the 2021 Alberta Private Sewage Systems Standard of Practice (SOP) and the Model Process for Subdivision Approval (Alberta Association of Municipal District and Counties, 2011).

Eight test pits were dug throughout the Site to log the soil, collect soil samples for grain size analysis, and determine if a shallow water table is present.

The standpipes installed by GRIT in the eight test holes were dry to a depth of 3.0 metres on January 18, 2022, however, there were indications of a seasonally shallow table during test pit logging in seven of the eight test holes. A previous geotechnical report conducted by McIntosh-Lalani Engineering Ltd. in 2008 measured the water table to 0.88 – 1.35 metres below surface in July 2008. Due to the seasonally shallow water table present beneath the Site mounded treatment fields are required. Secondary treated effluent will result in a smaller treatment mound height than primary treated effluent.

The report outlines the design and construction requirements for the mounded treatment fields.

Final siting of the PSTSs should maintain the required setback distances from the treatment mound toe to property lines, water wells, water courses, buildings, and septic tanks as outlined in the Alberta Private Sewage Systems Standards of Practice (SOP).

OUTCOME

In summary, the proposed subdivision of 36 lots can accommodate mounded private septic fields appropriate to the specific ground conditions of each proposed lot as per the SOP without negatively impacting the underlying groundwater aquifers or private wells on adjacent land.



Figure 6 Traffic Impact Assessment



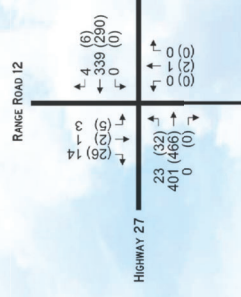
Author: Bruce Nelligan, PEng
Company: Watt Consulting Group
Date: October 20, 2021



Capacity analysis was conducted for the study intersection of Hwy. 27 and Range Road 12 for the post-development condition. The results indicated that all movements are expected to operate at a good level of service with the current traffic control in place (stop control on the north and south legs). No improvements to the intersection are required to accommodate the proposed development.

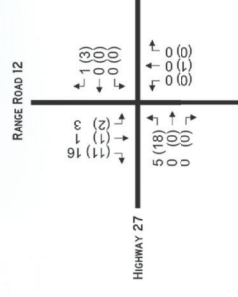
OUTCOME

The proposed country residential development is not expected to have a significant impact on the surrounding transportation network, with a minimal increase to traffic volume in the area. No upgrades to Range Road 12 or the intersection of Hwy. 27 and Range Road 12 are required to support the development.



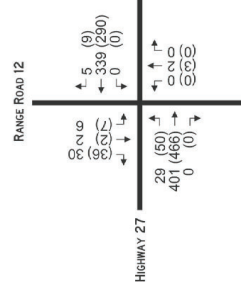
LEGEND:
XX (YY) → AM (PM) PEAK HOUR VEHICLE TURNING MOVEMENTS

FIGURE 4 Existing Background Traffic Volumes



LEGEND:
XX (YY) → AM (PM) PEAK HOUR VEHICLE TURNING MOVEMENTS

FIGURE 5 Site Generated Traffic Volumes



LEGEND:
XX (YY) → AM (PM) PEAK HOUR VEHICLE TURNING MOVEMENTS

FIGURE 6 Post-Development Traffic Volumes

Figure 7 Conceptual Stormwater Management Plan



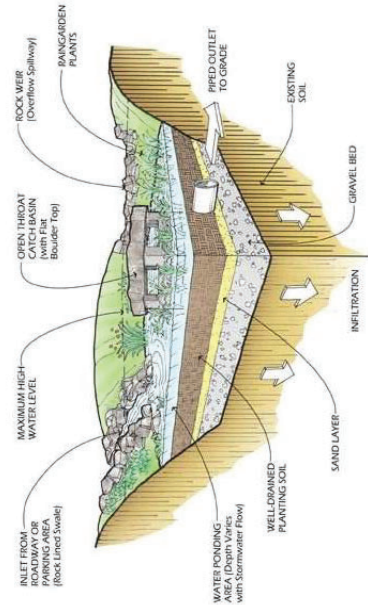
Author: Paul Jacobs, PEng
Company: Stormwater Solutions
Date: November 10, 2021



For the design storm service level, Mountain View County references Red Deer County Guidelines, which uses the 1:5 year and 1:100 year design storms. It is recommended that the 24-hour storm is used here.

OUTCOME

To keep runoff values to the same, or less than existing values, it is recommended that some form of stormwater management facility is constructed close to the central treed area. Rather than a storm pond, however, a bioretention area is preferred as they are much cheaper to construct, less maintenance, and do not require a formal overland drainage easement. The figure below shows how a typical bioretention area is constructed.



Bioretention areas are Low-Impact Development (LID) Measures which allow stormwater runoff to be infiltrated rather than to discharge offsite. They not only protect downstream watercourses from excessive runoff, but also filter the water to protect fish habitat. They are typically placed at the side of a road to collect runoff from an overland swale or catchbasin. They consist of a sand/gravel or other well-draining subsoil, below a deep, well-draining growing medium. Above this there is a ponding area of variable depth and a high-level discharge pipe or spillway. The figure below is an example of a bioretention zone. Trees, shrubs or other vegetation can be planted in the bioretention area as required. For this project, a bioretention zone placed adjacent to the treed area can be planted with vegetation to match to existing flora. The location of the proposed bioswale is shown on Figure 3.

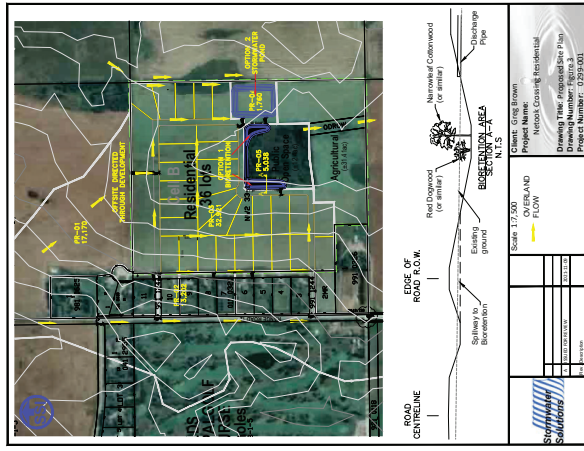
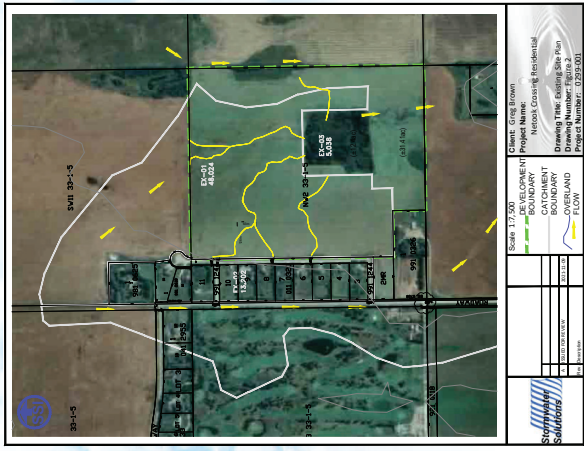


Figure 8 Biophysical Impact Assessment



Author: Clevie Weirshier, P.Biol.
 Company: Sweetgrass Consultants Ltd.
 Date: Report January 2022, Field programs June 3 & August 30, 2021

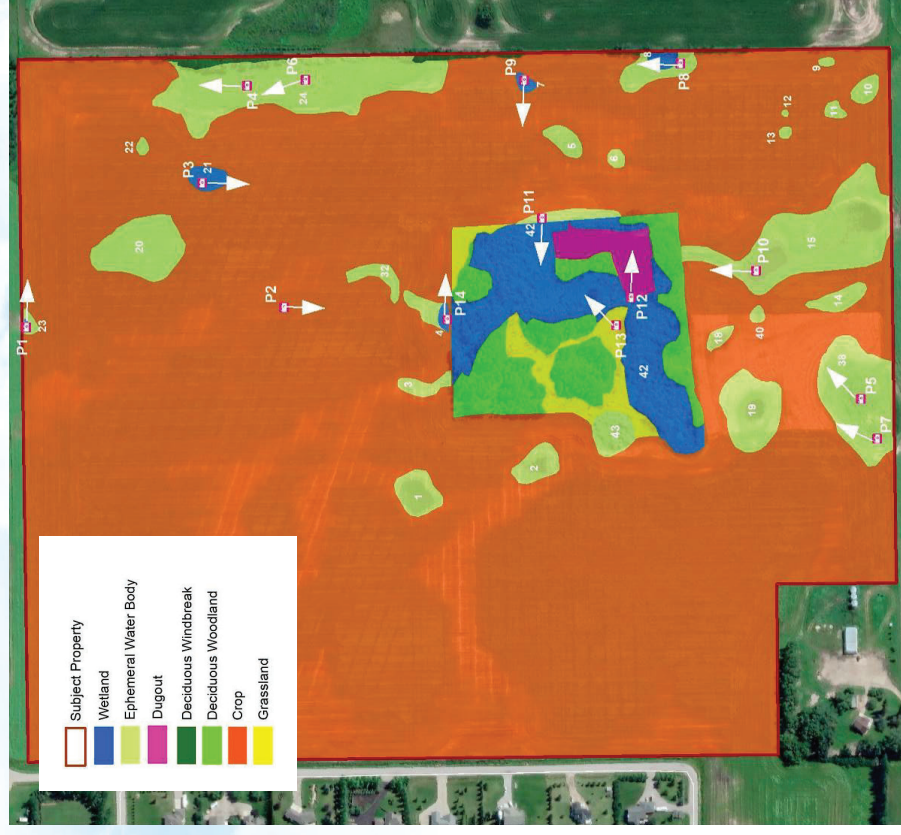


OUTCOME

With recommended mitigation, effects of the proposed project will be relatively low on regional habitat fragmentation, loss of regional wildlife biodiversity, and loss of regional wildlife corridor potential. Contribution to regional cumulative effects is also predicted to be low.

MITIGATION STRATEGIES INCLUDE

1. As indicated in the Concept Plan, an extensive continuous area of habitat and species diversity in the Subject Area will be retained as Municipal Reserve. This area encompasses the following connected habitats: the largest and most productive wetland in the Subject Area; semi-native grassland; and deciduous woodland. The Municipal Reserve area contains the Subject Area's highest plant and animal biodiversity.
2. Habitat retention in the Municipal Reserve and Agricultural zoned land in the southeast will minimize negative effects on local and regional biodiversity, habitat fragmentation, and wildlife corridor potential.
3. In addition to the preceding, 15 ephemeral [def. lasting for a very short time] water body areas and 2 small temporary wetlands will be retained within the Agricultural zone.
4. In development of the proposed bio-retention ponds on the north side of the Municipal Reserve (Stormwater Solutions 2021), best practices will be followed for design, construction and operations to prevent surface and groundwater contamination of wetland habitat. Design of the bio-retention ponds will maintain integrity of the retained wetlands.
5. Road design and construction will avoid impacts to habitats within the central Municipal Reserve.
6. Removal of wetlands and ephemeral water bodies, as well as compensation for loss of wetlands, will be addressed with Alberta Environment and Parks. Prior to construction, Water Act approval for impacts will be obtained through the Alberta Wetland Application process to ensure compliance with guidelines and regulations in the Alberta Wetland Assessment and Impact Report Directive (Alberta Government 2017) and Alberta Wetland Mitigation Directive (Alberta Government 2018). A component of the Wetland Application is the Wetland Identification and Delineation report demonstrating how wetlands and ephemeral water bodies have been classified through soil and vegetation surveys and air photo interpretation.
7. Stripping and grading should be conducted outside of the regional nesting season, extending from 15 April to late August (Environment Canada 2014) to comply with the Migratory Birds Convention Act. This general timing restriction avoids the majority of bird species since most nest between early May and late July. If it is necessary to disturb potential nesting habitat within the restricted activity period (RAP), a nest sweep and breeding bird survey will be conducted to ensure that nesting habitat will be avoided, and nesting birds will not be disturbed.
8. The developer will be responsible for controlling noxious weeds on site in compliance with the Alberta Weed Control Act.
9. Application of the preceding recommended mitigation measures will reduce the project's impacts on sensitive and significant natural features. Based on this, the overall impact of the proposed project is assessed as low on biophysical resources.



P3. Wetland (Site 21)
 View S from soil plot C44 (7041332E, 5743840N, NAD83), 30 Aug. 2021



P4. Ephemeral Water Body (Site 24)
 View N from soil plot C49 (704223E, 5743801N, NAD83), 30 Aug. 2021.
 Deciduous winbreak habitat in upper right.

Figure 9 Biophysical Impact Assessment



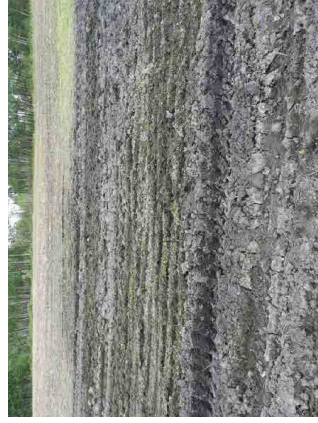
P5. Ephemeral Water Body (Site 38)
View NE from near 703949E, 5743226N, NAD83 toward deciduous woodland site 42 swamp habitat in background. 19 May, 2008



P6. Ephemeral Water Body (Site 24)
View NNW from near 704236E, 5743747N, NAD83. 19 May, 2008



P9. Wetland (Site 7)
View W from soil plot C31 (704235E, 5743546N, NAD83) toward woodland Site 42 swamp habitat. 3 June, 2021



P10. Ephemeral Water Body (Site 15)
View N from soil plot C12 (704065E, 5743326N, NAD83. Note vehicle tracks in previously wet area. 3 June, 2021



P11. Swamp habitat (Site 42)
View W from soil plot C52 (704108E, 5743525N, NAD83). 3 June, 2021



P12. Dugout in Swamp (Site 42) woodland complex
View E from 704037E, 5743441N, NAD83. 30 Aug, 2021



P13. Grassland with swamp (Site 42)
View NE from near vegetation plot V9 (704011E, 5743454N, NAD83). Deciduous woodland in background. 30 Aug, 2021



P14. Wetland (Site 4)
View E from near vegetation plot V12 (704012E, 5743610N, NAD83). 30 Aug, 2021

Figure 10 Phase 1 Environmental Site Assessment



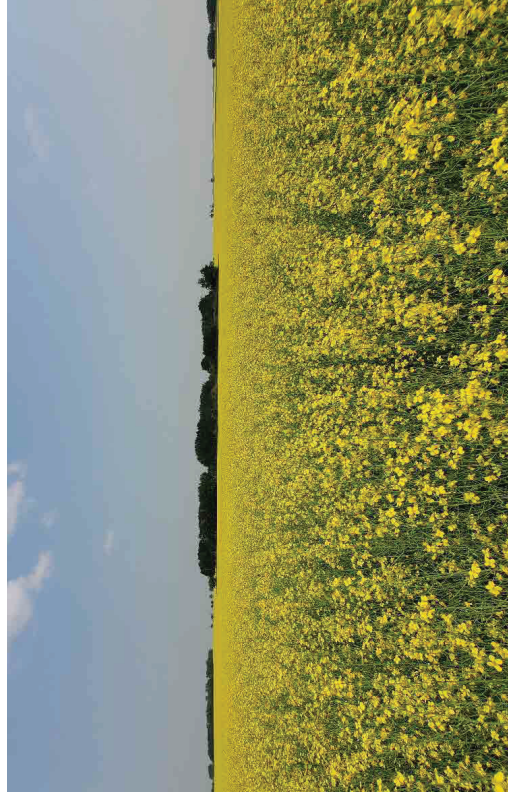
Authors: Natasha Pitt, P.Chem & Wendy Thorne, P.Eng
Company: Athena Environmental Consultants Ltd.
Date: November 15, 2021



The purpose of the Phase 1 Environmental Site Assessment is to collect readily available current and historical information in order to determine, on the balance of probabilities, whether there are likely to be significant environmental liabilities associated with a particular property, particularly in the form of contamination.

OUTCOME

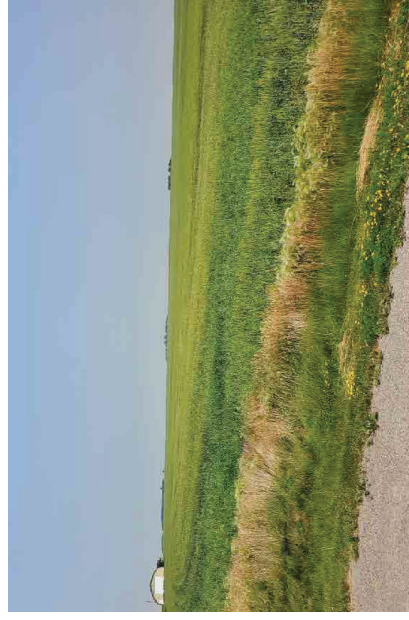
There is no evidence of significant environmental liabilities associated with the subject property. The need for more invasive Phase II Environmental Site Assessment does not appear warranted, nor is any recommended, at this time.



SUBJECT PROPERTY View to the East



Southeast Portion of the Property



Area North of the Subject Property

Figure 11 Geotechnical Conceptual Design Review



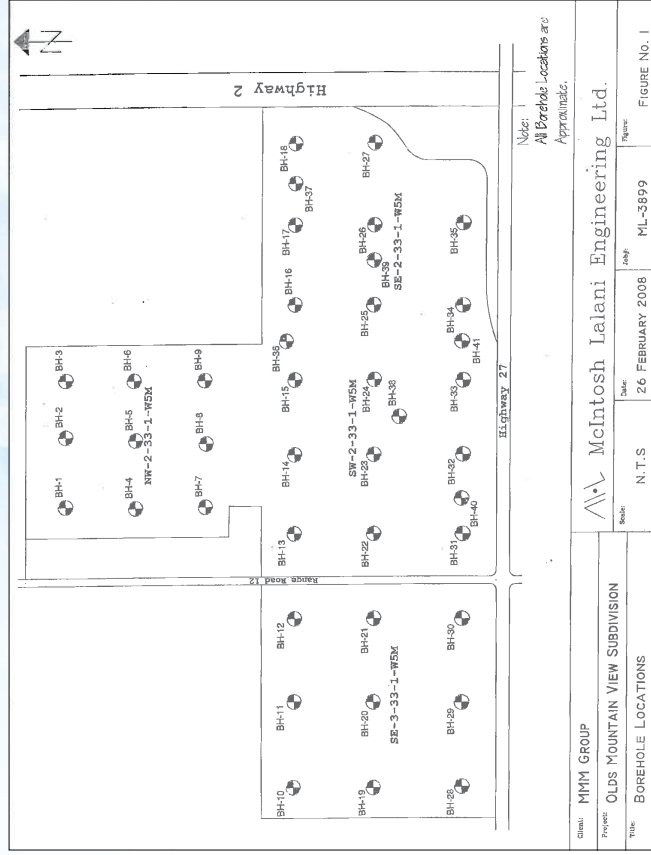
Authors: Neil Klassen, P.Eng. & Marty Ward, P.Eng.
Company: McIntosh Lalani Engineering Ltd.
Date: November 19, 2021



M.L. completed an update letter to a preliminary geotechnical evaluation that included the project area in 2008 titled “Mountainview Meadows Business Park and Residential Community.” for MMM Group. Nine of the boreholes advanced as part of this investigation fall within the current project area. The boreholes were completed on a 250 to 300 metre spacing, which was sufficient for preliminary design.

OUTCOME

The existing geotechnical report provides general recommendations for site servicing, grading and residential construction. Generally, the findings of the preliminary geotechnical assessment indicate that the soil and groundwater conditions within the proposed country residential development are suitable for residential construction, surface works, grading, and servicing. The available information is sufficient to support feasibility of the development. Additional geotechnical assessment is recommended during detailed design to support design activities.



5.0 PUBLIC ENGAGEMENT

5.1 Public Engagement Summary

An in person public information open house was held in the Olds Golf Course Club House on the evening of Thursday, March 24th, 2022. As requested by the county, a comprehensive public engagement summary including public feedback has been prepared and included with the Concept Plan, Land Use Redesignation and Phase 1 Subdivision applications. The public engagement summary is provided as Appendix 2 in this report.

5.2 Response to Major Public Concerns

The Public Engagement Summary lists six comments, themes or general concerns on Page 7. Our response to each of these concerns is as follows:

5.2.1 Groundwater

Response: The developer had a combined Phase 1 and Phase 2 Groundwater Supply evaluation completed by Groundwater Resources Information Technologies Ltd. The evaluation indicates that the aquifer can support diversion of groundwater for the proposed 36 wells without constraining water use by the existing groundwater users. The evaluation concludes that *“Based on the pumping test analysis from the two wells recently installed within Netook Crossing [North] there is more than sufficient water supply for 36 future residential lots without causing significant impact on neighboring groundwater users”*.

5.2.2 Condition of the Road

Response: the developer will work with the county to set guidelines for the construction traffic associated with the proposed house construction. The developer will work with the county to monitor the condition of the chip seal road. The developer will work with the county as part of the development of the Concept Plan to resurface the existing road as part of a proposed Phase 2 development when new county roadways are proposed to be built so that the existing county roadway is restored to its current condition or better than what exists today.

5.2.3 Development Controls

Response: the developer is aware of the caveats on the existing county residential parcels that restricts and controls development on these lots. The developer is willing to impose similar controls such as a minimum house size of 1400 sq. ft., controls on the coordinated appearance of garages and outbuildings with the house, and prevention of burning and livestock activities. The developer will work with the county on a new caveat for the Phase 1 Subdivision opposite the existing houses / residents since the existing caveats make numerous references to county controls and notices as well as developer imposed controls.

5.2.4 Fire Safety

Response: The developer will share with the county the fire safety concerns that were raised. The developer understands that the county is currently renegotiating a sub-agreement to share firefighting costs with the Town of Olds that will replace the current agreement which expires in 2023. We are confident the County will appropriately address the issue of fire safety relative to the proposed new development.

5.2.5 Postal Box Location

Response: The developer will share the concern raised about the postal boxes being south of Highway 27 with the County and work with the county to raise this issue with Canada Post. We hope that approval for new residents living north of Highway 27 will encourage Canada Post to move the postal boxes north of Highway 27 and address the safety concern of existing residents having to cross the highway to gain access to their postal boxes.

5.2.6 Disappointment with Adjacent Development

Response: The developer will work with the county and neighbors to ensure that future development makes a positive contribution to the area in consideration of the goals and objectives of the recently approved Mountain View Municipal Development plan and the policies of the Economic Node and Special Policy Area: Highway 2/27. The developer feels county residential is the most appropriate use on the subject quarter section adjacent to the existing county residential and the Olds Golf Course.

5.3 Ongoing Public Information Updates

A Netook North Residential website was set up and made operational prior to the March 24th open house. It was updated after March 24th, 2022, with the exhibits presented at the open house to enable all who could not attend the open house to view same information about the Concept Plan, background studies and applications. After the public engagement summary was completed, it was also added to the website. Once the applications are formally made and accepted by the county, this report and the six responses to the general public concerns, as set out in Section 5.2 of this report, also will be added to the website.

A commitment was made to neighbors and other interested members of the public to keep them informed on the progress of the applications and particularly the timing of consideration for decisions by the County Planning Commission and Council. When these dates are known we will amend the website to ensure all interested parties are aware of these dates and have the opportunity for further comment on the proposed applications.

Appendix 1 – Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0028 726 164 5;1;33;2;NW 081 049 654

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 2
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	8110708	0.417	1.03	
SUBDIVISION	9910326	3.415	8.44	
SUBDIVISION	9911244	5.30	13.1	
SUBDIVISION	0110320	4.815	11.9	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 011 026 121 +6

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 049 654	06/02/2008	TRANSFER OF LAND	\$2,000,000	\$2,000,000

OWNERS

ABE NEUFELD
OF C/O STYLE REALTY INC
BOX 35009, SARCEE POSTAL OUTLET
CALGARY
ALBERTA T3E 7C7
AS TO AN UNDIVIDED 42.5% INTEREST

1273927 ALBERTA LTD.
OF C/O STYLE REALTY INC.
PO BOX 35009
SARCEE POSTAL OUTLET
CALGARY
ALBERTA T3E 7C7
AS TO AN UNDIVIDED 42.5% INTEREST

(CONTINUED)

404048 ALBERTA LTD.
OF C/O STYLE REALTY INC.
PO BOX 35009
SARCEE POSTAL OUTLET
CALGARY
ALBERTA T3E 7C7
AS TO AN UNDIVIDED 15% INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
751 055 787	06/06/1975	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.
991 103 985	20/04/1999	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - MOUNTAIN VIEW COUNTY. BAG 100 DIDSBURY ALBERTA T0M0W0 AGENT - HAROLD JOHNSRUDE
011 026 120	26/01/2001	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - MOUNTAIN VIEW COUNTY. BAG 100 DIDSBURY ALBERTA T0M0W0 AGENT - JOHN RUSLING

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF MAY,
2022 AT 09:36 A.M.

ORDER NUMBER: 44376463

CUSTOMER FILE NUMBER: 2010-17



END OF CERTIFICATE

(CONTINUED)

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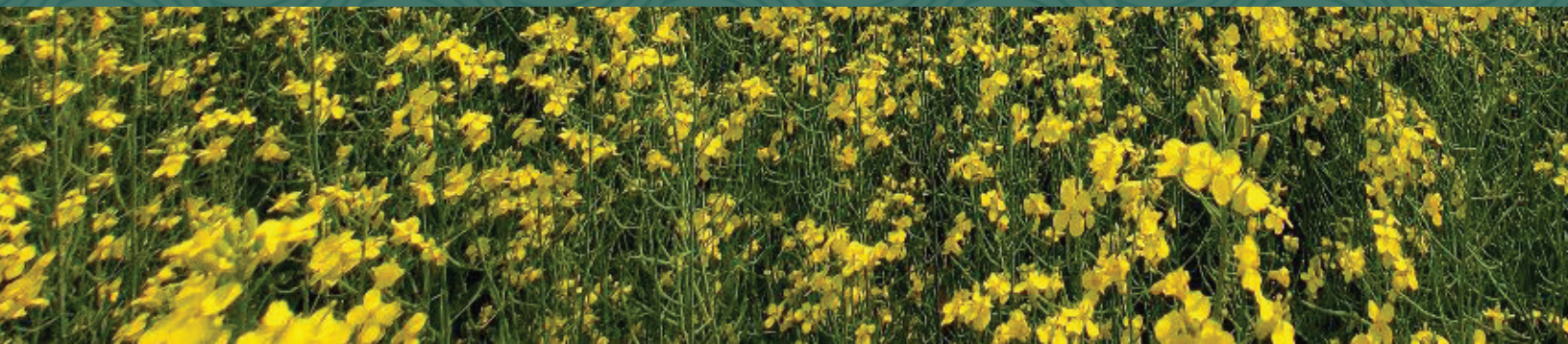
Appendix 2 - Public Engagement Summary



Public Engagement **Summary**



NETOOK
NORTH



Possible future road access opportunity and overland stormwater drainage route

MR Public Open Space
±12.5 ac

Agricultural
±31.4 ac

±2ac ±2ac ±2ac ±2ac ±2ac ±2ac

±2ac ±2.2ac ±2.2ac ±2ac ±2ac

±2.1ac

081 2618 12

991 1244

011 0320

991 1244

991 0326

RANCHO ROAD 12

RANCHO ROAD 13

33-1-5

1.0 Project Background

Abe Neufeld, 1273927 Alberta Ltd. (Al and John Froese), and 404048 Alberta Ltd. (Greg Brown) are working on a Concept Plan, Land Use Redesignation, and Phase 1 Subdivision Application for a country residential subdivision in Mountain View County, directly east of the Olds Golf Club and west of Highway 2.

The proposed Country Residential development is located within an area identified by the County's Municipal Development Plan as an economic node and Special Policy Area Hwy 2/27. The concept plan proposes 36 Country Residential (R-CR1) lots, each greater than 2 acres. It also includes a natural vegetation park and an agricultural parcel in the SE corner.

PROJECT TIMELINE



Fall/Winter 2021

Preparation of technical studies and application



March 24, 2022

Drop-in Public Information Session at the Olds Golf Club.



April - May 2022

Submission of Concept Plan, Land Use Redesignation, and Phase 1 Subdivision Application to Mountain View County.



May - July 2022

County technical review and external circulation of application.



Summer 2022

Updates to Concept Plan and application based on feedback.



Fall 2022/Winter 2023

Municipal Planning Commission and Public Hearing of Mountain View County Council.

2.0 Outreach Activities

The following outreach methods were used to raise awareness and respond to questions about the project. The promotions invited stakeholders to attend the in-person, public information session. The website also shared information about the applications and will continue to communicate project updates.



Project Website

NetookNorth.com went live March 2, 2022. There were 162 total visits to the website between March 2 and April 12, 2022.



Letters to neighbours

Mailed by the County to around 70 homes within a 1-mile radius.



Newspaper ads

Two ads the weeks of March 9th and 16th.



Private meeting

Offered in advance of public session on March 24, 2022. One household requested a private meeting with project team.



In-person Public Information Session

March 24, 2022, 21 attendees.

PUBLIC INFORMATION SESSION

On Thursday, March 24, 2022, the Netook North project team hosted a drop-in, public information session at the Olds Golf Club from 6:30pm to 8:30pm. 21 people attended the event, which includes two representatives from Mountain View County Planning Department and the local area Councillor, Jennifer Lutz. The attendees represented around 12 different households from the adjacent properties and surrounding area. Stakeholders were invited to request a private meeting with the project team ahead of the public session. One household reached out to coordinate a meeting with the project team.



GREG BROWN
Project Manager & Part Owner



KEN HUGO
Hydrogeologist, President Groundwater Resources



DAVE HOGARTH
Local Area Realtor



MARTHA MCCLARY
Engagement Specialist

3.0 What We Heard

Stakeholders that attended the session reviewed 18 project information boards, asked questions of the project team and were able to fill in feedback forms. The project team received three feedback forms at the event and one email after the event. The project information boards are available on the project website, NetookNorth.com, for stakeholders that were unable to attend the in-person event.

Responses to the feedback forms identified that two stakeholders learned about the event through the mailed letter, and one stakeholder notified by the newspaper ad. The forms gave stakeholders an opportunity to provide their feedback on the project. The feedback forms also asked stakeholders to evaluate the engagement event. The results of the evaluation indicate that respondents felt the information provided was clear, the project team answered their questions, and they understood the next steps for the project.

INFORMATION SESSION EVALUATION RESPONSES *(Strongly Agree, Agree, Disagree, Strongly Disagree, N/A)*

The information provided was clear and helps me understand the Noble Business Park project.



3 Agree

The project team was able to answer my questions and provide relevant information.



3 Agree

I have a strong understanding of the project process and next steps.



3 Agree

COMMENT THEMES

The following feedback was shared by stakeholders through written feedback forms (3), emails to the project team (1), and conversations with the project team at the engagement event. We have grouped comments into themes. Questions posed during engagement have been posted to our project website FAQ section.

Theme	Comment
Groundwater	The primary concern shared by stakeholders that attended the event was potential negative impacts to their existing wells. Stakeholders are concerned that the groundwater supply may not support the proposed 36 private, residential wells without impacting their existing wells. This concern was expressed about other developments in the area as well.
Condition of the road	Several attendees expressed concerns about the condition and stability of the chip seal road. The project will front on to the road. There is concern that the road will be damaged during construction. One comment requested that the project monitor the impact of construction vehicles on the existing road surfaces as currently there is a permanent Road Restriction in place.
Development Controls	Current development in the area has restrictions and development controls. Several neighbouring stakeholders expressed support for similar controls to be in place for the proposed new development. There is concern about the apparent lack of a minimum house size (1,400sf), controls on the appearance of garages and outbuildings, and limits on uses such as no burning and no livestock.
Safety for the development	One comment stated that the developer should ensure provisions for Fire Services are secured for the proposed development. This included concerns about Emergency Access emergency road access if there is blockage on Range Road 12 and access to water supplies for firefighting purposes.
Postal box location	A comment was shared about the location of postal boxes south of highway 27. Concern was expressed that with more residents north of Highway 27 the Canada Post mail boxes should be relocated north of the highway to avoid unnecessary crossing and risk.
General	Several neighbouring acreage owners expressed their disappointment that development may occur near their existing homes.

FREQUENTLY ASKED QUESTIONS

Question	Answer
What is the timing and phasing of proposed development?	We hope the project will receive County approval sometime during Fall 2022 and Winter 2023. The Subdivision and Land Use Redesignation approval is for the first phase of development which includes 9 lots fronting onto the existing County road. These lots will be listed for sale shortly after the County approvals. Phasing of the development enables the developer to gauge the market demand for the 2-acre R-CR1 lots.
When will the MR dedication to the County occur? When will it be public space?	The MR parcel will be dedicated to the County in conjunction with the adjacent subdivision plan. It will be a natural public open space after it has been registered in the Alberta Land Titles Office.
Will the development be tied into the municipal water line?	No. The proposal for water service for the country residential lots is individual wells, like the existing residences in the area.
How will water drainage be addressed for new lots? How will stormwater be managed at site?	To keep runoff values to the same, or less than existing values, the plan proposes to construct a stormwater management facility adjacent to the central treed area. A bioretention area is the preferred approach as it will add to the biodiversity of the public open space, be less maintenance for the County, and not require formal overland drainage easements.

4.0 Next Steps

This engagement summary will be shared with those who attended the event, posted on NetookNorth.com and provided to Mountain View County. The project team will review all feedback received. The application will be submitted to Mountain View County in April/May 2022. We will continue to provide updates on the project website. For more information, contact:

Martha McClary Engagement Specialist



mmccclary@bapg.ca



403.692.5230

5.0 Verbatim Comments From Three Written Responses

Source	Feedback
Stakeholder email	<p>Thank you for taking the time to provide information on the new development in our area. My comments are:</p> <ul style="list-style-type: none"> Based on the additional residential homes being proposed in the area the developer and the County should ensure provisions for Fire Services are secured. Recent news articles indicated that the Fire Protection contract with Olds may come to an end. If this were to occur an alternative plan for service should be considered prior to increasing density in the area. Based on the additional residential homes in the area the developer should ensure that water supplies and hydrants are sufficient for firefighting purposes NFPA 1142 Standard on Water Supplies for Rural Firefighting. Based on the additional residential homes in the area the developer should ensure that access routes are compliant to the designs specified in the National Building Code and the Mountain View County Servicing Standards. Ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141. Monitor the impact of heavy trucks on existing road surfaces as currently there is a permanent Road Ban in place.
Event feedback form	<p>The road needs to be improved as it does not currently handle the traffic volume due to the high-water table. Machinery for building new homes will tear up the already weak chip seal road. How will water drainage be addressed for new lots?</p>
Event feedback form	<p>My concern is current development has restrictions on a number of things. This should carry through to any new developments. Current restrictions on house size, no livestock and other restrictions need to be the same for any new development.</p>

NETOOK NORTH RESIDENTIAL PUBLIC ENGAGEMENT SUMMARY



NETOOK
NORTH