

PINE CREEK RANCH AREA STRUCTURE PLAN

PREPARED FOR THE
M.D. OF FOOTHILLS NO. 31

BY:

PLANNING PROTOCOL INC.
3916 – 1 Street N.E.
Calgary, Alberta T2E 3E3
Tel: 230-5522, Fax: 230-5924

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1.0 Introduction

1.1 Purpose of the Plan

The Pine Creek Ranch Area Structure Plan has been prepared pursuant to Section 633(1) of the Municipal Government Act and is in accordance with the requirements of the “Guidelines for the Preparation of Area Structure Plans” as adopted by the Municipality by resolution of Council.

This plan provides a level of detail greater than the Foothills General Municipal Development and the M.D. of Foothills & City of Calgary Intermunicipal Development Plan and is intended to guide further subdivision and development in the plan area.

This Plan examines the following issues pertaining to the study area property:

- 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 development potential of the land
- g) impacts on surrounding land uses

1.2 Background to the ASP

The study area known as Pine Creek Ranch, contains 43.46 acres more or less, and is the remaining portion of the ¼ section not owned by the developers of the Heritage Pointe Lakefront Development. The study area was originally to have been included in the ASP of Heritage Pointe but the former owners of the property decided, prior to adoption of the Heritage Pointe ASP, to have the Pine Creek Ranch lands removed from the ASP.

Heritage Pointe is a Lakefront Development comprising up to 665 residential housing units of various types organized into Executive Detached Singly-Family, Detached Single-Family and Cluster Estate (Attached/Semi-Detached) classifications. Heritage Pointe is a residential community, and provides its residents with urban-quality infrastructure, in a country setting. A map outlining the Heritage Pointe development is shown in Appendix 7.

This ASP is submitted on behalf of the present landowner, PCR Land Corp., and its representative TRI-M Management Corp. TRI-M had originally discussed with both the M.D. and the owners of Heritage Pointe the possibility of the Pine Creek Ranch lands being included as an amendment to the Heritage Pointe ASP. After consideration, the

M.D. advised TRI-M that it should proceed with a stand-alone ASP. This document is the result of that decision.

The developers at Heritage Pointe Lake Front Development have given TRI-M Management Corporation conditional approval to access potable water from Thornmark Utilities water system at the golf course.

TRI-M Management, through existing easements, has permanent access to Pine Creek Road. Copies of these easements are provided in Appendix 5. Heritage Pointe has already agreed to a proposal to link Heritage Pointe Boulevard with the Pine Creek Ranch Road. Further details about water and transportation access are provided in later sections of this document.

1.3 The Approval Process

This ASP is being submitted to the M.D. of Foothills No. 31 Council for land use amendment of the study area lands. A public meeting has already been organized by the developer to inform the public, seek support for the proposed development, and to address any of the neighbour's concerns. This ASP will be advertised and circulated among various government departments before the public hearing takes place. The M.D. Planning Staff will schedule a Public Hearing. Adjacent landowners will also be notified and informed of their right to comment at the hearing or send in their submissions. Depending on the outcome of the public hearing the ASP may proceed to the third and final reading. If and when third and final reading is granted an application for subdivision can then be processed.

1.4 Plan Implementation

The Pine Creek Ranch Area Structure Plan, adopted by Bylaw in accordance with Section 633 of the Municipal Government Act, shall become a statutory document of the Municipal District of Foothills No. 31.

Pursuant to Section 692(1), (f) of the Municipal Government Act, Council will hold a Public Hearing with respect to the proposed Bylaw.

The Pine Creek Ranch Area Structure Plan does not supersede, repeal, replace, relegate or otherwise diminish any other statutory plans in effect in the planning area. No development or redevelopment shall be approved unless it conforms to this Plan and any other applicable provisions of any other statutory plan in effect in the planning area.

1.5 Plan Review and Amendment

This ASP is designed to establish long-term planning strategies and guidelines for the Plan Area. Due to this long-term nature, changing economic, social or environmental considerations may require periodic review and occasional amendment to the Plan.

Council should review this Plan from time to time and amend if necessary, and shall hold a public hearing as required by Section 692 (1) of the Municipal Government Act prior to giving second reading to any proposed amendment.

1.6 Legislative Framework

1.6.1 The Municipal Government Act

According to Section 633 (1) (c) of the Municipal Government Act, an Area Structure Plan 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, and
- (iv) the general location of major transportation routes and public utilities,
and
- (v) may contain any other matters the council considers necessary.

1995 c24 s95

1.6.2 The Municipal Development Plan

The Foothills “Municipal Development Plan” adopted by Council is a statutory planning document affecting land use within the Municipal District of Foothills #31.

Pursuant to the Foothills Municipal Development Plan, the appropriate land uses for the plan area include:

- a) Residential
- b) Recreational/MR/Open Space
- c) Environmental Reserve

Specific policies designed to achieve the objectives of the Municipal Development Plan and other relevant statutory plans are outlined within this Area Structure Plan.

1.6.3 City of Calgary/M.D. of Foothills Intermunicipal Development Plan

The study area falls within the boundaries of the Intermunicipal Development Plan (IMDP) area and is therefore subject to policies outlined in Section 2.2 (Residential Development) of the IMDP.

The Pine Creek Ranch Area Structure Plan proposes to create a compact residential community, taking into consideration the Urban Overlay Design Principles outlined in the Intermunicipal Development Plan. However, given the limited scale of the subdivision and unique topography of the site, intensified development of the study area in the future is not envisioned. Moreover, the Pine Creek Ranch ASP affects lands directly adjacent to the Heritage Pointe Lakefront Development, creating an attractive transition between the surrounding lower density country residential uses and the higher density urban residential development of Heritage Pointe.

The development of Pine Creek Ranch would create additional traffic on the external roadways. The developer may be responsible for making financial contributions towards any upgrades to the existing regional transportation system. A map showing the proposed regional transportation system is shown in Appendix 8.

1.6.4 The Heritage Point Area Structure Plan

The Heritage Point Area Structure Plan sets forth the principles and guidelines for development of the Heritage Pointe Lakefront Development. Council adopted the Heritage Pointe ASP on March 2, 2000.

The Pine Creek Ranch Area Structure Plan proposes to create a residential development that complements the Heritage Pointe Lakefront Development.

1.7 Interpretation

In this plan, the following definitions shall be adopted:

- a) "Study Area or site plan" means the property defined as Plan 891 1855, Block 1 (Portion N.E. 1-22-1 W5M)
- b) "Council" means the Council of the M.D. of Foothills No. 31
- c) ASP means Area Structure Plan as defined in the Municipal Government Act of the Province of Alberta
- d) MGA stands for Municipal Government Act of Alberta (1994)
- e) "Heritage Pointe" means all lands within the defined boundaries of the Heritage Pointe Area Structure Plan.
- f) "M.D." means the Municipal District of Foothills No. 31

- g) “Inter-municipal Development Plan” means the City of Calgary/MD of Foothills Joint Plan ratified by the MD of Foothills in May 1996, and the City of Calgary in June of 1996.
- h) “Subdivision Approving Authority” means the Council of the M.D. of Foothills No. 31
- i) “Municipal Reserve / Public Reserve” (MR) as defined by section 666(1) of the Municipal Government Act of the Province of Alberta
- j) “Environmental Reserve” (ER) as defined by section 664(1) of the Municipal Government Act of the Province of Alberta

2.0 The Plan Area

2.1 Regional / Municipal Location

The subject property, considered henceforth as the study area, includes approximately 43.46 acres of property and is situated in the Dewinton area of Southern Alberta. Dewinton is located in the M.D. of Foothills No. 31. The study area is situated east of Highway 2, north of Dunbow Road and immediately NW of the newly created Hamlet of Heritage Pointe. The study area is approximately 1 mile from the proposed Dunbow Road / Deerfoot Trail Interchange. (Please refer to Figure 1)

Wooded ravines surround approximately four fifths of the study area. On its northern edge, the study area is bounded by the Pine Creek valley. The Heritage Pointe Golf Course and Lakefront Residential Community borders the study area on its southern and eastern edges. The study area is bordered on the West by 6 large estate holdings designated for country residential land use. (Please see figure 2)

2.2 Definition of the Plan Area

This ASP affects the lands legally described as Block 1, Plan 8911855 in the N.E. ¼ Section 1, Township 22, Range 1, West of the 5th Meridian.

The study area encompasses approximately 43.46 acres of land more or less, which is contained in a single parcel.

2.2.1 Boundaries of the Plan Area

The study area lies just east of Highway 2 and is located 2 miles from the southern boundary of the City Limits of Calgary. As shown on Figure 2, Aerial View of Study Area, the Pine Creek runs along the northern boundary of the property. An intersecting Coulee also runs east to west along the southern border of the study area.

PINE CREEK RANCH

M.D. OF FOOTHILLS NO. 31

PLAN SHOWING

STUDY AREA LOCATOR MAP

AFFECTING

N.E. 1/4, Sec. 1, Twp. 22, Rge. 1, W. 5 M.

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PLANNING PROTOCOL INC.
204 14 STREET N.E. CALGARY, ALBERTA, T2E 2E3 | TEL: (403) 236-5122
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FIGURE 1

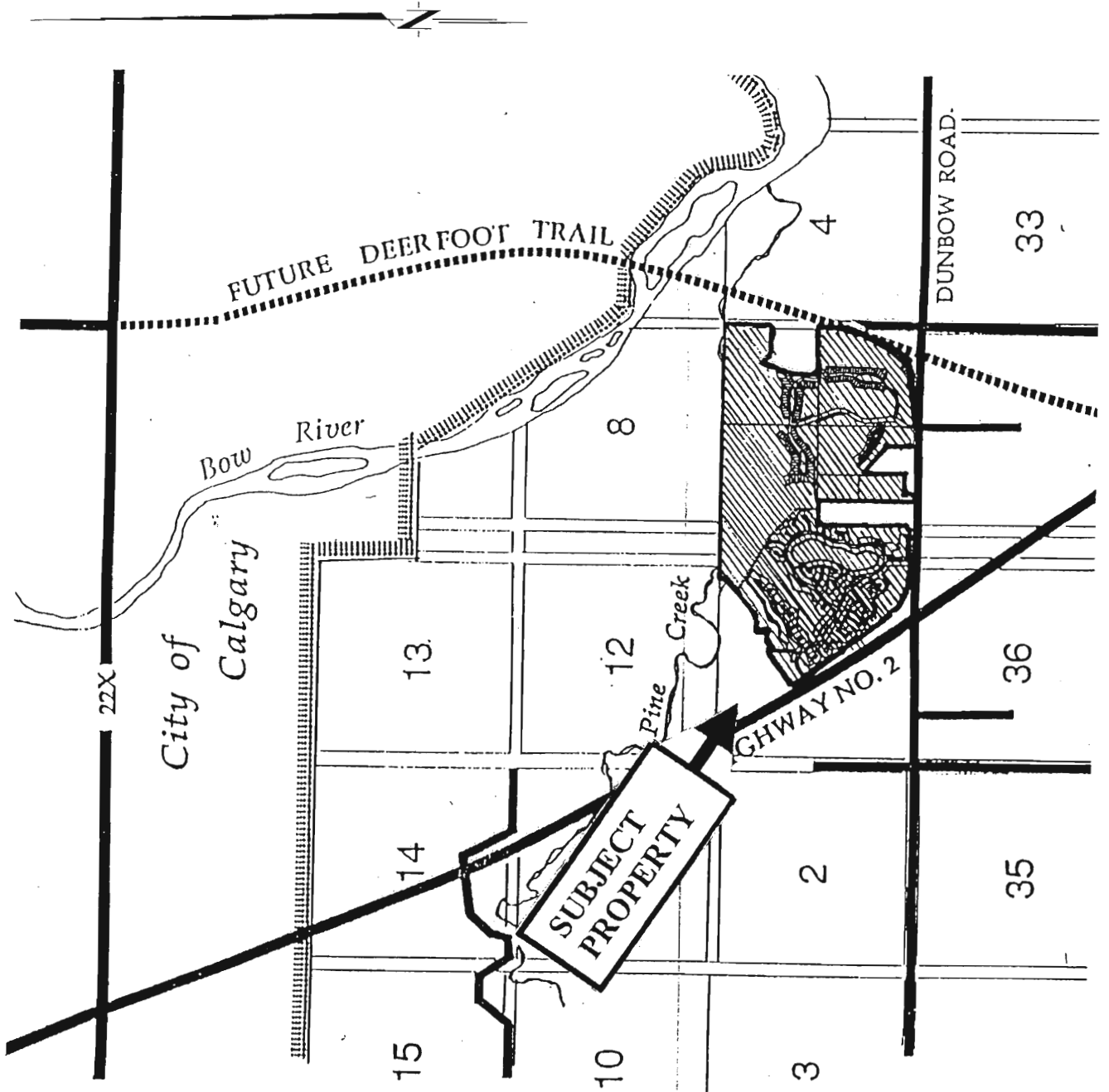
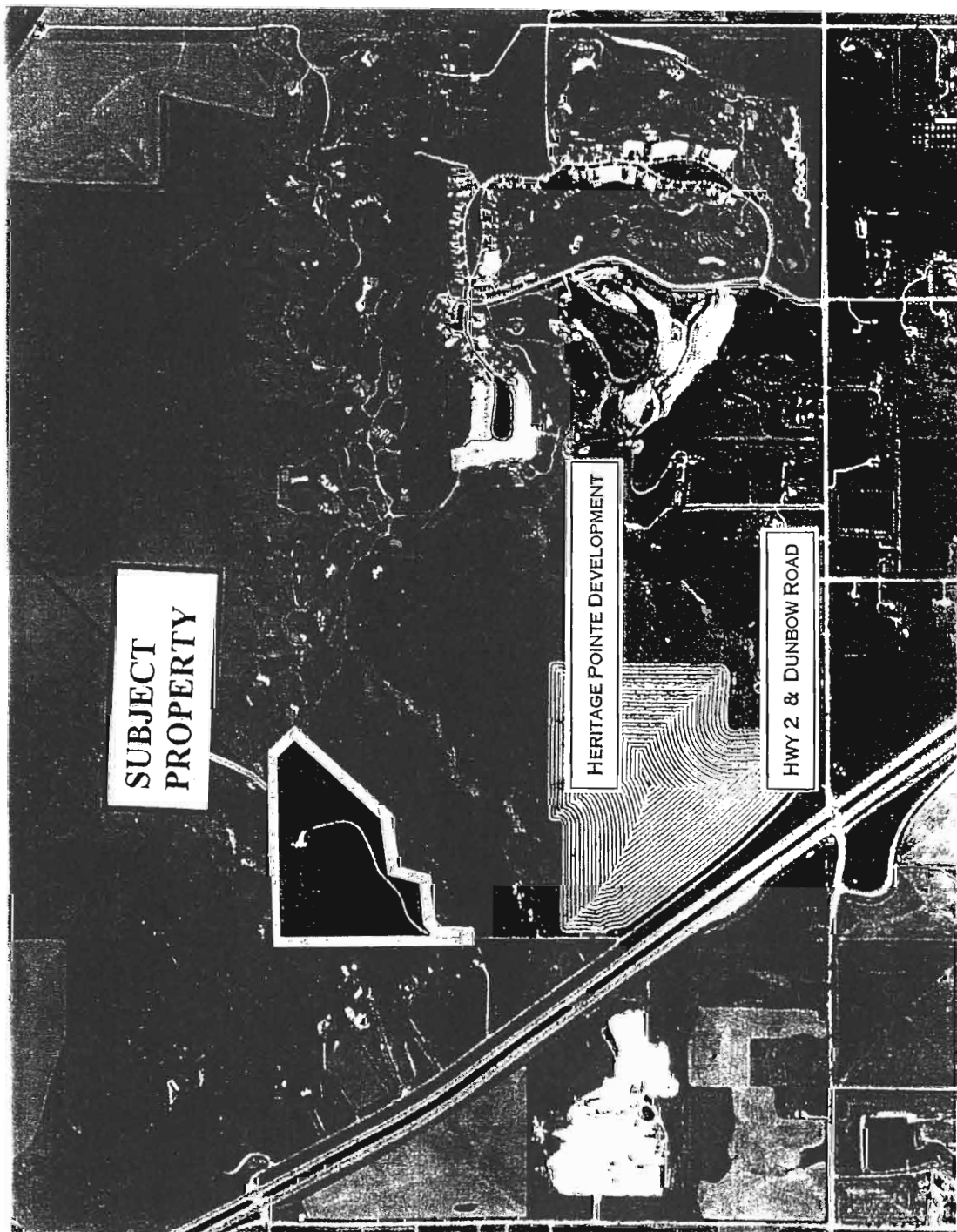


FIGURE 2



PINE CREEK RANCH
M.D. OF FOOTHILLS NO. 31

PLAN SHEET
AERIAL VIEW OF STUDY AREA
AFFECTING
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PLANNING PROTOCOL INC. PRC
10111 STREET N.E. CALVERT, ALBERTA T2E 2E3 E-MAIL: INFO@PPROTOCOL.COM
TEL: (403) 238-5522 FAX: (403) 238-0335

The plan location is shown in Figure 1, and the Planning Area is illustrated in Figure 4.

2.2.2 General Physical Description

The land ranges from gently sloping pasture to aspen trees that cover the ridge overlooking Pine Creek, and lead all the way to the bottom of the ravines. The property is populated by a mature stand of trees along its northern boundary. Photographs of the study area and views are provided in Appendix 10.

An estate home of approximately 8000 square feet is situated in the Northwest corner of the property and will be incorporated into the plan. The footprint of the existing house is shown on Figure 5.

3.0 Plan Goals and Objectives

3.1 Goals and Objectives of the Plan

This Area Structure Plan proposes to establish a bare land condominium and create twenty-six (26) residential units and one (1) local access road for the study area.

The bare land condominium is being created specifically for the maintenance of the boulevard parks and the recreational amenities in the subdivision as well as the maintenance of the sewage treatment systems. Condominium bylaws will be provided to the M.D. prior to subdivision. The bylaws will be registered on title for each of the individual lots, and homeowners will be required to contribute funds towards the maintenance of community amenities.

The following are the specific objectives for this Area Structure Plan:

- 1) To establish subdivision and development-related criteria to guide and assist the municipality in rendering planning-related decisions within the study area.
- 2) To provide a safe and efficient roadway within the Pine Creek Ranch development.
- 3) To have regard for any environmentally sensitive areas when considering subdivision and development proposals.
- 4) To minimize the cost of supplying and maintaining infrastructure and urban services to the proposed subdivision for the M.D.
- 5) To ensure that urban services provided for the residents of the proposed study area meet or exceed M.D. standards.
- 6) To address public concerns about the proposed development, and to mitigate any adverse impacts on adjacent communities.

PINE CREEK RANCH
M.D. OF FOOTHILLS NO. 31

PLAN SHOWING
LAND USE MAP NO. 2201
AFFECTING
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ALL DIMENSIONS SHOWN ARE IN METRES AND THEREOF
SUBJECT TO CONFIRMATION IN FIELD AT LEGAL SURVEY STAGE

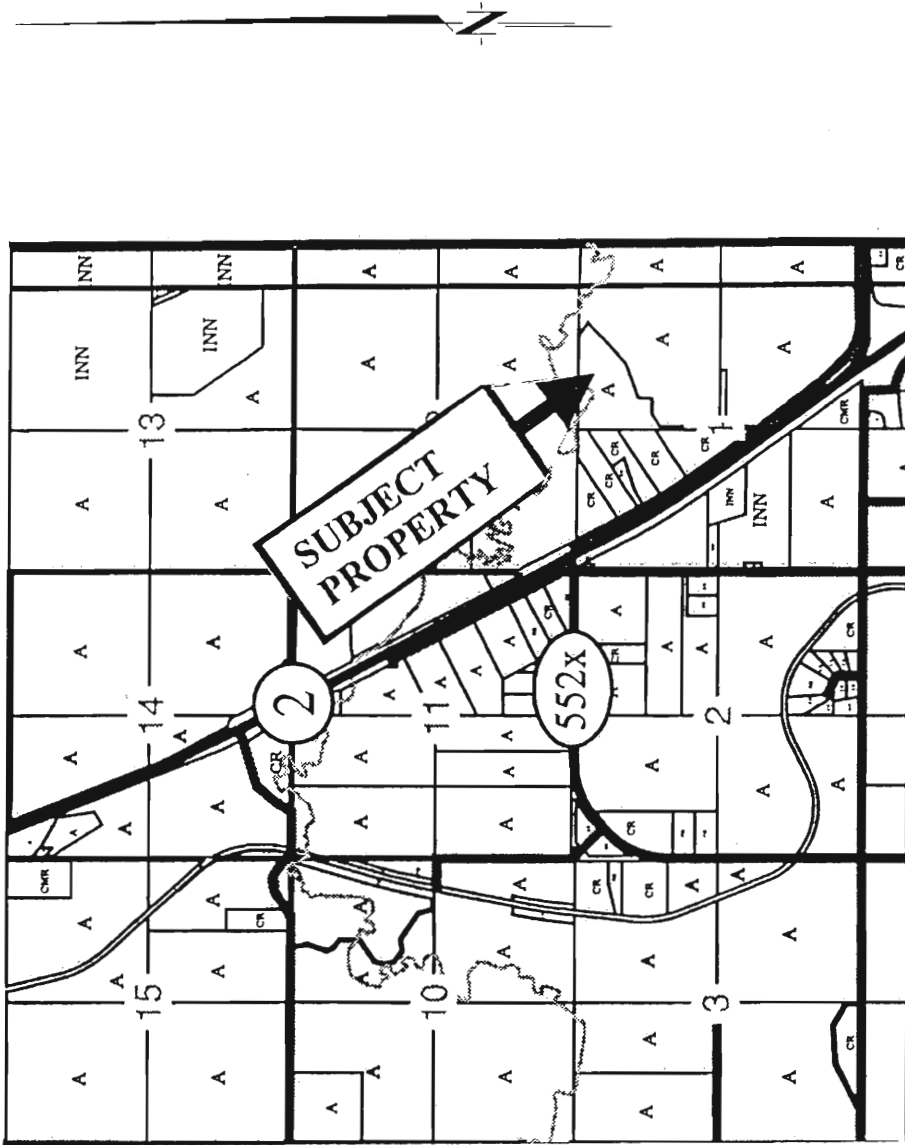


FIGURE 3

- LEGEND**
- A Agricultural
 - CMH Commercial Hamlet
 - CMY Commercial Highway
 - CMP Commercial Park
 - CMR Commercial Rural
 - CR Country Residential
 - DC1 Direct Control - Spruce Meadows
 - DC2 Direct Control - Aldersyde Industrial
 - DC3 Direct Control - Smed
 - DC4 Direct Control - Private Airport
 - DC5 Direct Control - Airport
 - EP Environmental Protection
 - ER Environmental Reserve
 - INH Industrial - Hamlet
 - INN Industrial - Natural Resources
 - INP Industrial - Park
 - INR Industrial - Rural
 - MR Municipal Reserve
 - R Residential
 - REC Recreation

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301 W STREET NE, CALGARY, ALBERTA T2C 8B3		PHONE (403) 230-5537	FAX (403) 230-0335
E-MAIL: planning@planningprotocol.com		WWW: www.planningprotocol.com	

- 7) To ensure that the recreational land needs are met through the provision of municipal reserves.

3.2 Principles of Development

The principles of development are as follows:

- 1) To design an attractive residential community that takes advantage of the natural features of the area.
- 2) To design a residential community that integrates well with the adjacent Heritage Pointe Lakefront Development.

4.0 Plan Policies

4.1 The Plan Concept

This Area Structure Plan proposes to establish a residential community with twenty-six lots and one access roadway to the subdivision. The subdivision plan allocates specific lands for residential purposes, as well as for municipal and environmental reserve dedications. The plan also outlines the internal access roadway for the proposed development.

4.2 Land Use Component

4.2.1 Residential

The proposed density for the study area will be approximately 0.60 units per acre (inclusive of all local roadways and landscaped parks). Please refer to Figures 4 and 6. Residential will be the dominant land use within the plan area.

Architectural controls will be established by the developer, and minimum house size, design, exterior colors and construction materials will be determined at the time of house construction. A restrictive covenant will be placed on title for each property, to ensure that the architectural standards are met for each house constructed in the subdivision.

Policies:

- 1) Lot sizes ranging from 0.75 acres to 1.30 acres will be permitted for the proposed development.
- 2) Single-family detached dwelling types will be the only house-types permitted within the Area Structure Plan lands.

PINE CREEK RANCH

M.D. OF FOOTHILLS NO. 31

PLAN SHOWING

ADJACENT LAND USES

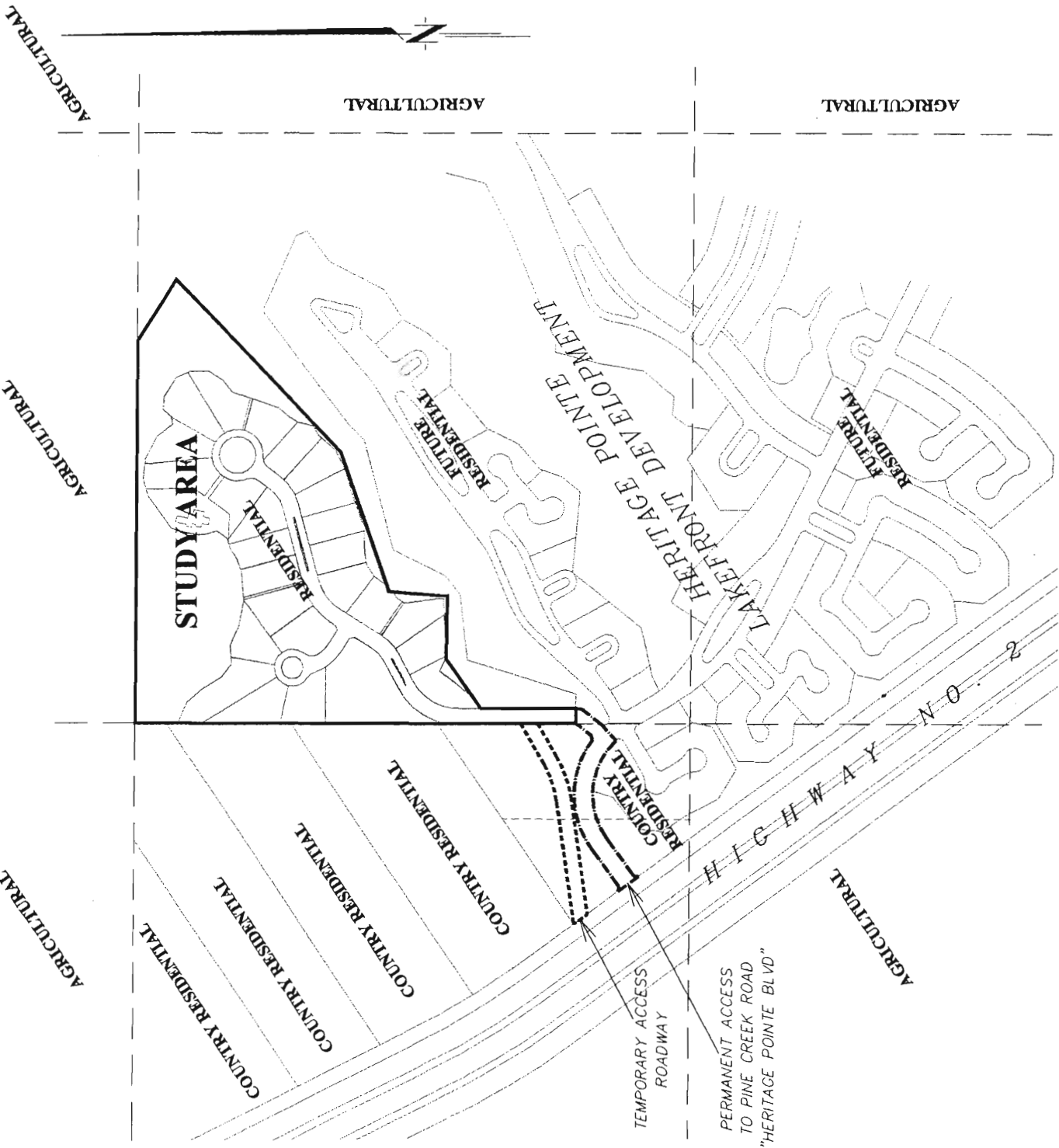
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FIGURE 4



4.3 Environmental Considerations

Treed areas along the Pine Creek corridor help to maintain the natural slopes and simultaneously provide a habitat for various birds and other animals. The following policy is designed to ensure the protection of trees and natural areas in the development:

- 1) Whenever possible, the removal of trees will be minimized within the development, and treed areas on lands greater than 15 percent slope will remain untouched.

4.3.2 Topographic Constraints

The study area lands range from gently sloping pasture to steep aspen covered banks that lead down to the creek bottom in the northwest corner, and includes an intersecting coulee, which cuts across the southeast edge of the property. (Please refer to Figure 5.)

In accordance with the M.D. of Foothills Development guidelines, the location of the escarpment is established as the line where the slope is steeper than 15 percent.

Policies:

- 1) All proposed development under this ASP shall meet the setback requirements established by the M.D. of Foothills Land Use Bylaw.
- 2) Development may be permitted within areas not meeting the above requirements providing a geotechnical investigation by a qualified engineer is prepared, stating that the proposed development is stable and will not affect the stability of the slope. A Geotechnical Report must be submitted to the M.D. of Foothills for its review and approval prior to any development.

Building envelopes for residential development shown on Figure 9 are in accordance with the aforementioned principles. Geotechnical testing, to measure slope stability and identify possible areas of slumping, has been completed by G-Tech Earth Sciences Corp. The geotechnical report is included in Appendix 10.

4.4 Reserve Lands

4.4.1 Environmental Reserve

As shown in Figure 6, all lands exceeding 15% slope are designated as Environmental Reserve. The intention of the Environmental Reserve dedication is to preserve the natural integrity of drainage courses, to provide limited or controlled public access along

PINE CREEK RANCH

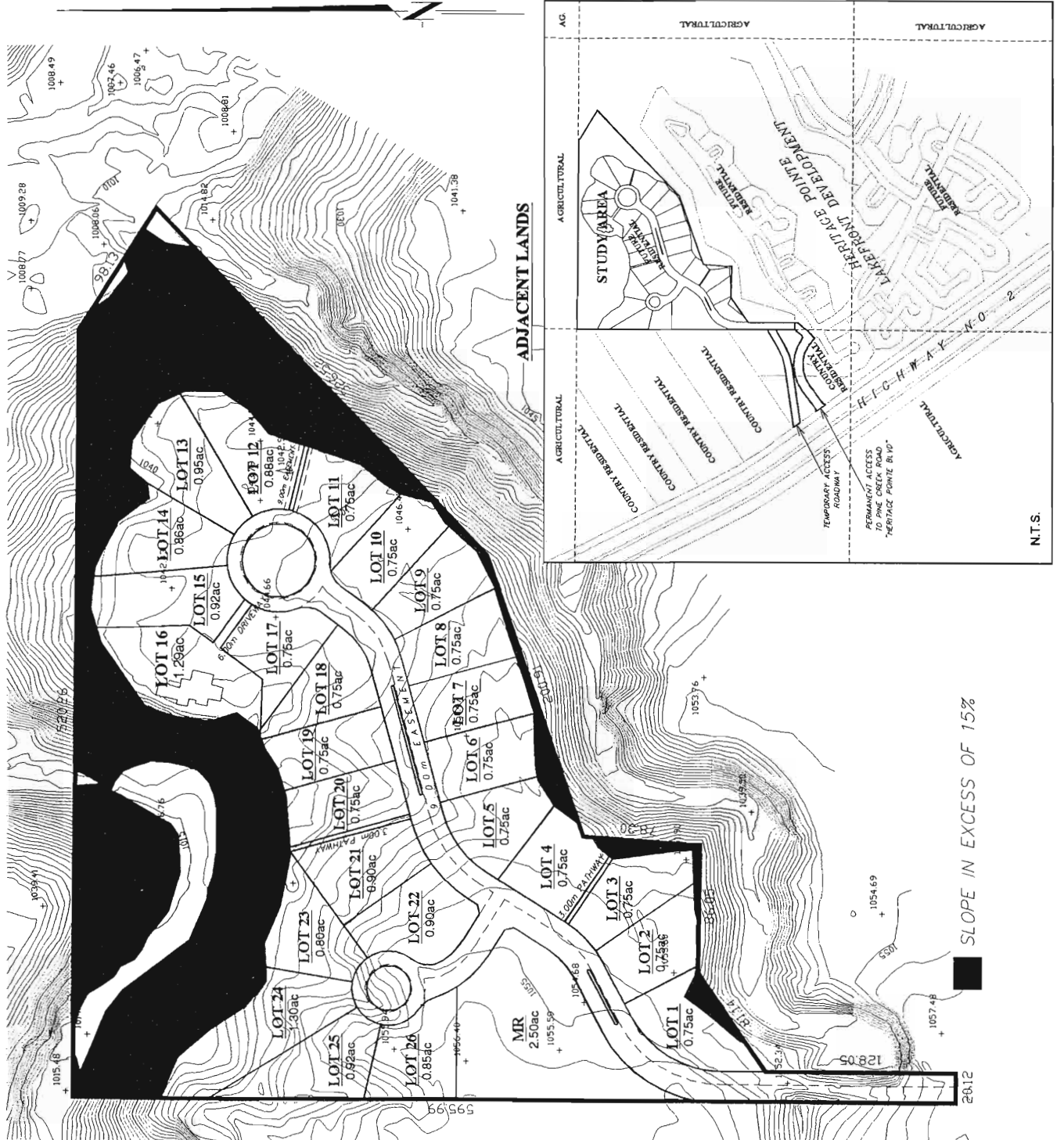
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PLAN SHOWING
TOPOGRAPHY OF STUDY AREA
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 ALL DIMENSIONS SHOWN ARE IN METRES AND THEREOF
 SUBJECT TO CONFIRMATION IN FIELD AT LEGAL SURVEY STAGE



FIGURE 5



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		PHONE	(403) 236-5522
		FAX	(403) 236-0335
		E-MAIL	planning@prospect.ca
395-14 STREET N.E. CALGARY, ALBERTA T2E 8E3			

watercourses and through ravines, and to protect lands which are environmentally sensitive from the negative impacts of incompatible land uses.

Policies:

- 1) Environmental Reserve dedications shall be provided to the satisfaction of Council.
- 2) An Environmental Impact Assessment will be undertaken if deemed necessary by Council. Any policies impacting these lands will be subject to Alberta Environment's Guidelines concerning environmentally sensitive areas in the Pine Creek corridor.

4.4.2 Municipal Reserve (pathways, parks, recreation, and buffers)

In accordance with Part 17, Section 665 of the MGA of Alberta, the Plan designates an area of land as future Municipal Reserve. The future Municipal Reserve dedication includes a parcel located on the west side of the property. The Municipal Reserve dedication is intended to provide a community park with facilities for ice-skating, basketball, and passive recreation for residents to enjoy.

A local pathway system links the lots in the development. The pathway is a recreational amenity providing residents a means to walk and bicycle throughout their community. The pathway is connected to the environmental reserve located at the southerly edge of the study area. (Please refer to Figure 6.) The pathways will be 3.0 meters wide throughout the community as left as natural as possible, except for possibly being mowed in the spring and summer months.

A total of 2.50 acres more or less of land will be designated for Municipal Reserve. The developer will provide Municipal Reserve land dedications in accordance with the Municipal Development Plan and to the satisfaction of Council.

Policies:

- 1) A Municipal Reserve parcel will be provided for community recreational space within the community.
- 2) The condominium association will be responsible for the maintenance of MR and pathways in the development.

4.4.3 Open Space

Two additional open space parcels are included within the cul-de-sacs. The developer will be responsible for constructing the cul-de-sac open space areas within the Pine Creek Ranch development. The residents Association will maintain all pathways and cul-de-sac parks.

FIGURE 6

PINE CREEK RANCH

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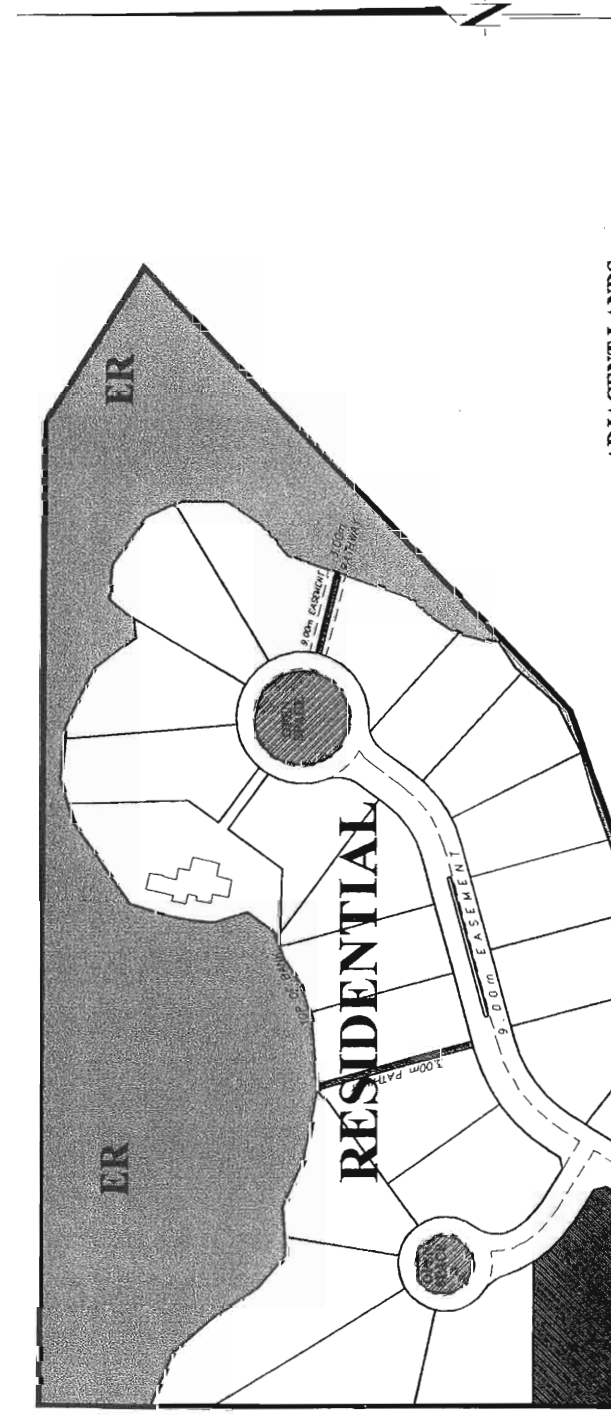
PLAN SHOWING

PROPOSED LAND USE

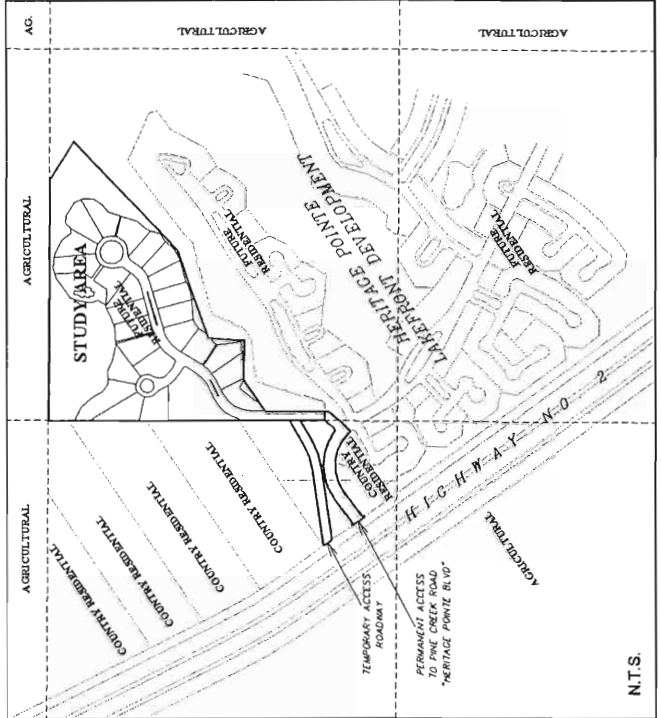
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ADJACENT LANDS



- PATHWAY
- MUNICIPAL RESERVE
- ENVIRONMENTAL RESERVE
- OPEN SPACE

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PLANNING PROTOCOL INC.		PHONE:	(403) 230-5572
3816 1st STREET N.E. CALDWAY ALBERTA T2C 6E1		FAX:	(403) 230-0335
		E-MAIL:	planningprotocol@planningprotocol.com

Policies:

- 1) The condominium association will be responsible for maintaining cul-de-sac open-space areas.
- 2) The developer will be responsible for developing the cul-de-sac parks in the proposed subdivision.

4.5 Transportation

The transportation system shall be designed to comply with all requirements of Alberta Transportation. Traffic impact studies shall be completed if deemed necessary by Council or by Alberta Transportation.

Two easements are registered for the study area providing permanent access to Pine Creek Road. The first easement runs east to west and the second runs north to south. Copies of the easements are provided for reference in Appendix 5. The developer proposes to develop a temporary access roadway along the east-west easement until the developers of Heritage Pointe Lakefront Development complete the permanent access roadway between Heritage Pointe Boulevard and Pine Creek Ranch.

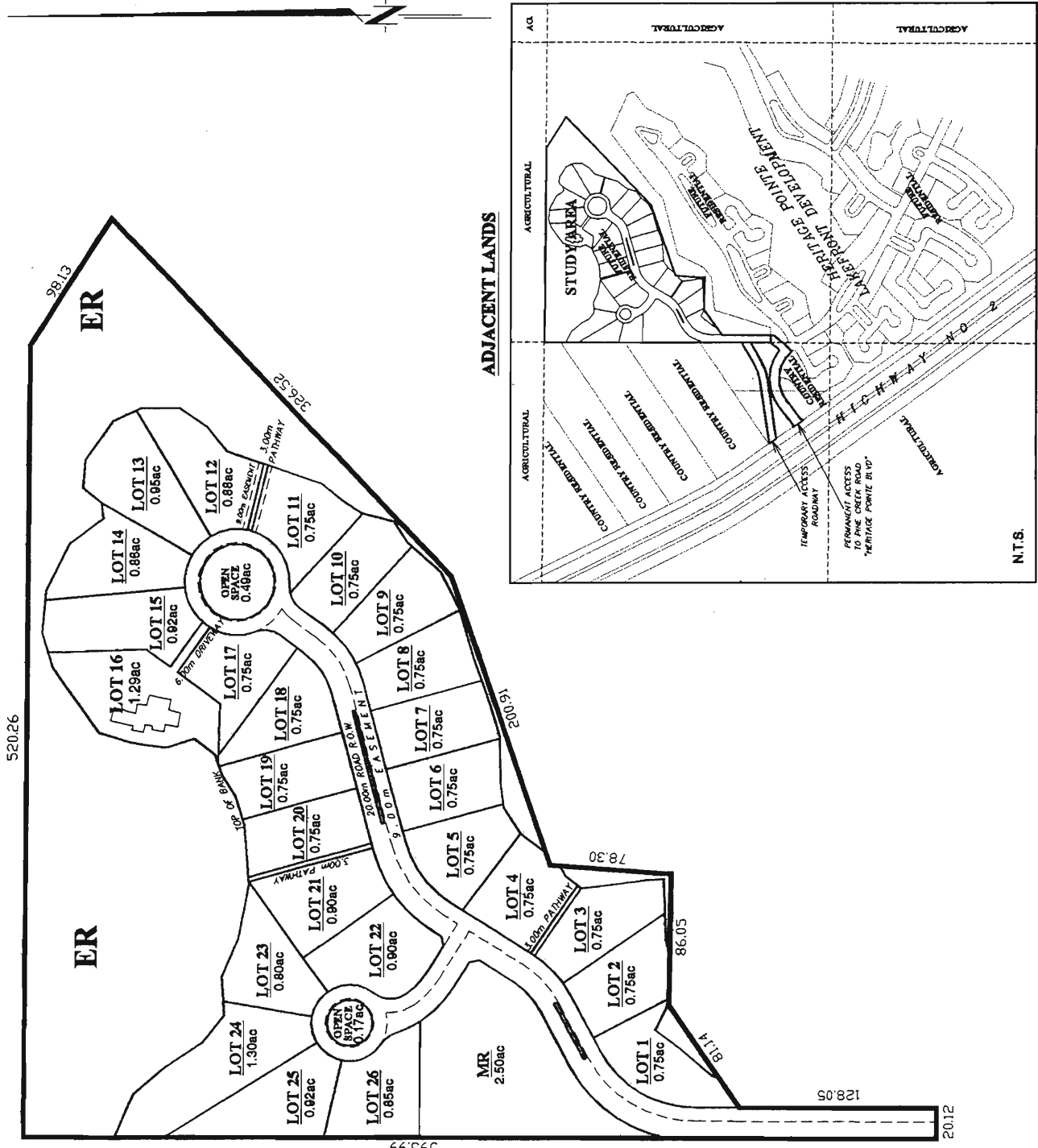
4.5.1 Internal Roadways

A temporary access roadway will be constructed along the transportation easement running East and West from Pine Creek Road to the study area, along the driveway of the previous residence as shown on the aerial photograph in Appendix 1. The developers of Heritage Pointe will provide permanent access along Heritage Pointe Boulevard when they complete construction of their public collector roadway, which will give the residents of Heritage Pointe Lakefront Community another access to Pine Creek Road. A proposed internal road layout is provided in Figure 8.

Policies:

- 1) A temporary access roadway will be constructed until Heritage Pointe develops the permanent access roadway from Heritage Pointe Boulevard onto Pine Creek Road. The temporary access roadway will meet M.D. of Foothills municipal road standards and be built to standards acceptable to the Public Works Department and Alberta Transportation.
- 2) Heritage Pointe Boulevard will be the permanent roadway providing access to Pine Creek Road. This roadway will be constructed by Heritage Pointe Lakefront Development.
- 3) All permanent internal roadways will be 20m in width, and constructed according to M.D. of Foothills municipal road standards. The developer shall bear all costs

FIGURE 7



PINE CREEK RANCH
M.D. OF FOOTHILLS NO. 31

PLAN SHOWING

PROPOSED SUBDIVISION LAYOUT

AFFECTING

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SCALE: 1:400

ALL DIMENSIONS SHOWN ARE IN METRES AND THEREOF SUBJECT TO CONFIRMATION IN FIELD AT LEGAL SURVEY STAGE

ACREAGE TOTALS

LOT #	ACRES(ac)	HECTARES(ha)
LOT 1	0.75	0.30
LOT 2	0.75	0.30
LOT 3	0.75	0.30
LOT 4	0.75	0.30
LOT 5	0.75	0.30
LOT 6	0.75	0.30
LOT 7	0.75	0.30
LOT 8	0.75	0.30
LOT 9	0.75	0.30
LOT 10	0.75	0.30
LOT 11	0.75	0.30
LOT 12	0.88	0.36
LOT 13	0.98	0.38
LOT 14	0.86	0.35
LOT 16	0.92	0.37
LOT 17	1.29	0.52
LOT 18	0.75	0.30
LOT 19	0.75	0.30
LOT 20	0.75	0.30
LOT 21	0.90	0.37
LOT 22	0.90	0.37
LOT 23	0.80	0.32
LOT 24	1.30	0.53
LOT 25	0.92	0.37
LOT 26	0.85	0.34
PATHWAY	0.20	0.08
ER	13.89	5.62
MR	2.45	0.99
OPEN SPACE	0.66	0.27
PROPOSED RD.	4.44	1.79
TOTAL	43.44	17.53

DATE: JUNE/2001
FILE NO.: P 104-01

DRAWN BY: A.W.
CHECKED BY: A.S.

PLANNING PROTOCOL INC.
301-14 STREET N.E. CALGARY, ALBERTA T2E 2E1 CANADA
PHONE: (403) 230-5572
FAX: (403) 230-0335
E-MAIL: planning@protocolinc.com

of constructing the internal roadway for the proposed development. The internal roadways shall be built to the satisfaction of Council.

- 4) All internal roadways shall be taken over by the M.D. of Foothills upon completion of the maintenance period and further to issuance of the Final Acceptance Certificate by the Municipality.

4.5.2 External Roadways

Dunbow Road currently provides primary access to the study area. A temporary access roadway will be constructed to provide primary access to Pine Creek Ranch from Pine Creek Road. Once the Municipal District approves the permanent roadway, any existing (temporary) easements giving access to Pine Creek Ranch will be removed.

Highway 2 is a primary highway and under the jurisdiction of Alberta Transportation. The jurisdiction of Highway 552 will be handed over to Alberta Transportation in September of 2001. Alberta Transportation is considering various options to extend and upgrade the existing primary and secondary highways.

Alberta Transportation has future plans to construct an interchange in the vicinity of Dunbow Road or SH 552. However, the exact location of the interchange has yet to be determined. Lands have been set aside to the southwest of the subject property in order to accommodate the planned Highway 2 interchange. Two locations have been proposed for the planned Deerfoot/Highway 2 interchange. Six possible design alternatives for the proposed interchange at Dunbow Road and Highway 2 are included in Appendix 8.

The only potential impact of the Pine Creek Ranch Area Structure Plan on the Highway 2 Interchange lands is the access to Pine Creek Road. However, the timeline for the proposed interchange is approximately 15-20 years in the future, and Alberta Transportation would only be responsible for changes in access as a result of an interchange being constructed in the vicinity of Dunbow Road and SH 552.

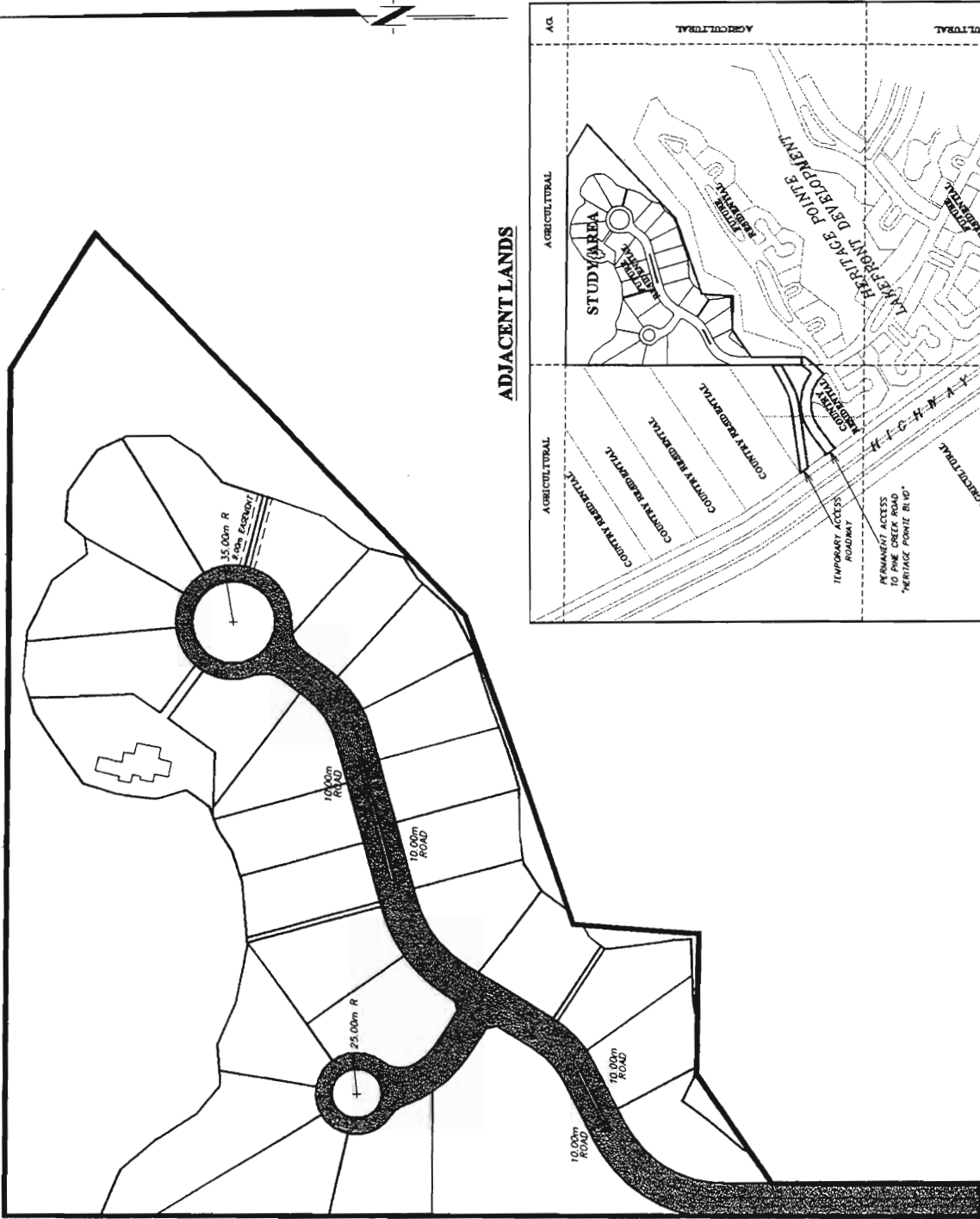
Improvements to the possible widening of Dunbow Road may be required by the Municipality as a result of the Pine Creek Ranch development. Any potential costs to be born by the developer shall be negotiated prior to subdivision.

Alberta Transportation has some concerns as to the adequacy of the existing Highway 2/Pine Creek Service Road intersection. The department may, therefore, require the completion of a traffic impact assessment and intersection analysis at the time of subdivision. This intersection is subject to be closed at such time that Alberta Transportation deems necessary. When this intersection is closed, residents from Pine Creek Ranch would have access to Dunbow Road via the proposed Heritage Pointe Boulevard.

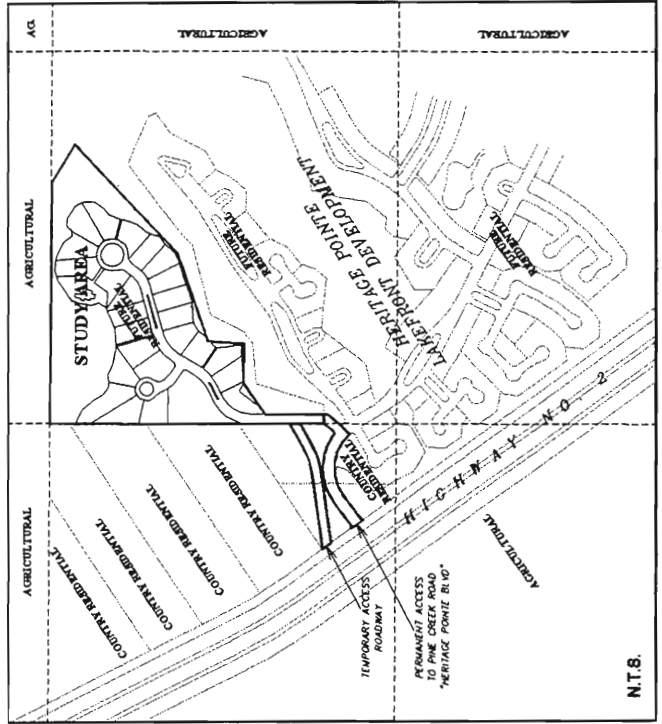
FIGURE 8

PINE CREEK RANCH
M.D. OF FOOTHILLS NO. 31

PLAN SHOWING
PROPOSED ROAD LAYOUT
AFFECTING
N.E. 1/4, Sec. 1, Twp. 22, Rge. 1, W. 5 M.
SCALE: 1:4000
ALL DIMENSIONS SHOWN ARE IN METRES AND THEREOF
SUBJECT TO CORRECTION IN FIELD AT LEGAL SURVEY STAGE



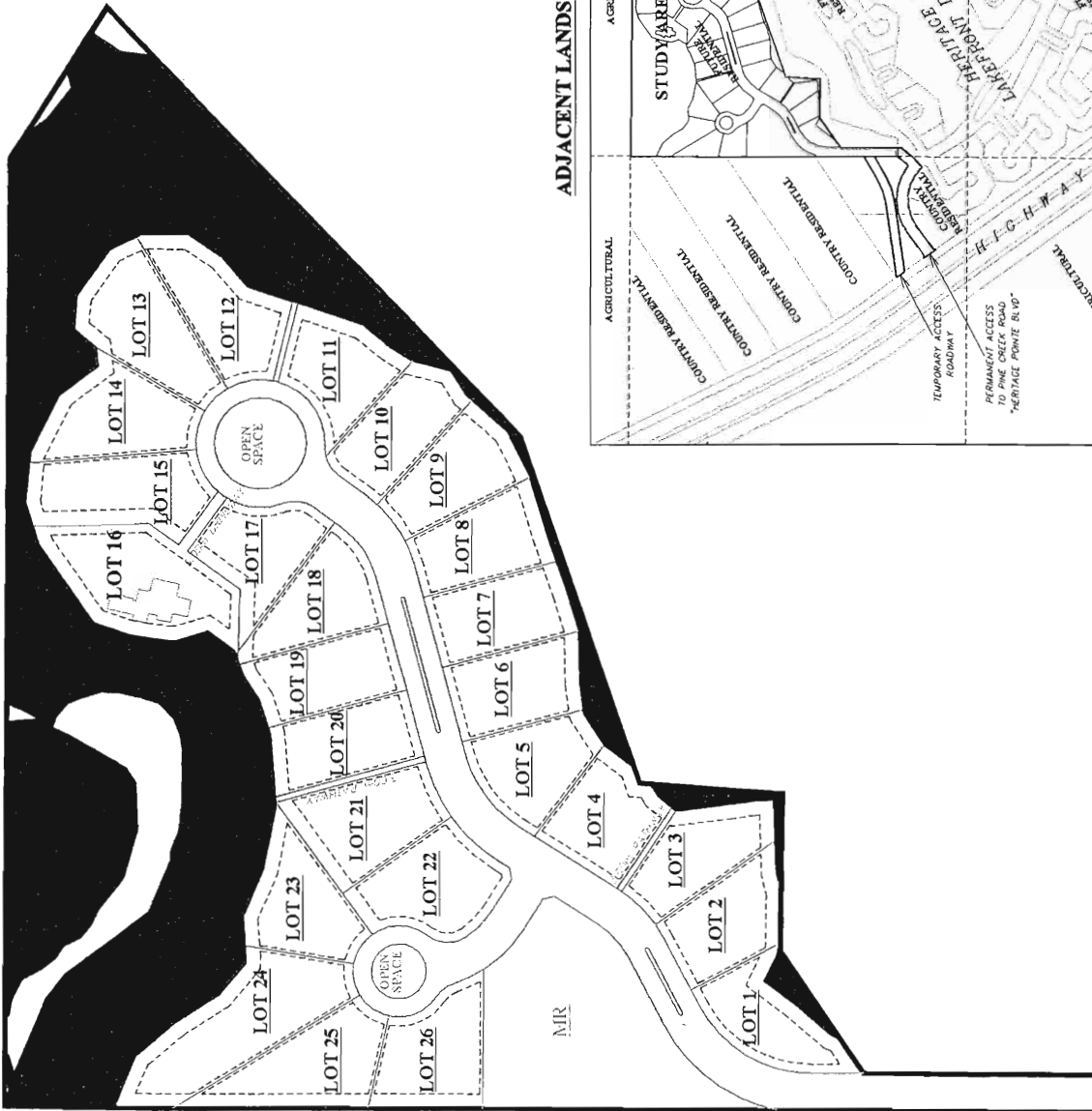
ADJACENT LANDS



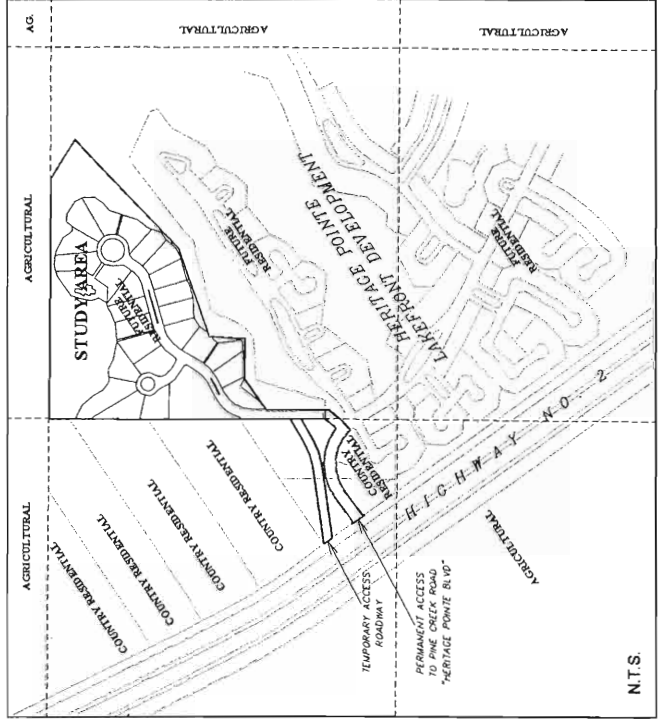
DRAWN BY	K.W.	DATE	FILE NO.
CHECKED BY	M.S.	JUNE/2001	P 104-01
		JUNE/2001	

PLANNING PROTOCOL INC.
 300-14 STREET N.E. CALGARY, ALBERTA, T2C 1E5
 PHONE: (403) 236-5522
 FAX: (403) 236-0333
 E-MAIL: planning@protocolinc.com

FIGURE 9



ADJACENT LANDS



PINE CREEK RANCH
M.D. OF FOOTHILLS NO. 31

PLAN SHOWING
PROPOSED LOT BUILDING ENVELOPES
AFFECTING
N.E. 1/4, Sec. 1, Twp. 22, Rge. 1, W. 5 M.

SCALE 1:4000
ALL DIMENSIONS SHOWN ARE IN METRES AND THEREOF
SUBJECT TO CONFIRMATION IN FIELD AT LEGAL SURVEY STAGE

BUILDING ENVELOPE AREA TOTALS

LOT	ACRES(ac)	HECTARES(ha)
LOT 1	0.42	0.17
LOT 2	0.54	0.22
LOT 3	0.54	0.22
LOT 4	0.54	0.22
LOT 5	0.57	0.23
LOT 6	0.57	0.23
LOT 7	0.57	0.23
LOT 8	0.57	0.23
LOT 9	0.57	0.23
LOT 10	0.57	0.23
LOT 11	0.49	0.20
LOT 12	0.59	0.24
LOT 13	0.72	0.29
LOT 14	0.64	0.26
LOT 15	0.62	0.25
LOT 16	0.79	0.32
LOT 17	0.49	0.20
LOT 18	0.59	0.24
LOT 19	0.57	0.23
LOT 20	0.57	0.23
LOT 21	0.69	0.28
LOT 22	0.67	0.27
LOT 23	0.57	0.23
LOT 24	0.94	0.38
LOT 25	0.64	0.26
LOT 26	0.62	0.25

■ SLOPE IN EXCESS OF 15%

DRAWN BY: K.P. M.S.
CHECKED BY: M.S.
DATE: JUNE 2001
ZONE/2001
FILE NO.: P 104-01
PLANNING PROTOCOL INC.
PHONE: (403) 290-5372
FAX: (403) 290-0335
8111 16 STREET N.E. CALGARY, ALBERTA T2E 3E3 E-MAIL: planning@planningprotocol.com

Policies:

- 1) The developer shall make financial contributions towards the upgrading and maintenance of external roadways to the satisfaction of Council.
- 2) The temporary access location from Pine Creek Ranch onto Pine Creek Road shall require the approval of Alberta Transportation.
- 3) The temporary access shall be constructed by the developer to a standard acceptable to the Public Works Department and the M.D. of Foothills Council.
- 4) A letter of credit shall be submitted to the M.D. of Foothills to cover 125% of the cost of construction of the temporary access.
- 5) The developer shall enter into a development agreement with the M.D. of Foothills for construction of the temporary access roadway.
- 6) A temporary easement shall be registered on title over the area of the approved temporary access location.
- 7) Existing easements for the Heritage Pointe Lakefront development will be incorporated (or discharged as necessary) into the linked transportation system between the proposed development and the Heritage Pointe Lakefront Development.
- 8) A Traffic Impact Assessment and Intersection Analysis will be completed if deemed necessary by Alberta Transportation and/OR the M.D. of Foothills.

4.6 Servicing

A residents condominium association shall be formed to undertake facility and services management for the proposed development. Condominium bylaws will be prepared and protected by placing a restrictive covenant on title for each of the lots within the Pine Creek Ranch development.

A 9.0m wide easement to accommodate future City of Calgary storm and sanitary sewer will to be located along the roadway and between lots 11 and 12. The location of the proposed easement is shown in Figure 10.

Policy:

- 1) The easement must be registered on title to provide a 9.0 m easement along the internal roadway and between lots 11 and 12 for future City of Calgary storm and sanitary sewer lines.

4.6.1 Water Supply

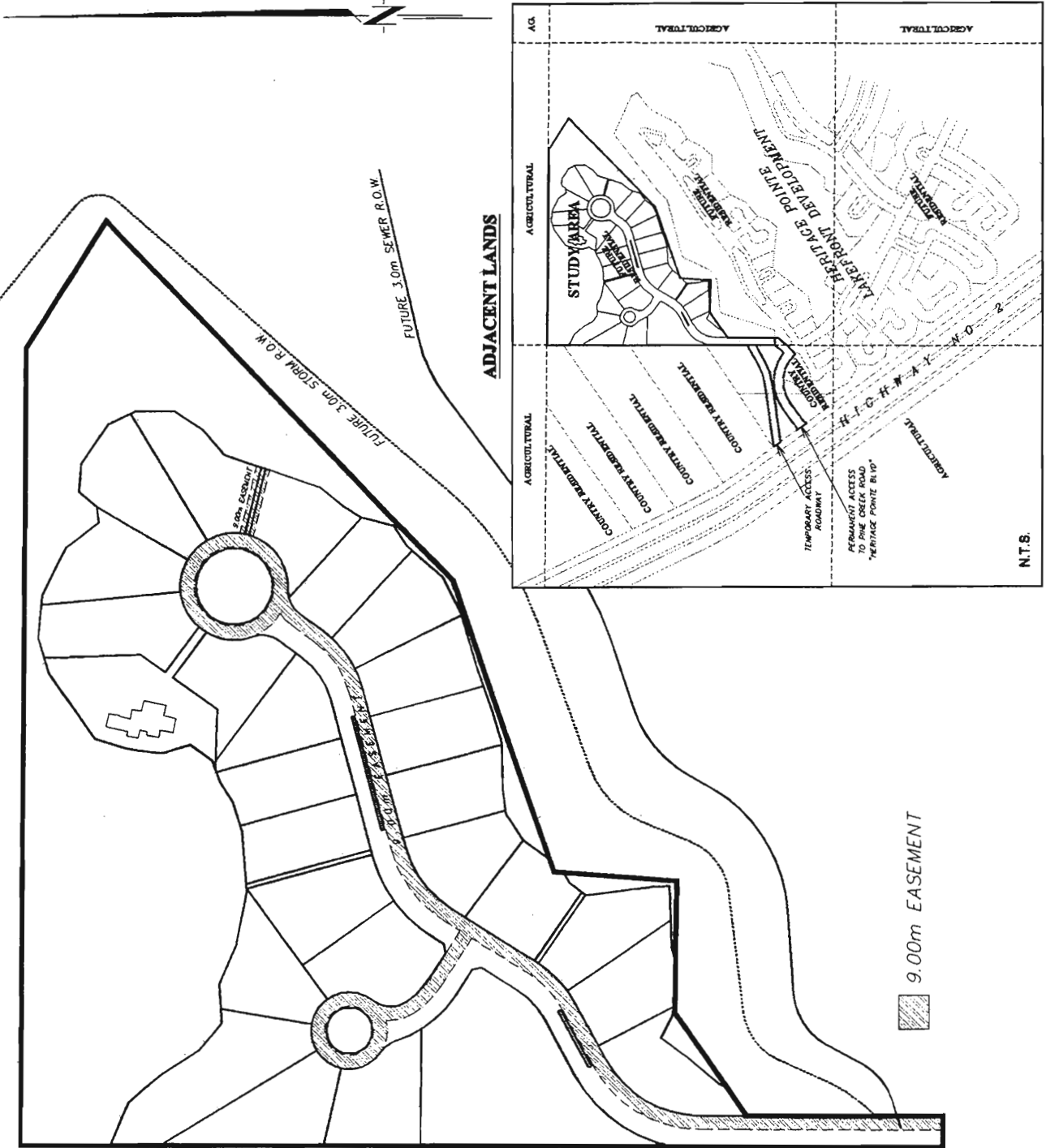
Water will be accessed through the Thornmark Utilities water supply system. (The engineered water system has already received M.D. approval.) The developer will be responsible to pay for necessary costs of upgrading the existing water plant and treatment

FIGURE 10

PINE CREEK RANCH
M.D. OF FOOTHILLS NO. 31

PLAN SHOWING
FUTURE STORM AND SEWER
AFFECTING
N.E. 1/4, Sec. 1, Twp. 22, Rge. 1, W. 5 M.

SCALE: 1:400
ALL DIMENSIONS SHOWN ARE IN METRES AND THEREOF
SUBJECT TO CONFIRMATION IN FIELD AT LEGAL SURVEY STAGE



DRAWN BY	K.P.	DATE	FILE NO.
CHECKED BY	M.S.	JUNE/2007	P. 104-01
		JUNE/2007	

PLANNING PROTOCOL INC. PHONE: (403) 238-5572
 301-14 STREET N.E. CALGARY, ALBERTA, T2E 6E3 E-MAIL: Admin@planningprotocol.com

facility, as well as the costs pertaining to planning, engineering and securing the necessary approvals to install the services.

Letters regarding availability of treated water for household consumption from Thornmark Utilities Corp. are provided in Appendix 3.

Policies:

- 1) Treated water will be provided by the Thornmark Utilities water treatment facility located at the Heritage Pointe Lakefront Development.
- 2) Household Statutory Rights to access groundwater will not be protected under this Area Structure Plan. Drilling of wells will not be permitted for individual residences within the Pine Creek Ranch subdivision.
- 3) A Restrictive Covenant will be registered on the titles to prevent drilling of wells on the residential lots.

Household water use shall be determined when the agreement with Thornmark Utilities Corporation is finalized. These rights will be incorporated into the condominium bylaws.

All necessary permits and licenses required by Alberta Environment and the M.D. of Foothills shall be obtained.

4.6.2 Sewage Disposal

The Heritage Pointe Lakefront Development Sewage Treatment System is not capable of handling sewage from the proposed Pine Creek Ranch development. A letter to this effect is included in Appendix 4. All residential lots within the Pine Creek Ranch Residential Subdivision, including the existing residence, shall be serviced by way of an engineered Packaged Sewage Treatment System that meets the Alberta Private Sewage Systems Standard of Practice 1999.

The specific type of septic system will be determined prior to subdivision. Information about suitable Packaged Sewage Treatment Systems is included in Appendix 6.

The City of Calgary is proposing to construct a new sewage treatment plant in Section 8. The potential tie-in of the Pine Creek Ranch sanitary system to the planned City of Calgary facilities will be evaluated and negotiated with the City of Calgary. If determined to be technically and economically feasible, and a suitable agreement can be negotiated, the sewage treatment facilities will be decommissioned and a sewer connection leading to the City of Calgary facilities will be constructed.

Geotechnical tests such as percolation testing to ensure adequate site for individual septic systems will be completed, if deemed necessary, to the satisfaction of Council.

Policies:

- 1) Engineered Packaged Sewage Treatment Systems that meet the Alberta Private Sewage Systems Standard of Practice 1999 shall be used to service all lots within the Pine Creek Ranch subdivision, including the existing residence.
- 2) The condominium association will undertake the management of monitoring and maintenance for the septic systems, thereby relieving the M.D. of responsibility of having to monitor the waste treatment systems for Pine Creek Ranch.
- 3) The existing conventional septic and field system for the existing residence shall be decommissioned and replaced by the Engineered Packaged Sewage Treatment System that meets the Alberta Private Sewage Systems Standard of Practice 1999. This will be the same system selected to service every lot within the Pine Creek Ranch residential subdivision.

4.6.3 Storm Water Management

A Storm Water Management Plan will be completed and submitted to the Municipal Engineer for review and approval. Shallow swale ditches will be used to handle storm water runoff. Drainage ditches will be constructed as part of the roadway cross-section throughout the proposed development. This may entail culverts and approaches being constructed for each lot. The design of the drainage system is intended to be compatible with the storm water management objectives of the overall region.

Policies:

- 1) Combined approaches will be used to minimize paved surfaces and groundwater runoff within Pine Creek Ranch.
- 2) All storm water runoff will be contained on-site and any releases will be released at pre-development flow-rates.
- 3) A 9.0m easement shall be registered along the internal roadway and the pathway between lots 11 and 12, to accommodate future City of Calgary storm and sanitary sewer lines.

4.6.4 Solid Waste Disposal

Household garbage shall be collected from individual residences and hauled to the M.D. of Foothills Regional Land Fill Site.

Policies:

- 1) The condominium association will be responsible for managing garbage (waste) collection from individual residences in the community.

4.7 Utilities

4.7.1 Electricity

Electrical power supply will be provided to residents through TransAlta Utilities.

4.7.2 Gas

Natural Gas will be provided to residents through ATCO Gas Company Ltd.

4.7.3 Telephone

Telus Communications may provide telephone and Internet service to residents. Telecommunications infrastructure could be placed within the road right-of-way or, alternatively, residents could utilize the wireless Telus network.

4.8 Protective Services

Each lot will be clearly marked with a prominent lot number sign to distinguish it from the others, and to enable prompt recognition of individual residences by emergency services.

4.8.1 Fire Protection

The M.D. of Foothills has an arrangement between the Town of Okotoks and the City of Calgary Fire Departments for fire protection. Adequate fire protection is currently available by the M.D. of Foothills via this agreement with the Town of Okotoks and the City of Calgary.

4.8.2 Police Protection

The Okotoks RCMP as well as the M.D. of Foothills Special Rural Constables will provide Police Services to the subdivision. The development will meet M.D. of Foothills specifications and standards for police protection.

5.0 Implementation

The phasing of the proposed subdivision shall occur in an efficient and orderly manner. The phasing strategy takes into consideration such factors as current planning policy, market conditions, adjacent development, utilities design, capacity and vehicular access. Most importantly, the strategy responds to the logical and timely provision of infrastructure servicing and other technical considerations.

Appendix 1: Overlay Map showing Pine Creek Ranch



Appendix 2: Land Title Information

SOUTH ALBERTA LAND REGISTRATION DISTRICT

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

SEARCH DATE: 25/01/2001

S
 LINC SHORT LEGAL TITLE NUMBER
 0012 108 338 8911855;1 011 003 143

LEGAL DESCRIPTION
 PLAN 8911855
 BLOCK 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 17.6 HECTARES (43.49 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;22;1;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

REFERENCE NUMBER: 971 381 287

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 003 143	04/01/2001	TRANSFER OF LAND	\$2,289,500	\$2,289,500

OWNERS
 PCR LAND CORP..
 OF 1602 BENNETT ROAD
 KELOWNA
 BRITISH COLUMBIA V1V 2C1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
871 081 411	19/05/1987	EASEMENT "EXTENDED BY AN EASEMENT OVER PORTION OF BLOCK 'E' ON PLAN 7959 J.K."
891 014 888	25/01/1989	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ALBERTA GOVERNMENT TELEPHONES. C/O PIONEER LAND SERVICES LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
011 003 143

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

 1729 - 12 STREET S.W., CALGARY
 ALBERTA
 AGENT - PIONEER LAND SERVICES LTD..

891 259 382 07/12/1989 EASEMENT
 OVER NE1/4 SEC 5 TP22 R1 W 5 M FOR BENEFIT OF
 BLOCK 1 PLAN 8911855

941 136 776 27/05/1994 EASEMENT
 OVER NE 1-22-1-W5 AND RIGHT OF WAY ON PLAN 1382HI
 FOR BENEFIT OF BLOCK 1 ON PLAN 8911855
 "SEE INSTRUMENT"

991 217 604 30/07/1999 MORTGAGE
 MORTGAGEE - THE TORONTO DOMINION BANK.
 1804 - 36TH STREET S.E., CALGARY
 ALBERTA T2B0X6
 ORIGINAL PRINCIPAL AMOUNT: \$500,000

TOTAL INSTRUMENTS: 005
YOUR FILE #:

*END OF SEARCH *

SR# - J854511 /AR0356

Appendix 3: Letters Regarding Piped Water Supply



#1 Heritage Pointe Drive, R.R. #1, De Winton, Alberta T0L 0X0
Tel: (403) 256-9192 Fax: (403) 256-4494
www.heritagepointe.com • e-mail: info@heritagepointe.com

July 24, 2000

Tri - M Management Corporation
1602 Bennett Road
Kelowna, British Columbia
V1V 2C1

Attention: Mr. R. Moyer
President

Dear Robert:

Further to your memo of July 21, 2000, we can confirm that a piped water supply is conditionally available to your property, provided you are prepared to:

1. Install a feeder line from the most westerly point of service that exists at the time you wish to install your water service;
2. Absorb the cost of upgrading our plant and facilities to accommodate the additional treatment capacity;
3. Absorb all of the costs pertaining to planning, engineering and securing the necessary approvals to install the service;
4. Install the internal distribution lines and fire hydrants as required in accordance with your approved plan of subdivision.

BEL-MK Engineering Ltd is calculating the cost of upgrading the water reservoir for 24 home-sites. We will assume a typical family of 4 with 1/2 of the home site being irrigated. Please confirm if you wish to have the park or MR area irrigated.

Best of luck with your application to the Municipal District.

Yours truly,

A handwritten signature in black ink, appearing to read "E. H. Stack", written over a horizontal line.

E. H. (Ted) Stack
Development Manager



#1 Heritage Pointe Drive, R.R. #1, De Winton, Alberta T0L 0X0
Tel: (403) 256-9192 Fax: (403) 256-4494
www.heritagepointe.com • e-mail: inform@heritagepointe.com

February 2, 2001

Mr. Robert J. Moyer
Tri-M Management Corporation
1602 Bennett Road
Kelowna, BC V1V 2C1

Via Fax: 250-868-2776
Original by Mail

Dear Mr. Moyer:

Re: Water Availability

Please be advised that Thornmark Utilities will have the capacity and can supply water to your proposed development of 26 lots and the MR lot.

Yours truly,

A handwritten signature in black ink, appearing to read "E.H. Stack", written over a circular scribble.

E.H. (Ted) Stack
Development Manager

Appendix 4: Letter Regarding Sewage Service Facilities



#1 Heritage Pointe Drive, R.R. #1, De Winton, Alberta T0L 0X0
Tel: (403) 256-9192 Fax: (403) 256-4494
www.heritagepointe.com e-mail: inform@heritagepointe.com

January 31, 2001

Mr. Robert J. Moyer
Tri-M Management Corporation
1602 Bennett Road
Kelowna, BC V1V 2C1

Via Fax: 250-868-2776
Original by Mail

Dear Mr. Moyer:

Please be advised that sewer service from facilities at Heritage Pointe will not be available for your proposed development due to capacity limitations.

If you have any further questions, please do not hesitate to call.

Yours truly,

A handwritten signature in black ink, appearing to read "E.H. Stack", is written over a horizontal line.

E.H. (Ted) Stack

7. Where required by the context hereunder, the singular shall include the plural and the masculine gender or neuter gender shall include either feminine gender or the masculine gender, as the case may be, and vice-versa. Should the Grantor or Grantees of the rights of this easement and right of way hereby conferred and at any time and from time to time comprise two or more persons, each such person and not one for the other or others, shall be jointly and severally bound with the other or others for the due performance of the obligations of the Grantor or Grantees of such rights.

IN WITNESS WHEREOF the Grantor and the Grantees have hereunto affixed their respective hands and seals on the date and year first above written.

THORNMARK CAPITAL CORPORATION

Per: [Signature]
Per: WJ [Signature]

SIGNED, SEALED AND DELIVERED
in the presence of

[Signature]
Witness

) [Signature]
) **ROBERT H. BARRON**
) [Signature]
) **CLEOANNE BARRON**

MUNICIPAL DISTRICT OF FOOTHILLS NO. 81

Per: [Signature]
Reeve
Per: [Signature]
Secretary-Treasurer

7

941136776 REGISTERED 1994 05 27
EASE - EASEMENT
DOC 1 OF 1 DRR#: 4887721 ADR/SELLIOT
LINC/S: 0012108338 0012094330
0012108320

Easement

I certify that the within instrument
is duly Entered and Registered in the Land
Title Office for the Province of Alberta Land
Registration Division in Calgary.

[Signature]
A. D. Registrar
SALRD

0 110814U

respective

THE LAND TITLES ACT

AGREEMENT made as of the 1st day of May, 1987

BETWEEN:

PRIME SECURITIES LTD.
(hereinafter referred to as the "Grantor")

OF THE FIRST PART

-and-

ROBERT H. BARRON and CLEONNE BARRON
(hereinafter referred to as the "Grantee")

OF THE OTHER PART

WHEREAS the Grantor is the registered owner of an estate in fee simple, subject, however, to such encumbrances, liens and interests as are notified by memorandum on the existing Certificate of Title, of that parcel of land described as follows:

*Apply to
an Easement
(Plan as
disc)*

Plan 7959 J.K., Block "E", containing 7.438 hectares (18.39 acres) more or less; Excepting thereout all mines and minerals, (hereinafter called the "Grantor's land");

AND WHEREAS the Grantee is the registered owner of an estate in fee simple, subject, however to such encumbrances, liens and interests as are notified by memorandum on the existing Certificate of Title, of that parcel of land described as follows:

*Est by
an Easement
over plan of
BKE on
Plan 7959 JK*

The North East Quarter of Section 1, in Township 22, Range 1 West of the Fifth Meridian, containing 160 acres, more or less; Excepting thereout all mines and minerals and the right to work the same; (hereinafter called the "Grantee's land");

AND WHEREAS the Grantee is desirous of obtaining from the Grantor an easement and an access right-of-way (hereinafter called the "easement") in, on, over, through or under that portion of the Grantor's land described as follows:

*Plan as
disc*

All that portion of Block E on Plan 7959 J.K. which lies between two lines drawn westerly and at right angles to the east boundary thereof through two points thereon 191.88 metres and 226.88 metres respectively distant northerly from the most southerly corner of said Block E;

NOW THEREFORE THIS AGREEMENT WITNESSETH:

- 1) In consideration of the sum of \$10.00 paid to the Grantor, the receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions herein contained, the Grantor hereby grants, transfers and conveys to the Grantee and to the owners and occupiers for the time being and from time to time of the Grantee's land or any part thereof, an easement entitling them and their respective invitees and licensees or other persons duly authorized by any of them to pass on, over and through the easement land with or without vehicles on the terms and conditions hereinafter set forth.
- 2) The easement shall be for as long a period of time as the Grantee or any the owners or occupiers for the time being and from time to time of the Grantee's land or any part thereof desire the right to exercise the same.
- 3) During the term of the easement the Grantee shall be entitled to do whatever the Grantee considers requisite or desirable for the enjoyment of the rights herein granted, and in particular, without restricting the generality of the foregoing, the Grantee shall have the right from time to time to:

a) erect on, above or below the surface of the easement land, roads, gates, fences, water lines, sanitary and storm sewer lines, utility pipes, conduits, lines and cables, with all appurtenances incidental thereto; and

b) use, replace, repair, maintain, construct, inspect, operate and remove the same or any of them, and

c) make rules and regulations governing the manner of use and times of use of the easement by any person, including the right to exclude anyone from the use of the easement who fails or refuses to comply with such rules and regulations, or to exclude anyone whom the Grantee reasonably deems to be undesirable.

4) In the event the Grantee shall sell, transfer or otherwise dispose of all of the Grantee's lands, the owner of the Grantee's lands, or in the event that there shall be more than one owner, the owner from time to time of the largest part of the parcel, shall be entitled to exercise the rights set forth in the preceding paragraph.

5) The Grantee will at all times hereafter keep the Grantor indemnified against all actions, claims and demands that may properly be brought or made against the Grantor by reason of anything done by the Grantee, or the agents, contractors, workmen, employees or servants of the Grantee in the exercise of the easement.

6) The easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land, and these presents shall extend to and be binding upon and enure to the benefit of the personal representatives, successors and assigns of the Grantor and Grantee respectively.

7) Nothing herein contained shall be deemed to grant to the Grantee such unrestricted and exclusive use of the easement land as to deprive the Grantor of the right to make ordinary use of the easement land not inconsistent with the proper use of the easement.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the date first above set forth.

PRIME SECURITIES LTD.

Per: *Robert H. Barron*
(President)

SIGNED, SEALED and DELIYERED)
by the above-named Robert H.)
Barron and Cleoanne Barron in)
the presence of:)

[Signature]
(Witness)

Robert H. Barron ●
Cleoanne Barron ●


AFFIDAVIT OF EXECUTION

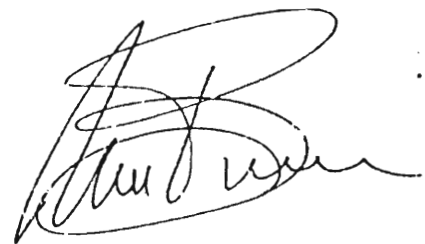
CANADA)
) ss:
PROVINCE OF ALBERTA)

I, William J. Barron, of the City of Calgary in the Province of Alberta, Executive, make oath and say that:

- 1) I was personally present and did see Robert H. Barron and Cleoanne Barron named in the within instrument, who are personally known to me to be the persons named therein, duly sign and execute the same for the purposes named therein.
- 2) The same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.
- 3) I know the said Robert H. Barron and Cleoanne Barron and both of them are in my opinion of the full age of 18 years.

SWORN to at the City of)
Calgary, in the Province of)
Alberta, this 11th day of)
May, 1987, before me)


A Commissioner for Oaths)



A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA
MY PRINTED NAME IS:
ENA A. BARBER
EXPIRY DATE: FEB. 19/88

DATED 1 May 1987

PRIME SECURITIES LTD.

of the first part

-and-

ROBERT H. BARROF and CLEOANNE BARRON

of the other part

EASEMENT

MAY 19

'87

87-1081411

1-1

I certify that the within instrument
is duly Executed and Registered in the Land
Title Office for the Shirts Alberta Land
Registration District of ...
A.D. Registrar
SALRD

Barron & Barron
#231 - 10601 Southport Rd. S.W.
Calgary, Alberta T2W 3K6
ph. (403) 278-3730

Appendix 6: Packaged Sewage Treatment Systems

The EnviroServer Advantage

The EnviroServer Wastewater Treatment System is a superior alternative to expensive leak-prone sewer systems, low-performance septic systems and traditional on-site systems.

- Non-polluting, guaranteed purity for the environment
- Smaller field size means you can build on less land
- Build on previously undevelopable land e.g. high water table or percolation problems
- "Flush & forget"
- Reuse residual water for on-site irrigation or other uses
- Remote monitoring for peace of mind
- Energy-wise and cost-efficient.

Standards & Associations

NSF 40 Class 1 certified

We are members of the following associations:

Alberta Onsite Wastewater Contractors' Association

British Columbia Water & Waste Association

Canadian Institute of Public Health Inspectors

Water Environment Federation.



**EARTHWELL
ENVIRONMENTAL
SYSTEMS INC.**

How to Contact Us

Earthwell Environmental Systems, Inc.

Suite 950, 717 - 7 Avenue SW

Calgary, Alberta, Canada, T2P0Z3

Phone: (403) 269-5272 Fax: (403) 261-6809

Email: info@earthwell.ca

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**EARTHWELL
ENVIRONMENTAL
SYSTEMS INC.**

... protecting our fragile environment

The EnviroServer Wastewater Treatment System

The intelligent septic and sewer alternative



On-Site Wastewater Treatment Anywhere

New Technology that Protects the Environment

Canada is a land of unmatched, and in many places untouched, beauty and ruggedness. Earthwell Environmental Systems saw a need for MicroSepTec's EnviroServer Wastewater Treatment System to protect our fragile environment. MicroSepTec's advanced patented technology brings the ability for clean and cost-effective wastewater disposal to areas where conventional methods have not been feasible.

Fail-Safe Treatment in Even the Most Challenging Sites

For years residential and commercial sewage treatment systems have employed technologies that inevitably fail over time, can not be monitored, or are not easily maintained. In many cases, property owners have not been able to build on their land because conventional systems will not work due to specific site conditions such as soil saturation or percolation problems, and they have had no alternative wastewater treatment options.

Now with MicroSepTec's EnviroServer Wastewater Treatment System, reliable on-site wastewater treatment is possible for nearly every residential or commercial property. The EnviroServer is especially suited to Canada's varied terrain — from mountain slopes, dense forests and remote tundra to serene lakes and tranquil valleys.

The EnviroServer Wastewater Treatment System and Network

MicroSepTec's EnviroServer system is a compact unit that combines the benefits of treating wastewater "on-site" with the added benefits of centralized electronic monitoring and maintenance.

This fully automated system combines microwave dehydration, controlled combustion and fluid processing to reduce liquid and solid organic waste to recyclable water and harmless ash.

Each system is continuously monitored by an on-board computer, which is electronically connected via telephone lines to MicroSepTec's Performance Assurance Center. Through this e-Connected Wastewater Network property owners are assured around the clock, worry-free sewage treatment.

High Efficiency Blowers

Provide abundant supply of oxygen to support aerobic bacteria.

Thermal Processor

Accelerates dehydration and incinerates and eliminates solids.

Tank

Collects sewage from building and allows solids to settle.

Sludge Transfer Pump

Pumps sludge up to thermal processor for incineration

Aeration Diffusers

Provide high efficiency transfer of oxygen to water.

Biosolid Transfer and Denitrification Pump

Transfers biosolids and nitrate-rich water for denitrification back to primary chamber of tank.

Disinfection Unit

Outputs clean tertiary water ready for reuse.

Control System

Monitors and controls system functions and alerts service centre for maintenance. Can be mounted in a convenient location.

Effluent storage and distribution available.

Three models available with processing capacity of 600, 1200 or 1500 gallons per day.

A Wide Range of Applications

The EnviroServer wastewater treatment system is ideal for:

- New single family or clustered home sites
- Subdivision development
- Manufactured home communities
- Waterfront properties
- Resort development.

WHITEWATER

Our Environment's Choice

**PURE
PERFORMANCE**

**PURE
SIMPLICITY**



NSF's Certification
Program is accredited
by the Dutch Council
for Accreditation

OPTIONS - ADD-ONS

Free Access Sand Filter

After the Whitewater, Canwest's Free Access Sand Filter may be added in cases where there is either

- an Ultra-violet Light System being installed or,
- where the Whitewater Sewage Treatment Plant is potentially used intermittently such as a remote cottage and there are concerns about the effluent quality being maintained consistently or,
- where the Whitewater Sewage Treatment Plant has the potential to be hydraulically overloaded above the designed daily sewage flow due to more people using the system over extended periods of time.

Refer to separate product literature and brochure.

Pump Chamber

In situations where the treated effluent is to be discharged to the disposal site under pressure, a pump chamber and pump are available. Consult your nearest WHITEWATER dealer or contact us directly for details.

Phosphate Reduction Unit

Certain areas require that the phosphate be reduced to 1 mg/l. Contact us directly to provide the attachment to the WHITEWATER unit for this application. There are no chemicals to mix. Cleanout and removal every 15 years.

OPTIONS - DISINFECTION

Chlorination/De-chlorination

The chlorination/dechlorination units are available and require tablets to be added by the owner or his agent as needed. Low purchase price is the advantage. Monitoring and adding the tablets is the disadvantage.

UltraViolet Light

The Ultraviolet systems have included as a standard feature automatic self-monitoring and signal system to alert the owner that the light bulb(s) are to be either cleaned or replaced.

Using the Canwest Free Access Sand Filter and the UV systems together, the fecal coliform count has the ability to be less than 2 CFU/100 ml. Under certain local regulations and maintenance monitoring programs, such treated effluent may be permitted to be re-used and re-cycled in non-drinking water applications such as spray irrigation or flushing toilets and urinals in closed looped systems.

Ozonation

The Whitewater Ozonation Attachment has an ozone generator and air dryer unit which operate on demand. An automatic signal alerts the owner of ozonation malfunction.

Water Conservation

After disinfection waste water recycling for commercial applications such as for golf courses, office towers, etc. may be available. This potential of being able to re-cycling or re-use waste water in irrigation or flushing toilets will save fresh water. Subject to stringent regulatory guidelines and NOT for single family/residential applications.

MODULAR SYSTEM

The Whitewater may be installed on a modular basis. A staged development program can add modules as the project increases the daily sewage flow. The developer can better match revenues to costs.

DAILY SEWAGE FLOW SHIPPING

Model No.	I.Gals	Cu. Metres	Weight
DF 50 FF	416	1.9	450 lbs
DF 60 FF	500	2.3	550 lbs
DF 75 FF	625	2.9	750 lbs
DF100 FF	833	3.8	1,200 lbs
DF150 FF	1,250	5.7	1,500 lbs
2XDF150	2,500	11.4	3,000 lbs
3XDF150	3,750	17.0	4,500 lbs
4XDF150	5,000	24.0	6,000 lbs

WHITEWATER is a tradename registered to Delta Environmental Products Inc. in Denham Springs, Louisiana, USA.

Canwest Tanks & Ecological Systems Ltd. is the authorized Licensed Manufacturer of the Whitewater product in Canada.

All warranties are covered by Delta Environmental Products Inc. through Canwest Tanks & Ecological Systems Ltd.

LARGER FLOW RATE WHITEWATER PLANTS

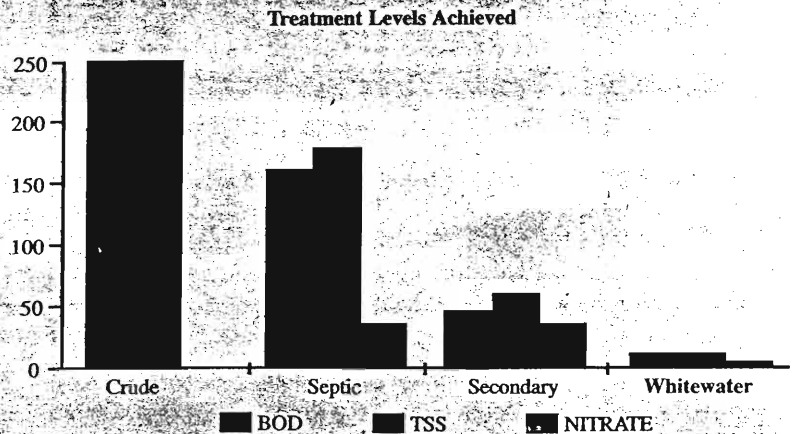
There are available single tankage Whitewater systems for flows greater than 5,000 imp. gals. per day up to and including 200,000 imp.gals. per day. Contact Canwest for details.

EFFLUENT QUALITY

The two (2) main characteristics of domestic sewage are Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) which are to be 250 mg/l respectively. The following graph shows the treatment levels of the BOD and TSS using a septic tank, a secondary treatment device, or a Whitewater. The Whitewater can achieve tertiary treatment levels.

The Whitewater has the capabilities to treat domestic sewage to:

BOD less than 10 mg/l
TSS less than 10 mg/l
Nitrate less than 5 mg/l



SERVICE / MAINTENANCE

The Whitewater Sewage Treatment Plant is certified by the National Sanitation Foundation, International. As part of the certification and inspections by NSF *International* there is provided a two (2) year inspection plan at no charge with each Whitewater installed. This service work is performed by your local service agent who is factory trained and authorized to perform the work required under the NSF *International* protocol. Contact us directly for list of the Authorized Service Agent close to you.

Service is simplicity itself. There are no submersed sewage pumps, no filters, and no moving parts inside to be removed, replaced, or cleaned.

SOLIDS IN SUSPENSION REMOVAL

Your service agent will check for the need to have the tank's contents removed. Typically, the contents of the Whitewater will need to be removed once every three (3) to five (5) years dependent on how the systems is used.

WARRANTY

Materials and Workmanship warranty is provided. Five (5) year pro-rated warranty on the air pump. Ten (10) year warranty on the tankage and parts.

APPEARANCE

The Whitewater treatment plant is typically buried in ground (above ground models available). At the surface you may have either one (1) 4" diameter PVC cap or you may have two PVC caps one (1) being a 4" diameter and the other being a 6" diameter. Or you may have one (1) 4" diameter cap and one (1) 24" diameter access hatch showing at the surface.

AIR PUMPS

The only moving and serviceable part is the air pump which is outside the Whitewater located inside basement, crawl space, or garage. The air pump can be located up to 100 ft. away from the unit (further if necessary - contact factory).

There are two types of air pumps provided as standard equipment. Linear Air Pumps are with Models DF50, DF60, DF75 The Rotary Vane type are with Models DF100 and DF150 with the Linear type available as an option.

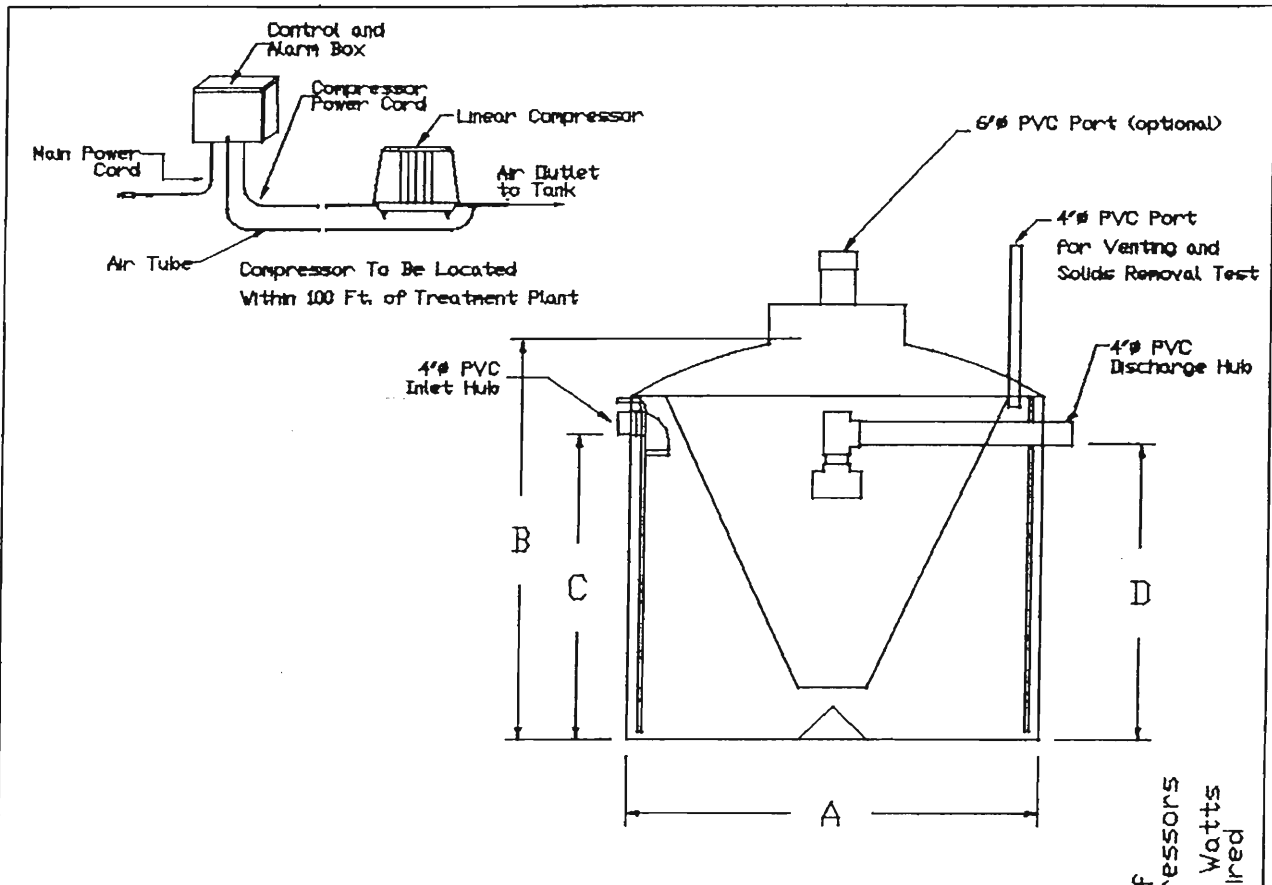
APPROVALS

The WHITEWATER sewage treatment plant available from Canwest Tanks & Ecological Systems Ltd. is approved for use in Provinces of British Columbia, Alberta, Saskatchewan, Manitoba, and Ontario as well as in the USA.

The National Sanitation Foundation *International*, an independent testing agency has certified the WHITEWATER under Standard 40, Class One. Standards Council of Canada approved Electrical Components CSA and CUL certified

WHITEWATER SEWAGE TREATMENT PLANT for

- | | | | |
|--------------------|------------------|-------------------|----------------|
| Single Family Home | Multi-Plex Homes | Sub-Divisions | Shopping Malls |
| Schools | Service Stations | Churches | RV Parks |
| Campgrounds | Marinas | Mobile Home Parks | |



MODEL	A		B		C		D		No. of Compressors	Total Watts Required
	Imp.	mm.	Imp.	mm.	Imp.	mm.	Imp.	mm.		
DF50FF	6'	1829	5'10"	1778	4'6"	1372	4'3"	1320	1	63
DF60FF	6'3"	1905	6'8-1/2"	2045	5'2"	1575	4'11-1/2"	1511	1	75
DF75FF	6'9"	2057	7'1-1/2"	2172	5'6-1/2"	1689	5'4"	1625	1	75
DF100FF	7'6"	2286	7'8"	2334	6'0"	1829	5'9-1/2"	1765	1	300
DF150FF	8'0"	2438	9'7"	2921	7'10"	2388	7'7-1/2"	2324	1	435

Canwest's constant product improvement program may result in changes not shown in above drawing.



Manufactured in Canada by:

CANWEST TANKS & ECOLOGICAL SYSTEMS LTD.

8285 - 123rd. Street, Surrey, B.C. V3W 8A8

Ph: (604) 596-0608 Fax: (604) 596-0629 Email: canwest@direct.ca

Distributed in your area by:

Manhattan Group Inc,
1503, 1330 - 15th Avenue S.W.
Calgary, Alberta T3C 3N7
Tel: 815-5725 Fax: 283-0142

Appendix 7: Map of Heritage Pointe ASP & Amendments