

BYLAW 131/2004

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 TO ADOPT AN AMENDMENT TO AN AREA STRUCTURE PLAN

WHEREAS the Council of the Municipal District of Foothills No. 31 (hereinafter called the "Council") is empowered by Section 633(1) of the Municipal Government Act, being Chapter M-26.1, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the Municipality's boundaries; and

WHEREAS the Council did direct the preparation of an Area Structure Plan for the lands legally described as

Title 1

First:

Meridian 5 Range 3 Township 22 Section 29 Quarter South West
Containing 64.7 Hectares (160 Acres) More or Less

Excepting Thereout:

Plan	Number	Hectares	Acres
Meter Station Site	8011827	0.1240	0.31
Road	8611110	0.804	1.987

Excepting Thereout all Mines and Minerals

Second:

Meridian 5 Range 3 Township 22 Section 29

That portion of the South East Quarter which lies to the West of the roadway on Plan 6503HD containing 21.5 Hectares (53.3 acres) more or less

Excepting Thereout:

A) That portion as described in notification 27KO and Certificate of Title 158S221 containing 3.5 Hectares (8.65 acres) more or less

B) Plan	Number	Hectares	Acres
Road Widening	7711118	0.542	1.34
Meter Station Site	8011827	0.54	1.35
Meter Station Site	8310011	0.116	0.29
Road	8611110	0.222	0.549
Compressor Station Site Right of Way	8710069	0.277	0.684

Excepting Thereout all Mines and Minerals

Title 2

Plan 0011143 Block 2 in NW 29-22-3 W5

Excepting Thereout all Mines and Minerals

Title 3

Meridian 5 Range 3 Township 22 Section 29

That portion of the South East Quarter which lies North East of the South Westerly limit of the road on Plan 6503 HD, and South West of the Road on Plan 7711118 Containing 15.15 acres more or less

Excepting Thereout:

Plan	Number	Hectares	Acres
Road	8611110	0.347	0.857

Excepting thereout all Mines and Minerals

WHEREAS the Area Structure Plan has been prepared under the direction of Council;

NOW THEREFORE the Council of the Municipal District of Foothills No. 31 in the Province of Alberta, hereby enacts as follows:

1. That this Bylaw may be cited as the "*Hawks Landing at Priddis Greens Area Structure Plan Bylaw*".
2. That the *Hawks Landing at Priddis Greens Area Structure Plan* is attached as Schedule 'A' hereto and forming part of this Bylaw.
3. That this Bylaw contains amendments to the Priddis Creek Area Structure Plan Bylaw 103/95 which states, in accordance with the Municipal Government Act, that the Area Structure Plan may be amended by Bylaw from time to time.

4. That the *Hawks Landing Area Structure Plan*, in accordance with the Municipal Government Act, may be amended by Bylaw from time to time in accordance with the Municipal Government Act, by the Municipal District of Foothills No. 31.
5. This Bylaw comes into full force and effect upon the third and final reading.

FIRST READING: August 26, 2004

Roy R. McLean
Reeve

[Signature]
Municipal Manager

SECOND READING: October 13, 2005

Roy R. McLean
Reeve

[Signature]
Municipal Manager

THIRD READING: October 13, 2005

Roy R. McLean
Reeve

[Signature]
Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this 13th day of October, 2005.

**HAWK'S LANDING AT PRIDDIS GREENS
AREA STRUCTURE PLAN**

DILLON Project No. 05-5174

September 2005

HAWK'S LANDING AT PRIDDIS GREENS
AREA STRUCTURE PLAN

Submitted To:

THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
Calgary, Alberta

Prepared by:

DILLON CONSULTING LTD.
Calgary, Alberta

September 2005

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1.0 INTRODUCTION

1.1 Purpose of the Plan

This Area Structure Plan (ASP) was originally adopted as the Priddis Creek Area Structure Plan by Bylaw 103/95 on October 5, 1995. In 2004, the ASP was amended and re-named "Hawk's Landing at Priddis Greens Area Structure Plan" by amending Bylaw # _____. Hawk's Landing at Priddis Greens Area Structure Plan has been prepared pursuant to Section 633(1) of the Municipal Government Act (MGA) (*RSA 2000, c. M-26*).

633 (1) *For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.*

(2) *An area structure plan:*

(a) must describe:

- (i) the sequence of development proposed for the area;*
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;*
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area;*
 - (iv) the general location of major transportation routes and public utilities;*
- and*

(b) may contain any other matters the council considers necessary.

In addition, this ASP was prepared in accordance with the Municipal District of Foothills No. 31 Municipal Development Plan and Land Use Bylaw and complies with the Municipal guidelines for the preparation of Area Structure Plans. Technical information required to complete this Area Structure Plan was obtained in consultation with the Municipal District of Foothills Staff.

The Plan has a level of detail greater than the Municipal District of Foothills No. 31 Municipal Development Plan, and is intended to act as a guide to future subdivision and development in the Plan Area. In accordance with Section 633(1) of the Municipal Government Act, a Council of a Municipality may, by By-Law, adopt the Plan as a Statutory Plan.

Direction for the Plan was provided by the Municipal Development Plan, and examines

and addresses the following issues:

- a) the proposed land use;
- b) the sequence of development;
- c) the location of proposed and existing roads and public utilities;
- d) the location of reserves;
- e) water supply and public sewage provisions;
- f) the developability of the land; and
- g) impacts on surrounding land uses.

1.2 Background to the ASP

The objectives of the Plan are as follows:

- a) To ensure that the review of any subdivision and/or development proposal is conducted on the basis of approved policies and guidelines for the Plan area.
- b) To define a land use strategy which is in conformity with the overall principles of the Municipal Development Plan.
- c) To conform to the provisions of the Municipal Government Act, and applicable provincial standards and regulations.

1.3 The Approval Process

The Municipal District of Foothills No. 31 requires the preparation of the Plan to provide a framework for subsequent subdivision and development within the Plan area.

Following circulation and subsequent reviews, the Plan was presented to M.D. Council and originally adopted by Bylaw 103/95 as The Priddis Creek Area Structure Plan. In 2004, the Plan was amended and re-named "Hawk's Landing at Priddis Greens Area Structure Plan" at which time community and municipal input had been received at various stages in the planning process. In addition, the Developers had circulated adjacent property owners, in advance of the public hearing, to gain feedback.

A statutory Public Hearing was held on August 26, 2004. First reading of the amending bylaw (Bylaw 131/2004) was given August 26, 2004.

Second and third reading was obtained _____ and Bylaw _____ was adopted.

Hawk's Landing at Priddis Greens Area Structure Plan does not supersede, repeal, replace or regulate or otherwise diminish any Statutory Plan in effect in the Plan Area.

1.4 Plan Review and Amendment

Periodic review and occasional amendment of Hawk's Landing at Priddis Greens Area Structure Plan may be required in accordance with the *Municipal Government Act*.

1.5 Interpretation

In this Plan:

- a) "**Concept Plan**" means a land use concept prepared for the Plan Area.
- b) "**Council**" means the Council of the Municipal District of Foothills No. 31.
- c) "Developers" means Priddis Creek Developments Ltd. and 496290 Alberta Ltd.
- d) "**Plan**" means Hawk's Landing at Priddis Greens Area Structure Plan.
- e) "**Subdivision Approving Authority**" means the Council of the Municipal District of Foothills No. 31.
- f) "**Plan of Subdivision**" means a detailed proposal for development of the land and forms the basis for an application for subdivision.
- g) "**Residual Lands**" means all lands within the Plan Area which are not identified for residential, reserve, golf course, roadway or utility uses by the Plan.

2.0 THE PLAN AREA

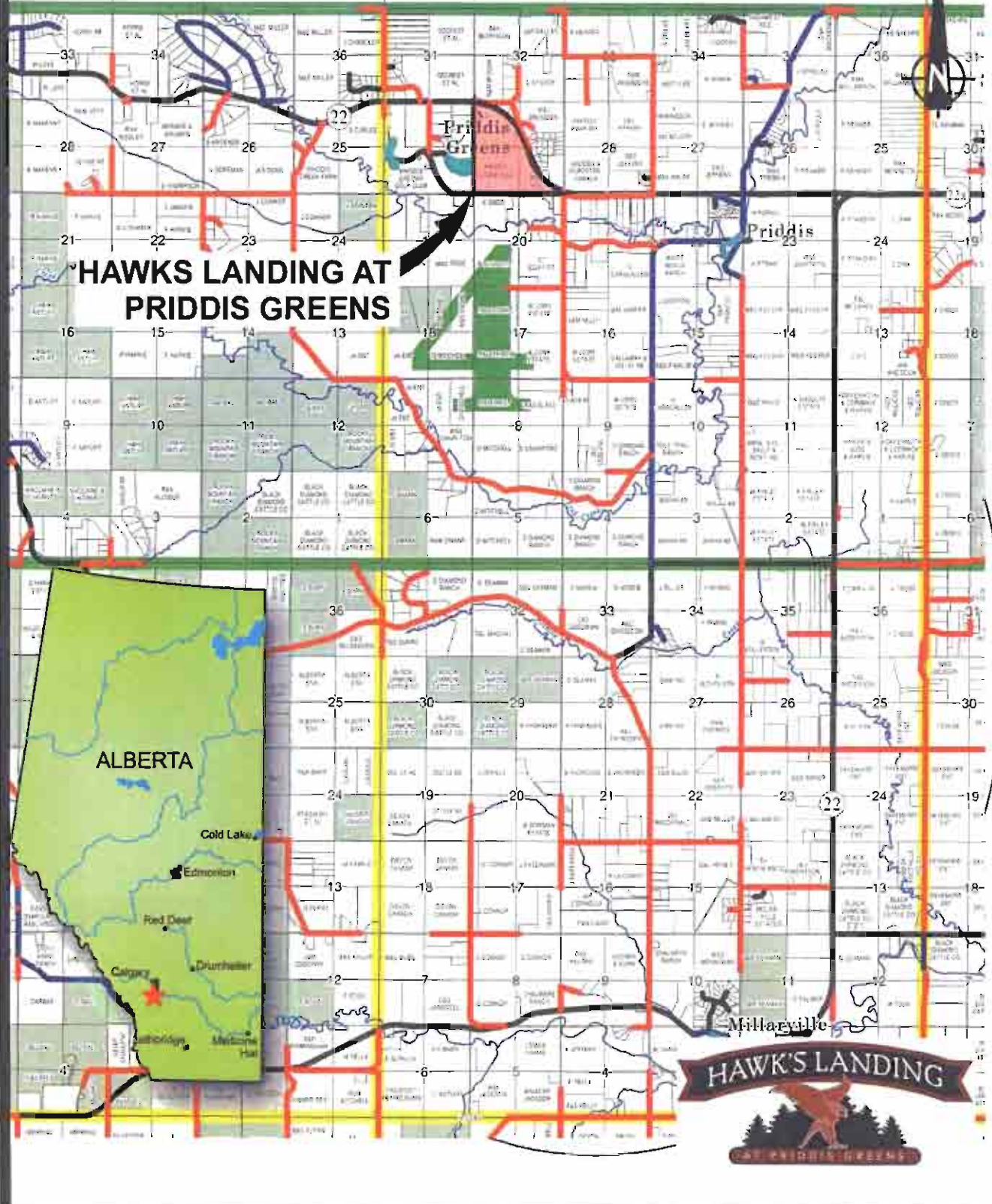
2.1 Regional / Municipal Location

The Plan Area is located approximately thirty kilometres south west of the City of Calgary along Highway 22 and is three kilometres north west of the Hamlet of Priddis. The Plan Area is immediately adjacent to the existing Hamlet of Priddis Greens, which also contains a golf course and residential development. The land lies south and west of Highway 22 and north of Priddis Greens Drive and is within the Municipal District of Foothills No. 31. Refer to **Figure 1** for a map of the Plan Area location.

Range 4

Range 3

2 ST.W. 336 ST.W. 320 ST.W. 304 ST.W. 288 ST.W. 272 ST.W. 256 ST.W. 240 ST.W. 224 ST.W. 208 ST.W. 192 ST.W.



DILLON
CONSULTING

OWNER	RCB
CLIENT	KJB
DATE	2005.03.03
SCALE	1:100,000

HAWKS LANDING AT PRIDDIS GREENS

AREA STRUCTURE PLAN
PTN. W 1/2 AND PTN SE 29-22-03

SITE LOCATION PLAN

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FIG 1

2.2 Definition of the Plan Area

2.2.1 Boundaries of the Plan Area

The Plan Area is described as those portions of Section 29; Township 22; Range 3; West of the 5th Meridian which lie south and west of the road on Plan 7711116 (Highway 22). The Plan Area contains a total area of 124.32 ha (307.21 acres) more or less.

The titles for the plan area are included in *Appendix A* and are presented as follows for clarification.

Title No.	Description	Owner	Area (*)	
011109915	SW 1/4 and SE 1/4 29-22-3-W5	Priddis Creek Developments Ltd.	80.18 ha	198.14 acres
	Boundary Adjustment of transfer station		1.127 ha	2.78 acres
	Acquisition of Road Allowance		2.26 ha	5.59 Acres
001 118 512 +2	Part of the NW 1/4 29-22-3-W5	496290 Alberta Ltd.	40.75 ha	100.7 acres
Plan Area Total			124.32 ha	307.21 acres

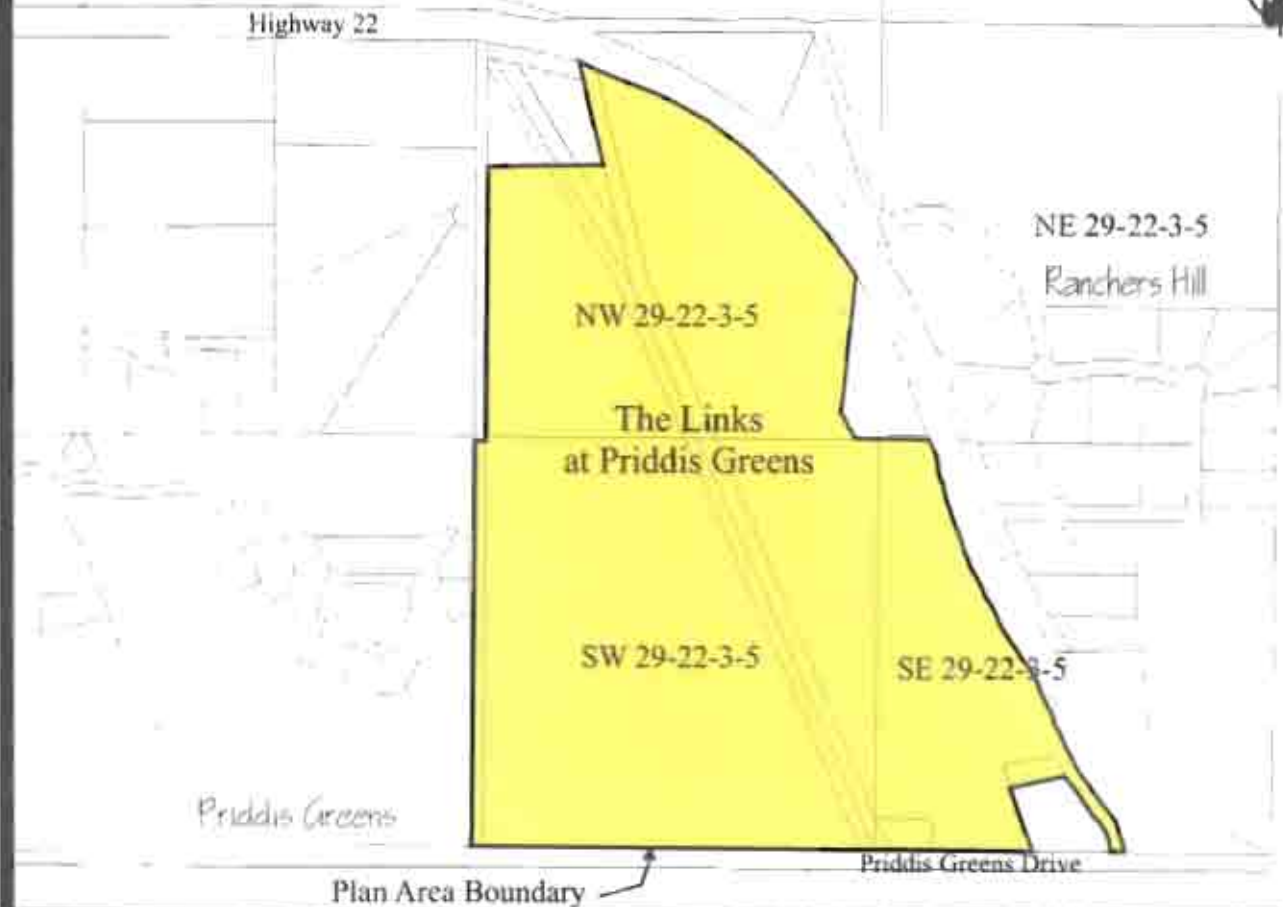
(*) Areas are given less all exceptions on title.

The Plan location is illustrated in **Figure 1** and the Plan Area is illustrated in **Figure 2**.

For the purpose of this Plan, the boundaries of the various land uses and the transportation components contained within the Plan Area shall be considered approximate only, and minor variations thereto shall not require an amendment to the Plan.

2.2.2 General Physical Description

The Plan Area lies within the foothills of the Rocky Mountains and the land is described as generally steep to rolling terrain with extensive native tree cover predominantly with Aspen and Spruce. The vegetation is characteristic of the



Plan Area

NW 29-22-3-5 = 100.70 Acres (40.75 ha)
 SW 29-22-3-5 = 157.71 Acres (63.8 ha)
 Road Allowance west side SW 29 = 5.59 Acres (2.26ha)
 SE 29-22-3-5 = 40.43 Acres (16.36 ha)
 Land Acquired from Transfer Station = 2.78 Acres (1.125 ha)
 TOTAL ACREAGE = 307.21 Acres (124.32 ha)



DATE	2008.03.03
BY	N.T.S.
DATE	
BY	
DATE	
BY	

HAWKS LANDING AT PRIDDIS GREENS
 AREA STRUCTURE PLAN
 PTN. W 1/4 AND PTN SE 29-22-03
 PLAN AREA BOUNDARY

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 FIG 2

general area. The high point of the land is located at the quarter line between the northwest and southwest quarter sections of section 29-22-3 W5M. The land generally slopes from north to south and southeast with a maximum elevation change of 84 meters (275 feet) from the northwest corner to the southeast corner.

Natural drainage traverses the property generally in a northwest to southeast direction eventually proceeding through natural drainage courses to Priddis Creek to the south.

3.0 PLAN GOALS AND OBJECTIVES

3.1 Goals and Objectives of the Plan

- To plan a residential development achieving the highest design, aesthetic and environmental standards and in conformance with existing provincial, regional and municipal policy documents.
- To act as a guide under which the Municipal District can review and evaluate specific development proposals.
- To provide a framework for subsequent subdivision and development proposals.
- To establish policies which will direct proposed land use, open space, population density, location of transportation routes, location and methods of utility servicing, phasing of development, site-specific issues such as escarpment and highway setbacks and such other matters as Council deems necessary.

3.2 Principles of Development

The major objectives of development are as follows:

- a) to ensure all development is in accordance with current statutory policy, provincial, and municipal standards;
- b) to provide for residential land use in a manner which is sensitive to the rural surroundings and environment;
- c) to provide a high quality of design and development for all components of the project including residential and recreational uses and method of servicing;
- d) encourage recreational development that is compatible with the surrounding development and takes advantage of natural physical features and large areas of land;
- e) to provide, where appropriate, recreational and residential uses within the Plan

Area;

- f) to address any significant historic sites in the Plan Area;
- g) to ensure the provision of municipal reserve;
- h) to establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long term goals of Alberta Transportation;
- i) to provide a high level of services which will not detrimentally affect adjacent and downstream communities;
- j) to develop an efficient internal roadway system;
- k) to phase development in a logical and efficient manner;
- l) to ensure that environmental reserve dedication is provided on lands that qualify in accordance with the Municipal District of Foothills No. 31; and
- m) to allow the utilization of such environmental areas for public and private outdoor recreational activities such as walking, hiking, wildlife viewing and scenic view appreciation.

4.0 PLAN POLICIES

4.1 The Plan Concept

This section discusses the implementation of the Area Structure Plan objectives and principles of development identified in Section 3.0 as applied to Hawk's Landing at Priddis Greens Plan Area and reflected in the Land Use Concept Plan (*Figure 3*). Hawk's Landing at Priddis Greens is proposed to contain one hundred eighteen (118) residential lots to be developed in phases as market forces and development timing dictates. The Plan Area will be centrally serviced with central water and wastewater servicing. The Plan Area contains a recreational use (golf) and proposes the dedication of both Municipal and Environmental Reserve parcels.

Goal:

To comprehensively plan a residential and recreational development achieving the highest design, aesthetic and environmental standards and in conformance with existing provincial, regional and municipal policy documents.

Hawk's Landing at Priddis Greens Area Structure Plan provides the Municipal District of Foothills with a planned development consisting of residential land use, recreational development in the form of a nine hole golf course extension and related utility systems to service the development.

The Plan provides the Municipal District of Foothills with a framework on which to evaluate future redesignation and subdivision applications within the Plan Area. It also

allows for but is not limited to:

- a) the provision of full scale utility systems in terms of water and sewer;
- b) the provision of a recreation facility in the form of a 9 hole golf course extension;
- c) economic viability of the amenities and infrastructure both in terms of utility servicing and recreation uses; by comprehensively planning and developing the entire area; and
- d) the review and resolution of external transportation issues prior to development.

Principle: *To ensure all development is in accordance with current statutory policy and municipal standards.*

Figure 3 conceptually illustrates a proposed land use plan for the Plan Area. **Appendix B** delineates a conceptual lot layout for the residential use areas. The Plan provides for the previously approved recreation use (golf course extension), along with residential uses, municipal reserve (MR) and environmental reserve (ER) provisions.

The key land use elements are the recreational development; which provides a community focus; and the residential lands, with the required communal utility systems, which form the basis for the development economics.

The proposed development layout is aimed at maximizing the site potential, topography, and views, while minimizing any impact on adjacent lands or uses.

The overall theme of the concept provides a comprehensively designed recreational and residential development in a park like setting, which is in keeping with the current legislation, is in harmony with the natural features of the site and has no adverse impact on surrounding land uses.



Legend:

-  Residential
-  Private Utility Area
-  Environmental Reserve
-  Golf Course
-  Environmental Reserve Easement
-  Municipal Reserve
-  Compressor Station
-  Agricultural



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HAWKS LANDING PRIDDIS GREENS

AREA STRUCTURE PLAN
PTN. W 1/2 PTN SE 29-22-03 W5M

LAND USE CONCEPT PLAN

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FIG 3

4.2 Land Use Component

4.2.1 Residential Land Use

Principle:

To provide for residential land use in a manner which will minimize the loss of higher capability agricultural land and be sensitive to the rural surroundings, the environment and existing development in the area.

Policies:

- 4.2.1.1 The residential development shall conform to provisions of the Foothills Land Use Bylaw including the general and specific setback requirements from highways, property lines and internal roads.
- 4.2.1.2 The Municipality has permitted a site-specific amendment for height relaxation from 9 metres to 12 metres for Phase I & II (Bylaw 71/2003) and Phase III (Bylaw 79/2003). It is anticipated that a corresponding height relaxation will be requested in future phases and permitted at the discretion of Council.
- 4.2.1.3 The residential lots shall not exceed 118 in number and shall be a variety of sizes ranging from one half 0.5 acre (0.213 ha) to 2.09 acres (0.845 ha.). All lots shall support single-family residences.
- 4.2.1.4 All subdivision and development shall be in conformity with the provisions of the Municipal Government Act, The Municipal District of Foothills Land Use Bylaw, Hawk's Landing at Priddis Greens Architectural Controls (*Appendix C*) and Hawk's Landing at Priddis Greens Restrictive Covenant (*Appendix D*).
- 4.2.1.5 All subdivision and development shall conform to the relevant provincial guidelines.
- 4.2.1.6 Development Approval shall be conditional upon a signed Development Agreement between the Municipal District of Foothills and the Developer.

- 4.2.1.7 Internal subdivision roads shall be constructed to an acceptable Municipal standard at the sole cost of the Developer. The Municipality may assume maintenance of the internal roads upon issuance of a Final Acceptance Certificate.
- 4.2.1.8 In accordance with Municipal Storm Water policies, the internal road design shall address storm water management and ensure that all existing drainage patterns are retained. Post-development flows shall not exceed pre-development flows.
- 4.2.1.9 Potable water shall be supplied to the development by the Priddis Greens Services Co-op Ltd. The Developer shall construct a water reservoir, wastewater treatment plant, and pumping and distribution system in accordance with Alberta Environment standards and licensing procedures. The

Developers may supply the golf course with potable water and/or wastewater tie-ins to concession and rest areas on the nine-hole golf course extension.

4.2.2 Agricultural Land Use

A portion of land within the Plan Area located in the NW 29-22-3 W5M west of the pipeline right of way and north of the residential development will remain designated as Agricultural. This site within the Plan Area contains groundwater wells and the water reservoir site. It is the intention of the Developer in retaining this area under private control to protect the groundwater wells from unauthorized use and maintain the water reservoir site until it is conveyed to the rural utility and/or to any other entity designated by the residents. Use of the groundwater wells in servicing Hawk's Landing at Priddis Greens requires the express written consent of the Municipal District of Foothills No. 31.

- 4.2.2.1 Lands within the Plan Area Designated as Agricultural cannot be redesignated and subdivided unless an amendment to this area structure plan is approved by the Municipal District of Foothills No. 31.

4.2.3 Nine Hole Golf Course Extension

Principle:

Encourage recreational development that is compatible with the existing surroundings and takes advantage of natural physical features and large areas of land.

The development concept (**Appendix B**) shows the recreational use in the southern portions of the site, comprised of a 9-hole regulation golf course. The golf course will be a buffer to the proposed residential development areas and will form an extension of the existing Priddis Greens Golf Course. The course was constructed from spring 2002 to summer 2003, it is now considered part of the 18 hole course known as "The Hawk Course", and is operated by The Priddis Greens Golf and Country Club.

4.3 Environmental Considerations

4.3.1 Environmentally Sensitive Areas

Principles:

To allow the utilization of such areas for public and private outdoor recreational activities such as walking, hiking, wildlife viewing and scenic appreciation.

To ensure that areas that qualify as Environmental Reserve are identified and dedicated at the discretion of the Municipality.

*Areas containing slopes in excess of 15% are identified on **Figure 4**.*



Policies:

The Municipality may require that the developers, in support of a proposal for redesignation, subdivision or development, and at their sole expense, prepare and submit the following in a form and content satisfactory to the Municipality, and in accordance with all pertinent Alberta Environmental Protection guidelines or requirements of the appropriate Provincial or Municipal Departments:

- a) a Geotechnical report pursuant to the provisions of the *Municipal Development Plan*;



Legend:

-  Areas in excess of a 15% slope break
-  Plan Area Boundary

Lots shown are for illustrative purposes and subject to change

Scale: 1m contour interval



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HAWKS LANDING PRIDDIS GREENS

AREA STRUCTURE PLAN
PTN. W 1/2 PTN SE 29-22-03 W5M

SLOPE ANALYSIS

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FIG 4

- b) an Archaeological and/or Historical Resources Impact Assessment pursuant to the provisions of the *Municipal Development Plan* and to the satisfaction of the provincial department of Alberta Culture; and
- c) any additional environmental testing or study deemed necessary by the Municipality (i.e. slope stability testing, percolation testing, high water table testing).

4.3.2 Topographical Considerations/Constraints

Figure 4 identifies land within the Plan area that contains slopes in excess of 15%.

Policies:

- 4.3.2.1 Each lot shall be registered with a Restrictive Covenant identifying a building envelope. Any residential home construction that may be proposed outside of the identified building envelope requires the written permission of the Developers and must adhere to all required testing and approvals that the Municipality may require at the Building Permit stage.
- 4.3.2.2 The site is generally steep to rolling in nature and there is one natural unnamed drainage course, which traverses the site and has been integrated within the golf course design. Any subdivision and development plan shall recognize these areas and ensure that natural drainage courses are protected.

4.4 Reserve Lands

4.4.1 Environmental Reserve

Principle:

To ensure that lands qualifying for dedication are protected through the provision of Environmental Reserve or Environmental Reserve Easement.

Where there are significant slopes identified on the site, these lands shall be protected from development through the dedication of Environmental Reserve or Environmental Reserve Easement, and/or identification outside the building envelope via Restrictive Covenant where appropriate and at the discretion of the

Municipality.

Policies:

4.4.1.1 The dedication of environmental reserve (ER) and/or environmental reserve easement (ERE) in the Plan Area shall be considered by the Municipal District at the time of subdivision approval.

4.4.2 Municipal Reserve

Principle:

To ensure the dedication of public land consisting largely of Municipal Reserve (MR) or Environmental Reserve (ER) land that has been dedicated to the Municipality upon development approval.

Policies:

4.4.2.1 Dedication of Municipal Reserve, either by cash-in-lieu of land, deferred reserve caveat, or by physical dedication of land, or combination of same, in the Plan Area shall be determined by the Municipality in accordance with the Policies in this Plan.

4.4.2.2 Lands dedicated for Municipal Reserve should be of similar quality as lands being utilized for development. .

The Land Use Concept Plan (Figure 3) identifies proposed Municipal Reserve, Environmental Reserve, and Environmental Reserve Easement parcels within the Plan Area.

4.5 Transportation

Principles:

To establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long-term goals of Alberta Transportation.

Highway 22 is projected to remain a two lane arterial highway in the foreseeable future. No new direct access onto Highway 22 will be permitted within the Plan Area due to safety and operational concerns.

Roadside Development Permit No. 1476-0919 has been issued by Alberta Transportation as required by the Development Permit Number 930 6948 for the recreational component.

Internal roadways will be developed to acceptable Municipal Standards, complete with a paved surface.

According to Municipal District of Foothills Resolution of Council adopted January 9, 2003, the Developer may be subject to a financial contribution, which shall be specifically used to improve the offsite roads as determined by Council.

Policies:

- 4.5.1 Vehicular access to the Plan Area shall be from internal roads to the Plan Area and Priddis Greens Drive. New approaches with direct access onto Highway 22 shall not be permitted. An old field access from Highway 22 in the SE 29-22-3-W5M was removed during the Phase 1 development stage.
- 4.5.2 Road access to the residential lots shall be provided by way of internal roads with access from Priddis Greens Drive.
- 4.5.3 Internal access and roadways required to service the development area should be designed in accordance with Municipal Standards and constructed at the Developers expense.

4.6 Phasing and Density

Principle:

To phase development in a logical and efficient manner.

Given the size and scope of the project a logical phasing plan which considers such factors as servicing, access capacity and potential market absorption is contemplated.

The residential sites are broken into phases, which address both market absorption and the servicing considerations. The actual phasing may be varied as a result of detailed utility design and development plans without the need to amend this Plan. There may

be opportunities where phases are applied for concurrently (i.e. – phases 2 & 3 were applied for jointly) without need to amend this Plan.

Proposed plan for phasing is identified on **Figure 5**.

Proposed Phasing Table

Phase #	Location	Number of Lots
One	SW/NW 29-22-3 W5M	30 (20 SW & 10 NW)
Two	SW 29-22-3 W5M	16
Three	SE 29-22-3 W5M	17
Four	SW & NW 29-22-3 W5M	42 (36 SW & 6 NW)
Five	NW 29-22-3 W5M	13
	TOTAL	118

The overall density of the Plan area shall not exceed a total of 118 residential units.

4.6.1 Applications for subdivision of Phase 4 (four) and Phase 5 (five) shall not be undertaken until such time as the applicable facilities with respect to the water supply and distribution system and sanitary sewer treatment and disposal have been completed and are operational to the satisfaction of the Municipality and the applicable Provincial Departments.

4.7 Servicing (Figure 6)

Principle:

To provide a high level of services which will not detrimentally affect adjacent and



PHASING	
①	Phase 1 - 30 Residential Lots 1 MR Lot 1 ER Lot Creation of Golf Course
②	Phase 2 - 16 Residential Lots 1 MR Lot
③	Phase 3 - 17 Residential Lots Cash-in Lieu
④	Phase 4 - 42 Residential Lots 4 MR Lot 1 ER Lot
⑤	Phase 5 - 13 Residential Lots 2 MR Lots Creation of Private Amenity Park

- Legend:**
- Residential
 - Private Utility Area
 - Environmental Reserve
 - Golf Course
 - Environmental Reserve Easement
 - Municipal Reserve
 - Compressor Station
 - Agricultural



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AS SHOWN

HAWKS LANDING PRIDDIS GREENS
AREA STRUCTURE PLAN
PTN. W 1/2 PTN SE 29-22-03 W5M

PHASING AND IMPLEMENTATION

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FIG 5

downstream communities.

The Plan Area is to have quality development standards in all areas including, the communal water and sewer systems, roadways, landscaping, signage and architectural guidelines/restrictive covenants, aimed at creating a quality recreational and residential environment. The location of water and wastewater systems in the Plan Area are identified on **Figure 6**. Alberta Environment Approvals obtained to date are copied within **Appendix F**.

- 4.7.1 The Municipality shall be provided access to all water and wastewater facilities via easement agreement or other such method to the satisfaction of the Municipality and be completed upon application for subdivision of Phase 4 (four) of the development.
- 4.7.2 All water and wastewater facilities are located within a registered utility right of way plan. It is anticipated that the utility areas may need to be subdivided out of the balance title and placed upon separate titles in order to potentially address ownership, access, operation and maintenance issues that may arise.

Water Supply




Of primary importance in a development of this nature is the development of a long-term water supply capable of meeting the average and peak daily needs of the development without negatively impacting the existing water supplies in the immediate area. A Hydrogeology Study was undertaken to evaluate the capacity of the Priddis Creek/Loon Lake catch basin to sustain the density proposed. The Hydro-consult study can be found in **Appendix E**. Potable water will be supplied to the development area by The Priddis Greens Services Co-op Ltd. The developer will construct a water reservoir to provide storage capacity and fire flows to the water system.

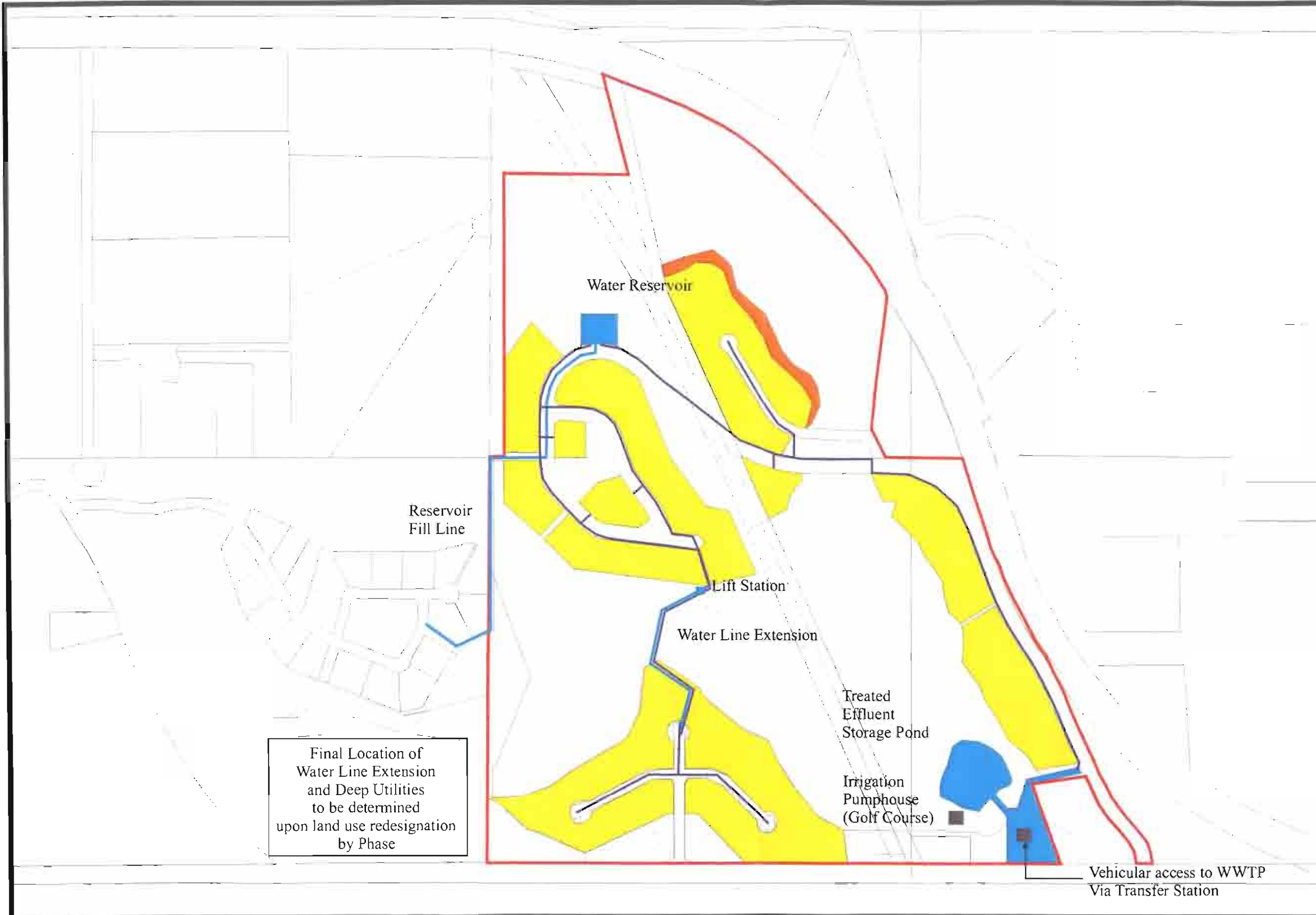
Sanitary Sewer Treatment & Disposal

The proposed method of treatment and disposal upon full build out of the development will be an "extended aeration" treatment plant, which will provide a level of tertiary treatment in accordance with provincial regulations and guidelines. This plant would then discharge the treated effluent to a pond as an integral part of the golf course water features/hazards and the fully treated effluent would be diluted with surface water for application by irrigation as is currently the practice on the most northern 9-hole course at Priddis Greens. The Developer will obtain all necessary provincial approvals, permits and licenses for these facilities and operations.



Legend:

-  Plan Area Boundary
-  Deep Utilities
-  Reservoir Fill Line



Final Location of
Water Line Extension
and Deep Utilities
to be determined
upon land use redesignation
by Phase



Vehicular access to WWTP
Via Transfer Station



RCB
KJB
2005.03.03
AS SHOWN

HAWKS LANDING PRIDDIS GREENS
AREA STRUCTURE PLAN
PTN. W 1/2 PTN SE 29-22-03 W5M

UTILITY SERVICING

1:7500

055174

FIG 6

All utilities and roads will be developed in keeping with municipal and provincial standards in accordance with the following policies.

Initially the Developer shall be responsible for the maintenance and operation of the potable water pipeline, the reservoir, the sanitary sewage pipeline and the sewage lift station and sewage plant. After such facilities shall in each case have been operational for at least one year, but no longer than three years, the Developer is obligated to transfer them to a services coop incorporated under the Rural Utilities Act (Alberta). The homeowners with respect to each of the lots in the subdivision and Priddis Greens Golf & country club shall comprise the shareholders of such services coop.

Policies:

4.7.2 4.7.3 Water Reservoir and Distribution System

- 4.7.3.1 Final phasing of the water system shall be determined during the plan of subdivision preparation stage of the first phase of plan development.
- 4.7.3.2 The water reservoir and distribution system shall be constructed by the Developers at their sole cost to the design standards of Alberta Environment and the Municipal District of Foothills.
- 4.7.3.3 There are four (4) groundwater wells on the property and they shall be protected by an easement to ensure continued access to the wells should they be required at some point in the future. Should the groundwater wells ever be required for the purposes of servicing Hawk's Landing at Priddis Greens community, the written permission of the Municipal District of Foothills No. 31 Council is required.
- 4.7.3.4 A water reservoir and reservoir fill line shall be required to provide the volumes, pressure and level of service to accommodate development in the Plan Area and provide fire protection.
- 4.7.3.5 The design, operation and maintenance of the upgrade to the existing water treatment facility shall comply with Alberta Environment guidelines and regulations.
- 4.7.3.6 Operation and maintenance of the water reservoir and distribution facilities shall be undertaken by the Developers until an adequate percentage of the development is occupied. Ownership, operation and maintenance of the water supply and distribution system shall

subsequently be transferred to a rural utilities to be incorporated under the Rural Utilities Act of Alberta at the expiration of the maintenance period or the percentage occupancy as required under the Development Agreement. The Services Coop shall include as members, all homeowners within the proposed development.

4.7.3.7 All capital costs associated with the provision of the facilities will be the sole responsibility of the Developers.

4.7.3

4.7.4 4.7.4 Sanitary Sewer Treatment and Disposal

4.7.4.1 Phasing of the sanitary sewer treatment and disposal system shall be as outlined in 4.7.4.2 below and shall be included in the provisions of the Development Agreement at the time of the plan of subdivision preparation stage of the first phase of plan development.

4.7.4.2 The internal sanitary sewage collection system shall be constructed by the Developers to the design standards of Alberta Environment and the Municipal District of Foothills. The Phase 1 treatment system proposed will include an effluent holding pond located in the south half of Section 29. The sewage will be treated by placing extended aeration tanks at the collection main and will subsequently discharge the treated effluent to the pond. This pond will provide adequate capacity to hold full winter season discharge volumes of the development at full build-out. The treated effluent will subsequently be applied to the fairways, tees and greens of the new golf course. Applications for approval in principal of all such facilities, as required by Alberta Environment, shall be undertaken by the Developers.

4.7.4.3 All necessary easements shall be provided for the wastewater treatment plant to ensure continued access to the facility. These easements shall be provided at the time of plan of subdivision

4.7.4.4 The design, operation and maintenance of the proposed sanitary sewer collection and wastewater treatment system shall comply with Alberta Environment guidelines and regulations.

4.7.4.5 Operation and maintenance of the wastewater treatment plant and collection facilities shall be undertaken by the Developers until a fixed percentage of the development is occupied. Ownership, operation and maintenance of the wastewater treatment plan and distribution system

shall subsequently be transferred to a rural utility, as described above, at the expiration of the maintenance period or the percentage occupancy as required under the Development Agreement. The rural utility shall include as members all homeowners within the proposed development.

4.7.4.6 All capital costs associated with the provision of the wastewater facilities will be the sole responsibility of the Developers.

4.7.5 Storm Water Management

4.7.5.1 The developer shall submit a Storm Water Management Plan, prepared by a Professional Engineer licensed to practice in the Province of Alberta, to the satisfaction of the Municipal District of Foothills No. 31.

4.7.5.2 The Approval of Alberta Transportation is required for any master drainage plan that may impact the highway drainage system.

4.7.6 Franchised Utilities

4.7.6.1 Extension of shallow utilities shall be the responsibility of the Developers. The right of way and final servicing requirements for electrical, natural gas and telephone shall be determined at the plan of subdivision preparation stage.

4.8 Community Services

4.8.1 Police Service

Police service to the Plan Area will be provided by the RCMP detachments at Turner Valley and the Special Constables of the Municipal District of Foothills No. 31.

4.8.2 Fire Services

The Plan Area is in an area of the Municipal District which is serviced by the Priddis EMS station and Firehall.

4.8.2.1 This development shall provide fire hydrants on site with adequate pressures and fire flows.

APPENDIX A

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 26/08/2003

INC	SHORT LEGAL	TITLE NUMBER
0025 180 373	5;3;22;29;SW	011 109 915
0021 295 978	5;3;22;29;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 5 RANGE 3 TOWNSHIP 22
SECTION 29
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
METER STATION SITE	8011627	0.1240	0.31
ROAD	8611110	0.804	1.987

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 5 RANGE 3 TOWNSHIP 22
SECTION 29
THAT PORTION OF THE SOUTH EAST QUARTER
WHICH LIES TO THE WEST OF THE ROADWAY ON PLAN 6503HD
CONTAINING 21.5 HECTARES (53.3 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
) THAT PORTION AS DESCRIBED IN NOTIFICATION 27KO
AND CERTIFICATE OF TITLE 158S221 CONTAINING 3.5 HECTARES
(8.65 ACRES) MORE OR LESS

PLAN	NUMBER	HECTARES	ACRES
ROAD WIDENING	7711116	0.542	1.34
METER STATION SITE	8011627	0.546	1.35
METER STATION SITE	8310011	0.116	0.29
ROAD	8611110	0.222	0.549
COMPRESSOR STATION			
RIGHT OF WAY	8710069	0.277	0.684

EXCEPTING THEREOUT ALL MINES AND MINERALS

STATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REFERENCE NUMBER: 931 159 052

(CONTINUED)

LAND TITLE SEARCH

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
11 109 915	26/04/2001	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

PRIDDIS CREEK DEVELOPMENTS LTD..
OF PRIDDIS
ALBERTA TOL 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7697ES	18/05/1961	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GAS TRUNK LINE COMPANY. AS TO PORTION OR PLAN:831ID "FOR PIPE LINE"
0IE	31/07/1961	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 7697ES "SECURE FIRST MORTGAGE BONDS ISSUED AND TO BE ISSUED PURSUANT TO 6145HK (REG'N NO. CORRECTED 4/8/93 BY 931185719)"
350IR	28/12/1962	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - THE ROYAL TRUST COMPANY. AFFECTS INSTRUMENT: 7697ES
5461KU	24/02/1971	UTILITY RIGHT OF WAY GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD. AS TO PORTION OR PLAN:7512JK
731 032 266	11/07/1973	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTED LAND: 5;3;22;29;SW AFFECTS INSTRUMENT: 5461KU
31 032 267	11/07/1973	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - THE ROYAL TRUST COMPANY. AFFECTED LAND: 5;3;22;29;SW AFFECTS INSTRUMENT: 5461KU

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
011 109 915

ADMINISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
031 148 784	25/06/1993	UTILITY RIGHT OF WAY GRANTEE - MEOTA GAS CO-OPERATIVE ASSOCIATION LIMITED. PRIDDIS ALBERTA AFFECTED LAND: 5;3;22;29;SW
051 095 952	01/05/1995	CAVEAT RE : SECURITY AGREEMENT CAVEATOR - THE BANK OF NOVA SCOTIA. 15 FLR, 407 SECOND ST SW CALGARY ALBERTA T2P2Y3 AGENT - CHRISTOPHER R SKELTON
071 205 194	16/07/1997	CAVEAT RE : EASEMENT CAVEATOR - PRIDDIS GREENS GOLF & COUNTRY CLUB. C/O PARLEE MCLAWS 3400, 707-8 AVE SW CALGARY ALBERTA T2P1H5 AGENT - RON HOOD
011 109 916	26/04/2001	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - PRIDDIS GREENS GOLF & COUNTRY CLUB. BOX 27, SITE 13, R.R.#1 PRIDDIS ALBERTA T0LOW0 AGENT - JEFFREY H SELBY
011 109 917	26/04/2001	CAVEAT RE : RIGHT OF FIRST REFUSAL CAVEATOR - PRIDDIS GREENS GOLF & COUNTRY CLUB. BOX 27, SITE 13, R.R.#1 PRIDDIS ALBERTA T0LOW0 AGENT - JEFFREY H SELBY
021 179 905	28/05/2002	CAVEAT RE : EASEMENT , ETC. CAVEATOR - PRIDDIS GREENS SERVICES CO-OP LTD.. C/O PRIDDIS GREENS GOLF & COUNTRY CLUB MANAGER OF PRIDDIS GREENS SERVICES CO-OP LTD. #1 PRIDDIS GREENS DRIVE PRIDDIS ALBERTA T0L1W0

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
011 109 915

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - RON HOOD
21 179 906	28/05/2002	CAVEAT RE : EASEMENT , ETC. CAVEATOR - PRIDDIS GREENS GOLF & COUNTRY CLUB. #1 PRIDDIS GREENS DRIVE PRIDDIS ALBERTA T0L1W0 AGENT - RON HOOD
21 233 598	08/07/2002	CAVEAT RE : LEASE CAVEATOR - PRIDDIS GREENS GOLF & COUNTRY CLUB. #1 PRIDDIS GREEN DRIVE PRIDDIS ALBERTA T0L1W0 AGENT - RON HOOD.
021 250 397	19/07/2002	CAVEAT RE : SEE CAVEAT CAVEATOR - PRIDDIS GREENS GOLF & COUNTRY CLUB. ATTN: RON HOOD 1, PRIDDIS GREENS DRIVE PRIDDIS ALBERTA T0L1W0 AGENT - RON HOOD
21 267 255	01/08/2002	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CANADIAN WESTERN BANK. 6606 MACLEOD TRAIL SOUTH CALGARY ALBERTA AGENT - GARY J COCHRANE
031 196 296	12/06/2003	MORTGAGE MORTGAGEE - HSBC BANK CANADA. 777-8 AVE SW CALGARY ALBERTA T2P3R5 ORIGINAL PRINCIPAL AMOUNT: \$8,800,000
031 225 760	07/07/2003	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - HSBC BANK CANADA. 777-8 AVE.SW CALGARY ALBERTA

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5
011 109 915

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

AGENT - PAUL J CARON.

TOTAL INSTRUMENTS: 018
YOUR FILE #: 1001

*END OF SEARCH *

SR# - J076370 /XLTCARS1
TOTAL SR FEES: \$20.00

A. L. T. A.

SOUTH ALBERTA LAND REGISTRATION DISTRICT

REMOTE LAND TITLE SEARCH

SEARCH DATE: 11/06/2003

S LINC 0028 378 685	SHORT LEGAL 0011143;2	TITLE NUMBER 001 118 512 +2
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LEGAL DESCRIPTION
PLAN 0011143
BLOCK 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 40.75 HECTARES (100.7 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;22;29;NW

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REFERENCE NUMBER: 921 226 710 +1
001 118 344

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
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01 118 512	04/05/2000	SUBDIVISION PLAN		
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OWNERS

496290 ALBERTA LTD..
OF BOX 9
SITE 19, R.R. #1
PRIDDIS
ALBERTA TOL 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1683IA .	06/07/1960	UTILITY RIGHT OF WAY GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD. AS TO PORTION OR PLAN:831ID
6893ID .	13/04/1961	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
001 118 512 +2

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AFFECTS INSTRUMENT: 1683IA .
1350IR .	28/12/1962	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - THE ROYAL TRUST COMPANY. AFFECTS INSTRUMENT: 1683IA .
697KT .	03/06/1970	CAVEAT CAVEATOR - MEOTA GAS CO-OPERATIVE ASSOCIATION LIMITED.
3691KT .	17/09/1970	UTILITY RIGHT OF WAY GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD. AS TO PORTION OR PLAN:7512JK
3843KU .	21/12/1970	POSTPONEMENT OF CAVE 697KT. TO UTRW 3691KT.
731 032 266	11/07/1973	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 3691KT .
731 032 267	11/07/1973	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 3691KT .
921 226 711	14/09/1992	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T0L1B0
931 252 572	12/10/1993	UTILITY RIGHT OF WAY GRANTEE - MEOTA GAS CO-OP LIMITED.
001 052 073	25/02/2000	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ALTALINK MANAGEMENT LTD.. ATTN: TRANSMISSION LAND DEPT PO BOX 20, STATION M CALGARY ALBERTA T2P2G9 (DATA UPDATED BY: TRANSFER OF CAVEAT 021185512)
001 105 855	25/04/2000	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
001 118 512 +2

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - MEOTA GAS CO-OP LIMITED.
BOX 36
PRIDDIS
ALBERTA T0L1W0

TOTAL INSTRUMENTS: 012
YOUR FILE #:

*END OF SEARCH *

SR# - J696185 /XLTMLSS1
TOTAL SR FEES: \$5.00

A. L. T. A.

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 02/09/2003

INC SHORT LEGAL TITLE NUMBER
0021 292 412 5;3;22;29;SE 771 110 470

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 22
SECTION 29

THAT PORTION OF THE SOUTH EAST QUARTER WHICH LIES NORTH EAST
OF THE SOUTH WESTERLY LIMIT OF THE ROAD ON PLAN 6503 HD, AND
SOUTH WEST OF THE ROAD ON PLAN 7711116 CONTAINING 15.15 ACRES
MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)
ROAD	8611110	0.347	(0.857)

EXCEPTING THEREOUT ALL MINES AND MINERALS

STATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
771 110 470	15/08/1977				NOT ESTABLISHED

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
C/O MINISTER OF TRANSPORTATION
8TH FLOOR COLLEGE PLAZA 8215-112 STREET
EDMONTON
ALBERTA T6G 2M2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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NO REGISTRATIONS

TOTAL INSTRUMENTS: 000
YOUR FILE #: 1001

*END OF SEARCH *

SR# - J101757 /XLTCARS1
TOTAL SR FEES: \$5.00

A. L. T. A.

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 28/08/2003

INC SHORT LEGAL TITLE NUMBER
0014 867 022 8310011;OT 851 027 402

LEGAL DESCRIPTION

PLAN 8310011
WATER STATION SITE
CONTAINING 0.116 HECTARES (0.29 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ITS REFERENCE: 5;3;22;29;SE

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S)		CONSIDERATION
		DOCUMENT	TYPE VALUE	
851 027 402	21/02/1985			\$1,740

OWNERS

CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
140-6 AVENUE SW, CALGARY
ALBERTA T2P 0P6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
851 027 403	21/02/1985	AGREEMENT "SELL BACK, UNDER SECTION 20 (1) OF THE PUBLIC LANDS ACT"

TOTAL INSTRUMENTS: 001 *END OF SEARCH *
YOUR FILE #: 1001

SR# - J090314 /XLTCARS1
TOTAL SR FEES: \$5.00

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 26/08/2003

INC SHORT LEGAL TITLE NUMBER
0016 172 108 8011627;OT 851 027 400

LEGAL DESCRIPTION

METER STATION SITE

PLAN 8011627

CONTAINING IN THE SOUTH WEST QUARTER 0.124 HECTARE

(0.31 ACRE) MORE OR LESS AND IN THE SOUTH EAST

QUARTER 0.546 HECTARE (1.35 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)
		MORE OR LESS	

METER STATION SITE R/W 8310011 0.116 (0.29)

EXCEPTING THEREOUT ALL MINES AND MINERALS

GPS REFERENCE: 5;3;22;29;S

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
851 027 400	21/02/1985			\$8,220

OWNERS

NOVA AN ALBERTA CORPORATION.
OF BOX 2535, STATION M, CALGARY
ALBERTA T2P 2N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7697ES	18/05/1961	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GAS TRUNK LINE COMPANY. AS TO PORTION OR PLAN:832ID

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
851 027 400

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		"FOR PIPE LINES SE 1/4- 0.32 AC. SW 1/4- 6.37 AC."
430IE .	31/07/1961	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 7697ES . "TO SECURE FIRST MORTGAGE BONDS ISSUED AND TO BE ISSUED PURSUANT TO INSTRUMENT 6145HK (REG'N NO. CORRECTED 4/8/93 BY 931185719)"
350IR .	28/12/1962	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - THE ROYAL TRUST COMPANY. AFFECTS INSTRUMENT: 7697ES . "SUPPLEMENTAL MORTGAGE"
5461KU .	24/02/1971	UTILITY RIGHT OF WAY GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD. AS TO PORTION OR PLAN:7512JK "25 FT. STRIP"
31 032 266	11/07/1973	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 5461KU . "SW 1/4"
31 032 267	11/07/1973	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - THE ROYAL TRUST COMPANY. AFFECTS INSTRUMENT: 5461KU . "SW 1/4"
751 027 401	21/02/1985	AGREEMENT "SELL BACK AGREEMENT UNDER SECTION 20 (1) OF THE PUBLIC LANDS ACT"

TOTAL INSTRUMENTS: 007
YOUR FILE #: 1001

*END OF SEARCH *

SR# - J076390 /XLTCARS1
TOTAL SR FEES: \$5.00

A. L. T. A.

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 28/08/2003

LINE	SHORT LEGAL	TITLE NUMBER
0015 060 262	8210727;OT	821 081 184

LEGAL DESCRIPTION

PLAN 8210727
STOCKPILE SITE
CONTAINING 3.12 HECTARES MORE OR LES
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;3R;22;29;N

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT	TYPE		
821 081 184	07/05/1982				NOT ESTABLISHED

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
OF C/O MINISTER OF TRANSPORTATION
3TH FLOOR COLLEGE PLAZA 8215-112 STREET
EDMONTON
ALBERTA T6G 2M2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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NO REGISTRATIONS

TOTAL INSTRUMENTS: 000 *END OF SEARCH *
YOUR FILE #: 1001

SR# - J089674 /XLTCARS1
TOTAL SR FEES: \$5.00



RCB
KJB
2005.03.03
AS SHOWN

HAWKS LANDING PRIDDIS GREENS
AREA STRUCTURE PLAN
PTN. W 1/2 PTN SE 29-22-03 W5M

LOT LAYOUT CONCEPT PLAN

1:7500

055174

APP B

APPENDIX C

ARCHITECTURAL GUIDELINES

The Links at Priddis Greens

Architectural Styles

More traditional architectural styles are preferred, but all architectural styles may be considered. The approval of various architectural styles will take into consideration the lot location and characteristics, visibility of the home and the execution of the particular architectural style. All architectural styles will be required to be well detailed with visually authentic details. The use of high quality materials on every aspect of the home's exterior is imperative.

Massing

The massing and consistency of the detailing of the home is very important.

The width of the home must properly utilize the width of the building envelope of each lot. For example, it would not be appropriate to build a house designed for an urban lot (25 or 50 feet wide), on these lots with considerably more buildable width.

Garage Offsets

Garage offsets may represent only a maximum of 1/3 of the total width of the house.

Minimum Floor Area

Bungalows 1800 sq. ft.
Two Storeys 1400 sq. ft. (main) 2200 sq. ft. total

Exterior Detail and Design

1. All four sides of the home are to be detailed. Projections and cantilevers with roofs over are to be incorporated to add a horizontal elemental to three storey elevations or break up long horizontal elevations.
2. Attached garages should be off set from the house wall to break up the long wall.
3. Front entrance treatment is important in creating and maintaining the image of the community.

IKO Renaissance or Cambridge BP Harmony or Elk Prestique (minimum 25 year)	Unicrete Clay Tile Slate or Split-Shake Profile
Black Slate	Elbow Valley
Weathered Slate	Rawhide
Harvest Slate	Turtle Mountain
Taupe Slate	Coastal Black

Exceptions to the roof color or material will be reviewed on an individual basis as related to house style.

Repetition of Exterior Design

The same elevation should not be repeated within seven homes on either side of the home being submitted or in the nine homes across the street.

The Approving Authority will have the final decision on how often a floor plan and/or exterior may be repeated within the development.

Exterior Cladding Material and Colors

All exterior materials used are to have a harmonious relationship with the natural setting of this development.

The same house cladding color and/or trim color are not to repeat within seven homes on either side of the proposed home on the same side of the street or in the nine homes across the street or mirror with the exact same colors (cladding or trim) within two homes of one another.

Finishing materials are to be the same for all elevations except for brick or stone. The following exterior materials will be permitted:

- Horizontal Hardiplank - exterior fiber-cement lap siding
- Horizontal Ced'R-Vue by Canoxel siding - 9" or 6"
- Horizontal Ridgewood D-5 by Canoxel siding
- Horizontal cedar
- Stucco cladding knock-down smooth, non-patterned finish in sand and cement or acrylic material
- Brick or stone

front exterior of the home. Masonry should also be used on the sides and rear to continue the consistent detail requirement.

A capping detail is required for the masonry other than the required flashing.

Chimneys, Flues, Roof Vents, Etc.

All chimneys and flues are to be boxed in and at a minimum clad with the siding material. Capping detail is required. The flue is to extend a maximum of 1'0" above the box.

All roof stacks, vents and flashings must be painted to blend in with the roof color.

The flues are to be shown on all the elevation drawings.

Plot Plans

Siting of the home is to be within the building envelope as provided by the Developers.

Home site guidelines and details are required by the Approving Authority. Trees on the Lot that are outside of the building envelope are not to be removed except for the front driveway and except with written approval of the Developers.

Notes

- a) Inappropriate or incompatible house design for the engineered building grade plan will not be approved. The builder/owner will be required to construct at the builders'/owners' expense any retaining walls that are required due to inappropriate house design.
- b) The builder/owner must respond to lot slope with an appropriate house design.
- c) The Approving Authority reserves the right to revise these Guidelines from time to time. The Approving Authority reserves the right to refuse a color combination, and/or the siting, and/or detail and/or house style or design if it is not compatible within the area in accordance with the Approving Authority's standards.
- d) If at the time of construction on site, errors or discrepancies are noticed from information received at the time of approval, or from drawings or specifications, or from existing site grading, or from existing homes, the builder/owner is to immediately contact the Approving Authority so that the discrepancy may be reviewed and adjustments made.
- e) Unless otherwise noted in writing prior to house construction, all retaining walls are the responsibility of the builder/owner.
- f) Neither the Developers, their Approving Authority, nor the Developers' other

APPENDIX D

**RESTRICTIVE COVENANT
(The Links at Priddis Greens)**

WHEREAS PRIDDIS CREEK DEVELOPMENTS LTD. (hereinafter called the "Development Company") is the fee simple owner of lands legally described as follows:

DESCRIPTIVE PLAN 0410494

BLOCK 6

LOT 1

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
PLAN 0410504 SUBDIVISION	4.914	12.14	
EXCEPTING THEREOUT ALL MINES AND MINERALS			

on which the most easterly nine holes of the Priddis Greens Golf Course have been constructed (such lands being hereinafter called the "Golf Course Lands");

AND WHEREAS the Development Company is also the registered owner of the Lot described in Schedule "A" hereto (hereinafter called the "Lot") which is located adjacent to or in close proximity to the Golf Course Lands;

AND WHEREAS the Development Company wishes to ensure that future development of the Lot and future activities on and in connection with the Lot will not adversely affect the Golf Course Lands nor the use and enjoyment of the Priddis Greens Golf Course;

AND WHEREAS the Development Company intends that future development of the Lot and future activities on and in connection with the Lot shall be subject to the restrictions hereinafter set forth.

NOW THEREFORE the Development Company, as owner of the Lot, for itself and for every transferee of the Lot and every other person or party deriving title to the Lot by, through or under it, or deriving title to the Lot through tax sale proceedings, hereby covenants and agrees for the exclusive benefit of the registered fee simple owner from time to time of the Golf Course Lands (hereinafter called the "Golf Course Owner") to observe and be bound by the following provisions.

1. Covenants Running With the Land

The various land use and building restrictions hereinafter described as being applicable to the Lot shall be covenants running with the title to the Lot and shall enure to the benefit of the Golf Course Lands and may accordingly be enforced by the Golf Course Owner for the benefit of which they have been granted, but by no other person or party whatsoever.

Golf Course Owner and any approval withheld on that basis shall be conclusively deemed to have been reasonably withheld. Architectural guideline approval may also be withheld if a fee (not to exceed \$450) is not paid to the Approving Authority with respect to such approval.

6. Further Subdivision of the Lot

The Lot shall not be further subdivided without the prior written consent of the Golf Course Owner.

7. Minimum Building Size

The finished floor area of any dwelling constructed on the Lot shall not be less than:

- (i) 1,800 square feet for a dwelling of single story, bi-level or split level construction;
- (ii) 2,200 square feet for a two-storey dwelling unit with a minimum of 1,400 square feet on the main floor of the residence; and
- (iii) all garages on the Lot shall have a minimum width of 22 feet.

The dimensions of any attached or unattached garage, carport, porch, verandah, sunroom, or other similar structure shall be excluded in computing the finished floor area of any dwelling on the Lot. The finished floor area of any dwelling on the Lot shall be determined on the basis of the outside measurements of the main walls of the building.

8. No Storage

Except during the construction of an improvement on the Lot, the Lot shall not be used for the storage of any materials, vehicles or equipment other than such are usually and ordinarily stored in connection with the occupation of a building used for private residential purposes. Specifically, but without in any way restricting the foregoing, the following items shall not be stored or parked on or adjacent to the Lot:

- (i) Large trucks (over 1 ton);
- (ii) Motor homes, recreational vehicles, travel trailers, travel vans or buses, campers (whether or not mounted on a vehicle), boats and canoes, motorcycles, snow mobiles, sea-doo's, all-terrain vehicles, dirt bikes and other similar equipment (unless stored within a fully enclosed garage on the Lot or unless with the prior written consent of the Approving Authority, provided that if any such consent is granted on any items or conditions, no such items shall be stored or parked on or adjacent to the Lot except in compliance with all such terms and conditions);
- (iii) Construction equipment;
- (iv) Farm equipment;

12. Hunting and Shooting

No hunting, trapping or shooting of firearms shall be allowed on the Lot.

13. Underground Utilities and Sewage Disposal

- (i) No utilities, including without restricting the foregoing, electrical, cable television or telephone service, shall be provided to the Lot or to any building or improvement on the Lot by means of overhead wires or other visible overhead service.
- (ii) Sewage generated on the Lot shall be disposed of through the communal sewage disposal system and the owner of the Lot shall comply with all rules and regulations prescribed from time to time by the owner or operator of such communal sewage disposal system.

14. Visually Obtrusive Telecommunication Devices

No aerial, antenna, dish or other similar radio, television, telephone, computer or other telecommunication reception or transmitting device that is in the opinion of the Approving Authority, visually obtrusive to any part of the Golf Course Lands shall, without the prior written consent of the Approving Authority, be installed on the Lot.

15. Animals

- (i) No raising or keeping of livestock, including without restricting the foregoing, cattle, horses, sheep, goats, swine, donkeys, alpacas, llamas, rabbits, poultry, pigeons, wild animals or fur bearing animals shall be permitted on the Lot.
- (ii) No dogs shall be permitted on the Lot without the prior written consent of the Approving Authority. If any such consent is granted on any terms or conditions, no dogs shall be permitted on the Lot except in compliance with all such terms and conditions.
- (iii) No more than two cats may at any point in time be kept on the Lot.

16. Residential Use Only

No business, commercial or industrial activity shall be carried out or permitted on the Lot which in the sole opinion of the Golf Course Owner may adversely affect the Golf Course Lands because of any noise or traffic caused by any such activity or the visibility of any such activity.

17. Off-Road Vehicles

Snow mobiles, all-terrain vehicles, dirt bikes or other motorized vehicles customarily used for "off road" transportation shall not be used or permitted to be used or operated on the Lot. The

23. Address Cairns

The owner of the Lot shall from time to time repair and shall maintain in a full and complete state of repair and operation, a community standard address cairn at the entrance to the Lot. Other kinds of entrance gate, treatment or entrance signage to the Lot will not be allowed.

24. Building Set Backs and Tree Preservation

- (i) Attached as Schedule "B" and by this reference made a part hereof is a drawing showing the "building envelope" applicable to the Lot. No building or other improvement (other than a front driveway and the utility services thereunder) shall be constructed or located on the Lot in the area outside such building envelope.
- (ii) Schedule "B" hereto also shows the outside boundary of the Lot. No trees located within the Lot boundary and outside the building envelope may at any time or for any reason be removed, cut or damaged without the prior written approval of the Approving Authority.

25. Potable Water

- (i) Potable water supplied to the Lot shall not be used for watering lawns or gardens, washing of vehicles or any other use outside the residential dwelling to be constructed on the Lot. All such potable water shall be used exclusively for domestic purposes within the residential dwelling on the Lot.
- (ii) There shall be no exterior hose connection or hose bib installed on any building on the Lot.
- (iii) The owner of the Lot shall install on all residences on the Lot a water meter that meets the standards and specifications prescribed from time to time by the City of Calgary.
- (iv) The owner of the Lot shall grant reasonable access on the Lot to the operator from time to time of the communal sewage, potable water and non-potable water systems in connection with the Lot and to any other rural utility or operator as well as to Priddis Creek Developments Ltd., to conduct inspections, repairs and replacements, and to read meters for the potable water, non-potable irrigation water and sewage systems that serve the Lot.
- (v) The source of potable water supply originating from Priddis Greens Services Co-op Ltd. shall not be changed with respect to the Lot without the prior approval of the Municipal District of Foothills No. 31.

26. Wastewater

- (i) In recognition of the fact that the waste water from the Lot is to be used for irrigation purposes on the Priddis Green Golf Course, and the fact that there is central water

- (iii) All references to paving and paved surfaces in subclauses (i) and (ii) above:
 - i. shall mean pavement having a thickness of at least 50 mm. of hot asphaltic pavement mix; or
 - ii. may include other treatments of the areas using concrete, interlocking paving stone, or other similar materials, provided that in each such case prior written approval must be obtained from the Approving Authority.

30. Enforcement

- (i) The land use and building restrictions set forth herein may be enforced by the Golf Course Owner, but shall not be enforceable by any other person or party whatsoever.
- (ii) In the event of a breach of any of the provisions hereof, the Golf Course Owner may commence such legal proceedings for the enforcement hereof, for damages and for any other appropriate remedy as it may deem appropriate.
- (iii) In the event that the Golf Course Owner commences legal proceedings as a result of a breach of any provision hereof, and in the event that the Golf Course Owner is successful in whole or in part in such legal proceedings, then the owner of the Lot shall be responsible to pay, and shall forthwith pay, to the Golf Course Owner all of the legal fees and disbursements incurred, on a solicitor and his own client basis, by the Golf Course Owner in connection with such legal proceedings and in connection with the breach hereof.

31. Future Subdivision of the Golf Course Lands

Notwithstanding the provisions of clause 1 hereof, in the event of any future subdivision of the Golf Course Lands, the exclusive interest in this Agreement and the sole right to enforce this Agreement shall accrue only to the registered fee simple owner from time to time of such part of the Golf Course Lands which includes the most easterly nine (9) holes of the Priddis Greens Golf Course, and no other person or party who is an owner of any other parcel of land shall have any interest herein.

32. The Lot Owner to Hold Harmless

There are located on the Golf Course Lands, Municipal Reserve Lands, Environmental Reserve Lands, Public Utility Lands, road allowances and property owned by 496290 Alberta Ltd., various potential hazards such as ponds, lakes, water hazards, effluent ponds, ditches, gulches, trenches, holes, pump houses, water storage and processing reservoirs, sewage treatment plants, water processing plants, pumps, pipes, water pipelines, natural gas pipelines, wells, culverts, trees, stumps, fire, wild animals, dogs, golfers including members of the Priddis Greens Golf & Country Club and members of the public, flying golf balls, wires, ropes, tractors, lawn mowers, vehicles, machinery, equipment, and all manner of other things, animals, and persons that may in certain circumstances constitute a danger or threat to the safety of persons including children residing on the

36. No Interest in Other Parcels

Each person or party who from time to time is to become the owner of the Lot, by taking title to the Lot, conclusively and irrevocably acknowledges and agrees that he/she has no interest whatsoever in, and has no right to enforce or to expect the enforcement of, any Restrictive Covenant(s) in form or content similar hereto which may be registered in favour of the Golf Course Owner against the title to any adjacent or nearby lots or parcels of land.

37. Transferees

- (i) Each owner of the Lot shall upon transferring any legal or beneficial interest in the Lot to any other person or party, obtain for the benefit of the Golf Course Owner and shall deliver to it, a covenant in writing from the transferee whereby such transferee shall agree to be bound by all of the provisions hereof including this clause 37.
- (ii) Failure of a transferor to obtain such a covenant in writing from a transferee of the Lot shall result in the transferor's remaining liable to the Golf Course Owner for all obligations hereunder even after such transferor is no longer the owner of the Lot.

38. Singular and Plural, Etc.

Reference herein to the singular shall include the plural and *vice versa* and reference herein to the masculine shall include the feminine and neuter and *vice versa*.

IN WITNESS WHEREOF these presents have been executed on the 20th day of February, 2004.

PRIDDIS CREEK DEVELOPMENTS LTD.

PRIDDIS CREEK DEVELOPMENTS LTD.

Per: _____
S. Carscallen, Vice-President
As Owner of the Golf Course Lands

Per: _____
S. Carscallen, Vice-President
As Owner of the Lot

THIS IS SCHEDULE "B" TO THE RESTRICTIVE COVENANT BETWEEN PRIDDIS CREEK DEVELOPMENTS LTD., AS OWNER OF THE GOLF COURSE LANDS, AND PRIDDIS CREEK DEVELOPMENTS LTD., AS OWNER OF THE LOT, DATED THE 20th DAY OF FEBRUARY

APPENDIX E

3471-1



Hydroconsult
EN3 Services Ltd.

3100, Bow Valley II
205 - 5 Avenue S.W.
Calgary, Alberta
Canada T2P 2V7

Phone: (403) 265-6958
Fax: (403) 263-9818

www.hydroconsult.com

PIPELINES

o

MINING

o

INFRASTRUCTURE

o

INDUSTRIAL FACILITIES

o

WATER RESOURCES

February 19, 2003

File: 731

Kirk Morrison, P. Eng.
Bel-MK Engineering Ltd.
1902D - 11 Street SE
Calgary, Alberta
T2G 3G2 Fax: 269-7440

Dear Kirk:

SUBJECT: Priddis Greens Services Co-Op Ltd., Priddis Creek Developments Ltd. and Priddis Greens Golf & Country Club Water Availability Assessment

Hydroconsult is pleased to herein provide our hydrologic assessment of the water availability of Loon Lake and Priddis Creek. This study was requested by Priddis Creek Developments to address the water supply requirements of all three parties noted above. The water demands as indicated in your letter (Eric Monteith, P. Eng. of Bel-MK dated February 6, 2003) are as follows:

Use	Existing Demand (m ³)	Future Demand (m ³)
Domestic	34,700	81,500
Irrigation	219,000	422,900
Less Treated Effluent for Irrigation	-43,600	-101,000
Total	210,100	403,400

It is our understanding that the additional domestic water is for future residences and the additional irrigation water is for 9 holes over the existing 27 holes. Hydroconsult's letter report is provided to assist the three parties with existing and future water supply planning and design needs and to assist with additional water license applications, if deemed necessary.

1.0 BASIS

Our investigations and results presented in this report are based on the above noted letter and:

- review and analysis of regional Environment Canada hydrologic and climatic data and in particular Water Survey of Canada (WSC) station Fish Creek near Priddis and Atmospheric Environment Service (AES) stations at Calgary Airport and Millarville;
- review of Fish Creek watershed surface water license data from Alberta Environment's Environmental Management Service (EMS) database;
- 1:50,000 regional topographic mapping; and
- review of background reports and data provided by Bel-MK, including:
 - water licenses and addendums for the golf club and the Co-op,
 - *Raw Water Supply Options and Recommendations Engineering Report*, GPEC Consulting Ltd. (1995),

3.0 HYDROLOGY

The nearest long-term representative streamflow data are available downstream at the WSC station on Fish Creek near Priddis. Priddis Creek flows into Fish Creek just above this gauging station where the total drainage area is 259 km². The Priddis Creek at Priddis Greens, Loon Lake and East Creek sub-watersheds lie within the overall Fish Creek watershed as shown in Figure 1.

East Slopes foothills watersheds such as Fish Creek generally have increasing precipitation and runoff (flow per unit drainage area) the further west the basin and the higher the basin elevation. As seen in Figure 1, the main Fish Creek channel basin extends further west than Priddis Creek to near Mount Quirk at a peak basin elevation of over 1800 m. Priddis Creek extends to McLean Hill with a maximum elevation of about 1700 m. Priddis Creek has a lower overall basin elevation with lower watershed slopes and more wetland type areas than Fish Creek, suggesting that runoff from Priddis Creek may be lower than from Fish Creek. However, the centroid of Priddis Creek basin is slightly further west than the total Fish Creek watershed at Priddis. The Loon Lake sub-watershed is moderately well drained and centrally located within the Fish Creek watershed with a maximum basin elevation of approximately 1460 m. Based on these basin conditions and without comparative site specific flow data to evaluate, it is reasonable to assume for water supply assessment purposes at this time that runoff is generally equal at the three sites – Fish Creek near Priddis, Loon Lake and Priddis Creek above Loon Lake. Actual runoff conditions in Priddis Creek and into Loon Lake are expected to be highly variable and will at times be both higher and lower than the station data at Fish Creek would indicate.

East Creek watershed is near the eastern portion of the Fish Creek watershed with a maximum basin elevation of 1400 m. Runoff from East Creek is expected to be lower than Fish Creek at Priddis. For assessment purposes, runoff from East Creek is assumed to be 80% of the recorded runoff from Fish Creek near Priddis.

Figure 2 provides a monthly and annual hydrologic analysis summary of the available data on Fish Creek near Priddis. It should be noted that the Fish Creek flows assessed in Figure 2 are recorded data and therefore do not account for the impact of upstream withdrawals and flow regulation (withdrawals are discussed later in Section 4.0). Based on the recorded data, the mean March-October total runoff on Fish Creek is 85.8 mm, the 2-year (50% chance of being exceeded in any year) is 77.1 mm and 10-year wet and dry runoff rates are 151 mm and 34.1 mm, respectively. Winter runoff from November to February is estimated at 6% of the March to October runoff. Therefore, the total mean annual runoff is estimated at 90.9 mm.

The flow on Fish Creek drops to less than 0.25 m³/s more than 50% of the time in September-October and drops to less than 0.1 m³/s more than 50% of the time during December to February. Zero flow has been recorded on Fish Creek for the entire month in the months of September and January to March. The lowest flows occurred in the 1980's with the mean monthly flow less than 0.022 m³/s (290 igpm) for the months July through October in 1984.

Based on the assumption of equal runoff per unit area, the Priddis Creek flow above Loon Lake tributary is expected to be 25.8% of the flow at Fish Creek near Priddis. Similarly, the Loon Lake inflow is expected to be 6.9% of the flow at Fish Creek near Priddis. Combined together, Priddis Creek and Loon Lake at Priddis Greens may be expected to account for 32.7% of the flow in Fish Creek near Priddis. Applying the 80% factor assumed above, the flow in East Creek is expected to be 3.2% of the flow in Fish Creek near Priddis. All three sources combined are estimated at 35.9% of the flow at Fish Creek near Priddis.

5.0 AVAILABLE SUPPLY

The available supply at the three withdrawal points can be estimated by factoring down the flow conditions on Fish Creek near Priddis, as summarized in Figure 2. The existing upstream licenses (although this is already accounted for to some degree in the recorded flow data) and the minimum instream flow requirements could also be subtracted to arrive at the available supply. Because the supply is highly variable on an annual and seasonal basis and seasonal demands have not been provided for a more detailed analysis, simplistic annual summaries are presented for assessment with comments provided on the seasonal variation in supply. The monthly flow duration curves and the factors indicated in Figure 2 estimate the likelihood of the flow at each of the three sources for any given month.

6.0 SUPPLY VERSUS DEMAND

6.1 Priddis Creek above Loon Lake

On an annual basis the current domestic demand is 0.6% of the mean annual runoff on Priddis Creek after upstream licenses have been deducted and the demand is 1.8% of the 1:20 year dry year runoff. Similar values for the future demand of 81.5 dam³ would be 1.5% and 4.3%, respectively. Adequate flow is therefore available on an annual volume basis. However, from the flows recorded downstream at Fish Creek and historical observations of icing on Priddis Creek (GPEC, 1995), it is clearly evident that extended periods of no flow to insignificant flow are available for withdrawal from Priddis Creek above the Loon Lake tributary. The reliability and persistence of low flows in the winter is highly questionable. Priddis Creek may be expected to be frozen solid or have negligible flow for extended periods in the winter. The loss of the pond from the local beaver dam and winter ice conditions are expected to make withdrawals difficult through the winter months and even in the late summer – fall period.

An off stream storage pond or Loon Lake is therefore required to provide a guaranteed source of supply during low flow and winter icing periods. Assuming a period of at least 3 months supply or that one quarter of the annual demand is required, current storage requirements would be approximately 8,700 m³ and the future storage requirement for domestic water would be 20,400 m³.

6.2 Loon Lake

A review of regional precipitation data and shallow lake evaporation data indicates that, on an average annual basis, Loon Lake is expected to have a mean annual loss due net evaporation equivalent to 190 mm/yr (710 mm evaporation less 520 mm precipitation). Seepage losses are unknown and may range from negligible to significant. An average loss rate of 1 L/s is assumed over the year equivalent to 31.5 dam³/yr.

Based upon the hydrologic conditions and assumptions indicated above and existing upstream licenses in the watershed, the net supply versus existing and future annual demand cases are summarized in Table 2 for the 2-, 10- and 20-year dry year conditions. These conditions and assumptions indicate Loon Lake reservoir is expected to provide adequate supply on an annual basis. Current irrigation demands are estimated at 12.4% of the mean annual net supply and total future demands are equivalent to nearly 89% of the net supply in a one in 20-year dry year case. These cases assume that the demands indicated are constant and already account for higher needs during drought conditions.

The 300 dam³ of live storage assumed available in Loon Lake is nearly equivalent to the future irrigation demand and 75% of the total demand. This provides adequate storage to extend over a period of dry years. To illustrate the order of magnitude of drawdown that might occur, a simple annual water balance

Priddis Creek is not expected to provide a guaranteed adequate supply for current domestic demands because flows will drop to zero or the creek will freeze solid for a period of months. Loon Lake is the obvious offstream storage facility to meet domestic demands when there is inadequate flow in Priddis Creek. A minimum instream flow criteria may also be established on Priddis Creek at some time in the future. This may increase the reliance upon Loon Lake as a domestic supply source in the future.

Loon Lake reservoir is expected to provide an adequate supply for the combined future demands without the other sources. However, use of the other sources will reduce the extent of drawdown in the reservoir during drought periods. The reservoir is expected to fill up each spring for all but extreme drought conditions. The elevation of the outlet, operating levels and area capacity curve for Loon Lake should be confirmed to clarify any discrepancy between the licensed storage volume and the actual storage volume.

East Creek could be used as an alternate supplementary source for irrigation water rather than pumping water from Loon Lake. The tributary to Loon Lake joins Priddis Creek approximately 3 km upstream of East Creek. Therefore, using water from East Creek rather than Loon Lake will permit greater releases from Loon Lake into this 3 km reach of Priddis Creek.

The total future demand is estimated at 5.3% of the total mean annual runoff from the three supply sources combined and is nearly 15% of the 1:20 year dry year runoff volume.

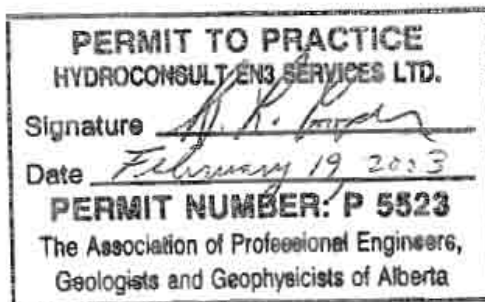
8.0 CLOSURE

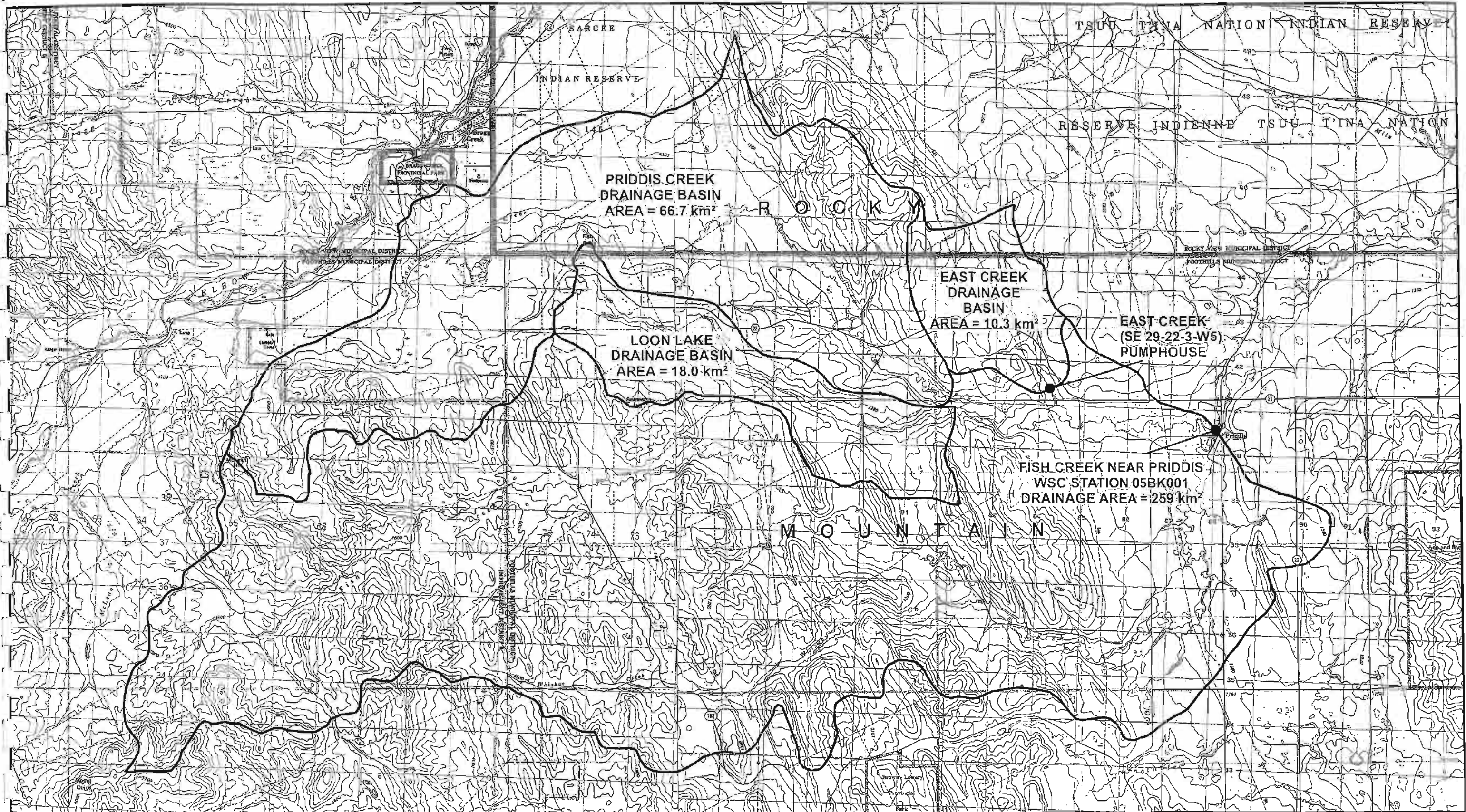
We thank you for requesting Hydroconsult to assist you with this assessment and trust the above meets with your approval. Please contact the undersigned if you have any questions or comments or require further assistance with evaluating options or licensing.

Yours truly,
HYDROCONSULT EN3 Services Ltd.



Dave L. Cooper, P.Eng.
Vice-President/Senior Project Manager

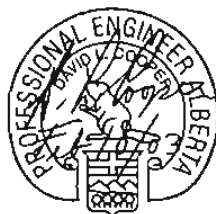




Hydroconsult



BelMK Engineering Ltd.



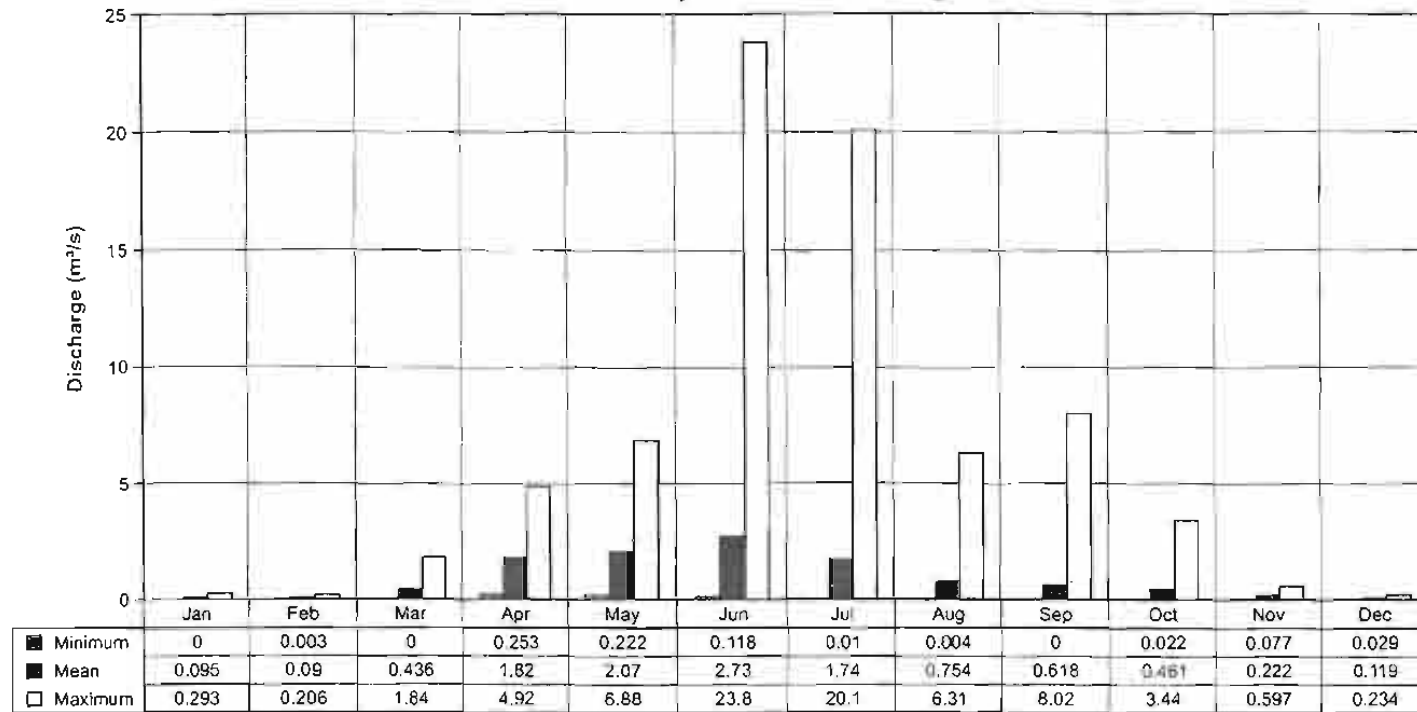
PERMIT TO PRACTICE
HYDROCONSULT ENGINEERING LTD.
Signature *D. J. Cooper*
Date *February 18, 2007*
PERMIT NUMBER: P 5523
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

NO.	DATE	REVISION	BY	FILE	JOB NO.	DATE	SCALE	FIGURE
				731-A1.CDR	731	03/02/03	1 : 80 000	FIGURE 1

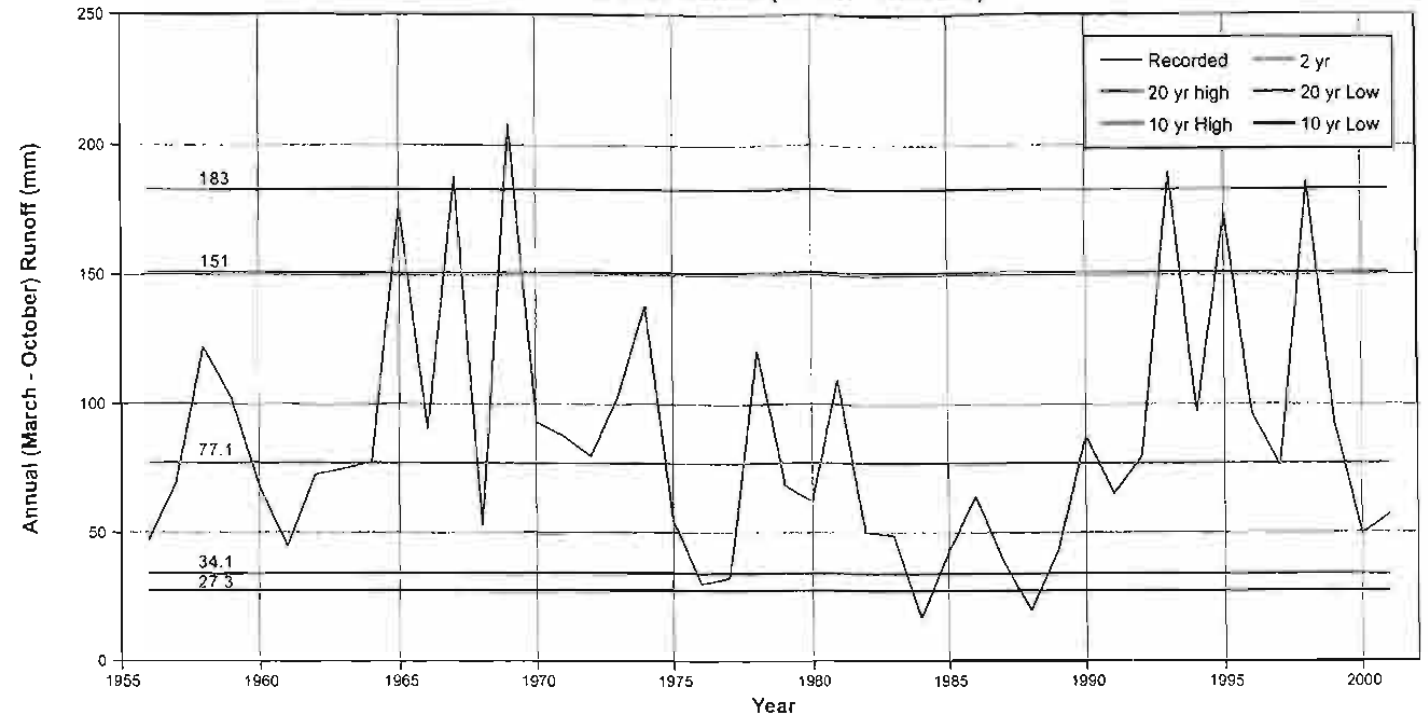
DRAWN
Gary Evenson
DESIGN
Greg Standen
APP
Dave Cooper
FILE

PRIDDIS GREENS
WATER SUPPLY STUDY
DRAINAGE AREA MAP

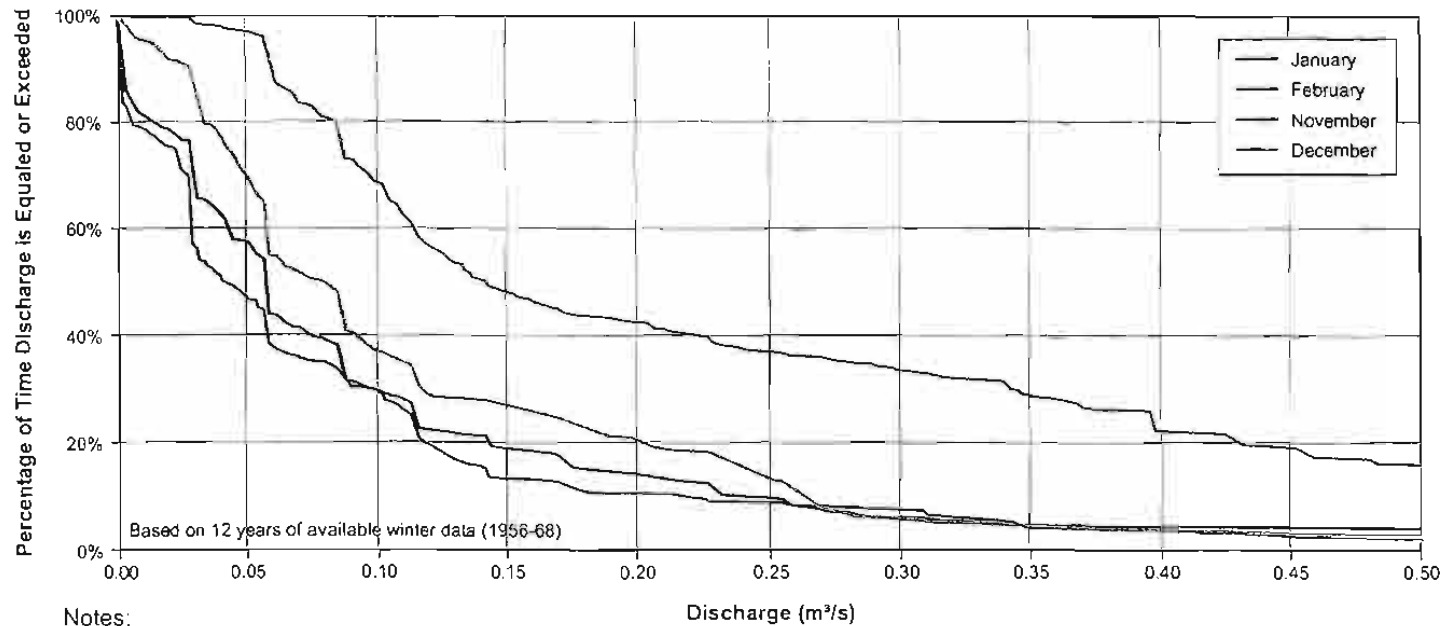
Monthly Historical Discharges



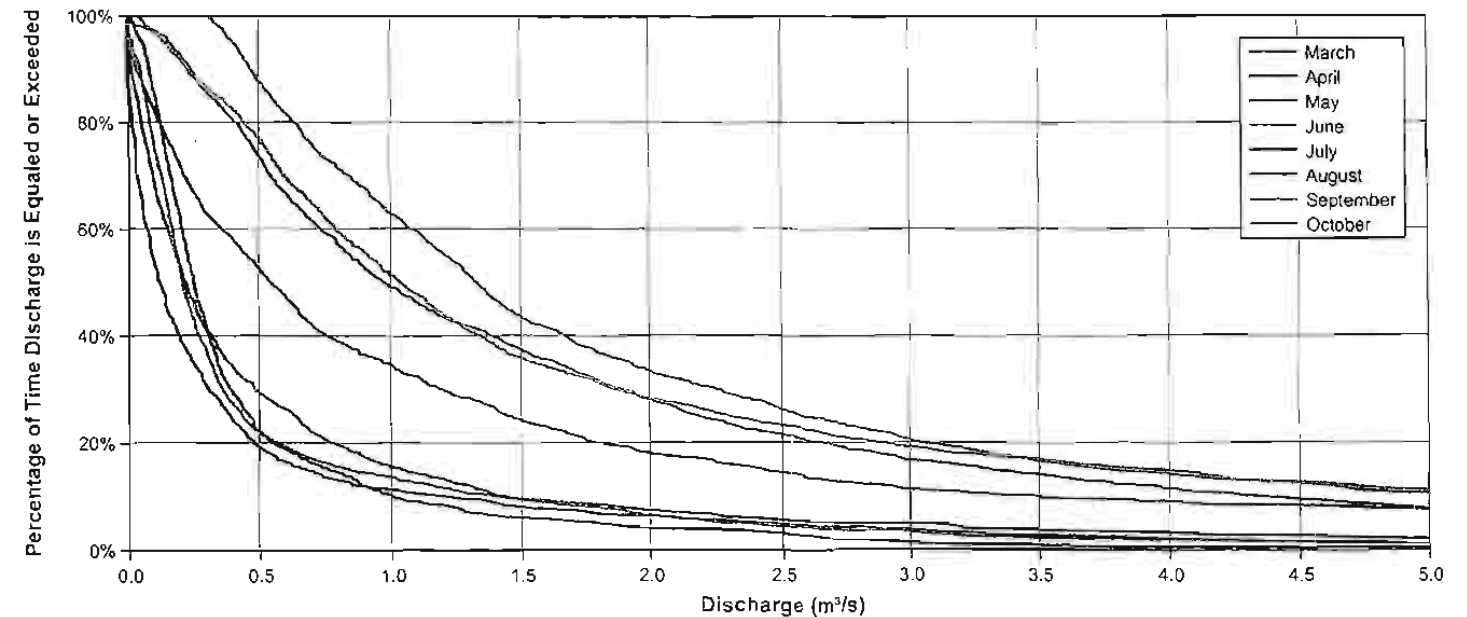
Historical Runoff (March - October)



Winter Month Flow Duration Curves



Summer Month Flow Duration Curves



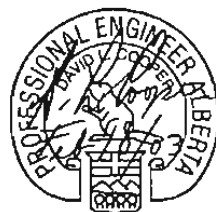
Notes:

- Based on Water Survey of Canada station 05BK001 Fish Creek near Priddis 1908-16 and 1956-99 period of record. Winter months limited to 12 years of data 1956-1968.
- Estimated flows on Priddis Creek and Loon Lake may be estimated assuming runoff rates are equal to Fish Creek near Priddis:
 - Priddis Creek above Loon Lake is 25.8% of Fish Creek near Priddis.
 - Loon Lake is 6.9% of Fish Creek near Priddis.
 - East Creek is 3.2% of Fish Creek near Priddis assuming runoff rates are 80% of Fish Creek near Priddis.
 - Total of Loon Lake, Priddis Creek and East Creek at Priddis Greens is 35.9% of Fish Creek flows near Priddis.
- Winter low flows are highly variable and based on site specific conditions. Extrapolation of Fish Creek flow data to Priddis Creek is not recommended for winter months (refer to text).



Hydroconsult

Bel-MK Engineering Ltd.



PERMIT TO PRACTICE
HYDROCONSULT ENGINEERING SERVICES LTD.
Signature: *Dave Cooper*
Date: February 18, 2003
PERMIT NUMBER: P 5523
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

NO. DATE

REVISION

BY

DRAWN
Gary Evenson
DESIGN
Greg Standen
APP
Dave Cooper
FILE
731-A1.CDR

PRIDDIS GREENS
WATER SUPPLY STUDY

FISH CREEK NEAR PRIDDIS
HYDROLOGIC DATA SUMMARY

JOB NO. 731

DATE 03/02/03

SCALE As shown

FIGURE 2

APPENDIX F



October 14, 2003

Kristi Beunder, Senior Planner
Kristi Beunder Professional Planning Services
16251 10 ST SW
CALGARY AB T2Y 2W1

Dear Ms. Beunder:

**Re: Priddis Creek Development Waterworks System
Application No. 001-196368**

Your application for an approval under the Environmental Protection and Enhancement Act (EPEA) has been reviewed and enclosed is Approval No. 196368-00-00.

It is your responsibility to obtain any approvals, permits or licences that are required from other agencies.

The Act may provide the approval holder a right of appeal against any term or condition contained in the approval to the Alberta Environmental Appeal Board, Dr. William A. Tilleman, Chair. You should note that there are strict time lines for filing an appeal dependent on the type of appeal. If you choose to appeal, please contact the office of the Registrar of Appeals, Environmental Appeal Board of Alberta, 3rd Floor, 10011 - 109 Street, Edmonton, Alberta, T5J 3S8, telephone (780) 427-6207.

If you have any questions, please contact me at (780) 427-9539.

Yours truly,

A handwritten signature in cursive script that reads "Elaine Lawrence".

Elaine Lawrence
Application Coordinator

Enclosure

cc: Craig Reich, Southern Region - Calgary
John Berry, Bel-MK Engineering Ltd.



APPROVAL
PROVINCE OF ALBERTA

ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT
R.S.A. 2000, c.E-12, as amended.

APPROVAL NO. 196368-00-00

APPLICATION NO. 001-196368

EFFECTIVE DATE: September 10, 2003

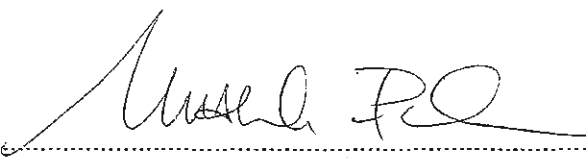
EXPIRY DATE: September 1, 2013

APPROVAL HOLDER Priddis Creek Developments Ltd./496290 Alberta Ltd.

ACTIVITY: Construction, Operation and Reclamation of a waterworks system for

The Links at Priddis Greens subdivision located in the S ½ 29-22-3-W5M
and NW ¼ 29-22-3-W5M in the Municipal District of Foothills, No. 31.

is subject to the attached terms and conditions.

Designated Director under the Act 

May Mah-Paulson, P.Eng.

Date Signed September 10, 2003

TERMS AND CONDITIONS ATTACHED TO APPROVAL

PART 1: DEFINITIONS

SECTION 1.1: DEFINITIONS

- 1.1.1 All definitions from the Act and the regulations apply except where expressly defined in this approval.
- 1.1.2 In all PARTS of this approval:
- (a) "Act" means the *Environmental Protection and Enhancement Act*, R.S.A. 2000, c.E-12, as amended;
 - (b) "AENV Standards" means *Standards and Guidelines for Municipal Water, Wastewater and Storm Drainage Systems*, Alberta Environmental Protection, December 1997, as amended;
 - (c) "application" means the written submissions to the Director in respect of application number 001-196368 and any subsequent applications for amendments of approval number 196368-00-00;
 - (d) "chemical" means any substance that is added or used as part of the treatment process;
 - (e) "chlorine disinfection" means water disinfection achieved by the addition of chlorine to the water;
 - (f) "commence operation" means to start operating the facility, plant, process unit or equipment for the first time, with the introduction of raw water to be treated and the production of treated water for distribution, for which the facility, plant, process unit or equipment was designed, excluding the pre-determined period of commissioning or operational testing;
 - (g) "commissioning" means the systematic process of achieving, verifying and documenting the performance of the constructed works which proves the owner's operational requirements and the design intent have been met. A facility, plant, process unit, system or sub-system is considered commissioned when it has been formally accepted by the owner;
 - (h) "day" means any sampling period of 24 consecutive hours;
 - (i) "decommissioning" means the dismantling and decontamination of a water treatment plant undertaken subsequent to the termination or abandonment of any activity or any part of any activity regulated under the Act;
 - (j) "Director" means an employee of the Government of Alberta designated as a Director under the Act;

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (k) "E. coli" means *Escherichia coli* bacteria;
- (l) "grab sample" means an individual sample collected in less than 30 minutes and which is representative of the substance sampled;
- (m) "independent laboratory" means a laboratory with documented quality assurance and quality control programs, including participation in inter-laboratory studies;
- (n) "Provincial Laboratory of Public Health" means the:
 - (i) Environmental Microbiology Provincial Laboratory of Public Health, University of Alberta Hospital, Edmonton, Alberta, or the
 - (ii) Provincial Laboratory of Public Health, Foothills Hospital, Calgary, Alberta;
- (o) "regulations" means the regulations issued pursuant to the Act and as amended;
- (p) "water distribution system" means a system of pipes, valves, fittings and appurtenances, including associated pressure reducing stations, that is used to convey potable water in a waterworks system to the service connection for a property;
- (q) "waterworks system" means any system providing potable water to a municipality, municipal development, industrial development, privately-owned development, private utility or watering point and includes any or all of the following components:
 - (i) a source(s),
 - (ii) water supply lines,
 - (iii) on-stream and off-stream water storage facilities,
 - (iv) water pumphouses,
 - (v) water treatment plant(s),
 - (vi) potable water transmission mains,
 - (vii) potable water storage facilities,
 - (viii) potable water pumping facilities,

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (ix) water distribution system(s);
- (r) "week" means any consecutive 7-day period; and
- (s) "year" means calendar year.

PART 2: GENERAL

SECTION 2.1: GENERAL

- 2.1.1 The approval holder shall immediately report by telephone any contravention of the terms and conditions of this approval to the Director at 1-780-422-4505.
- 2.1.2 If any equipment used for disinfection fails or is shut down the approval holder shall immediately report this occurrence to the Director at 1-780-422-4505.
- 2.1.3 In addition to reporting pursuant to 2.1.1, the approval holder shall submit, within 7 days, a written report to the Director.
- 2.1.4 The terms and conditions of this approval are severable. If any term or condition of this approval or the application of any term or condition is held invalid, the application of such term or condition to other circumstances and the remainder of this approval shall not be affected thereby.
- 2.1.5 All abbreviations used in this approval follow those given in *Standard Methods for the Examination of Water and Wastewater*, published jointly by the American Public Health Association, the American Water Works Association, and the Water Environment Federation, as amended, unless otherwise specified in this approval.

SECTION 2.2: RECORD KEEPING

- 2.2.1 The approval holder shall record and retain all the following information in respect of any sampling conducted or analyses performed for a minimum of three years:
 - (a) the place, date and time of sampling;
 - (b) the dates the analyses were performed;
 - (c) the analytical techniques, methods or procedures used in the analyses;
 - (d) the names of the persons who collected and analyzed each sample; and
 - (e) the results of the analyses.

TERMS AND CONDITIONS ATTACHED TO APPROVAL

SECTION 2.3: ANALYTICAL REQUIREMENTS

2.3.1 With respect to any sample required to be taken pursuant to the approval, the approval holder shall ensure that:

- (a) collection;
- (b) preservation;
- (c) storage;
- (d) handling; and
- (e) analysis

are conducted in accordance with the following unless otherwise authorized in writing by the Director:

- (i) the *Standard Methods for the Examination of Water and Wastewater* published jointly by the American Public Health Association, American Water Works Association, and the Water Environment Federation, as amended, or
- (ii) the *Methods Manual for Chemical Analysis of Water and Wastes*, Alberta Environmental Centre, Vegreville, Alberta, 1996, AECV96-M1, as amended.

2.3.2 The approval holder shall ensure that the monitoring equipment used is calibrated in accordance with the equipment or sampling kit manual specifications.

2.3.3 The bacteriological samples that are required by this approval shall be forwarded to the Provincial Laboratory of Public Health unless otherwise authorized in writing by the Director.

PART 3: CONSTRUCTION AND UPGRADING REQUIREMENTS

SECTION 3.1: CONSTRUCTION AND UPGRADE

CONSTRUCTION REQUIREMENTS

3.1.1 The approval holder shall upgrade the Priddis Creek Developments waterworks system:

- (a) in accordance with the application;
- (b) as required in this approval; and

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (c) in accordance with the standards set out in "Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Water Drainage Systems", Alberta Environmental Protection, December 1997, as amended.
- 3.1.2 The approval holder shall not connect the Priddis Creek Developments waterworks system to the Priddis Greens Services Co-op Ltd. waterworks system until:
- (a) the approval holder has submitted to the Director a copy of a letter from the Priddis Greens Services Co-op Ltd. that confirms the Priddis Greens Services Co-op Ltd. waterworks system upgrade, as defined by Alberta Environment Application 004-1590, has been commissioned and commenced operation; and
 - (b) the approval holder is in receipt of a Letter of Acknowledgement from the Director acknowledging that the document submitted under 3.1.2 (a) is acceptable.
- 3.1.3 If the Priddis Creek Developments waterworks has not commenced operation on or before May 1, 2005, the approval holder shall apply to the Director and obtain an amendment to this approval and/or written authorization prior to commencing operation.
- 3.1.4 The approval holder shall dispose of any chlorinated water used for disinfection during the construction or maintenance activities of the treated water reservoir or distribution system by:
- (a) de-chlorinating the water; and
 - (b) directing the de-chlorinated water overland into non-environmentally sensitive areas.

WATERWORKS SYSTEM UPGRADE REQUIREMENTS

Not used at this time.

PART 4: OPERATIONS

SECTION 4.1: WATERWORKS SYSTEM

- 4.1.1 The approval holder shall operate and maintain a waterworks system which shall include all of the following:
- (a) a source consisting of:
 - (i) treated water from the Priddis Greens Services Co-op Ltd.,

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (b) a water distribution system with capabilities for:
 - (i) rechlorination,
- (c) treated water storage; and
- (d) a water distribution system.

SECTION 4.2: CERTIFIED OPERATOR REQUIREMENTS

- 4.2.1 The day to day operation of the water distribution system shall be directly supervised by a certified operator who holds a valid Small Water System Operators Certificate or a valid Level I (or higher) Water Distribution Operators Certificate.

SECTION 4.3: CHEMICALS USED

- 4.3.1 The approval holder shall not use any chemicals in the waterworks system unless authorized in writing by the Director.

SECTION 4.4: WASTE STREAMS

Not used at this time.

SECTION 4.5: EMERGENCY OPERATION

CHLORINE RESIDUALS

- 4.5.1 If the free chlorine residual in the water in the water distribution system is less than 0.1 mg/L, the approval holder shall take the following corrective action:
- (a) flush the water distribution line(s) until a concentration of a free chlorine residual of at least 0.1 mg/L is achieved;
 - (b) increase free chlorine residual monitoring frequency to a minimum of once per hour until a concentration of free chlorine residual, in the water distribution system, of at least 0.1 mg/L is achieved;
 - (c) increase the rechlorination feed rate, if required; and
 - (d) report to the Director at 1-780-422-4505.

CHLORINE CONTACT TIME

Not used at this time.

TERMS AND CONDITIONS ATTACHED TO APPROVAL

FLUORIDE RESIDUALS

Not used at this time.

BACTERIOLOGICAL ANALYSIS

4.5.2 If any sample of treated water contains:

- (a) any Total Coliform bacteria; or
- (b) any *E. coli*.

the approval holder shall:

- (i) immediately take the corrective action outlined in the latest version of the *Communication and Action Protocol for Failed Bacteriological Results in Drinking Water for Waterworks Systems authorized under the Environmental Protection and Enhancement Act*, as amended, and
- (ii) immediately report to the Director by telephone at 1-780-422-4505.

PART 5: LIMITS

SECTION 5.1: WATERWORKS

5.1.1 The approval holder shall comply with the limits specified in TABLE 5-1.

TABLE 5-1: LIMITS – PRIDDIS CREEK DEVELOPMENTS WATERWORKS SYSTEM

PARAMETERS	DESIGNATED SAMPLING LOCATION	LIMIT
Free Chlorine Residual of Treated Water	Random locations in the water distribution system	≥ 0.1 mg/L
Free Chlorine Residual of Treated Water	Random locations in the water distribution system	< 4.0 mg/L

5.1.2 In addition to the limits specified in TABLE 5-1 the waterworks system shall be maintained and operated in a manner so that the produced water and distributed water shall comply with the maximum acceptable concentrations specified in the *Guidelines for Canadian Drinking Water Quality (GCDWQ)*, as amended.

TERMS AND CONDITIONS ATTACHED TO APPROVAL

PART 6: MONITORING AND REPORTING

SECTION 6.1: WATERWORKS

6.1.1 The approval holder shall monitor and record the waterworks system as required in TABLE 6-1.

6.1.2 The approval holder shall report as required in TABLE 6-1.

TABLE 6-1: MONITORING AND REPORTING – PRIDDIS CREEK DEVELOPMENTS WATERWORKS SYSTEM

PARAMETERS	FREQUENCY	SAMPLE TYPE	DESIGNATED SAMPLING LOCATION	NON-EMERGENCY REPORTING FREQUENCY	
				MONTHLY	ANNUAL
WATERWORKS SYSTEM					
Free Chlorine Residual of Treated Water	Once per week	Grab sample	Random locations in the water distribution system	As per 6.1.3	As per 6.1.5
Bacteria in Treated Water (Bacteriological examination)	4 equally spaced samples per month (or as required by the GCDWQ)	Grab sample	Random locations in the water distribution system		

6.1.3 The approval holder shall compile and retain a Monthly Waterworks Report which shall include the following:

- (a) the requirements of TABLE 6-1;
- (b) name of the person responsible for the operation of the waterworks system;
- (c) a description of any incidence which required reporting as per 2.1.1; and
- (d) a summary of any operational problems.

6.1.4 Submission of Monthly Waterworks Report to the Director is not required at this time.

6.1.5 The approval holder shall compile an Annual Waterworks Report which shall include the following:

- (a) the monthly average of each parameter monitored, as outlined in TABLE 6-1 excluding the bacteriological analysis;
- (b) maximum and minimum weekly value of each parameter monitored, as outlined in TABLE 6-1, excluding the bacteriological analysis, for each month;

TERMS AND CONDITIONS ATTACHED TO APPROVAL

- (c) a summary of the number, results, and sampling dates of the bacteriological samples analysed for each month;
- (d) name of the person responsible for the operation of the waterworks system;
- (e) any incidence which required reporting as per 2.1.1; and
- (f) a summary of any operational problems.

6.1.6 If the approval holder monitors for any substances or parameters which are the subject of operational limits as set out in this approval more frequently than is required and using procedures authorized in this approval, then the approval holder shall provide the results of such monitoring as an addendum to the Annual Waterworks Report.

6.1.7 The approval holder shall submit one copy of the Annual Waterworks Report to the Director on or before February 28 of the year following the year in which the information on which the report is based was collected.


PART 7: RECLAMATION & DECOMMISSIONING

SECTION 7.1: GENERAL

7.1.1 Within six months of the water treatment plant permanently ceasing operation, the approval holder shall:

- (a) submit a decommissioning and land reclamation plan to the Director, and
- (b) not commence reclamation or decommissioning until the approval holder has received written authorization from the Director.

DATED September 10, 2003


DESIGNATED DIRECTOR UNDER THE ACT
MAY MAH-PAULSON, P.ENG.



October 21, 2003

Kristi Beunder, Senior Planner
Kristi Beunder Professional Planning Services
16251 10 ST SW
CALGARY AB T2Y 2W1

Dear Ms. Beunder:

**RE: Code of Practice for Wastewater Systems Consisting Solely
of a Wastewater Collection System
Priddis Creek Developments Ltd. and 496290 Alberta Ltd.**

We have completed our review of your application for registration under the above Code of Practice. Attached is the original registration form No. 201789-00-00 signed by the designated Director.

The holder of a registration for a Wastewater System must meet all the requirements of the applicable Code of Practice. It is recommended that you and operating staff regularly review the code requirements and keep a copy of the Code of Practice available for staff use.

In addition, a registration holder and any staff involved in operating a wastewater system must comply with all requirements of the *Environmental Protection and Enhancement Act*, associated Regulations, and any other applicable laws.

If you have any questions about the Code of Practice or any changes to the operation of the Wastewater System are contemplated, please consult with Jeff Kundert, Municipal Engineer in Calgary at (403) 297-6385.

Yours truly,

A handwritten signature in cursive script that reads "Elaine Lawrence".

Elaine Lawrence
Application Coordinator

Attachment

cc: Jeff Kundert, Southern Region - Calgary



**REGISTRATION
PROVINCE OF ALBERTA**

**ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT
R.S.A. 2000, c.E-12, as amended**

REGISTRATION NO. 201789-00-00

APPLICATION NO. 001-201789

EFFECTIVE DATE: October 15, 2003


REGISTRATION HOLDER Priddis Creek Developments Ltd. and

496290 Alberta Ltd.

ACTIVITY: Construction, Operation and Reclamation of a wastewater collection system

for The Links at Priddis Greens subdivision located in the Municipal District

of Foothills, No. 31.

Designated Director under the Act 

Date Signed October 15, 2003



2004-3-22

File: 00202544

Priddis Creek Developments Ltd. and
496290 Alberta Ltd.
c/o 16251 – 10 Street SW
Calgary, Alberta
T2Y 2W1

Attention: Stan Carscallen

Dear Mr. Carscallen:

RE: Lawn & Garden Irrigation

The review of your application under the *Water Act* to develop the lawn and garden irrigation project and divert water from the unnamed water body tributary of Priddis Creek in NW 29-022-03-W5 is complete. Enclosed are Preliminary Certificate No. 00202545-00-00 and Approval No. 00202544-00-00 authorizing the project according to the approved plans.

The *Water Act* provides a right to appeal this decision. Notice of appeal must be submitted not later than 30 days for the preliminary certificate and not later than 7 days for the approval after receipt of this notice to:

Dr. William A. Tilleman, Chair
Environmental Appeal Board
3rd Floor, Peace Hills Trust Tower
10011 – 109 Street
Edmonton, Alberta
T5J 3S8

Telephone: (780) 427-6207 Fax: (780) 427-4693

Also enclosed is the "Certificate of Completion" for each of the preliminary certificate and approval to be submitted to this office upon completion of the activity.

Please note that you may also require authorization under federal legislation and are advised to contact the following:

Fisheries Act (Canada)
Habitat Management
Prairies Office
7646 8th Ave. NE
Calgary, AB
T2E 8X4
(Telephone: [403] 292-5160)

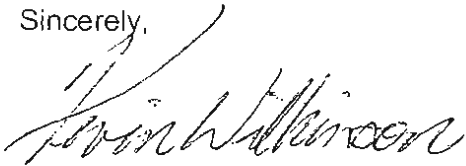
Navigable Waters Protection Act
Navigable Waters Protection
Canadian Coast Guard
4253-97 Street
Edmonton, AB
T6E 5Y7
(Telephone: [780] 495-6325)

Please note that you will require authorization under the *Public Lands Act* for the diversion works. For further information, please contact Alberta Sustainable Resource Development at 297-6426.

We wish to draw your attention to condition 3 in the Preliminary Certificate under the heading "Diversion of Water". The instream objective referenced in this condition is also on the *Water Act* licence for the Priddis Greens Golf & Country Club. As your proposal to divert 37,000 cubic metres of water out of a tributary to Priddis Creek will affect the ability of a senior licensee (i.e. Priddis Greens Golf & Country Club) to meet the instream objective on their licence, the same instream objective will be a condition of any future licence issued to you. We suggest you contact the Priddis Greens Golf & Country Club in order to avoid duplication of any measurement and reporting requirements.

Should you have any questions, you may contact the undersigned at (403) 297-5896.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Wilkinson". The signature is written in a cursive style with a large, sweeping initial "K".

Kevin Wilkinson
Senior Technologist
Southern Region

Enclosure

cc: Eric Monteith – Bel MK Engineering



PRELIMINARY CERTIFICATE

PURSUANT TO THE PROVISIONS
OF THE WATER ACT

**PRELIMINARY
CERTIFICATE No.** 00202545-00-00

FILE No. 00202544

Priddis Creek Developments Ltd. and
496290 Alberta Ltd.
c/o 16251 - 10 Street SW
Calgary, Alberta
T2Y 2W1

will receive a licence to divert 37,000 cubic metres of water annually from the unnamed watercourse tributary of Priddis Creek at a rate of 0.013 cubic metres per second in NW 29-022-03-W5 for the purpose of municipal (lawns and gardens) with priority no. 2003-10-14-004 upon compliance with the attached conditions.

2005 / 03 / 21
Expiry Date (Y/M/D)

A handwritten signature in black ink, appearing to read "M. Paulson", written over a horizontal line.

Designated Director under the Act
May Mah-Paulson, P.Eng.

2004 / 03 / 22
Dated (Y/M/D)

CONDITIONS

GENERAL

1. This preliminary certificate is appurtenant to the following:

NW 29-022-03-W5
2. The preliminary certificate holder shall not commence any construction activity affecting a water body without an appropriate approval under the Water Act.
3. The preliminary certificate holder shall submit to the Director a certificate of completion on or before the expiry date stating the conditions of this preliminary certificate are complied with.
4. The preliminary certificate holder shall submit as-built or record drawings upon completion of construction.
5. The preliminary certificate holder shall submit a copy of any disposition required under the *Public Lands Act*.
6. On submission of a satisfactory certificate of completion and upon compliance of the conditions in this preliminary certificate, the preliminary certificate holder shall be granted a licence for the diversion of water including the operation of works subject to the following conditions:

DIVERSION OF WATER

1. This licence is appurtenant to the following:

NW 29-022-03-W5
2. The licensee shall undertake the water diversion in accordance with the plans and/or reports filed in the following Departmental records:

NUMBER	TITLE
00202544-P001	Non-Potable Irrigation System Overall Plan
00202544-P002	Non-Potable Irrigation Pond
00202544-P003	Irrigation Details

3. The licensee shall only divert water from the unnamed watercourse tributary to Priddis Creek when the flow in Priddis Creek passing the point of return flow at NE 20-022-03-W5 (as shown on W.R. Plan No. 16298-21) is equal to or exceeds the instream objectives as defined in the attached Schedule 1 and after downstream prior licensees water needs have been fulfilled.

CONDITIONS

4. The Director reserves the right to establish water conservation objectives upon 12 months written notice to the licensee.
5. This licence is based on knowledge available at the time of issue, and therefore the Director reserves the right to amend the
 - (a) instream objectives in schedule 1 above which the licensee may divert water under this licence
 - (b) monitoring systems and the annual water monitoring information
 - (c) rate of water diversion and quantity of water allocated, and
 - (d) offstream storage or alternative sources of water supply,
anytime there is information indicating unreasonable interference due to the operation of the project on
 - (e) the source of water supply
 - (f) other water users
 - (g) instream objectives, and
 - (h) the aquatic environmentwhich cannot be satisfactorily remedied.
6. To protect the aquatic environment, the licensee shall reduce the rate of water diversion or cease diverting when ordered by the Director or other authorized officer of the department.
7. The licensee shall cause any water, entering an intake pipe leading to pumps, to pass through a screen with openings no larger than 2.54 millimetres.

MONITORING AND REPORTING

8. The licensee shall submit an annual water monitoring report to the Director on or before January 31 in each year for the preceding calendar year indicating
 - (a) periods and rates of water diversion
 - (b) total monthly quantity of water diverted

CONDITIONS

- (c) total monthly quantity of water returned
- (d) total annual quantity of water diverted
- (e) total annual quantity of water returned
- (f) daily flow in Priddis Creek downstream of the point of return flow at NE 20-022-03-W5

and any other information requested by the Director.

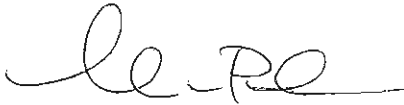
GENERAL

- 9. The licensee shall hold harmless the Minister of Environment or any other agent of the Government of Alberta for damage or damage claims arising out of the water diversion.
- 10. When requested by the Director, the licensee shall release water to household users and prior licensees.
- 11. The licensee shall install facilities for the release of water to household users and prior licensees, when requested by the Director.
- 12. The licensee shall obtain the approval of the Director
 - (a) before any periodic maintenance of the intake works such as removal of debris, silt, etc, is carried out
 - (b) before any design and/or modification to the permanent intake works take place.
- 13. The rights and privileges granted are subject to periodic review on licence renewal and amendment by the Director to ensure the most beneficial use of the water in the public interest.
- 14. The licensee shall not deposit any substance that will adversely affect the water body.
- 15. Where applicable, the licensee shall only release water to a water body when the quality of water is equal to or better than the quality of water in the receiving water body.

Preliminary Certificate No. 00202545-00-00
File No. 00202544

CONDITIONS

16. To comply with Alberta's South Saskatchewan River basin apportionment commitments to Saskatchewan, the licensee shall reduce the rate of water diversion when ordered by the Director or other authorized officer of the department.



Designated Director under the Act
May Mah-Paulson, P.Eng.

2004 / 03 / 22

Dated (Y/M/D)

SCHEDULE 1

INSTREAM OBJECTIVES - TRIBUTARY TO PRIDDIS CREEK NW 29-022-03-W5

File No.: 00202544

Preliminary Certificate No.: 00202545-00-00

Weekly Tennant/Tessman Minimum Flows (Units: cubic metres per second)

Week beginning:	1-Jan	8-Jan	15-Jan	22-Jan	29-Jan	5-Feb	12-Feb	18-Feb	26-Feb	5-Mar	12-Mar
Instream Objective	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02
Week beginning:	19-Mar	26-Mar	2-Apr	9-Apr	16-Apr	23-Apr	30-Apr	7-May	14-May	21-May	28-May
Instream Objective	0.03	0.03	0.04	0.04	0.05	0.05	0.05	0.05	0.06	0.06	0.06
Week beginning:	4-Jun	11-Jun	18-Jun	25-Jun	2-Jul	9-Jul	16-Jul	23-Jul	30-Jul	6-Aug	13-Aug
Instream Objective	0.07	0.07	0.07	0.05	0.06	0.05	0.04	0.04	0.03	0.03	0.03
Week beginning:	20-Aug	27-Aug	3-Sep	10-Sep	17-Sep	24-Sep	1-Oct	8-Oct	15-Oct	22-Oct	29-Oct
Instream Objective	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Week beginning:	5-Nov	12-Nov	19-Nov	26-Nov	3-Dec	10-Dec	17-Dec	24-Dec			
Instream Objective	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01			

Flow to be measured daily in Priddis Creek immediately downstream of the point of return flow at NE20-022-03-W5 (W.R. Plan No. 16298-21).

2004-03-22
Dated at Calgary



APPROVAL

PURSUANT TO THE PROVISIONS
OF THE WATER ACT

APPROVAL No. 00202544-00-00

FILE No. 00202544

Priddis Creek Developments Ltd. and
496290 Alberta Ltd.
c/o 16251 - 10 Street SW
Calgary, Alberta
T2Y 2W1

is authorized to construct diversion works on an unnamed water body subject to the attached conditions.

2005 / 03 / 21
Expiry Date (Y/M/D)

A handwritten signature in black ink, appearing to read 'M. Paulson'.

Designated Director under the Act
May Mah-Paulson, P.Eng.

2004 / 03 / 22
Dated (Y/M/D)

CONDITIONS

ACTIVITY

1. This approval is appurtenant to NW 29-022-03-W5.
2. The approval holder shall undertake the activity in accordance with the plans and/or reports filed in the following Departmental records:

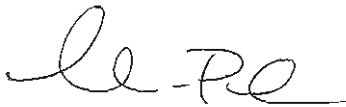
NUMBER	TITLE
00202544-P001	Non-Potable Irrigation System Overall Plan
00202544-P002	Non-Potable Irrigation Pond
00202544-P003	Irrigation Details

3. The approval holder shall confine the activity to the work area designated on the plans or to areas as prescribed in the approval.
4. The approval holder shall reclaim any disturbed bed and banks of the water body and areas associated with the activity to the original contours that existed prior to the commencement of the activity.
5. The approval holder shall not deposit any substance that will adversely affect the water body.
6. The approval holder shall prevent siltation and erosion of the water body resulting from the activity.
7. Where applicable, the approval holder shall only release water to a water body when the quality of water is equal to or better than the quality of water in the receiving water body.
8. The approval holder shall maintain a continuous flow of water in the water body for the duration of the activity.
9. The approval holder shall cause any water, entering an intake pipe leading to pumps, to pass through a screen with openings no larger than 2.54 millimetres and at a velocity of flow not exceeding 0.038 metres/second.
10. The approval holder shall only use materials that are non-toxic to fish, for construction of pilings and other structural members that may come into contact with water.
11. The approval holder shall not stockpile gravel material in the water body or within the 1:100 year flood risk area.

CONDITIONS

GENERAL

12. The activity authorized under this approval shall be completed by the expiry date of this approval.
13. The approval holder shall hold harmless the Minister of Environment or any other agent of the Government of Alberta for damage or damage claims arising out of the activity.
14. The approval holder shall retain a copy of this approval at the site of the activity.
15. On completion, partial completion of the activity, or when requested by the Director, the approval holder shall submit to the Director a certificate of completion which includes:
 - (a) a statement that the activity or that part of the activity has been completed in accordance with the approval, and
 - (b) any other information required by the Director.



Designated Director under the Act
May Mah-Paulson, P.Eng.

2004 / 03 / 22

Dated (Y/M/D)



CERTIFICATE OF COMPLETION

PURSUANT TO THE PROVISIONS
OF THE *WATER ACT*

**PRELIMINARY
CERTIFICATE No.** 00202545-00-00

FILE No. 00202544

Priddis Creek Developments Ltd. and
496290 Alberta Ltd.
c/o 16251 – 10 Street SW
Calgary, Alberta
T2Y 2W1

certifies the conditions set out in Preliminary Certificate No. **00202545-00-00** are complied with and requests issuance of a licence for the diversion of water.

Preliminary Certificate Holder's Signature

Dated (Y/M/D)



CERTIFICATE OF COMPLETION

PURSUANT TO THE PROVISIONS
OF THE *WATER ACT*

APPROVAL No. 00202544-00-00

FILE No. 00202544

Priddis Creek Developments Ltd. and
496290 Alberta Ltd.
c/o 16251 – 10 Street SW
Calgary, Alberta
T2Y 2W1

certifies the activity was completed in accordance with the conditions of Approval No. 00202544-00-00.

Approval Holder's Signature

Dated (Y/M/D)