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

SE-3-33-01 W5M Mountain View County

SEPTEMBER 2024/MAY 2025

Updated after circultion comments received

NETOOK NORTH

SUMMARY OF MAY 2025 UPDATES/REFINEMENTS

OF THE NETOOK NORTH CONCEPT PLAN, PHASE 1 LAND USE REDESIGNATION AND SUBDIVISION APPLICATIONS FOR SW-3-22-1 W5M (MOUNTAIN VIEW COUNTY), AS ORIGINALLY SET OUT IN THE SEPTEMBER 2024 REPORT.

As a result of the circulation and review of the Concept Plan and Land Use Applications by Mountain View County and outside agencies, the developer wants to make the following amendments to the original applications:

A. Amend the Land Use Application by proposing a textual amendment to the R-CRI Country Residential (1) District to ensure that all new wells be drilled to a minimum depth of 40m (131.2 ft.) so as not to interfere with any of the existing wells in the area which are drilled down 12-30m into the aquifers above the proposed aquifer to be used by new wells. The proposed textual amendment added to the Other Development Regulations of the R-CRI District to ensure this occurs is as follows:

" h) Prior to issuance of a Development Permit for a dwelling (including any type of dwelling listed within this District as a Permitted or Discretionary Use) on the lots contained within the SE-3-33-1-5, shall require the submission of a Well Driller Report demonstrating that the wells total depth drill is at a minimum of 40m (131.2 ft), as recommended in the Ground Water Supply Evaluation report."

This amendment is referenced in Section 2.1 and Section 4.1.1 of this report.

B. In spite of no evidence of soil contamination on the site, because an oil/gas well was drilled on the site in 1978, we agree to have a soil management plan prepared as a condition of subdivision, to ensure anyone moving soil on the site is aware of the potential for "drilling wastes" from the drilling operation, or organic soils that might produce methane gas and if it is found, how to handle the materials.

This commitment is referenced in Section 4.1.6 of this report.

C. To ensure future residents are aware of the proposed future commercial/industrial development in the Concept Plan, a sign will be erected by the developer as part of the Phase 1 subdivision, visible from Range Road 12, generally in the location of the berm separating the residential and commercial/industrial uses.

This commitment is referenced in Section 4.1.6 of this report.

D. To ensure fire pumper trucks that might have to fill up at the permanent stormwater facility in the southwest corner of the quarter section have a solid foundation on which to park, the location for such fire pumper truck filling will be provided in the detailed engineering plans for the stormwater facility. The loading area shall be paved.

This commitment is referenced in Section 2.7 of this report.

E. To elaborate on and clarify the phasing plan, we wish to establish that it is our intent to build out the entire Concept Plan, however, we want to confirm how the Phase 1 plan would have to be modified if phase 1 became the only phase of the development.

a. A small, permanent stormwater facility would have to be constructed adjacent to the southerly residential road.
b. A permanent country road would have to be constructed to replace the temporary gravel road connecting the two residential stub roads.
c. A cul-de-sac would have to be built at the terminus of the industrial stub road.

This commitment is referenced in Section 2.6 of this report.

F. To comply with the County practice related to stormwater detention, PUL's have been provided where stormwater is collected from more than one property adjacent to Range Road 12.

This commitment is indicated on the Concept Plan.

G. To accommodate the potential twinning of Highway 27, a road widening has been provided as per the requirement of Alberta Transportation and Economic Corridors (TEC).

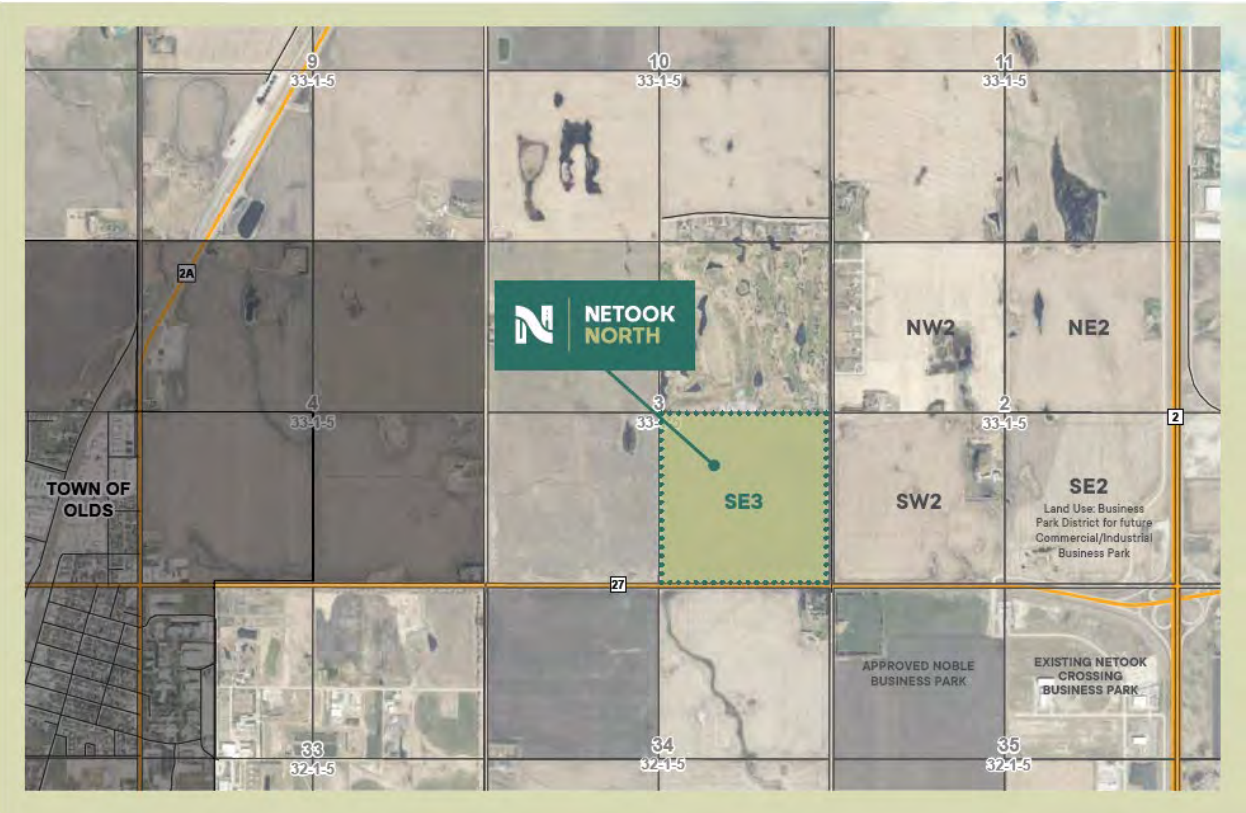
This commitment is indicated on the Concept Plan.

1.0 SUBJECT LANDS

1.1. Location and Context

The subject lands comprise 63.9 hectares (156.02 acres). The lands are in two parcels. The legal description of the property is SE-3-22-1 W5M. The property is east of the Town of Olds and west of Highway 2, north of Highway 27 on the west side of Range Road 12. The subject quarter section comprises two titles, 081 053 277 (short title 5;1;33;3; SE) comprising 59.74 ha/147.62 ac, and Block A, Plan 9210118 comprising 3.4 ha/8.4 ac. As seen in the air photo, Figure 1, the subject parcel has no adjacent country residential neighbours but does have country residential neighbours to the northeast of Range Road 12, and country residential neighbours north of the Olds Golf Course. On the two quarter sections to the east, there are three (3) neighbours in rental dwellings owned by the same group which own the subject quarter section.

Figure 1: Location and Context Map



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 in Appendix 1.

1.3. Caveats on Title

The parcels have a blanket utility R-O-W, 891156290 held by Fortis Alberta Inc. enabling them to provide gas utility services on a future utility easement to any dwelling on the property.

The parcels also have two caveats held by Olds Golf Club Association. One caveat, 061030140, dated January 19, 2006, a right of way agreement held by the Olds Golf Club Association and caveat 101101284, and an amending agreement also held by the Olds Golf Club Association. These caveats relate to a water pipeline right-of-way along the west boundary of the quarter section. This right-of-way contains a force main from the Golf Clubs dam southeast of the subject lands, which supplies water to the golf course when on course sources of surface water need to be supplemented for irrigation of the golf course.

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

2.1 General

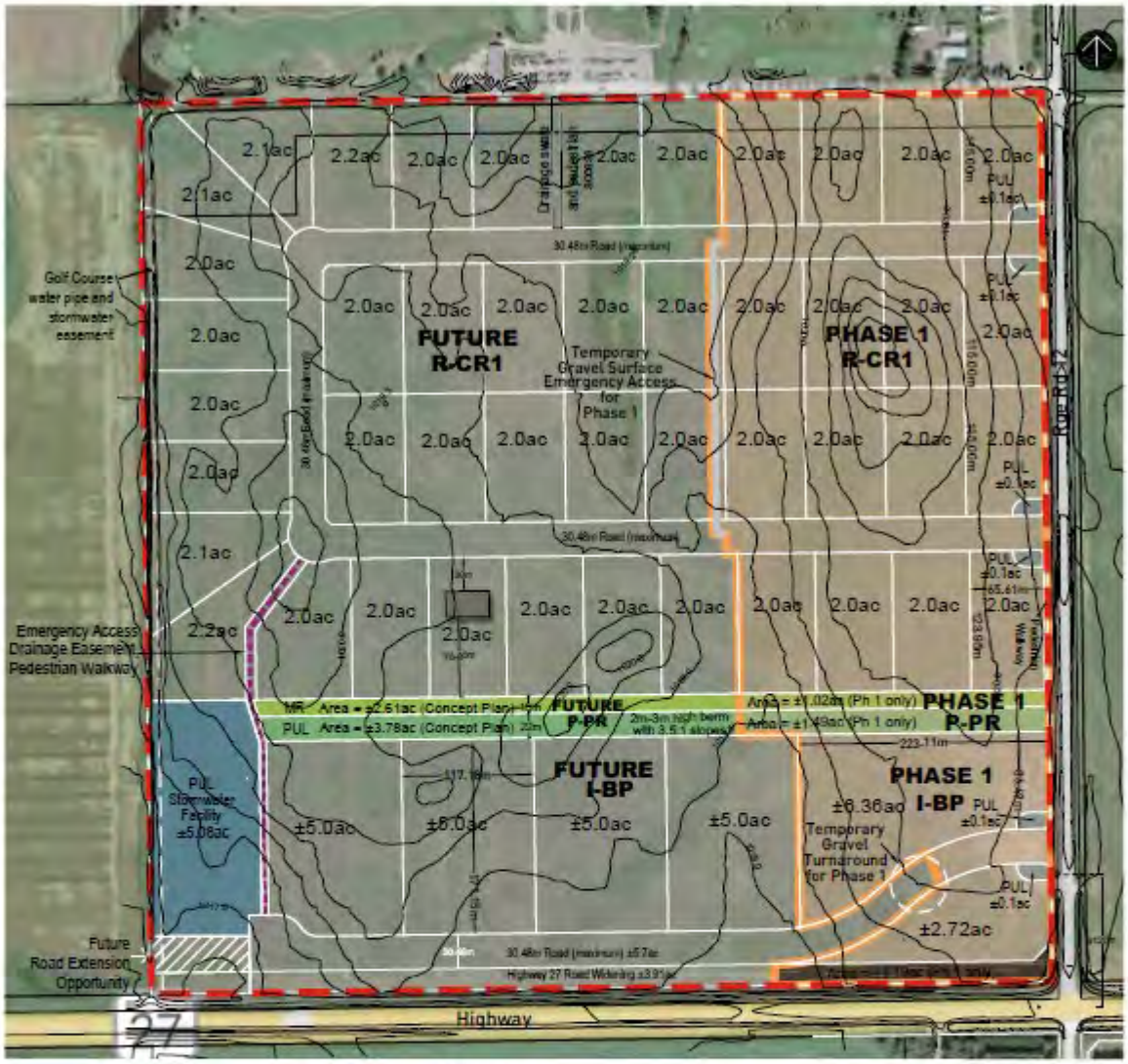
The information in this report primarily relates to the concept plan application for development of the entire quarter section as directed by the policies of the Mountain View County Municipal Development Plan. The Concept Plan comprises a total of 45 country residential lots, an anticipated 7 commercial/industrial parcels, a linear municipal reserve open space, a berm, and a stormwater retention pond and facility.

This report also provides information and support for the proposed Phase 1 land use redesignation and Phase 1 subdivision. The Phase 1 land use redesignation application to I-BP is for 2 industrial/commercial lots of 2.6 and 5.0 acres, comprising a total of 3.42 ha/ 8.44 ac. The land use redesignation to P-PR is for a Public Municipal Reserve Parcel and a proposed PUL for a berm between the proposed residential and industrial/commercial uses. The area of the Phase 1 P-PR area is 1.02 ha/ 2.51 ac. The land use redesignation application to CR-1 is for 16 lots

of a minimum of 2.0 to 2.99 acres adjacent to the existing Range Road 12. 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 Phase 1 CR-1 land use redesignation and subdivision plan is 20.84 ha/51.49 ac.

In addition to the specific land use amendment, we also request a textual amendment to Section 12.2 R-CRI Country residential (1) District to clarify that new wells associated with the development are drilled deep enough to ensure they do not impact existing wells in the area. We propose the addition of a Clause (h) to the effect that "Prior to the issuance of a Development Permit for a dwelling (including any type of dwelling listed within this District as a Permitted or a Discretionary Use) on the lots contained in Phase 1 within the SE-3-33-1-5, shall require the subdivision of a Well Driller Report demonstrating that the wells total depth drill is at a minimum of 40m (131.2 ft), as recommended in the Ground Water Supply Evaluation report".

Figure 2A: Netook North Concept Plan



NETOOK NORTH	AREAS	
	ha	ac
CONCEPT PLAN	63.14	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
INDUSTRIAL	4.01	9.92
PARK, BERM & PUL'S	1.26	3.11
Hwy 27 Road Widening	0.48	1.19
TOTAL	20.84	51.49

May 06, 2025 - 12:35pm W:\2023-322_Greg Brown_Netook North_CE\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2023-322 Concept SE3 2025May5.dwg

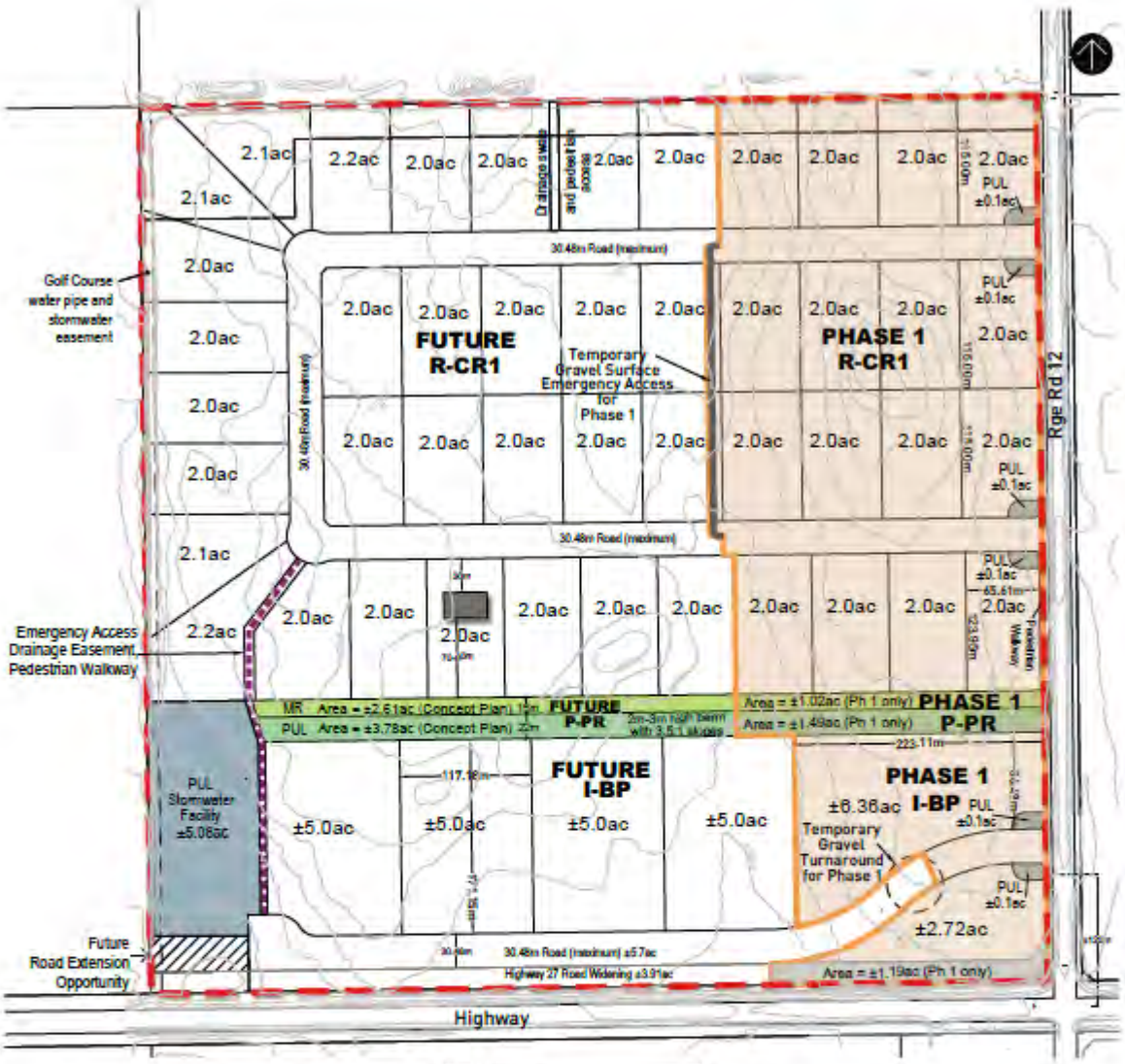
Legend

Concept Plan Area ±63.14ha (±156.02ac)

Phase 1 Land Use Redesignation and Subdivision ±20.84ha (±51.49ac)

Netook North
1273927 Alberta Ltd.
Concept Plan
SE 3-33-1 W5M
May 2025

Figure 2B: Netook North Concept Plan



NETOOK NORTH	AREAS	
	ha	ac
CONCEPT PLAN	63.14	156.02
PHASE 1 SUBDIVISION	20.84	51.49
LAND USE		
RESIDENTIAL	15.09	37.27
INDUSTRIAL	4.01	9.92
PARK, BERM & PUL'S	1.26	3.11
Hwy 27 Road Widening	0.48	1.19
TOTAL	20.84	51.49

May 06, 2025 - 12:35pm W:\2023-322_Greg Brown_Netook North_CE\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2023-322 Concept SES 2025May5.dwg

Legend

Concept Plan Area ±63.14ha (±156.02ac)

Phase 1 Land Use Redesignation and Subdivision ±20.84ha (±51.49ac)

Netook North
1273927 Alberta Ltd.
Concept Plan
SE 3-33-1 W5M
May 2025

2.2 Features of the Concept Plan

1. The proposed uses are consistent with the MDP policies for this quarter section which is within the Highway 2/27 Special Policy Area. The Concept Plan optimizes the efficient use of the quarter section to satisfy the opportunity for country residential lots and long-term needs for commercial/industrial lands as growth continues in this region.

   The industrial frontage road will provide an attractive visual commercial/industrial appearance to drivers and passengers along Highway 27, a provincial highway expected to continue to see increasing annual usage. Land will be provided to enable a possible future extension of the frontage road to the west. For Phase 1, an emergency access route will be provided between the stub ends of the two residential roads. The access road linking the culs-de-sac should be a minimum of 6m wide (200mm – 80mm Crushed Gravel Subbase and 100mm – 25mm Crushed Gravel). A Geotechnical review will need to be completed to determine if any sub-grade improvements (i.e. geotextile or over excavation) would be required.

2. The country residential lots are served by a crescent shaped County residential road with ditches providing convenient regular and emergency access to all users.

3. A berm will provide visual and sound attenuation between the commercial/industrial uses and traffic on Highway 27 and the country residential properties.

4. A linear public open space between the country residential lots and the berm will provide an attractive naturally landscaped community amenity for walking which will have health benefits for the residents who use the open space.

5. The walkways between the linear open space and the residential road and the golf course and the residential road will encourage residents to walk to the golf course and within the community which will increase their health and wellness.

6. A 5.08-acre stormwater retention pond and facility are proposed in the southwest corner of the lands to ensure downstream runoff peaks do not exceed current flow rate. Stormwater from this facility is proposed to be shared with The Olds Golf Club which will increase its resilience during dry periods by increasing its supply of water for irrigation. This proposed convenient source will reduce electricity costs to pump water from their dam and storage reservoir which is south of Highway 27. The Board of the Golf Club has agreed in principle to the concept of utilizing stormwater.

Alberta Environment and Protection, Water Approvals, have no objection, in principle, to the proposed change the existing water license for the Golf Club. Details of the proposal will be discussed and finalized at the next design stage. The Golf Club wants to be involved in the detailed discussions with Alberta Environment, so we will ensure they are fully aware of the implications and impact on them and involved with Alberta Environment as they would like to be involved. The developer will pay for all work associated with changes to the Golf Club water license.

7. Small PUL entry feature stormwater bio-retention areas will be provided adjacent to Range Road 12. These will enable stormwater to be detained in major storm events and enable vegetation to grow that will naturally enhance the sense of entry and attractiveness of the development adjacent to Range Road 12. These PUL's are proposed since the eastern portion of the quarter section drains to the east and south of the quarter rather than to the southwest stormwater facility.

8. The consolidation of the existing panhandle parcel with the main legal parcel will occur as part of the initial subdivision application.

9. A road widening of 3.9 acres for the potential twinning of Highway 27 is incorporated into the Concept Plan as required by Alberta Transportation and Economic Corridors (TEC).

2.3 Municipal Reserve and Open Space Amenity

The proposed 15m/ 49.2 ft wide municipal reserve parcel south of the country residential lots is supplemented by the proposed north facing slope of the berm to provide a passive naturalized and open space area primarily for walking. This public amenity feature also helps to provide further separation between the industrial/commercial uses and the traffic on Highway 27 and the proposed country residential lots.

2.4 Berm, Visual/Sound Blockage, and Sign to Ensure Future Residential Awareness of Adjacent Commercial/Industrial Development

The Concept Plan includes a berm of 2-3m in height to provide a visual and sound block between the industrial/commercial and country residential lots. The berm will be built by the developer in conjunction with the adjacent residential lots by utilizing the excess material from the road right of way and ditching. The berm is proposed to have side slopes of 3.5:1 and a narrow flat top consistent with the County policy for

berms. Fencing between the commercial/industrial lots and the municipal reserve parcel will be located on the commercial/industrial parcels. The berm is proposed to be provided in a single title to the Municipality, consistent with the County policy for berms.

To ensure all future residents of the proposed residential lots are aware of the proposed future commercial/industrial development south of the berm a sign will be erected. The sign will be installed to be visible from Range Road 12 in the vicinity of the berm, so there is no misunderstanding by future lot/home buyers about the longer-term Concept Plan for the entire quarter section.

2.5 Surfacing of Range Road 12

In 2012, the County rebuilt Range Road 12. However, it was only rebuilt to a standard which requires a full year, 75% load restriction. As part of the proposed Phase 1 development, the developer proposes to resurface the road with additional asphalt to enable the road to be reclassified as a 100% load bearing County roadway. As part of the proposed development, the developer will upgrade Range Road 12 from Highway 27 to the north side of the northernly residential road.

2.6 Phasing

2.6.1 Number of Phases

The Concept Plan is anticipated to have several phases. Two or three of the phases will be residential focused and two or three of the phases will be industrial. The specific number of phases and the timeline for phases will depend on the public response to the lots in Phase 1. Detailed work on Phase 1 will begin upon Council approval of the Concept Plan and land use amendment. Construction will proceed as soon as the Subdivision Plan and Engineering plans are approved. We see an immediate market opportunity for residential lots and want to have two industrial/commercial lots available for immediate development. The residential phases will proceed westerly as the market opportunity presents itself. The future residential and industrial phases will be considered independently, depending on the market response to the available lots in Phase 1.

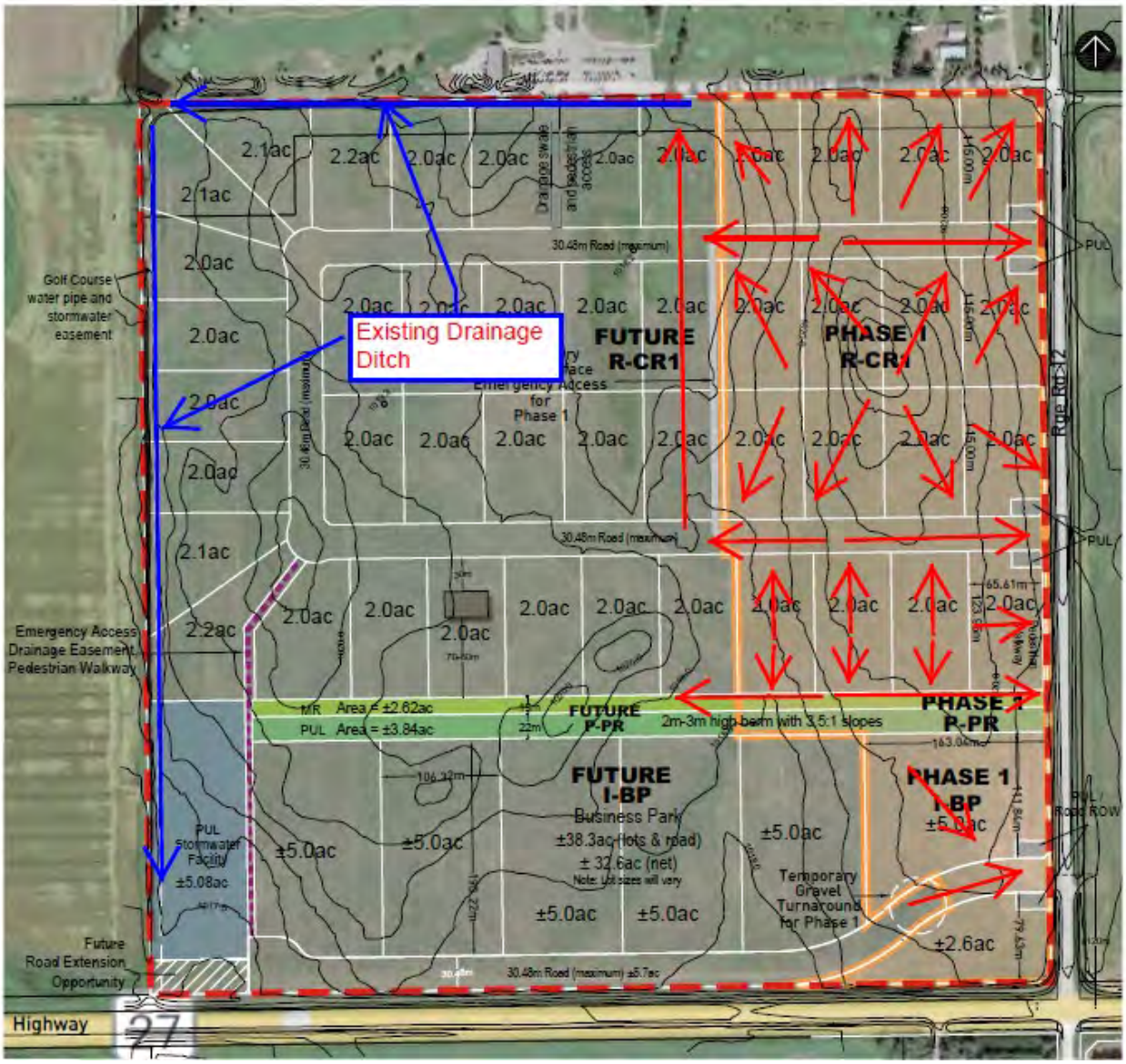
2.6.2 Stormwater Phasing

Stormwater from the majority of Phase 1 will be directed to the east. For the few lots in Phase 1 that drain west, two small temporary drainage dugouts will be dug into the area to the west that is to continue being used for agricultural production until development can happen on those lands.

The large permanent stormwater pond will not be required for Phase 1 but will be required and developed as part of either Phase 2 residential or Phase 2 commercial/industrial. The permanent stormwater pond will replace the two temporary dugouts.

The proposed grading plan for Phase 1 that recognizes both a theoretical Phase 1 only as well as Phase 1 as part of a complete Concept Plan development is illustrated in the Figure 3 below. Drainage ditching and easements will be implemented as part of the lot grading and site development to ensure controlled stormwater runoff and will be included in the detailed engineering drawings and referenced in development permit applications for each lot.

Figure 3: Phase 1 Netook North Lot Drainage Plan



2.6.3 Truncated Development

While the developer fully intends to develop the full Concept Plan, Mountain View County planners have requested consideration of what would have to occur if the developer chose to only develop Phase 1. The following actions would be required:

A. The developer would be responsible to upgrade the temporary emergency gravel road between the two stub residential roads into a permanent County standard road to create a crescent.
B. The developer would be responsible to create a small permanent stormwater pond for the stormwater that is not able to drain to the east.
C. The developer would be responsible to upgrade the temporary gravel industrial cul-de-sac into a permanent paved cul-de-sac.

2.7 Fire Suppression

The County has an agreement with the Town of Olds for the Town to provide fire suppression services to the County. The Town of Olds Fire Hall is located 5.6km/3.5 mile west of Range Road 12 which provides direct access to the subject site.
To assist with potential future fire suppression, the developer will build a paved loading access area adjacent to the permanent stormwater pond to enable a solid and easy fire truck access to the water in the stormpond if and when such water is needed to supplement pumper truck use of the water supply in the Town of Olds.

2.8 Postal Boxes

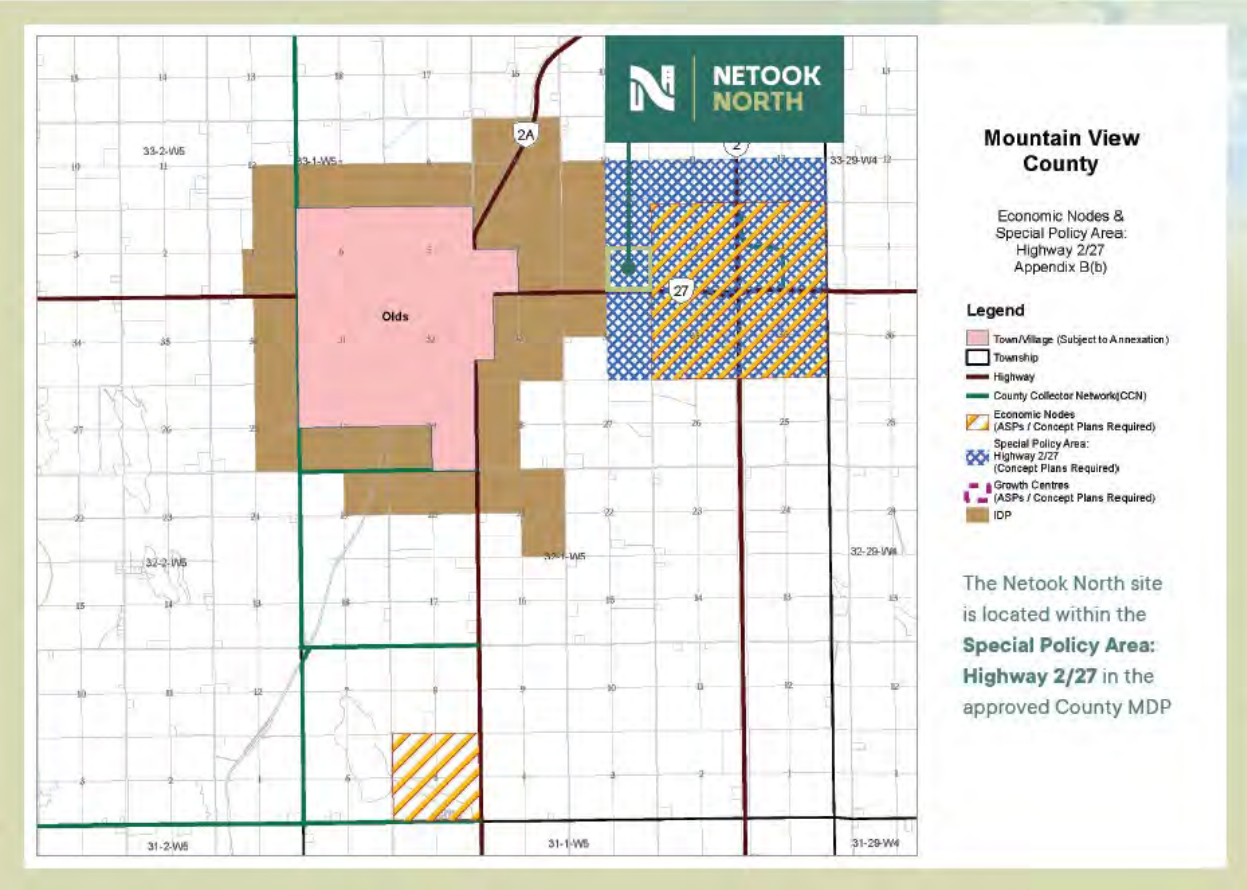
Canada Post recently relocated the postal boxes serving the residents north of Highway 27 to a location north of Highway 27, on the east side of Range Road 12. New postal boxes will be added by Canada Post at this new location when required to serve the future residents of the proposed development.

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. *Figure 4* illustrates the boundaries of the Special Policy Area: Highway 2/27 and the location of the subject parcel.

Figure 4: Policy Context



The subject SE 3 quarter section is included within Special Policy Area: Highway 2/27, west of the Economic Node.

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

1. *"It is the intent of this Special Policy Area that subdivision and development proceed in a phased and coordinated manner."*
2. *"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."*
3. *"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."

4. *"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 to be consistent with and support the MDP as follows:

1. The land lies within the Highway 2 & 27 Special Policy Area, so it has been identified by the County as potentially suitable for development.
2. The Concept Plan and Phase 1 subdivision is accessed from Range Road 12, an existing County roadway. The developer will be adding pavement to Range Road 12 to upgrade it to a full 100% load bearing County Road. The new County standard roads will be built by the developer, negating the need for any County infrastructure costs to support the development. All development costs associated with the phased development will be covered by the developer.
3. The Concept Plan illustrates the maximum logical residential development potential of 45 country residential lots with a logical industrial/commercial opportunity adjacent to Highway 27.
4. 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 on a much smaller parcel or on a more isolated single parcel subdivided from an original quarter section.
5. The Concept Plan is for 45 County residential lots, and 38.3 acres gross/32.6 ac net of Industrial/Commercial lands, 2.6 acres for municipal reserve/passive open space and 3.8 acres for a 2-3m high berm with a fence atop the berm. The Concept Plan was the subject of an in-person open house held at the Olds Golf Club on May 22, 2024. Details about the Open House and public comments are provided in Appendix 2.
6. The proposed county residential use is considered to be appropriate within this Special Policy Area: Highway 2/27, since the subject lands are adjacent to and compatible with the existing golf course and in an area with existing country residential dwellings and residents. For the industrial/commercial portion, these lands are attractive for this purpose as they are adjacent to and visible from Highway 27. Existing business park lands exist and can be built in the future in this general area to justify enabling a portion of these lands to be used for residential rather than business park uses.

7. The Concept Plan area is proposed to be developed in phases to ensure development progresses in a logical and beneficial manner (Section 11.2.1). The first phase is proposed as 16 lots adjacent to Range Road 12. As a condition of development, Range Road 12 from Highway 27 to the northern residential access road will be resurfaced to enable that portion of Range Road 12 to accept 100% load limits. The phasing of development enables the remainder of the quarter section to stay in agricultural production for as long as possible.
8. 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) without impacting the existing wells of the residents and golf course in the area.
9. Overall, we believe the proposed concept plan and associated Phase 1 land use redesignations and subdivision are appropriately located relative to the surrounding uses and will provide a positive contribution to the County.

4.0 CONCEPT PLAN SUPPORTING STUDIES

Seven studies have been completed to provide context, guidance, and support for the proposed Concept Plan. The project team gives the County permission to circulate the technical studies to adjacent landowners.

The studies are as follows:

a) Groundwater supply for individual wells
b) Private Sewage Treatment System Assessment for individual septic fields
c) Traffic Impact Assessment (TIA)
d) Stormwater Management Plan
e) Biophysical Impact Assessment
f) Environmental Site Assessment
g) Geotechnical Assessment

4.1 Summary of Studies

A summary of the studies related to the proposed development is as follows:

1. Ground Water Well Supply

   There is sufficient groundwater beneath the subject quarter section to supply all the residential and commercial needs without impacting the wells of the adjacent residents and golf course. The Water Summary Evaluation report recommends drilling all new wells into aquifer layers beneath those of the neighbours' wells to ensure the increased use of groundwater does not impact the neighbours' supply or use of their wells. The existing wells in the area are drilled to depths of 12-30 meters below ground.

   For individual domestic supply wells there is no water license process regulated by AEPA. Each individual domestic lot is entitled to water from a supply well at an annual rate of 1,250 m^3/year under the Provincial *Water Act*. Domestic water well supply falls under AEPA licensing only if the well is a community supply well (supplying more than one domestic lot). While each domestic lot is entitled to 1,250 m^3/year most households only use 400 – 500 m^3/year, which equates to 3.4 m^3/day. For the proposed lots, each are estimated to have 1.1 – 1.4 m^3/day in actual use. Individual domestic wells are not required to be metered for usage. However, if households are exceeding the 1,250 m^3/year they are likely using water for another purpose (home business, irrigation, livestock etc.) that is outside domestic use, and that use would require a license. Water supply for the commercial side of the proposed development would require licensing through AEPA regardless of the volumes required as they are not automatically entitled to any water.

   The well depths will be mandated to be drilled to a minimum depth of 40m (131.2 ft) as part of a textual amendment to Section 12.2 R-CRI District of the Mountain View County Land Use Bylaw. The amendment will require a water well driller report demonstrating that the wells are drilled to a minimum of 40m (131.2 ft) prior to approval of a Development Permit. As such, no Building Permit application will be approved prior to an appropriately deep well has been drilled. This process will ensure that new wells drilled into aquifers beneath the higher-level aquifers in which existing wells are drilled, will not impact the water supply of existing wells.

2. Private Sewage Treatment

   Individual mounded private septic fields appropriate to the specific conditions of each residential lot will ensure no negative impact on the groundwater aquifers or existing wells on adjacent lands or future wells within the Concept Plan area.

3. Stormwater Management

   For the larger western portion of the development, stormwater will be managed through roadway and rear lot ditches channeled to a stormwater pond in the southeast corner of the section. This stormwater facility will connect to the existing stormwater channel connecting the south and southeast from the golf course to its downstream dam and Lone Pine Creek. Stormwater is proposed to be shared with The Olds Golf Course to increase their resiliency and reduce their electrical costs for pumping water from their dam. This will require an amendment to the existing Golf Club Water License, and to be approved by Alberta Environment as part of the Subdivision Approval Process. The stormwater system will be designed to ensure no increase in peak flow to the downstream watercourse. The stormwater from the majority of Phase 1 will flow to the east and southeast rather than southwest.

   For the few lots in Phase 1 that drain west towards the future pond, stormwater will drain to two temporary dugouts in the agricultural land to the west and possibly a small temporary dugout. The size and exact location of the dugouts will be determined at the next stage of design but are estimated to detain approximately 200m3 of stormwater. The ultimate permanent stormwater pond is not required until there is development beyond Phase 1.

4. Transportation Impact

   The Transportation Impact Assessment (TIA) indicates that the pavement at the intersection of Range Road 12 and Highway 27 is sufficient to handle the projected traffic flows from full development of the residential and commercial/industrial portions of the Concept Plan. The only recommendation resulting from the Transportation Impact Assessment (TIA) as a result of increasing annual traffic projections on Highway 27, is that in the 2035 horizon, re-painting of the intersection pavement markings should be done to clarify the existing two-stage left turn for vehicles travelling east from Range Road 12 to Highway 27. The report indicates that there will not be an impact on any Provincial or Municipal road networks until new stripping is needed for turn lanes at Range Road 12 and Highway 27.

5. Geotechnical Conditions

   The subsurface ground and groundwater conditions are considered suitable for the proposed country residential and commercial/industrial development.

6. Environmental Soil/Subsurface Conditions

   A former oil/gas well located in the north central portion of the quarter section was licensed in October 1978, only drilled for two months and abandoned in January 1979. A Reclamation Certificate was issued on August 31, 1979. A 5m building setback from the abandoned well should be implemented. Methane testing was performed around and to the east of the well area. The low levels detected indicate that there may be drilling wastes in the area of the former well site and/or high organic materials resulting from vegetation associated with the temporary wetlands in the north central portion of the quarter section.

   Mountain View County lies within a radon hazard zone that has the highest potential for radon according to the Radon Potential Map of Canada. As such, testing for radon should occur prior to house construction to determine if any radon mitigation measures should be utilized.

   On-site assessments at the time of construction may indicate the need for some small amount of soil to be treated in a special manner at the time of construction. With respect to the Concept Plan, the area around the former lease area in LSD7 (Future R-CR1) is the main potential concern:

   There is the potential for drilling wastes or evidence of spills to be found when the soils are manipulated, removed, or cut during construction. There is no evidence that there is anything there at all; however, there are no records detailing if wastes were removed from the site (LSD 7) Marathon Lease (Location 1B). Therefore Bifrost Environmental suggests that the workers be made aware of the potential so that if they find discoloured soils, or organic soils, they don't just dig them and move on but notify an environmental consultant accordingly. Samples of the material will then be made to determine its composition prior to removal.

   A soil management plan will be prepared as a condition of the Subdivision Approval Process to make sure if anything is found, it is reviewed, sampled, and properly disposed of as required.

   The studies indicate there is no deterrent to the development of the Concept Plan.

7. Biophysical Impact Assessment

   Due to the annual cultivation of corn on the quarter section, there are no significant environmental resources on the property which should be retained

or which should prevent development. The only anticipated regulatory approvals/authorizations from Alberta Environment relate to the Water Act and the removal of the couple of temporary wetlands in the north central portion of the quarter section.

4.2 Open House Summary Panels of Studies

The May 22, 2024, Public Open House panels have been included in this report to summarize and provide more details of the key findings of each study. Copies of these full studies have also been included as part of the full application to the County.

4.2.1 Phase 1 & 2 Groundwater Supply Evaluation

Authors: Alanna Felske, P.Geo. & Ken Hugo, P.Geo.
Company: Arletta Water Resources
Date: May 2024

NETOOK NORTH

Arletta Water Resources (Arletta) was retained by 1273927 Alberta Ltd. to complete a combined Phase I and Phase II Groundwater Supply Evaluation for a proposed 45-lot residential and 56.5-acres commercial development to determine the aquifer potential underlying the Site located within SE-03-33-1W5 (the "Site"). The purpose of the investigation was to evaluate the depth, quality and yield of aquifer units underlying the Site and how they relate to the future development of the property and its water requirements. The analysis will be used to indicate if water can be supplied to the future development without causing adverse effects to existing groundwater users in the area.

A pumping test was conducted on the supply well December 15th, 2023, by personnel from Black Dog Drilling Inc The supply well was pumped at a rate of 15 imperial gallons per minute for (igpm) for 360 minutes. Water levels were measured during the pumping period and for an additional 360 minutes following pumping cessation.

A twenty-year safe yield (Q20) 530.2 m3/day (81.0 imperial gallons per minute or 193,647 m3/year) was calculated. At the calculated Q20 rate, the well could supply 155 domestic lots at the rate of 1,250 m3/year. Typical homes use less than half this amount of water per year. For a potential community supply well, typical consumption rates are approximately 400 m3/year for both residential lots and commercial sites that need water for just sinks and toilets. This well would be able to supply approximately 484 lots at this rate.

A water sample was obtained from the supply well for routine dissolved constituents and microbiology analysis. The water from the supply well exceeds AO guidelines for the concentration of sodium, sulfate, iron and total dissolved solids (TDS). The MAC guideline for manganese concentration and fluoride concentration were exceeded. The water from the supply well is suitable for drinking water use with recommended treatment to reduce manganese and fluoride concentrations. Depending on if the nature of the future water use is for sinks, toilets, shower, kitchen or for drinking water the water from the supply well may be suitable for use without treatment (e.g. for commercial use)

NETOOK NORTH

CONCLUSIONS

The water well data available in the area shows that aquifer units are distinct, with permeable aquifer units (sandstone) hydraulically isolated (separated) from each other by low permeability shale bodies. As the aquifers are hydraulically separated from each other, wells completed in one aquifer unit are not in direct competition for the same water resources accessed by wells completed in another aquifer unit.

Aquifer quality in the area is moderate to high, with available pumping tests analyzed to determine a sustainable pumping rate of 100.3 – 551.9 m3/day. At the calculated Q20 rate the well completed on Site could supply 155 domestic lots at the rate of 1,250 m3/year required by the Water Act, which exceeds the 45 proposed domestic lots.

The existing domestic supply wells near the proposed development are completed over shallow shale or interbedded shales and stone aquifers from 12 – 30 metres below ground. The Netook North well is completed over a deeper, distinct sandstone aquifer unit present from 35 – 40 metres below ground. There are no neighbouring wells within NW-02-33-01W5 and SE-10-33-01W5 that are completed over the aquifer accessed by the Netook North supply well. To be conservative, future supply wells drilled to service the domestic and commercial water supply needs of the Netook North Site might be completed over the deeper, distinct sandstone aquifer in order to not compete with existing neighbouring groundwater users producing from shallower aquifers. The requirement to drill wells within the Netook North development to at least 40 metres could be made a condition of subdivision approval by the county.

8. EFFECT ON EXISTING GROUNDWATER USERS

8.1. NEIGHBOURING GROUNDWATER USERS WITHIN NW-02-33-01W5

There are approximately 10 neighbouring domestic groundwater users adjacent to the proposed development, located in the quarter section to the northeast of the Site in NW-02-33-01W5. Of the 10 neighbouring lots, seven wells were able to be matched to each lot using the lot number listed on the wells Water Well Drilling Report (WWDR). The remaining three lots were not able to be matched to a WWDR. An aerial photo showing the location of the new well on Site relative to the domestic use wells to the northeast is included in the figure below. An additional three wells located in quarter sections not adjacent to the Site were included.

Figure 9. Air photo showing neighbouring well locations and B-B' cross section line

Relevant information from the Water Well Drilling Report for the Site supply well and each of the adjacent 10 wells shown in Figure 9 is shown in Table 4.

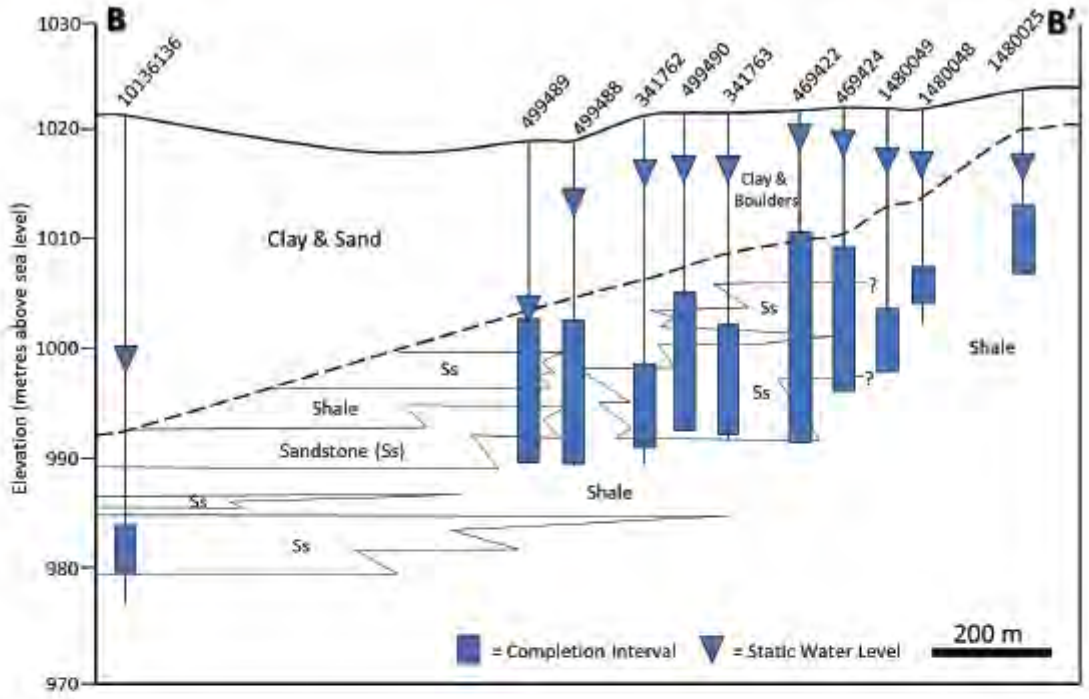
Table 4. Well details of neighbouring wells and Site supply well

GIC Well ID	Well Location	Completion Date	Depth (m)	Production Zone (m)	Static Water Level (m)	Distance to Site Well (m)
10136136	**SE-03-33-01W5**	**2023/12/15**	**42.7**	**35.1 – 39.6**	**22.01**	**N/A**
499489	NW-02-33-01W5	2001/06/20	28.0	15.2 – 28.0	15.85	728
499488	NW-02-33-01W5	2001/06/06	29.0	15.2 – 29.0	5.79	787
341762	NW-02-33-01W5	2002/07/22	29.9	21.3 – 29.9	5.79	915
499490	NW-02-33-01W5	2001/06/05	27.4	15.2 – 27.4	5.79	972
341763	NW-02-33-01W5	2001/10/04	28.0	18.3 – 28.0	6.28	1,030
469422	NW-02-33-01W5	1997/06/16	29.0	10.7 – 29.0	3.20	1,158
469424	NW-02-33-01W5	1997/06/04	24.4	12.2 – 24.4	3.81	1,230
1480049	SW-11-33-01W5	2008/05/27	21.3	16.8 – 21.3	5.18	1,301
1480048	SW-11-33-01W5	2008/05/13	18.3	13.7 – 16.8	5.79	1,359
1480025	SE-10-33-01W5	2003/07/29	15.9	9.8 – 15.9	7.32	1,287

The neighbouring domestic supply wells are completed over shallow depth zones than the Site supply well and also generally have much shallower water levels.

A cross section (Figure 10) was constructed using Water Well Drilling Reports along the line B – B' to illustrate aquifer distribution and to show if the completion zones of these existing domestic wells coincide with the production interval used by the Site supply well (#10136136).

Figure 10. Geologic cross section B – B'



The supply well on Site accesses water from a deeper confined sandstone aquifer unit compared to the existing domestic wells to the northeast of the Site, which access water from shallower confined sandstone or shale aquifer units. The static water level in the Site well (#10136136) is deeper than those of the existing domestic supply wells, indicating the Site well produces from an aquifer zone that is hydraulically isolated from the aquifers accessed by the existing domestic wells. Existing domestic supply wells produce water from either shallow confined sandstone aquifers or shallow confined shale aquifers, with static water levels generally within 7 metes of ground surface.

We can determine from the cross section that production from the Site well should not hinder the production ability of the existing domestic supply wells as they produce water from two different, hydraulically isolated zones.

8.2. Neighbouring Groundwater Users Within SE-10-33-01W5

There are approximately 10 neighbouring domestic groundwater users close to the proposed development, north of the Site in NW-02-33-01W5. Wells were able to be matched to each lot using the lot number listed on the wells Water Well Drilling Report (WWDR). An aerial photo showing the location of the new well on Site relative to the domestic use wells to the north of the Olds Golf Course (and Site) is included in the figure below.

Figure 11. Air photo showing neighbouring well locations and C-C' cross section line

Relevant information from the Water Well Drilling Report for the Site supply well and each of the adjacent 10 wells shown in Figure 11 are shown in Table 5.

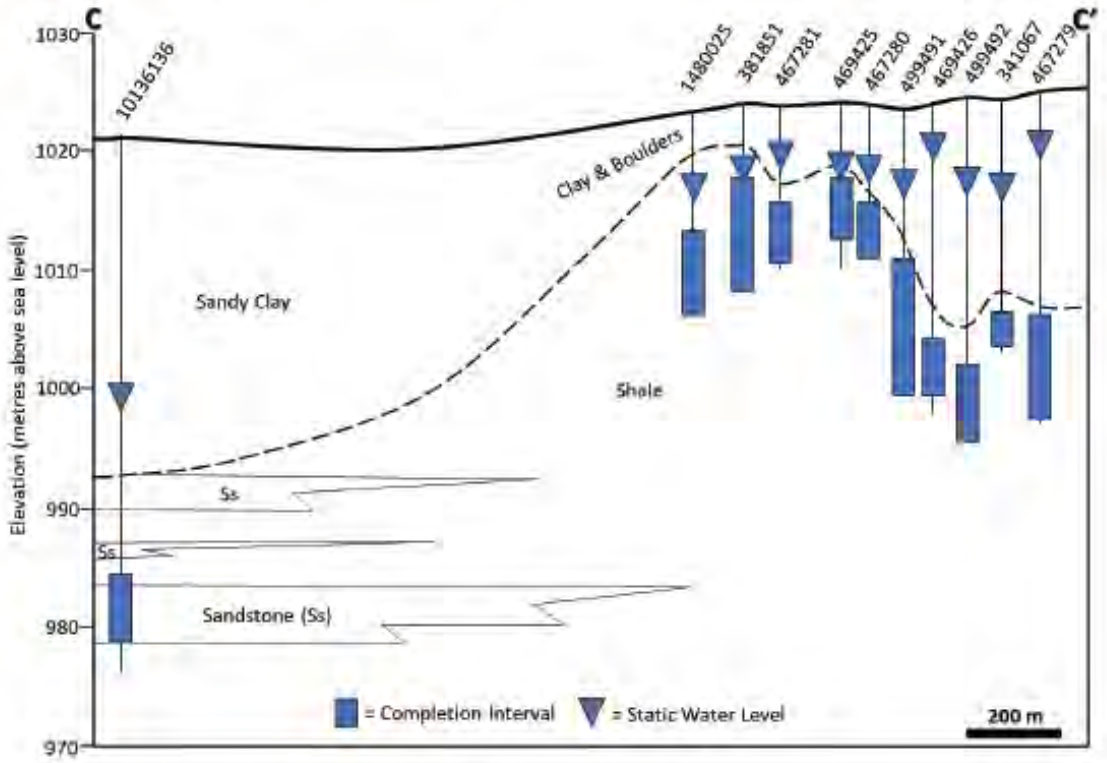
Table 5. Well details of neighbouring wells in SE-10-33-01W5 and Site supply well

GIC Well ID	Well Location	Completion Date	Depth (m)	Production Zone (m)	Static Water Level (m)	Distance to Site Well (m)
10136136	**SE-03-33-01W5**	**2023/12/15**	**42.7**	**35.1 – 39.6**	**22.01**	**N/A**
381851	SE-10-33-01W5	1994/04/08	15.2	6.1 – 15.2	6.40	1,366
341067	SE-10-33-01W5	2001/11/15	19.8	16.8 – 18.9	7.92	1,492
467279	SE-10-33-01W5	1996/09/01	25.9	17.7 – 25.9	5.18	1,498
467280	SE-10-33-01W5	1996/08/29	12.2	7.6 – 12.2	5.79	1,451
467281	SE-10-33-01W5	1996/08/27	12.8	7.6 – 12.2	4.88	1,362
469425	SE-10-33-01W5	1998/07/09	12.2	6.1 – 10.7	5.79	1,374
469426	SE-10-33-01W5	1998/07/02	24.4	18.3 – 22.9	4.57	1,443
499491	SE-10-33-01W5	2001/06/14	21.3	12.2 – 21.3	7.01	1,426
499492	SE-10-33-01W5	2001/06/25	27.4	21.3 – 27.4	7.32	1,457
1480025	SE-10-33-01W5	2003/07/29	15.9	9.8 – 15.9	7.32	1,364

The neighbouring domestic supply wells are completed over shallow depth zones than the Site supply well and also have shallower water levels.

A cross section (Figure 12) was constructed using Water Well Drilling Reports along the line C – C' to illustrate aquifer distribution and to show if the completion zones of these existing domestic wells coincide with the production interval used by the Site supply well (#10136136).

Figure 12. Geologic cross section C – C'



The supply well on Site accesses water from a deeper confined sandstone aquifer unit compared to the existing domestic wells to the north of the Site. The static water level in the Site well (#10136136) is deeper than those of the existing domestic supply wells, indicating the Site well produces from an aquifer zone that is hydraulically isolated from the aquifer accessed by the existing domestic wells within SE-10-33-01W5. Existing domestic supply wells produce water shallow confined shale aquifers, with static water levels generally within 5 metes of ground surface.

We can determine from the cross section that production from the Site well should not hinder the production ability of the existing domestic supply wells as they produce water from two different, hydraulically isolated zones.

BEDROCK GEOLOGY

The underlying bedrock geology consists of the early/lower Paleocene fluvial sandstones of the Paskapoo Formation. The Paskapoo Formation is a non-marine fluvial deposit consisting of interbedded sandstone channel bodies and overbank mudstone, siltstone and shale. The formation is one of Alberta's largest and most prolific aquifers, supporting more wells than any other aquifer in Alberta's prairies. The priority target aquifers in the formation are the permeable and porous channel sandstones, while the surrounding mud and shale act as confining aquitards.

It was reported by Toth (1963) that a volcanic deposit, termed the Olds Tuff Bed, is present in the area. As this deposit is usually associated with lake deposits, likely deposited in a back water swamp adjacent to the river deposits. The Olds Tuff is found at an elevation of around 900 m above sea level, or at a depth of approximately 21 m in the well. This zone is reported to be a grey sandy clay in the Water Well Drilling Report, consistent with the soft nature of tuffs.

Aquifers in the area consist of shallow bedrock sandstones or shales of the Paskapoo Formation. Groundwater use in the area is low, consisting largely of individual unregistered residential acreages with low licensed groundwater usage. Available pumping tests for existing nearby wells were analyzed to determine long term yield rates. Well yields of existing wells are generally high, with long term yields on the order of 110.3 – 551.9 m3/day. These existing wells produce from a shallower sandstone aquifer than that accessed by the supply well on Site. A supply well (GIC Well ID 10136136) was installed on Site December 14th, 2023, by personnel from Black Dog Drilling Inc to determine aquifer conditions underlying the Site. The well obtains water from a confined bedrock sandstone aquifer present at depths of 35.7 – 40.2 metres below ground, which is 14 – 25 meters below the aquifer units accessed by existing neighbouring domestic supply wells. Approximately 25 metres of mixed sand and clay, and at least 10 metres of interbedded sandstone and shale bedrock overlying the screened interval should aid in preventing surface water contaminants, such as septic field effluents, from migrating to the aquifer.

FIGURE 3 Aerial photo with surface topography contours and A-A' cross section well locations

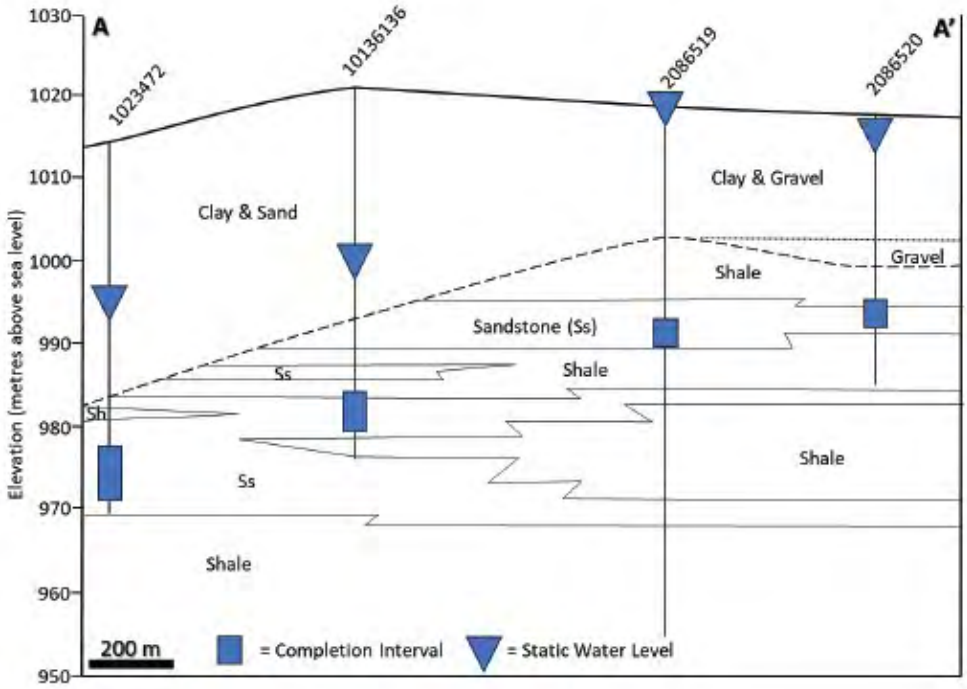


FIGURE 4 Geologic Cross Section A-A

Phase 1 Environmental Site Assessment

Updated since the May Open House

Author: Mark Lehar, P.Geo
Company: Bifrost Environmental and Remediation Services Inc
Date: August 2024

NETOOK NORTH

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.

The assessment revealed that a former well site on the quarter had been licensed in October 1978 and only drilled for two months in LSD 7. The formal abandonment date was in January 1979. A Reclamation Certificate was issued on August 31, 1979. In addition, historical air photos revealed a clearing and possible access road to a potential well site in LSD 8. Surface testing did not reveal a metal well shaft. During the week of May 13, methane testing will be undertaken around both these sites to fully assess the situation relative to potential remediation prior to development.

OUTCOME

At this time, the only evidence of potential environmental liabilities on the subject property is associated with the known well. The methane testing revealed some elevated methane levels associated with drilling wastes and organic wastes associated with the temporary wetlands. On site assessment at the time of construction in these areas with elevated methane readings may indicate the need for some special treatment of some soil. Otherwise, development of the Concept Plan is reasonable from an environmental perspective.

Subject Property

Subject Property Lease Area Site Diagram

Biophysical Impact Assessment

Updated since the May Open House

Author: Michael Shorter, P.Biol.
Company: Tannas Conservation Services Ltd.
Date: July 2024

NETOOK NORTH

OUTCOME

Much of the quarter has been heavily utilized for agriculture. The assessment indicates that given the agricultural use, there are no tracked rare planet species, and the potential for rare plant species is low, and the impact to wildlife habitat and wildlife is minor.

There are few areas within the quarter area that have not been largely impacted by annual cropping. All wetland areas have been cropped. Impact to biodiversity, native species or rare plant species is expected to be of minimal significance across the site, due to the current state of use by agriculture. The potential spread of invasive species from the development can be reduced through weed control during the construction and maintenance once the development is completed. The greater section contains an ephemeral and temporary cultivated, wetland complex in the centre north portion of the plan.

The quater contains four wetlands and four ephemeral water bodies. All wetlands are classified as temporary due to their emergent wetland, vegetation, full cultivation and lack of surface water in all but the wetland times of the year wettest years. Ephemeral water bodies are not classified as wetlands based on the provincial wetland classifications system. The wetlands will be presented to Alberta EPA with reference to the Water Act application. The removal of these water bodies will occur with approval under the Water Act following the completion of a Wetland Assessment and Impact report and pay an in lieu replacement fee as required under the Alberta Wetland Policy.

The assessment provides mitigation measures to prevent the growth of noxious weeds through weed management. It recommends any development within the breeding bird window of April 14–August 28th be preceded by a wildlife and bird breeding sweep. It recommends erosion and sediment central measures during construction. It recommends wetlands be addressed per the Alberta Water Act.

Due to the ongoing agricultural use across virtually the entire greater section, the impacts of development to biodiversity, wildlife, native species or rare plant species is to be of minimal significance. Given the lack of surface water in all periods, the wettest years and seasons, the wetlands are considered as temporary. All potential Project inputs to biophysical resources have a significance of moderate or lower following implementation of mitigation measures. Presently, the only anticipated regulatory approvals/authorization relate to wetland removal where Water Act Approval is required and the constriction of the stormwater pond where EPEA Authorization is required.

Transportation Impact Assessment

Author: Zeeshan Abdy, P.Eng
Company: Watt Consulting Group
Date: February 2024

NETOOK NORTH

The purpose of the TIA is to assess the impact of the proposed development on the existing transportation network, as well as review the proposed site plan. The TIA reviews and analyses the existing and future conditions for the 10 and 20 year horizons with a focus on a Background Information Review, Trip Generation and Distribution and Capacity Analysis of Range Road 12 and Highway 27 using the Synchro software package and the TIA's for surrounding developments of Netook Business Park and Noble Business Park.

OUTCOME

Capacity analysis was conducted on Range Road 12 and Highway 27 intersection based on the proposed development. Based on the analysis, the results and recommendations are as follows:

Analysis Results and Recommendations	
Existing Conditions	No Recommendations
2035 Horizon (100% Built-Out)	Re-paint the intersection pavement markings to clarify the existing two-stage left turn for vehicles traveling east from Range Road 12 to Highway 27.
2045 Horizon (100% Build-Out)	No further recommendations.

FIGURE 4 Existing Traffic Volumes

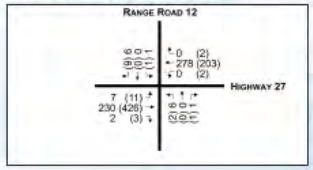
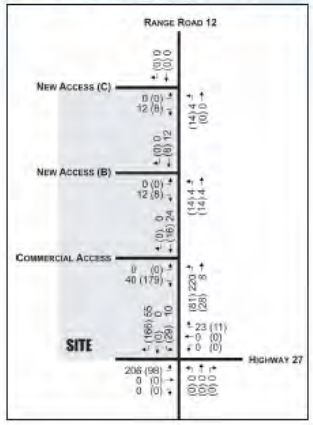


FIGURE 6 Site Generated Traffic Volumes



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

FIGURE 9 2035 Post Development Traffic Volumes

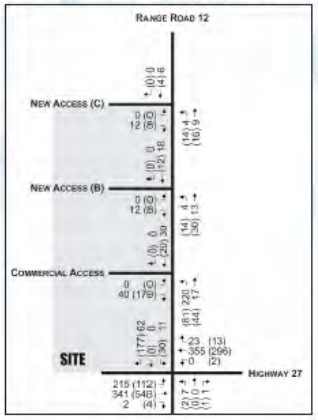
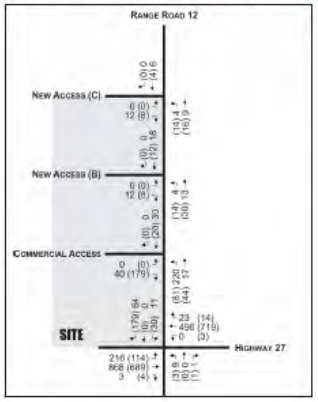


FIGURE 11 2045 Post Development Traffic Volumes



Geotechnical Assessment

Author: Joel Rombough, P.Eng.
Company: Watt Consulting Group
Date: March 2024

NETOOK NORTH

Watt Consulting completed 27 geotechnical boreholes (labeled as blue) on the greater section on December 1st and 2nd, 2023. This supplemented the 9 boreholes (labeled as red) completed and analyzed on the section in 2008. Based on the subsurface stratigraphy revealed at the discrete borehole locations the quarter is comprised of topsoil (ranging from 0.2 - 0.3 metres) and fill, underlain by silty clay til and completed to highly weathered bedrock. Very little groundwater seepage was observed in all boreholes. The ongoing water level readings in the boreholes indicated the highest depth to the water was dry to 2.2m - 5.6m (in 15 boreholes).

Based on the analysis of the boreholes samples, the Geotechnical Assessment provides detailed design and construction comments and recommendations for the proposed development in the following sections; site preparation, backfill and completion, strip and spread footings, non-structural floor slabs-on-grade, lateral earth pressures, seismic considerations, frost protection, temporal excavation and dewatering, site grading and drainage, pavement design considerations, concrete exposure class and review, testing and field inspection.

OUTCOME

The assessment concludes that the subsurface ground and groundwater conditions encountered on the greater section are considered suitable for the proposed country, residential and business park development.

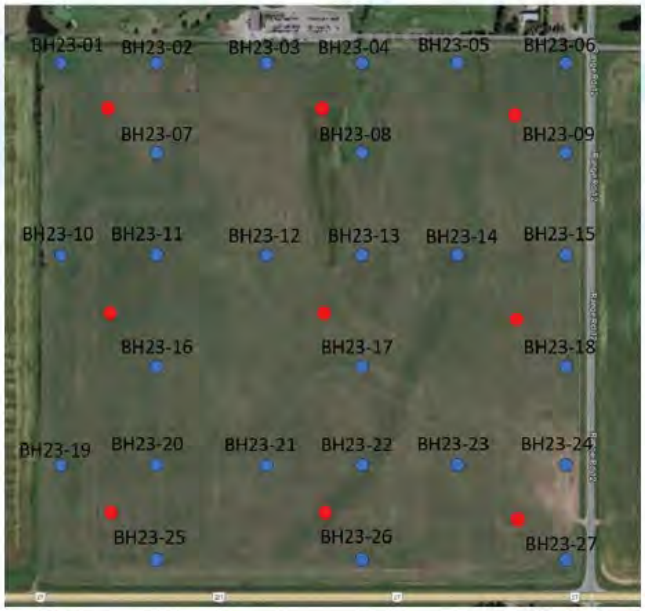


FIGURE 1 **Borehole Location Plan**

Note:
Additional geotechnical information is provided on the Private Sewage Treatment System exhibit.

Level II Private Sewage Treatment System Assessment

Authors: Alanna Felske, P.Geo. & Ken Hugo, P.Geo.
Company: Arletta Water Resources
Date: March 2024

NETOOK NORTH

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 excavated on Site November 17, 2023, to get an assessment of the soil profile, log the soil samples for grain size analysis, and determine if any shallow water table or restrictive layers are present. Strata underlying the site consists mainly of clay loam, loam and sandy loam. Review of the drilling logs for water supply wells within the Site quarter section indicate that the upper strata consist of 24.4 meters of fine-grained soil overlying the bedrock surface. Wells in the area are completed over confined bedrock aquifer units which are not in direct communication with surface water sources. The surficial deposits and bedrock should serve as a barrier to the migration of septic field effluent to deeper aquifers.

The geotechnical investigation conducted by Watt Consulting Group showed an area along the north side of the site where groundwater was located at a depth of 2 m below the surface. The test pits as part of this investigation also showed some soils with evidence of seasonal saturation (gleying/mottling) and certain areas with limited vertical separation distances between a surface septic field and this shallow groundwater restrictive conditions. Mounded septic fields will provide a sufficient infiltration distance.

The report outlines the design and construction requirements for 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

Soil texture and structure within the area investigated indicate that the site is acceptable for a mounded (above grade) septic field with primary (at some locations), secondary or greater treated effluent. The proposed subdivision of 45 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 5 **Depth to Groundwater**

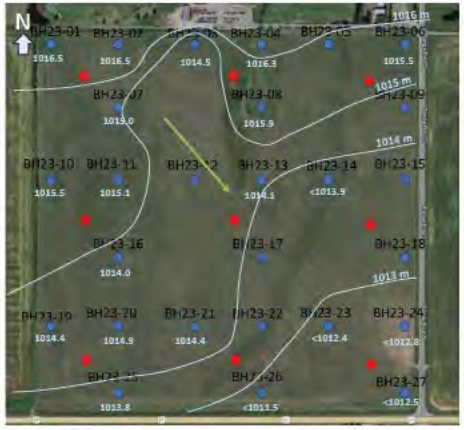


FIGURE 6 **Water Table Elevation**

Note:
The business park will be serviced using pump out tanks similar to what was recently approved for the Noble Business Park south of Highway 27.

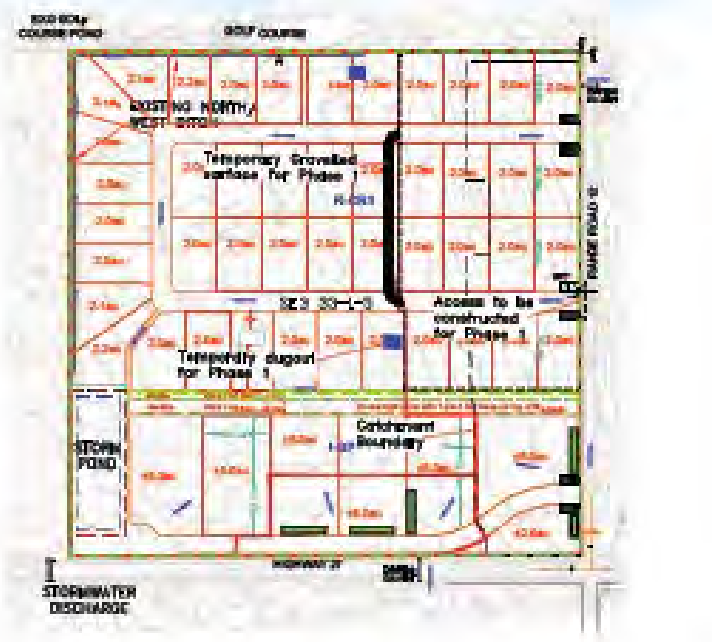
Conceptual Stormwater Management Plan

Updated since the May Open House

NETOOK NORTH

Discussions were held with Jason Clouston, Superintendent of the Olds TurfCare Team, about a stormwater management plan whereby stormwater from the Concept Plan development, would be collected in a permanently wet stormwater facility in the SW corner of the quarter and either pumped back to the Olds Golf Course for use on the golf course or released downstream to Lonepine Creek in order to ensure that the off-site stormwater flow does not exceed that which would occur from the existing quarter section in a pre-development state. Drainage will be channelled to the stormwater ponds via the boundary ditches and roadway ditches. The board of the Olds Golf Club agreed in principal with the proposed concept. Discussions with Alberta Environment and the Olds Gold Board will occur during the planning review process to discuss the details of the proposed stormwater use by the golf club.

The plan includes small bioretention facilities at the roadway entrances to the development off Range Road 12 and on several of the business park lots in the south-central portion of the quarter adjacent to Highway 27. The bioretention facilities enable more infiltration of stormwater than if it was immediately discharged downstream. These bioretention areas will be wet after rain events but dry for the majority of the year. See adjacent panel.



5.0 PUBLIC ENGAGEMENT

5.1 Public Engagement Summary

An in-person public information open house was held in the Olds Golf Club House on the evening of May 22, 2024. The total number of participants is approximately 30 people: 17 participants formally signed in at the event while several participants did not. A comprehensive public engagement summary which includes feedback received from the public has been prepared and included within Appendix 2 of this report.

5.2 Key Comments and Responses

The Public Engagement Summary lists the key comments on page 8 to 11. The participant comments and project team responses have been organized by theme as follows:

Theme	Comment or Question	Project Team Response
Groundwater Wells and Water Supply	Concerned with the impact of the proposed wells on existing wells and long-term water supply.	Many of the attendees are residents of the area and access their land via Range Road 12. Residents spoke to Ken Hugo of Arletta Water Resources who used the engagement boards on Groundwater Supply Evaluation to explain the proposed plan. All the wells north and east of the golf course were plotted showing the existing wells drilled to 12-30m depths below the surface and the test well, and propose future wells, drilled to 35-40m below the surface into a different sandstone aquifer. Most people seemed to leave satisfied that their well supply should not be impacted if the new wells were in fact drilled into deeper and distinct aquifer layers.
Groundwater Wells and Water Supply	Why not tie the development to piped water mains?	There are no existing piped water mains in the area to tie to and none are contemplated for the future. The proposed density is consistent with on site services and the lack of piped municipal servicing.
Emergency Services	How will the new dwellings deal with the risk of fire?	The County has an agreement with the Town of Olds to provide firefighting services to the County. These lands are just a few miles from the Town and will be serviced by the Town Fire Services. The proposed storm water facility will enable access for water if needed.
Density	Why so much density in the area?	The Highways 2/27 Special Policy Area is a unique feature of the Mountain View County Municipal Development Plan. It is unique to this location and enables the opportunity for the proposed density and uses.
Density	Where does this happen elsewhere in the County?	The Highways 2/27 Special Policy Area which is in place for these lands in the Mountain View County Municipal

		Development Plan enables the opportunity for the proposed density and uses.
Density	Is there anyway you could have less dense housing and not have the commercial component?	The proposed 45, 2-acre country residential lots is somewhat less than the opportunity provided in the General Municipal Plan. The Plan allows for a maximum of 48 lots on a quarter section. The commercial development is an opportunity to utilize the remainder of the quarter section adjacent to Highway 27 with very attractive public visibility to service future commercial/industrial needs for the area. The proposed development will increase municipal tax revenues. The new asphalt added to Range Road 12 from Highway 27 to the second residential entrance will bring that portion of Range Road 12 up to a 100% load bearing road, which can happen without additional County cost because of the proposed development.
Transportation	Can the existing Highway 27/Range Road 12 intersection handle the additional traffic?	The Transportation Impact Assessment (TIA) completed for the development indicates that the existing intersection is sufficient for the next 10-20 years at which time new stripping will be required on the pavement to better control movement at the intersection.
Consultation	Has the golf course been consulted?	Initial discussions have occurred with Jason Clouston, the Golf Course Superintendent. He took the proposal to his Board. The Golf Course will be circulated the application for their comment to the County. At a Board meeting in mid July, the Board indicated it supported in principle the concept of utilizing stormwater resulting from the proposed development but wanted more details and discussions about the sharing and partnership. These discussions will occur in the Fall and will involve discussions with Alberta Environment.

5.3 Changes as a Result of the Open House

Information gathered at the Open House from community members resulted in changes to the Concept Plan. These changes include the creation of an industrial/commercial frontage road along Highway 27 to increase the visual appeal of the interface for travelers. In addition, the inclusion of a berm and linear public open space to offer greater separation and public amenity between the industrial/commercial lots and the residential lots. We also refined the stormwater pond and included smaller PUL components that are now shown on the plan.

Appendix 1 – Land Titles

Appendix 2 – Public Engagement Summary

Public Engagement Summary

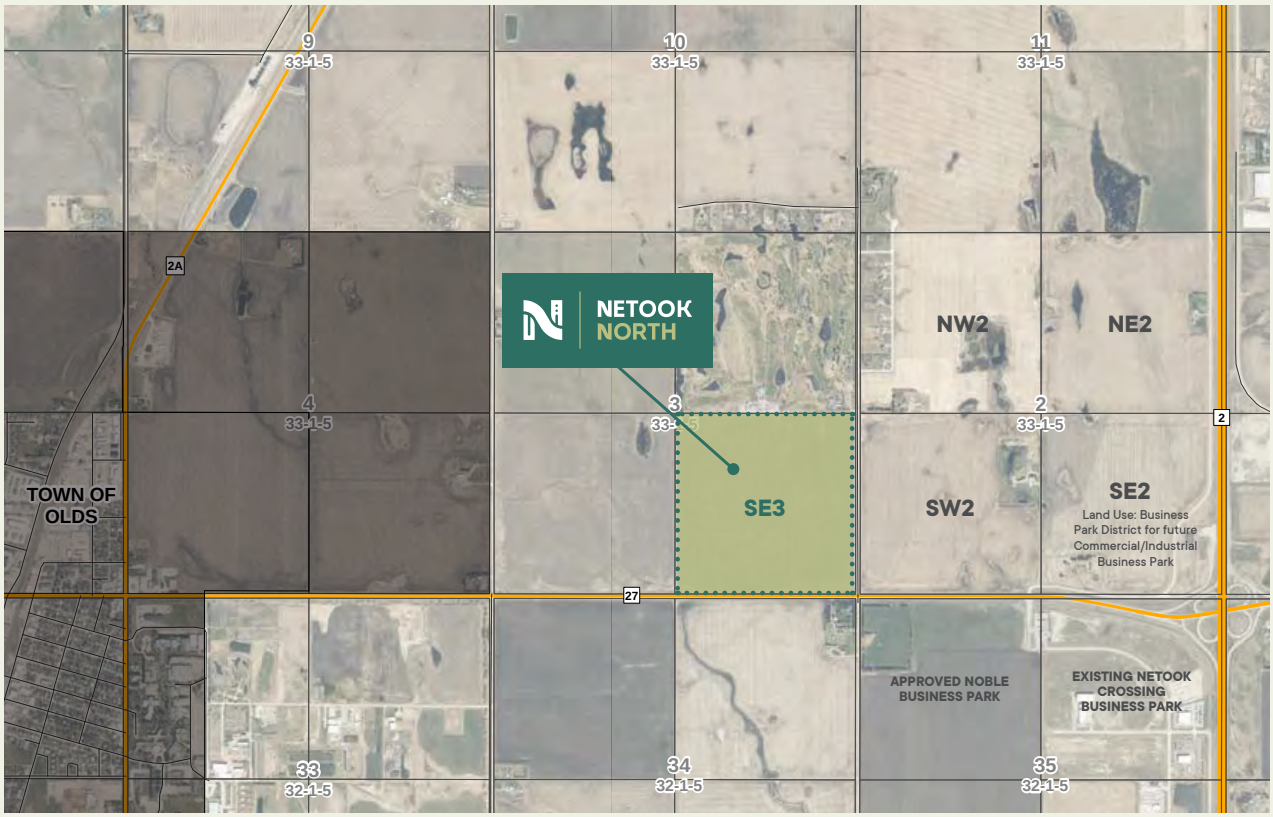
August 2024

NETOOK NORTH

1.0 Project Background & Location

On behalf of Abe Neufeld, 1273927 Alberta Ltd. (Al and John Froese), and 404048 Alberta Ltd. (Greg Brown), B&A is working on a Concept Plan, Land Use Redesignation, and Subdivision Applications for a country residential and commercial/industrial subdivision in Mountain View County immediately south of the Olds Golf Club and west of Highway 2 in the SE 1/4–3–33–1 W5M.

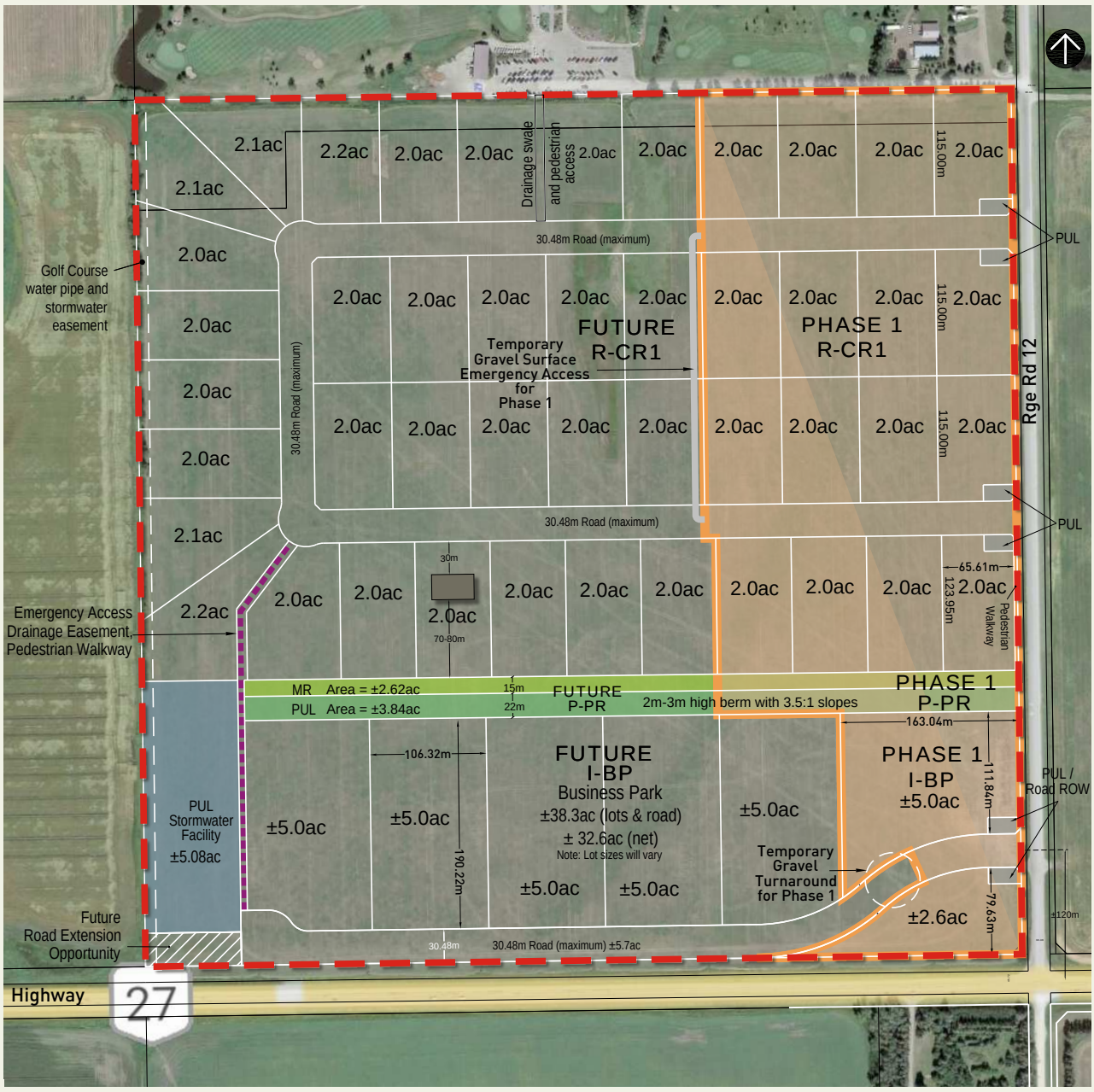
The proposed Country Residential and light industrial/ commercial development is located within an area identifi ed by the County's Municipal Development Plan as Special Policy Area. The concept plan proposes 45 Country Residential (R-CR1) lots, each greater than 2 acres. It also includes an approximately 55 acre industrial/commercial area adjacent to Highway 27.



Netook North May 2024 (Open House) Concept Plan

Please note, the Concept Plan has been refined since the Open House.
Please see August 2024 Updated Concept Plan.

Netook North August 2024 Updated Concept Plan



2.0 Project Timeline

2023–2024
Preparation of technical studies

MAY 22, 2024
Drop-in Public Information Session, Olds Golf Club

AUGUST 2024
Submission of Concept Plan, Land Use Redesignation & Subdivision Applications to Mountain View County

FALL 2024 - WINTER 2025
County technical review and external circulation of applications

WINTER 2025
Updates to Concept Plan & applications based on feedback

SPRING 2025
Municipal Planning Commission and Public Hearing of Mountain View County Council.

3.0 Outreach Activities

The following outreach methods were used to introduce the project and respond to questions. The promotions invited stakeholders to attend the in-person, public information session. The website shared information about the proposed project and application and will continue to communicate project updates throughout next steps.

Project Website

NetookNorth.com was used as a landing page to share project resources and information. .

Letters to neighbours

Mailed by Mountain View County representatives on May 3rd to approximately 70 homes within a 1–mile radius

Newspaper ads

Two ads in The Albertan during the weeks of May 7th and 14th.

In-person Public Information Session

May 22, 2024, 17 attendees. Estimate of about 30 total participants.

4.0 Public Information Session

On Wednesday, May 22nd, 2024, the Netook North project team hosted a drop-in, public information session at the Olds Golf Club from 6:30pm to 8:30pm. 17 people signed in at the event, which includes a representative from Mountain View County Planning Department, Margaretha Bloem, and the local area Councillor, Jennifer Lutz. The total number of participants was approximately 30 people, as some attendees did not sign-in. The following project team members were in attendance:

Greg Brown
Project Manager and Planner

Ken Hugo
(P.Geo) Arletta Water Resources Groundwater Supply Evaluation and Private Sewage Treatment System Assessment

Dave Watt
(P.Eng) Former President of Watt Consulting Municipal Engineering and Transportation Planning

Dave Hogarth
Realtor
Century 21

Paul Jacobs
(P.Eng) Stormwater Assessment

5.0 What We Heard

Stakeholders that attended the session had the opportunity to review 22 project information boards, ask questions of the project team and complete a comment form. The project team received one comment form from an attendee who identified that they learned about the event through the neighbourhood letter. The project information boards shown at the event are available on the project website, NetookNorth.com, as a resource to those that were unable to attend the in-person event.

KEY COMMENTS

During the information session, the project team received many verbal comments and questions from the attendees on a range of topic areas. In addition, one comment form was submitted with feedback. The following chart identifies each comment received and the subsequent response from the project team. Each comment/question is organized by theme.

Theme	Comment	Project Team Response
Groundwater Wells & Water Supply	Concerned with the impact of the proposed wells on existing wells and long-term water supply.	Many of the attendees are residents of the area and access their land via Range Road 12. Residents spoke to Ken Hugo of Arletta Water Resources who used the engagement boards on Groundwater Supply Evaluation to explain the proposed plan. All the wells north and east of the golf course were plotted showing the existing wells drilled to 12–30m depths below the surface. The aquifers beneath the lands in this area have an abundant water supply. However, we asked the projects hydrological engineers to collect data on the existing well depths in the area and assess the different aquifer “layers” beneath the surface. Their assessment is that the existing well depths of 5 to 30m beneath the surface will not be impacted if we require all new wells to be drilled into lower aquifers of ground water to a minimum of 40 m (131.2 ft) from the surface. The project team worked with members of the Mountain View County planning department to determined how we could enforce this requirement. We concluded that: A. We should apply for a textual amendment to the C-R1 land use district requiring a minimum 40m well depth for all new wells. B. No development permits for new development will be issued without proof that a well has already been drilled on the lot to a depth of at least 40m.

Theme	Comment	Project Team Response
Groundwater Wells & Water Supply	Why not tie the development to piped water mains?	There are no existing piped water mains in the area to tie to and none are contemplated for the future. The proposed density is consistent with on site services and the lack of piped municipal servicing.
Emergency Services	How will the new dwellings deal with the risk of fire?	The County has an agreement with the Town of Olds to provide firefighting services to the County. These lands are just a few miles from the Town and will be serviced by the Town Fire Services. The proposed storm water facility will enable access for water if needed.
Density	Why so much density in the area?	The Highways 2/27 Special Policy Area is a unique feature of the Mountain View County Municipal Development Plan. It is unique to this location and enables the opportunity for the proposed density and uses.
Density	Where does this happen elsewhere in the County?	The Highways 2/27 Special Policy Area which is in place for these lands in the Mountain View County Municipal Development Plan enables the opportunity for the proposed density and uses.

Theme	Comment	Project Team Response
Density	Is there anyway you could have less dense housing and not have the commercial component?	The proposed 45, 2–acre country residential lots is somewhat less than the opportunity provided in the General Municipal Plan. The Plan allows for a maximum of 48 lots on a quarter section. The commercial development is an opportunity to utilize the remainder of the quarter section adjacent to Highway 27 with very attractive public visibility to service future commercial/industrial needs for the area. The proposed development will increase municipal tax revenues. The new asphalt added to Range Road 12 from Highway 27 to the second residential entrance will bring that portion of Range Road 12 up to a 100% load bearing road, which can happen without additional County cost as a result of the proposed development.
Transportation	Can the existing Highway 27/ Range Road 12 intersection handle the additional traffic?	The Transportation Impact Assessment (TIA) completed for the development indicates that the existing intersection is sufficient for the next 10–20 years at which time new stripping will be required on the pavement to better control movement at the intersection.
Crime	WIl crime increase with more residents in the area?	Unfortunately, crime exists in many communities, whether established or newly developing. We are not crime experts, but the eyes of aware and caring neighbours and on-site protection and surveillance equipment seem to be the best measures of deterring unwanted visitors and crime.
Consultation	Has the golf course been consulted?	Initial discussions have occurred with Jason Clouston, the Golf Course Superintendent. He took the proposal to his Board. The Golf Course will be circulated the application for their comment to the County. At a Board meeting in mid July 2024, the Board indicated it supported in principle the concept of utilizing stormwater resulting from the proposed development but wanted more details and discussions about the sharing and partnership. Alberta Environment has no objection to the concept of sharing of sharing the stormwater. Detailed discussions with Alberta Environment and the Golf Club will occur as part of the subdivision process and amendment to the Golf Course water license. The developer will pay for all costs associated with the amendment to the Golf Club Water License.

VERBAL PROJECT SUPPORT FINDINGS

- Several residents verbalized that the development will not impact them, and they had no concerns.
- Several residents indicated their support for the development.
- A couple of residents seemed to indicate objections to the proposed development.
- Several residents expressed concerns about specific details, including the proposed density.

VERBATIM COMMENTS FROM ONE WRITTEN RESPONSE

Source	Feedback	Response
Event feedback form	Is there anyway you could have less dense housing and not have the commercial component?	The proposed development optimizes the use of the land for residential and industrial/commercial purposes to help facilitate ongoing growth within the County. The density proposed is less than the maximum density indicated in the County Municipal Development Plan. The commercial component is very attractive to future users due to the exposure to Highway 27 passers-by. If commercial was not provided, the narrow band of agricultural land could still be farmed but would be of a size that would be less than ideal for farming and cultivation purposes.

6.0 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:

Darby Henshaw Engagement Specialist

dhenshaw@bastudios.ca

403-692-4534

Greg Brown Planner and One of the Landowners

gbrown@bastudios.ca

403-512-4180

NETOOK NORTH RESIDENTIAL PUBLIC ENGAGEMENT SUMMARY

NETOOK NORTH

CONCEPT PLAN, PHASE 1 LAND USE REDESIGNATION & SUBDIVISION

SE-3-33-01 W5M Mountain View County

NETOOK NORTH