



County of Wetaskiwin No. 10
BYLAW # 2025/01

A Bylaw of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of authorizing the adoption of an Area Structure Plan for the purpose of providing framework for the future subdivision and development of residential, commercial and recreational development within the land described as NE 11-47-28-W4M.

WHEREAS per Requirements of Area Structure Plan Policy, an Area Structure Plan has been prepared for NE 11-47-28-W4M.

AND WHEREAS the proposed Area Structure Plan has been widely circulated and discussed in accordance with notification and procedural requirements outlined in Section 606 (1) and 633(1) of the *Municipal Government Act*.

NOW THEREFORE the Council of the County of Wetaskiwin No. 10, in the Province of Alberta, duly assembled, hereby enacts as follows:

PART 1 - TITLE


1. The document attached to this Bylaw as "Schedule A", together with accompanying maps, is hereby adopted as the "Parcels at Mulhurst Bay Area Structure Plan – NE 11-47-28-W4M":
- a. To develop residential, commercial and recreational development within the existing 50.42 acre parcel of land described as NE 11-47-28-W4M.

PART 2 - EFFECTIVE DATE

2. This Bylaw shall come into force and take effect upon the date of Third and Final Reading.

| | | | | | |
|--------------------------------------|-----------|--------|-----------------|---------|-------------|
| READ for the FIRST TIME this | <u>11</u> | day of | <u>February</u> | , A.D., | <u>2025</u> |
| READ for the SECOND TIME this | <u>10</u> | day of | <u>June</u> | , A.D., | <u>2025</u> |
| READ for a THIRD and FINAL time this | <u>10</u> | day of | <u>June</u> | , A.D., | <u>2025</u> |


COUNTY REEVE Josh Bishop

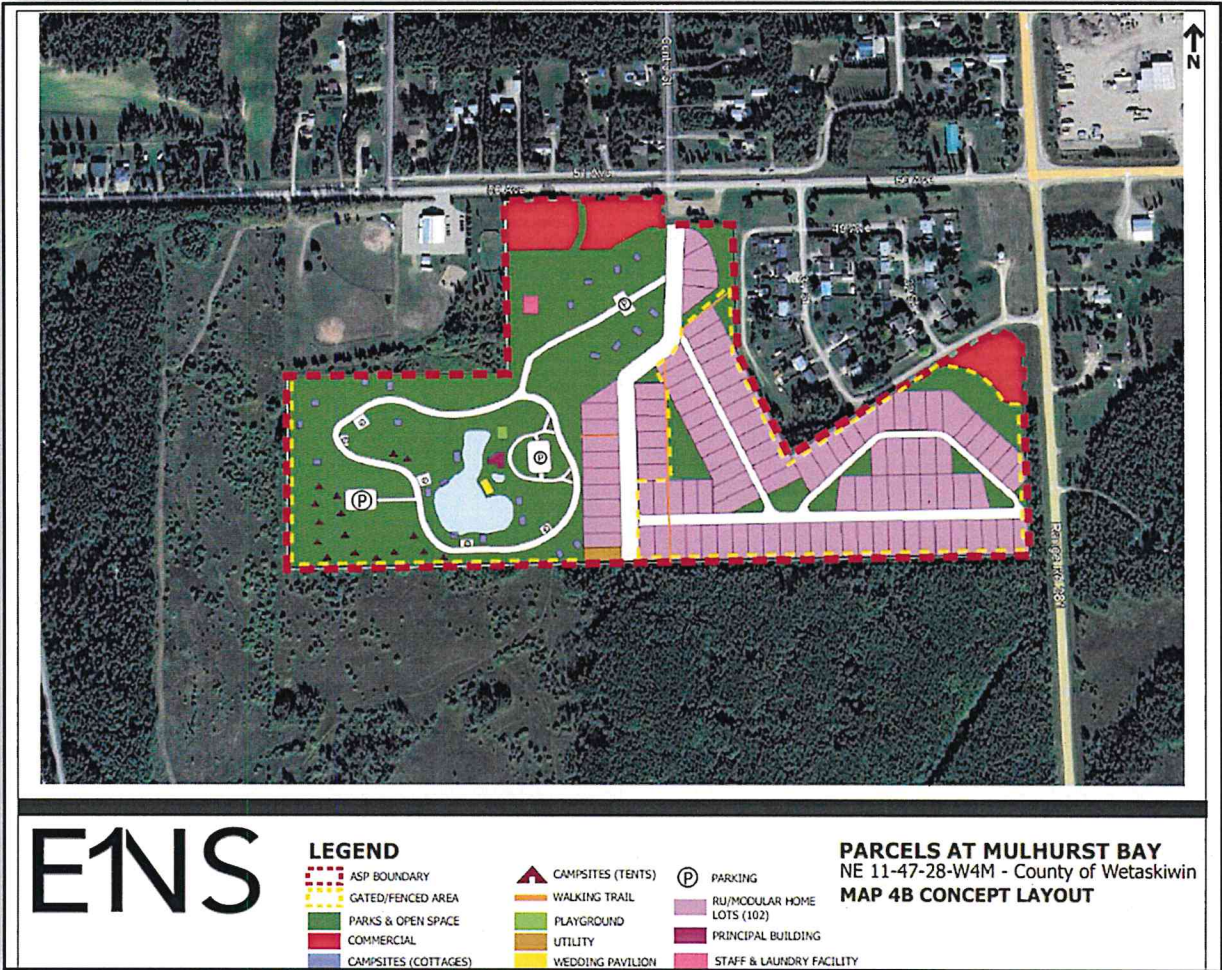

CAO Scott MacDougall





County of Wetaskiwin No. 10
BYLAW # 2025/01

SCHEDULE "A"



PARCELS AT MULHURST BAY

AREA STRUCTURE PLAN



May 2025



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1. INTRODUCTION

1.1 Purpose

The purpose of the Parcels at Mulhurst Bay Area Structure Plan (ASP) is to provide a framework for the development for three parcels of land located to the east of the Summer Village of Silver Beach, north of the Hamlet of Mulhurst Bay, Pigeon Lake, and all within the County of Wetaskiwin No. 10. As provided in Section 633 of the Municipal Government Act, 2000, c.M-26, an Area Structure Plan must describe the proposed land uses, population density, transportation routes, public utilities, and sequence of development or staging of an area proposed for development.

1.2 Location and Plan Area

The Parcels at Mulhurst Bay Area Structure Plan (the Plan Area) comprises of approximately 20.8 ha (51.47 acres) within half a kilometer of the east limit of the Pigeon Lake shoreline. The boundaries of the subject site are: 50th Avenue on the north, Range Road 281 to the east, N.W. ¼ Sec. 11, Twp.47, Rge.28, W.4th M. (Summer Village of Silver Beach) to the west and N.E Sec. 11, Twp.47, Rge.28, W.4th M. to the south. Located in the northwest corner of the quarter section is the Mulhurst Community Centre, and in the northeast corner is an existing twenty-eight lot full service residential development. The location of the ASP Boundary relative to Highway 616, Pigeon Lake and other identifiable landmarks can be seen in **Map 1: Location** below. **Map 2: Plan Area** shows a closer look at the location of Plan Area.

The legal description of the subject site is: N.E. ¼ SEC. 11, TWP.47, RGE.28, W.4th M.

1.3 Landownership

The Plan Area comprises of 20.8 ha (51.47 acres) of land held under a two Certificate of Titles nos. 052 369 999 and nos. 152 338 216 in the name of Parcels Recreation Inc.

2. EXISTING CONDITIONS

2.1 Existing Land Use and Development

At present the Plan Area is vacant and zoned Residential Recreational (RR), General Commercial (GC), Hamlet Residential (HR) and is not being utilized. The Plan Area is currently designated as within the Growth Hamlet Area in the County of Wetaskiwin Municipal Development Plan and Reserves, Parks, etc. within the Pigeon Lake North Intermunicipal Development Plan.

2.2 Adjacent Land Use

The Parcels at Mulhurst Bay lie immediately to the east of the Summer Village of Silver Beach. The Mulhurst Community Centre is located at the northwest corner of the subject site and is 4.69 ha (11.58 acres) in size. Located in the northeastern corner of the quarter section is a 10.23 ha, fully serviced, twenty-eight small lot residential development. This development was constructed during the 1960's and provided housing for the oil and gas industry. Adjacent to the north limit of the Plan Area is 50th Avenue (Twp. Rd. 472), which is controlled by the County of Wetaskiwin No. 10. This is a rural arterial roadway that will provide primary access to the Plan Area. North of 50th Avenue, is a residential subdivision consisting of 87 lots. The eastern limit of the subject site is adjacent to Range Road 281, which is also controlled by the County of Wetaskiwin No. 10. This private road off Range Road 281 will provide secondary access to the gated portion of the community within Plan Area. The adjacent lands to the south are vacant and undeveloped.

2.3 Site Features

a. Topography

The highest elevation in the Plan is approximately 876 m, which is in the northeastern corner of the Plan Area and south of the existing residential development. The lowest elevation is located along the westerly limit of the Plan Area, and is approximately 860 m. The overall elevation difference is approximately 16 metres over approximately 800 metres. Thus, the existing slopes will provide positive drainage to the two existing natural drainage courses. The topography of the Plan Area can be seen in **Map 3: Existing Conditions**.

b. Soils

A Geotechnical Assessment was previously done for the parcel in 2006 by Hoggan Engineering & Testing, confirming the soil conditions consistent with surficial layering of topsoils, underlain by very silty clay, and underlain by clay till. Groundwater tables

were moderate to high across the site, however, it was deemed acceptable for the development of residential units and recreational vehicle pads in support of the original ASP.

A new Geotechnical Review was prepared in March 2024 by Bolson Engineering and Environmental Services that confirmed the site has remained relatively unchanged since 2006. As such, the original testing results meet current criteria, including the recommendations and conclusions, to support the proposed development.

c. Natural Areas

The lands are significantly covered by trees, with four potential wetlands identified within the Plan Area per the Enviro Mak Biophysical Report completed in April 2024. All potential wetlands are located within the western portion of the lands and are not considered high value or Crown-claimable, therefore may be incorporated into the development by following relevant procedures and policies of the Alberta Water Act.

d. Historical Resources

The Historical Resources Management Branch was contacted to determine if there are any historical resources within the Plan Area. After a review of the area, the Historical Resources Management Branch determined that there are no historical resources within the Plan Area and that a historical resources impact assessment is not required.

e. Oil/Gas Well Sites and Pipelines

There is an Imperial Oil Limited Utility Right-of-Way instrument no. 892 038 350, which pertains to a portion of registered Rights-of-Way Plans 892 0089 and 2432 K.S for an underground water pipeline that crosses the Plan Area from the west to the east. A search of the Plan Area concluded that there are no Oil/Gas Well Sites and **Map 3: Existing Conditions** shows the absence of these Well Sites.

3. LEGISLATIVE FRAMEWORK

3.1 Municipal Government Act

The Municipal Government Act (MGA) is a provincial document that guides how municipalities operate and how local governments should govern and plan for growth. The Parcels at Mulhurst Bay Area Structure Plan has been prepared within the statutory context of Part 17 of the Municipal Government Act. The MGA states that an Area Structure Plan must describe:

- The sequence of development proposed for an area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area, either generally or with respect to specific parts of the area; and
- The general location of major transportation routes and public utilities.

3.2 Municipal Development Plan

The County of Wetaskiwin Municipal Development Plan (MDP), Bylaw 2023/05 “Your County, Your Future” identifies the ASP Plan Area within the Growth Hamlet Development Areas. The Growth Hamlet Development Areas encourage future growth and development. The ASP conforms with the policies of the MDP as well the Plan Vision, Principles, and Goals shown in **Table 1** below.

| Municipal Development Plan Policy | Parcels at Mulhurst Bay Conformance |
|--|---|
| 7.1.3 Support expanding and diversifying employment opportunities through a balance of tourism, recreation, agriculture, residential, commercial, and industrial uses. | The residential recreational and commercial uses provided in this ASP will provide additional employment opportunities within the County of Wetaskiwin. |
| 9.1.7 Require developers to design recreational developments to include onsite services for potable water supply, wastewater collection and management, stormwater, management transportation and other relevant services to the satisfaction of the County. | Water, wastewater collection, stormwater management, and transportation have been designed for this recreational and commercial development and will be designed to the satisfaction of the County. |
| 12.1.1 Encourage commercial development to locate within hamlets, or high-visibility locations adjacent to highways and County roadways. | The commercial lands within this ASP are located along 50 th Avenue and Range Road 281 to ensure visibility in accordance with this policy. |

| | |
|--|--|
| 14.2.2 Encourage development within the Growth Hamlets within the Development Areas established on Map 2. Growth Hamlet Development Areas. | The Plan Area is within the Growth Hamlet Development Areas and the proposed recreational and commercial development within this ASP will develop an underutilized piece of land. |
| 14.2.3 Encourage future growth and development within Growth Hamlets where there is capacity to provide water and wastewater servicing to the satisfaction of the County. | Growth will occur in this area as technical reports were completed, and it was determined that there is capacity to provide water and wastewater servicing to the satisfaction of the County. |
| 14.2.6 New subdivision and development within the Growth Hamlet Areas shall be guided by Area Structure Plans. | This Area Structure Plan was created to guide the development of commercial and recreational lands within the Growth Hamlet Area. |
| Recreation and Culture 5. The County encourages recreation and tourism development that enhances the quality of life for residents and visitors and supports opportunities to conserve unique heritage resources within the Region. | The residential recreation, commercial, and tourism development provided within the ASP will serve as a unique destination for both residents and visitors and will enhance a previously underutilized area. |

Table 1: Municipal Development Plan Conformance

3.3 Pigeon Lake North IDP

The Pigeon Lake North Intermunicipal Development Plan (IDP) was adopted by the County of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days, and Silver Beach in 2021. The Plan Area is identified for future Residential, Commercial, and Industrial, and Parks and Recreation as illustrated in Map 2 – Future Land Use in the IDP. An IDP Amendment to identify the lands as Commercial and Industrial and Parks and Recreation will be required.

3.4. Land Use Bylaw

In December 2024, the County of Wetaskiwin updated and adopted a new Land Use Bylaw. Zoning within the Plan Area has been updated accordingly by the County based on this new Land Use Bylaw.

4. PUBLIC ENGAGEMENT

Pre-notification mailouts were sent out to property owners within 800m of the Plan Area as well as the entire Hamlet of Mulhurst on January 17, 2024, informing them of the ASP Application. Property owners were given until February 5, 2024, to submit feedback or questions on the ASP. At the end of the pre-notification period, 10 emails and 4 phone calls were received.

Open House notification letters were sent out to surrounding property owners on May 1, 2024, notifying them of the upcoming Open House and inviting them to attend. Details were provided on the ASP as well as the date, time, and location of the Open House.

The Open House was held at the Mulhurst Bay Community Centre located at 3802 50th Ave in Mulhurst, AB. The event took place on May 15, 2024, between 5pm and 7pm. The Open House was extremely well attended with over 80 surrounding residents, property owners and stakeholders attending throughout the duration of the event. A What We Heard Report summarizing the feedback received was prepared and can be found in Appendix A.

When drafting this ASP, it was important that as many of the concerns as possible were addressed and as much of the feedback was incorporated as possible into the ASP. Many of the residents living in Lakeview Estates requested fencing to be built and trees to be retained along the northeast portion of the ASP Area to act as a buffer for safety and noise between the RU/modular home lots and Lakeview Estates. Policy was included in the ASP to ensure that there is physical screening throughout the ASP to minimize the impact of the ASP on the surrounding properties. Another common feedback theme was the desire to retain as many trees as possible and minimize the impact of the development on the natural environment. To adequately protect the natural environment and incorporate feedback received from engagement, policy was included throughout the ASP that protects the significant environmental features on site and incorporates development into the natural environment. Additionally, an objective of the ASP was added to retain and preserve the natural environment to ensure that the natural environment is considered throughout the entire ASP. Overall, feedback was incorporated into the ASP to minimize the impact on the surrounding properties and the natural environment.

5. DEVELOPMENT CONCEPT

5.1 Vision and Objectives

The general development concept for the Plan Area is shown in **Map 4: Concept Plan** which is divided into residential recreational and commercial lands. The vision for the Plan Area is to create a private cottage resort with a maximum of 35 cabins on the western portion of the Plan Area and individual private RU/modular home lots up to a maximum of 110 lots on the residential recreational lands to the north and east. There will be various amenities within the Plan area to support the residential recreational users in addition to the commercial development located on the northern portion of the Plan Area along 50th Avenue, along the eastern portion adjacent to Range Road 281 and Wizard Lake Rd, and the Charmed Resorts development on the western portion of the Plan Area. It is intended that the natural environment will be retained throughout with only necessary and reasonable earthworks and tree removal throughout the development of the Plan Area. The Plan Area will be fenced along the westerly and southwesterly property lines to ensure adequate separation buffers between the lands and adjacent properties and ensure safety within the ASP area. All building pockets within the Plan Area will be appropriately sized to meet the zoning and land use requirements outlined in the County of Wetaskiwin's Land Use Bylaw 2024/66.

The Parcels at Mulhurst Bay Area Structure Plan is guided by the following objectives:

1. To create an attractive residential recreational development that is complementary to and independent from the adjacent developments;
2. To retain and preserve the natural environment;
3. To provide high quality commercial development that is complementary to the existing and proposed developments in the area.

5.2 Land Use Plan

a. Commercial (in accordance with the new Land Use Bylaw)

The commercial development within the Plan Area will be divided into four (4) separate developments and will include a Recreational Commercial Policy Area encompassing the Charmed Resorts development where specific policy will apply.

- One (1) site containing Thirty-five (35) themed cottages and/or glamping tents provided by Charmed Resorts (<https://charmedresorts.ca>) on the western portion of the Plan Area that will be available for short-term rentals serving as a tourist destination. A Recreational Commercial Overlay has been created for this site to provide further direction on development.

- Three (3) commercial sites varying in size will be provided in the Plan Area and are intended to serve the needs of the populations of Parcels at Mulhurst Bay, the Hamlet of Mulhurst Bay, the adjacent Summer Villages, and the traffic generated from Highway 616. These commercial sites are located in the northern portion of the Plan Area along 50th Avenue and the northeastern corner portion along Range Road 281. The types of commercial uses on these lands will be determined by market conditions but it is intended that the commercial development could include personal services businesses, gas bar, laundromat, convenience shops or restaurants among other potential uses.

i. Objectives

To incorporate new commercial development in the area that is compatible with the surrounding lands and serves the needs of the community.

ii. Policies

1. Require commercial development to be accessed from main roads to maximize visibility and accessibility for the surrounding community.
2. Encourage commercial development to be located on lots sized appropriately to support a variety of commercial uses.

Recreational Commercial Policy Area

The Recreational Commercial Policy Area applies to the area shown in **Map 4: Concept Plan** containing the Charmed Resorts development. The goal of this policy area is to provide specific policy and direction for the Charmed Resorts development.

i. Objectives

To create a high-quality and unique commercial development that attracts short-term tourism to the area.

ii. Policies

1. Integrate the themed cottages into the natural environment wherever possible to limit the clearing of trees.
2. Provide various amenities for the themed cottages and campsites to support visitors' short-term stays in the ASP Area year-round.

b. Residential Recreation

A maximum of 110 Recreational Unit (RU)/modular home lots on the eastern portion of the Plan Area will be developed. Shower and washroom facilities will be provided for the RU/modular home lots at a central location for easy access. Additionally, there will be trails and sporting infrastructure included in a common area to promote activity and community within the Plan Area.

Walking trails will be developed within the entire development with connections to the public roadway as well as the Mulhurst Bay Community Centre and Lakeview Estates. These trails are anticipated to be a minimum of 1.8m wide and graveled to allow permeability and to align with the natural theme of the area. Walkways connections to existing informal walkways near the Community Centre and Lakeview Estates will be made where possible.

i. Objectives

To develop high-quality residential recreational development that serves as a tourist and livable destination that is compatible with the surrounding lands.

ii. Policies

1. Require physical screening between the Plan Area and the surrounding residential homes to ensure adequate separation and privacy.
2. Encourage integration of recreational development with the natural environment to ensure forests and trees are preserved as much as possible.
3. Encourage that RU/modular home lots are similar in size to promote cohesive development.
4. Support year-round use by providing a variety of amenities to support the residential recreational development.

It is anticipated that both the RU/modular home lots within the residential recreational land-use designation and the Charmed Resorts cottages within the commercial designation will be available for year-round use. **Map 4B: Concept Layout** shows a concept of where the cottages and RU/modular home lots may be located within the Plan Area. The lot layout, number of lots, and lot sizes must be finalized at the time of subdivision, prior to the issuance of Development Permits. All the RU/modular home lots in the Plan Area are intended to be individually titled and developed within a bare land condominium plan.

5.3 Environment

A Desktop Biophysical Assessment was completed to Enviro Mak Inc. in April 2024 that identified four potential wetlands on the subject lands, all of which have evidence of existing since 1949 through a review of aerial photographs. It was deemed unlikely that any of the wetlands would be Crown-claimed as all are low value, and the proposed development is unlikely to impact the bed and shoreline of Pigeon Lake.

Much of the site is covered by trees, and the development intends to preserve as many of the trees as possible, as they are a valuable asset that align with the vision for the development.

i. Objectives

To sensitively incorporate development within the natural environment present on the site.

ii. Policies

1. Require the water quality and aquatic ecosystems of Pigeon Lake to be protected through limiting the amount of surface run-off to match pre-development conditions.
2. Encourage tree clearing to respect breeding and nesting periods for birds and wildlife.
3. Require regulatory approvals and/or permitting under the Alberta Water Act for wetland alterations where deemed necessary.

5.4 Land Use Statistics

| Land Use | Area in Ha (ac) | % of GDA | # of lots |
|--|---------------------|------------|-----------|
| Gross Area | 20.8 (51.47) | 100 | |
| Residential Recreational | 9.73 (24.04) | 46.78 | 2 |
| Commercial | 9.81 (24.24) | 47.16 | 4 |
| Stormwater Management Facility | 0.47 (1.16) | 2.26 | |
| Public Roadway (Centre Street Extension) | 0.79 (1.95) | 3.8 | |

Table 2: Land Use Statistics

6. TRANSPORTATION

6.1 Traffic Generation

A Traffic Impact Assessment was completed in May 2024 by ISL Engineering to determine traffic impacts of the proposed development along 50th Avenue, Range Road 281 and Highway 616 that all serve the subject site and surrounding area. In total, the development is anticipated to generate 320 daily trips at full build-out, 64% during the PM hours and 36% during the AM hours. A copy of the TIA has been submitted under a separate cover.

6.2 External Roadways

The transportation network surrounding the Plan Area consists of 50th Avenue (Twp. Rd. 472.) which is a rural arterial to the north of the Plan Area and will provide primary access to the area. Range Road 281 to the east of the Plan Area which will provide secondary access. After a TIA was completed by ISL Engineering it was determined that upgrades to these roads and existing intersections will not be required as all can accommodate the traffic generated by the development at full build-out. The TIA recommended the existing Type II intersection for both the 2024 and 2044 horizons and there is no warrant for removal of this treatment and downgrading to a Type IIc intersection.

6.3 Internal Roadways

The Plan Area will be serviced internally by a private collector roadway connecting the intersection of 50th Avenue and Centre Street. This extension will connect 50th Avenue to the property to the south, and provide public access to both sides of the Plan Area. Private access roadways between 8-12 metres in width will extend from internal and external public roadways to provide connectivity between the various recreational and commercial uses within the Plan Area. Shared internal accesses for all proposed uses will be provided where practical. The location of all public roadways can be seen in **Map 5: Transportation** and the private internal roadways can be seen conceptually in **Map 4B: Concept Layout**.

7. SERVICING

Services are intended to be provided to the Plan Area, including water, sewage disposal and stormwater management. Specific information for each can be found in subsequent sections. In all cases, the cost responsibility for all services will be borne by the developer.

7.1 Water Supply

Water Servicing

Each major parcel of development will have private independent and isolated water supplies serviced by three separate water wells per **Map 6: Water Servicing**, and in accordance with the Phase I Groundwater Supply Assessment prepared in support of this ASP.

- The RU/modular home lots will be serviced by a singular well water supply with water main looped through with stubs providing water as needed to individual structures.
- The Charmed Resorts cottages will be serviced by a separate well water supply with water main looped through with stubs providing water as needed to individual structures.
- The remaining commercial sites will be serviced by separate well water supplies as needed for their purposes.
- Communal storage tanks will be provided for each major parcel to satisfy peak water demands.

Seasonal Water Availability and Demand

Hydrogeological studies of the aquifer indicate seasonal fluctuations in water production, with higher yields in the summer months due to increased recharge from the spring freshet and surface runoff. Conversely, aquifer production declines in the winter months as recharge is reduced.

This seasonal variation aligns with the resort's projected water demand, which peaks during the summer due to increased occupancy and operational needs and decreases in the winter when visitor numbers are lower. The findings of the hydrogeological studies confirm that the aquifer's natural seasonal recharge cycle coincides with and supports the resort's demand patterns, ensuring that water supply remains sustainable throughout the year.

7.2 Sewage Disposal

Each major parcel of development will have private independent and isolated sewage holding and disposal systems per **Map 7: Sewage Servicing**, until such time as the capacity of the existing lagoon is confirmed. A Wastewater System Assessment has been prepared and submitted under separate cover.

- The RU/modular home lots will be serviced by a community septic tank system with sewer mains and stubs running from the individual structures to the community septic tanks. The effluent water will be disposed of in a staged approach, initially as hold, pump and haul then force main to the existing county lagoon if capacity of the lagoon is confirmed.
- The Charmed Resorts cottages will be serviced by a separate septic tank system with sewer mains and stubs running from the individual structures to the septic tanks. The effluent water will be disposed of in a staged approach, initially as hold, pump and haul then force main to the existing county lagoon if capacity of the lagoon is confirmed.
- The remaining commercial sites will be serviced by separate septic tanks as needed for their purposes with the effluent water disposed of by hold, pump and haul then force main to the existing county lagoon if capacity of the lagoon is confirmed.

Upon confirmation of capacity within the lagoon to accommodate sewage generated by the development, a permanent sewage connection through a forcemain connection within the Range Road 281 right-of-way will be constructed, at the developer's expense.

7.3 Stormwater Management

Stormwater will be managed through the inclusion of a 0.47ha stormwater management facility (pond) located in the southwestern portion of the Plan Area and a second controlled discharge point in the southern middle section of the development, per **Map 8: Stormwater Management**. The pond is intended to be located on the site of the former sewage lagoon and will collect runoff from the parcel through overland drainage. The second southern discharge will also collect runoff through overland drainage and will be designed to accommodate excess flows from the existing residential development to the northeast. The proposed development does not intend to drastically alter the existing grades of the site, therefore current drainage patterns will be maintained. The proposed stormwater management facilities will hold excess drainage and discharge through overland flow towards Pigeon Lake to the west or the drainage system to the south of the site at pre-development rates, ensuring current drainage patterns and quantities are maintained through redevelopment of the site. A Stormwater Management Report has been prepared and submitted under separate cover.

7.4 Shallow Utilities

Power connections are intended to be provided to all areas of the development and will be provided through new connections from existing services located surrounding the Plan Area. Natural gas connections are being considered for all areas of development and will be provided through new connections from existing services located surrounding the Plan Area.

7.5 Fire & Emergency Services

Per **Map 9: Fire Access Plan**, a fire & emergency access plan has been prepared to demonstrate movements for emergency services through the Plan Area. Internal roadways that are intended for emergency services will be provided at 12m widths. Within the Charmed Resorts portion in the west side of the Plan Area, a 3m pathway will provide emergency access to all cabins. Water services will be provided from the proposed stormwater management facility, that will hold water year-round. During winter months, water will be trucked in from outside sources by emergency services personnel.

8. SUBDIVISION AND DEVELOPMENT CRITERIA

All required planning policies are in place to support the development of the ASP. This ASP and all supplementary documentation, including the County of Wetaskiwin statutory planning documents, directs and controls all development within the Plan Area. Policies, text, and mapping information contained within this ASP may be amended from time to time to remain current and relevant in response to broader or more specific issues affecting the ASP area. Any amendments to policy, text, or mapping information contained within the Parcels at Mulhurst Bay ASP shall be in accordance with all relevant County policies.

9. IMPLEMENTATION

9.1 Phasing

The development is intended to generally follow the direction indicated in **Map 10: Phasing Plan**, with development of the Charmed Resorts cottages and RU/modular home lots being independent of one another. Development will start with the roadway connecting to 50th Avenue to provide access. The Charmed Resorts development will continue southwest including a second private access to 50th Avenue for Charmed Resorts and the two northerly commercial parcels. The RU/modular home lots development will continue to the east including a second private access connecting to Range Road 281. The phasing timeline for development will be based on market conditions at the time of commencement.

9.2 Commencement

Development is anticipated to begin in Spring 2025. Development of the Charmed Resort as well as the RU/modular home lots are expected to take 3-5 years, subject to market conditions. The additional commercial parcels will be developed when market conditions dictate, likely after the development of the Charmed Resort and RU/modular home lots.

9.3 Districting and Subdivision

Following the approval of the Area Structure Plan, an application for Subdivision and Redistricting will be submitted for the major parcels of the Area Plan, including the Charmed Resort parcel, the RU/modular home lots parcel, and the additional commercial lot areas.

9.4 Expiry

This ASP will have an expiry date of three years following approval, in accordance with standard County policy.

10. RELATED DOCUMENTS

The Parcels at Mulhurst Bay ASP was prepared through the guidance of supporting technical studies, all of which have been submitted in conjunction with this ASP document. All have been prepared in accordance with County of Wetaskiwin Terms of Reference, where applicable, as well as Provincial and Federal standards.

10.1 Technical Reports and Studies

10.1.1 Geotechnical Investigation

A Geotechnical Investigation was prepared by Hoggan Engineering & Testing Ltd. in May 2006 in support of the original development concept that proposed a mix of residential, commercial and recreational land uses. Recommendations for development included setting higher basement elevations within areas of high-water tables (between 1.0m and 2.6m below the surface of the ground), ensuring proper lot grading away from houses, and replacing non-engineered fill with compacted granular material for subsurface footings. Largely, however, the report confirmed the suitability of the soils and ground for the proposed development.

With the change in ownership and direction of the ASP, a new Geotechnical Review was prepared in March 2024 by Bolson Engineering and Environmental Services that confirmed the site has remained relatively unchanged since 2006. As such, the original testing results meet current criteria, including the recommendations and conclusions, to support the proposed development.

10.1.2 Desktop Biophysical Assessment

A Desktop Biophysical Assessment and delineation of potential wetlands was prepared by Enviro Mak Inc. in April 2024 to determine the location and approximate size of wetlands within the Plan Area, as well as a review of at-risk and rare species of plants, aquatic life and wildlife. Albeit the significant amount of trees on the subject site, no sensitive wildlife, plants or aquatic species are presumed to be found within the boundaries of the Plan Area.

Recommendations include conducting field work to verify the presence, size and value of delineated wetlands, and to follow relevant Water Act processes should any disturbances to existing wetlands be required to support the development. This field work will be conducted prior to the development of the wetland/pond area in accordance with the development agreement with the County.

10.1.3 Existing Wastewater and Freshwater System Evaluations

Lexus Engineering conducted a review and evaluation of the existing water and wastewater systems providing services to the Plan Area to determine the impact of permanent servicing to the proposed development on these existing systems.

Their findings included that the existing wastewater lagoon and water wells contain sufficient capacity to accommodate the proposed development. A new water storage reservoir will be built to service the new development, however, will utilize existing well water providing service to the broader region.

10.1.4 Flood Plain Analysis

A Flood Plain Analysis was completed in March 2024 by Bolson Engineering and Environmental Services, to determine the 1:100 year flood plain mapping for Pigeon Lake and Mulhurst Bay. Based on information gathered from Alberta Environment and Protected Areas (AEPA), the lowest elevation of the Plan Area (859m) is well above the highest recorded levels for Pigeon Lake (850.7m) and therefore is not located within the 1:100 year flood plain. As such, there are no anticipated limitations to the elevations the proposed development may be constructed to with proper on-site drainage design.

10.1.5 Stormwater Management

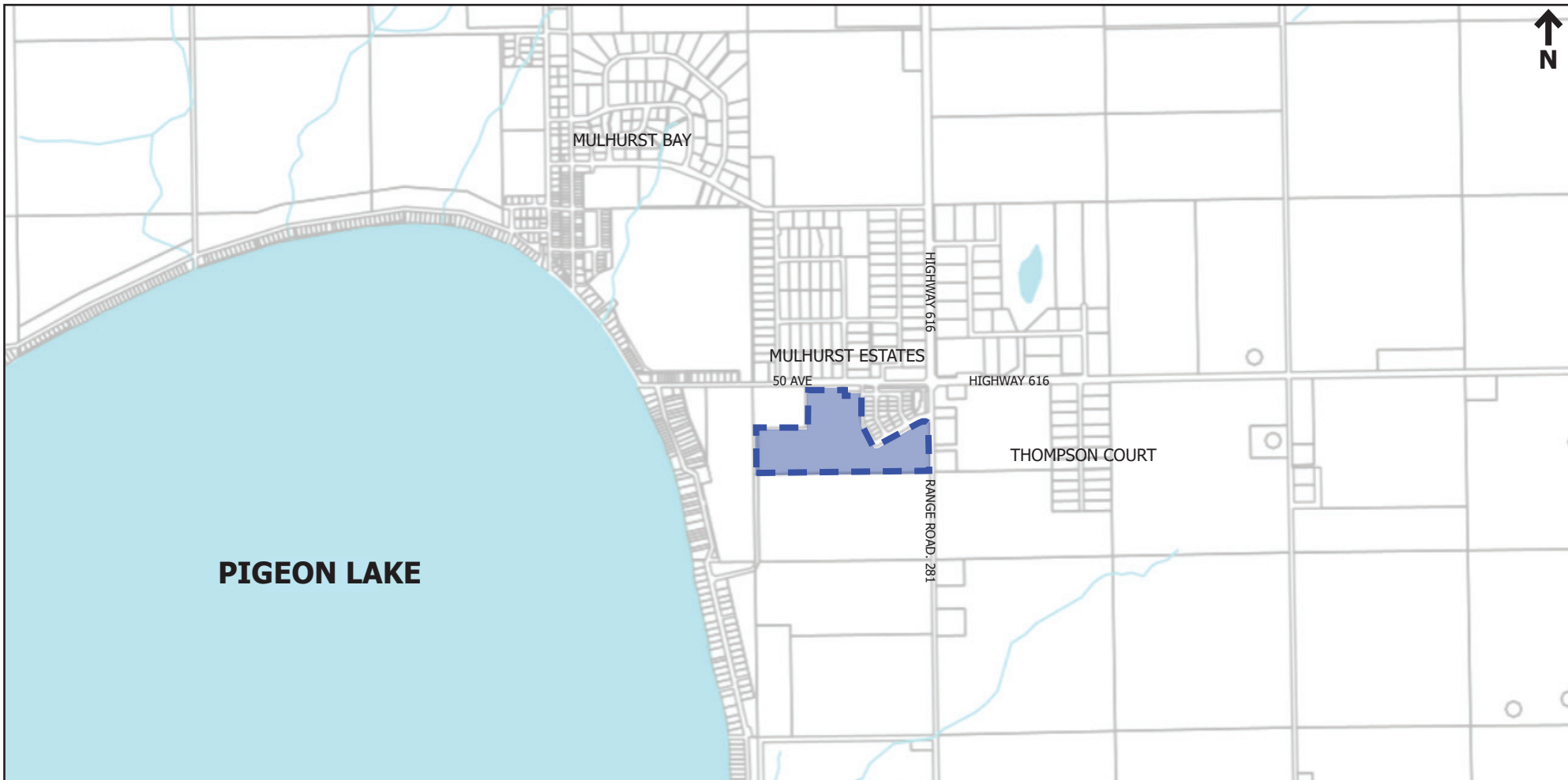
The design of on-site stormwater management systems was prepared by Bolson Engineering and Environmental Services in March 2024, to ensure proper drainage on- and off-site is maintained post-development. An on-site storm pond is proposed to gather drainage from on-site sources through a controlled overland drainage system, which will ultimately release through an outlet structure to an existing drainage discharge ditch. The storm pond is sized and designed to accommodate a 1:100 year storm event, and discharge rates match pre-development flows to ensure no impact to surrounding drainage patterns and natural environments.

10.1.6 Traffic Impact Assessment

A Traffic Impact Assessment was completed by ISL Engineering in May 2024, analyzing the anticipated traffic generated by the proposed development and its impact on surrounding networks. While the report found that existing intersection treatments along Highway 616 do not match typical design rationale for highway intersections, there are no recommended improvements to existing roadway networks, accesses or intersections to accommodate the proposed development. Traffic volumes were over-estimated to represent typical summertime daily traffic, however the report acknowledges the likely seasonal variations in traffic generation across the entire year.

11. MAPS

Appendix A – Public Engagement Summary



E1NS

LEGEND

 ASP BOUNDARY

PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin
MAP 1 LOCATION



E1NS

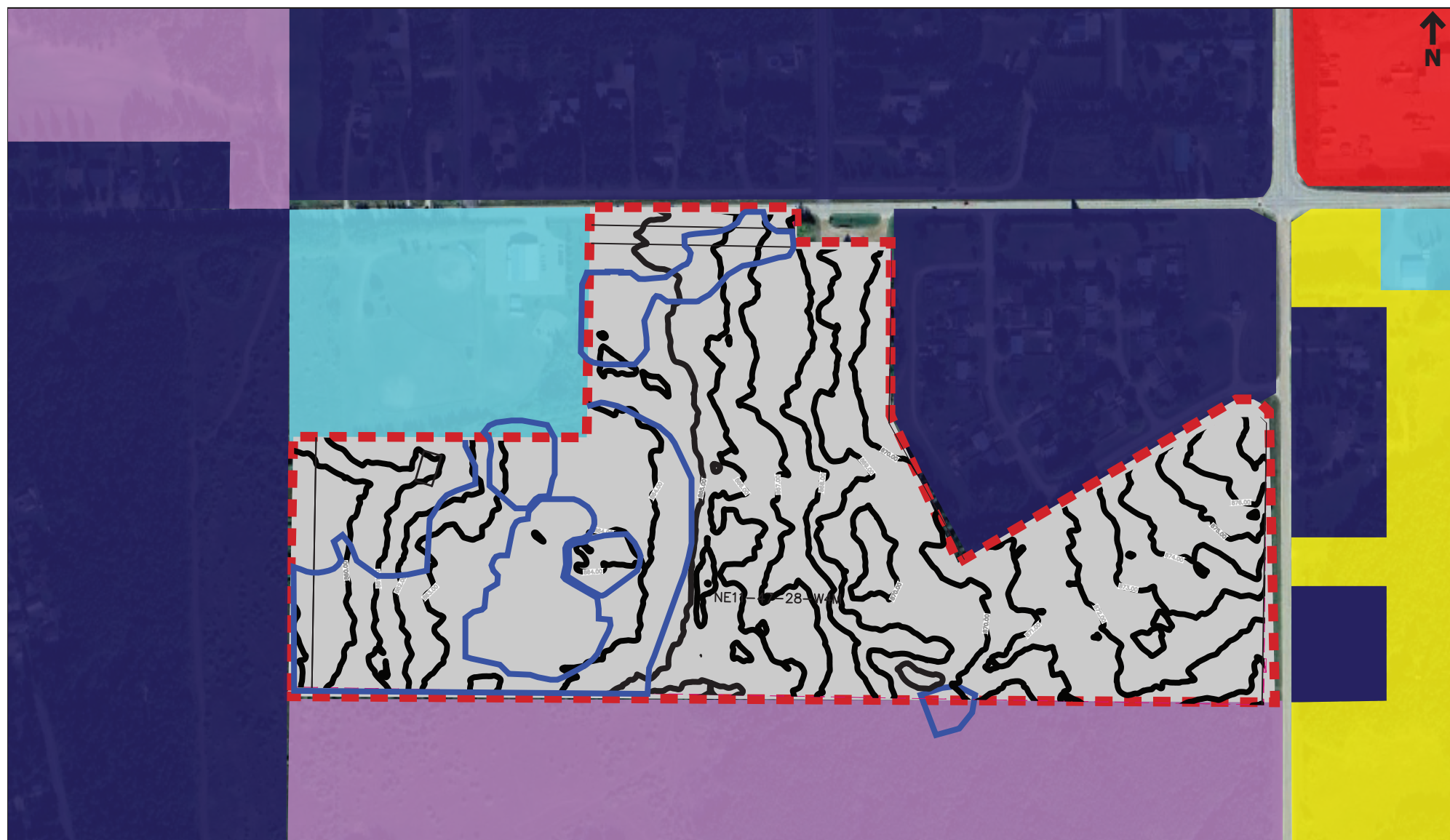
LEGEND

 PLAN AREA

PARCELS AT MULHURST BAY

NE 11-47-28-W4M - County of Wetaskiwin

MAP 2 PLAN AREA



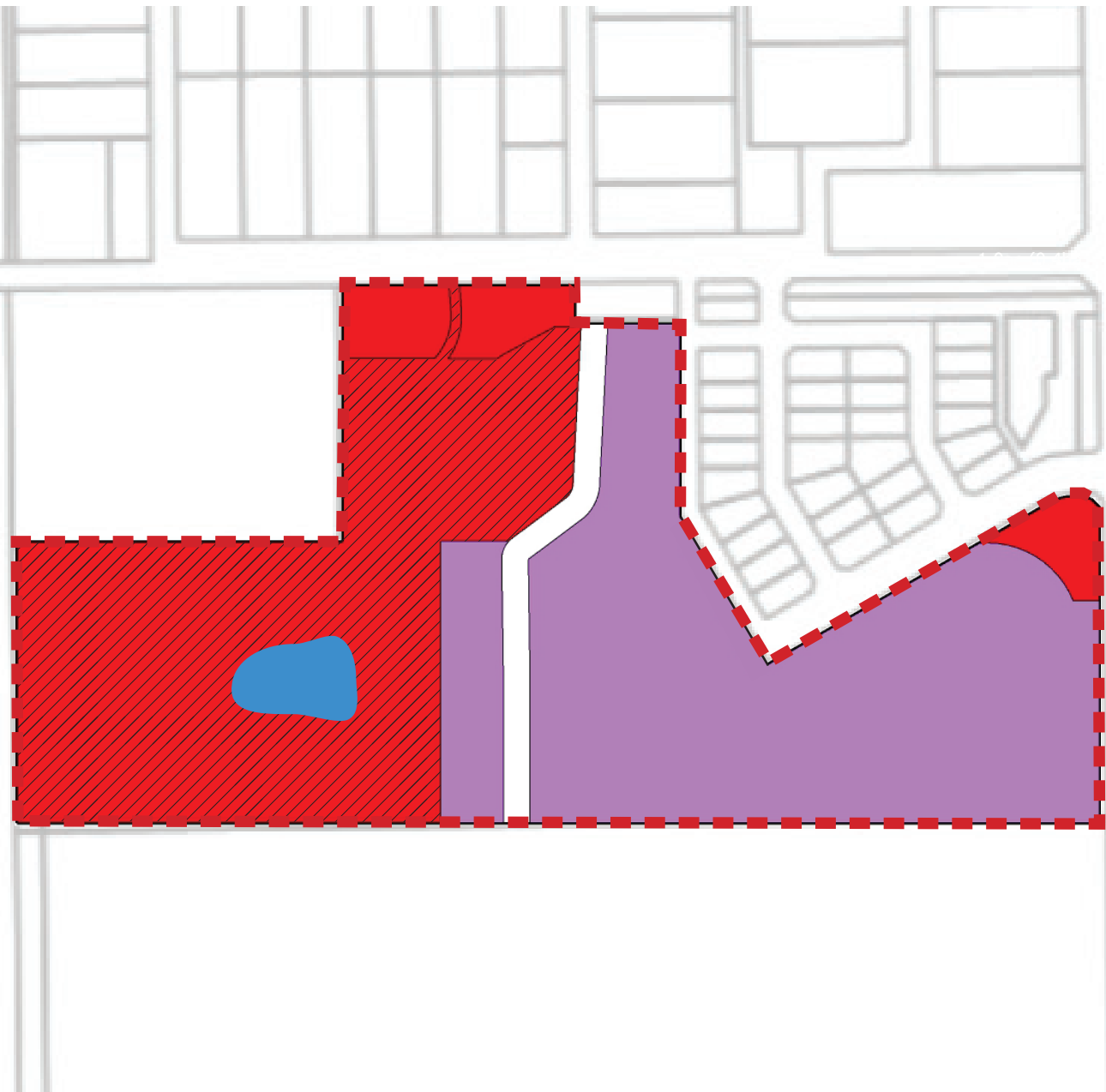
E1NS

LEGEND

- ASP BOUNDARY
- RECREATIONAL
- COMMERCIAL
- RESIDENTIAL






- AGRICULTURAL
- INSTITUTIONAL
- POTENTIAL WATERBODIES
- CONTOUR LINES

PARCELS AT MULHURST BAY
 NE 11-47-28-W4M - County of Wetaskiwin
MAP 3 EXISTING CONDITIONS

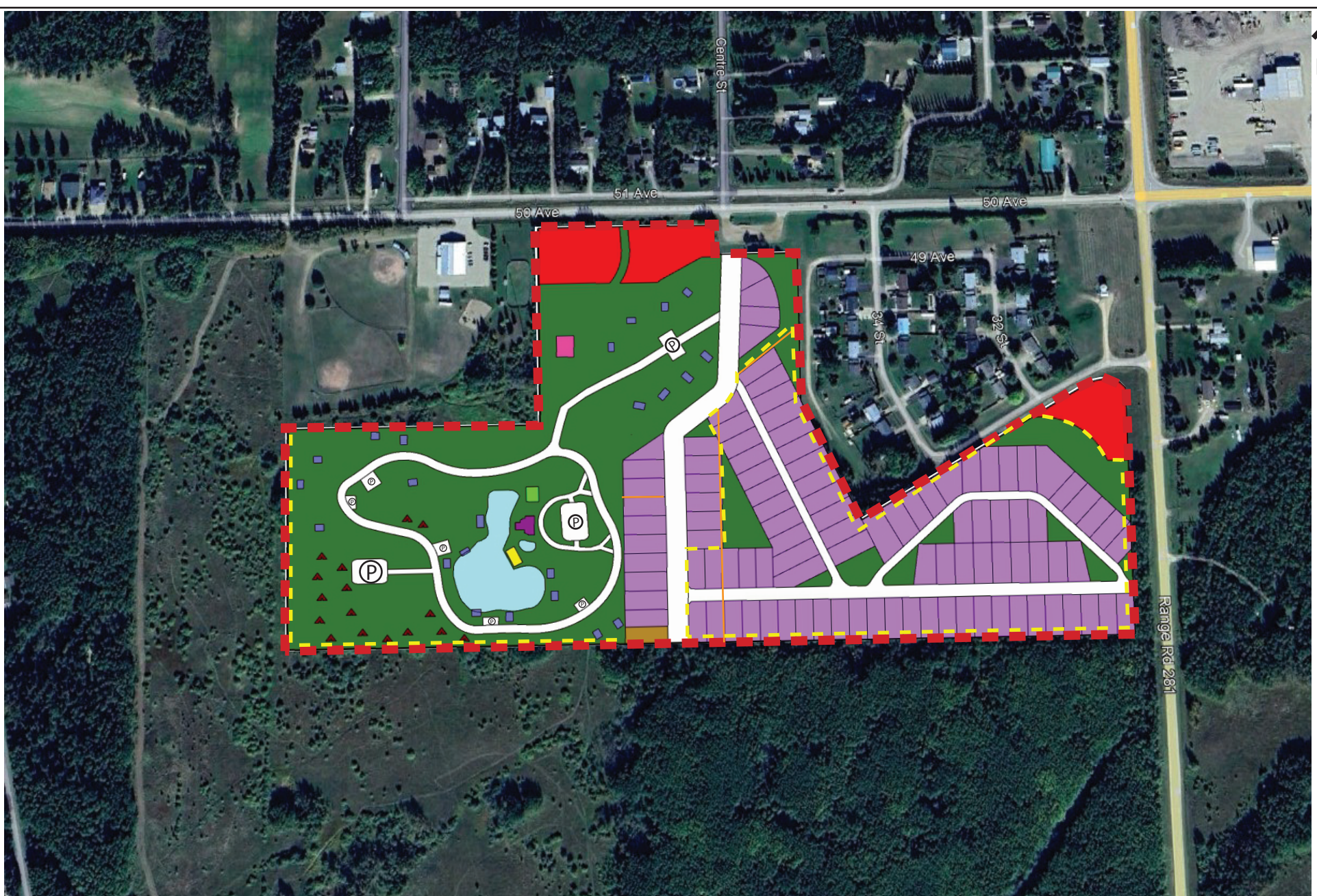


E1NS

LEGEND

-  ASP BOUNDARY
-  COMMERCIAL (GC)
-  RECREATIONAL COMMERCIAL POLICY AREA
-  RESIDENTIAL RECREATION (RR) (BARE LAND CONDOMINIUM PLAN)
-  STORMWATER MANAGEMENT FACILITY

PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin
MAP 4 CONCEPT PLAN



E1NS

LEGEND

- ASP BOUNDARY
- GATED/FENCED AREA
- PARKS & OPEN SPACE
- COMMERCIAL
- CAMPSITES (COTTAGES)

- ▲ CAMPSITES (TENTS)
- WALKING TRAIL
- PLAYGROUND
- UTILITY
- WEDDING PAVILION

- P PARKING
- RU/MODULAR HOME LOTS (102)
- PRINCIPAL BUILDING
- STAFF & LAUNDRY FACILITY

PARCELS AT MULHURST BAY
 NE 11-47-28-W4M - County of Wetaskiwin
MAP 4B CONCEPT LAYOUT



E1NS

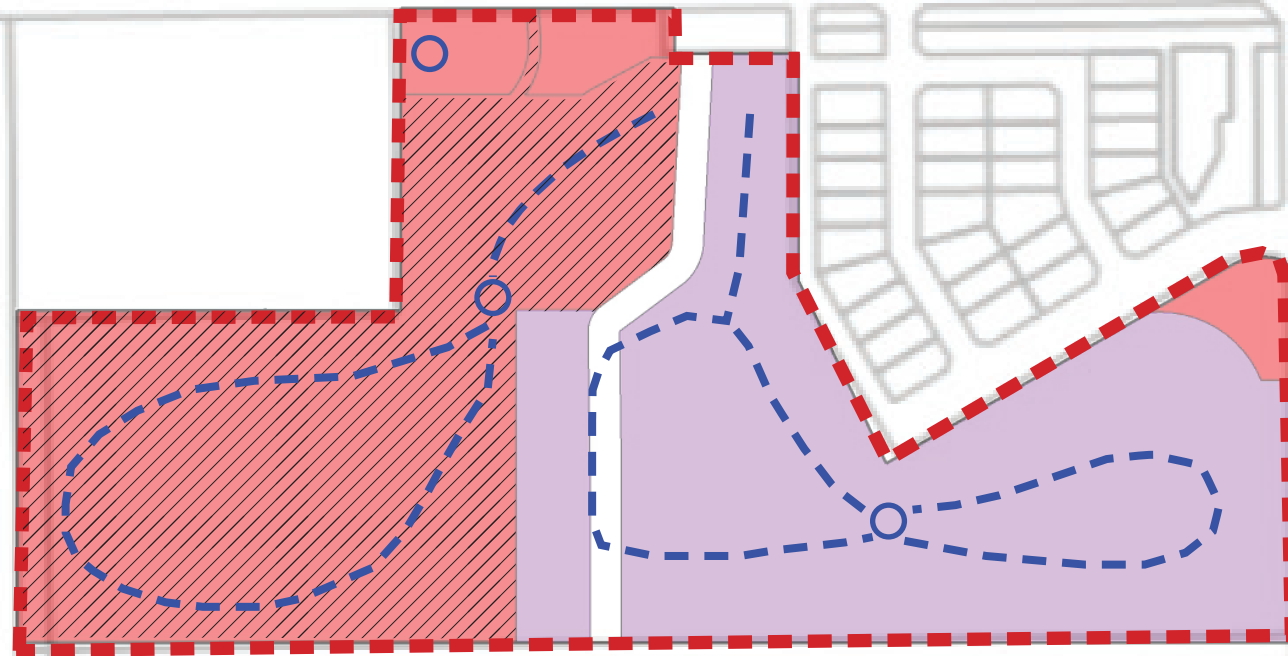
LEGEND

-  ASP BOUNDARY
-  ACCESS LOCATIONS
-  PUBLIC ROADWAY (20M)

PARCELS AT MULHURST BAY




NE 11-47-28-W4M - County of Wetaskiwin

MAP 5 TRANSPORTATION



E1NS

LEGEND




-  ASP BOUNDARY
-  PROPOSED WATER LINES
-  PROPOSED WELL LOCATIONS

PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin
MAP 6 WATER SERVICING

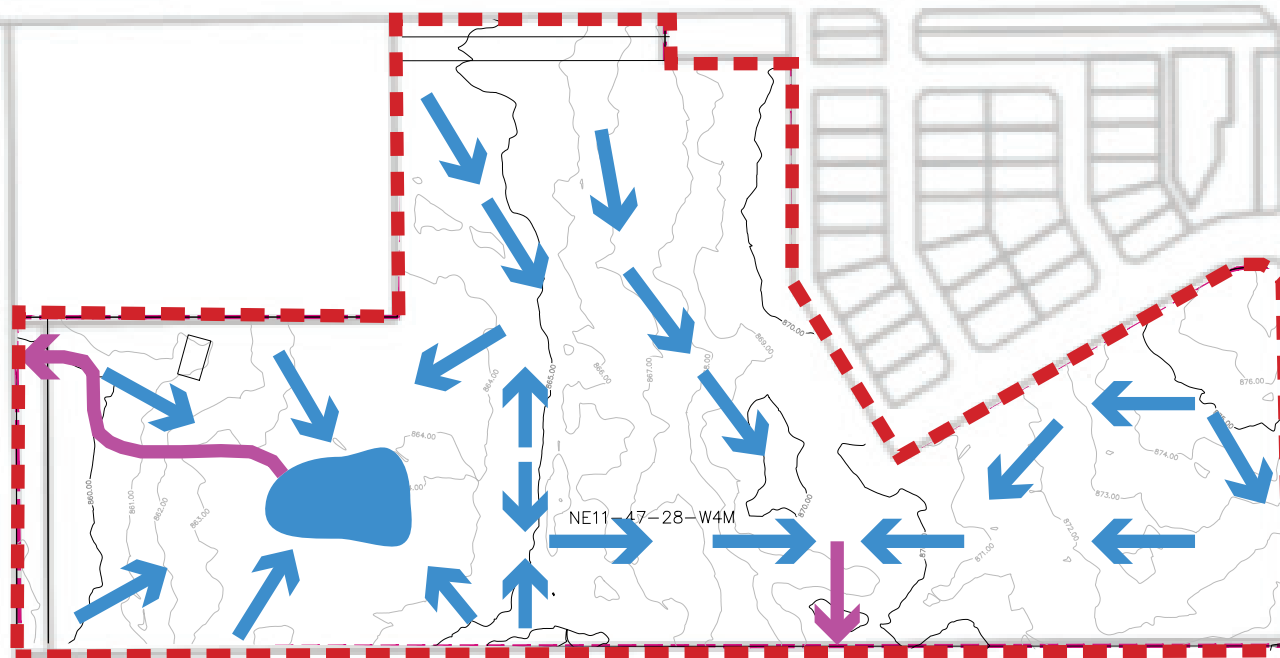


E1NS

LEGEND





-  ASP BOUNDARY
-  PROPOSED NEW SEWAGE SYSTEM
-  STORAGE TANK/POTENTIAL LIFT STATION

PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin
MAP 7 SEWAGE SERVICING



E1NS

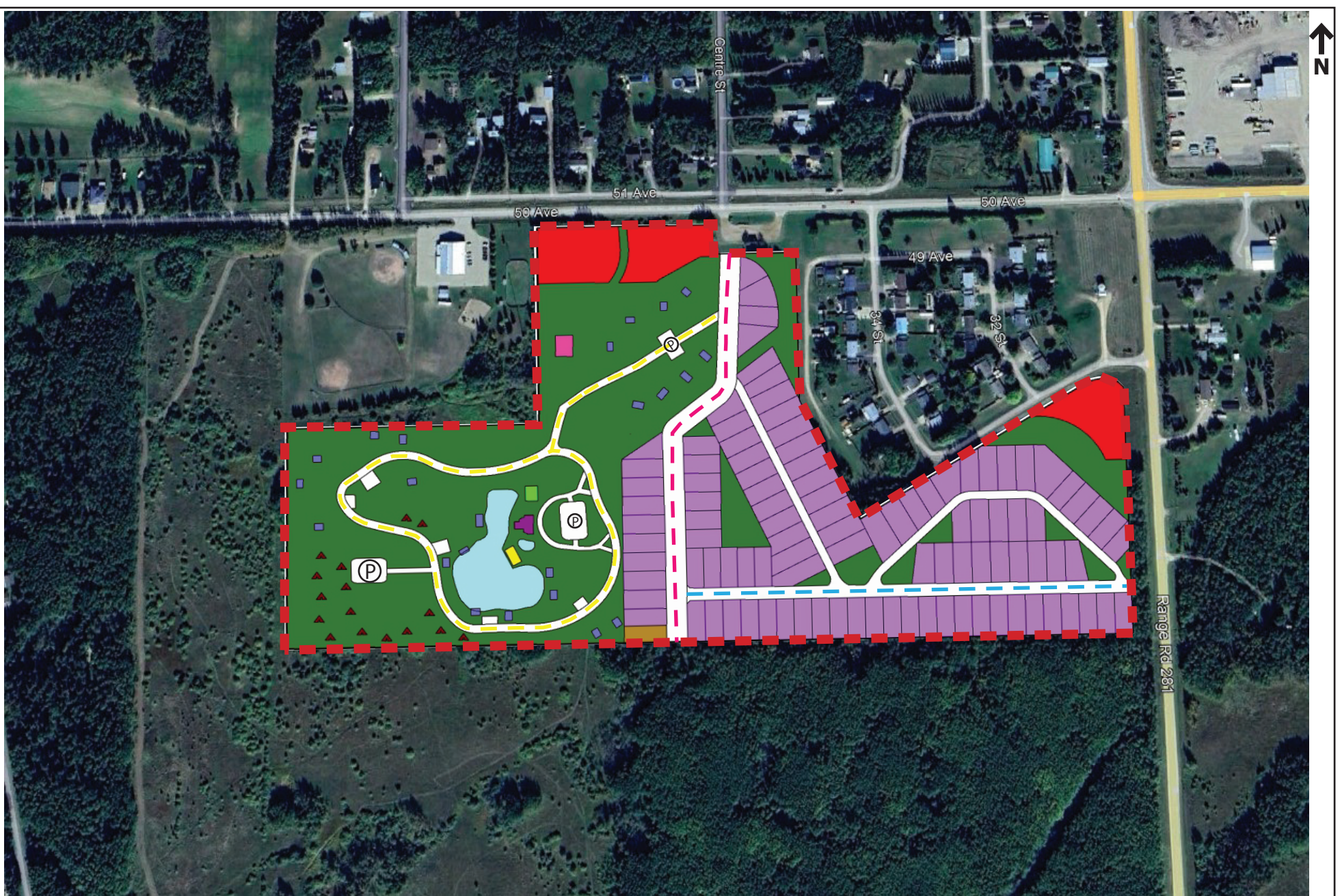
LEGEND

-  ASP BOUNDARY
-  STORMWATER MANAGEMENT FACILITY
-  DIRECTION OF FLOW
-  DISCHARGE POINT

PARCELS AT MULHURST BAY

NE 11-47-28-W4M - County of Wetaskiwin

MAP 8 STORMWATER MANAGEMENT

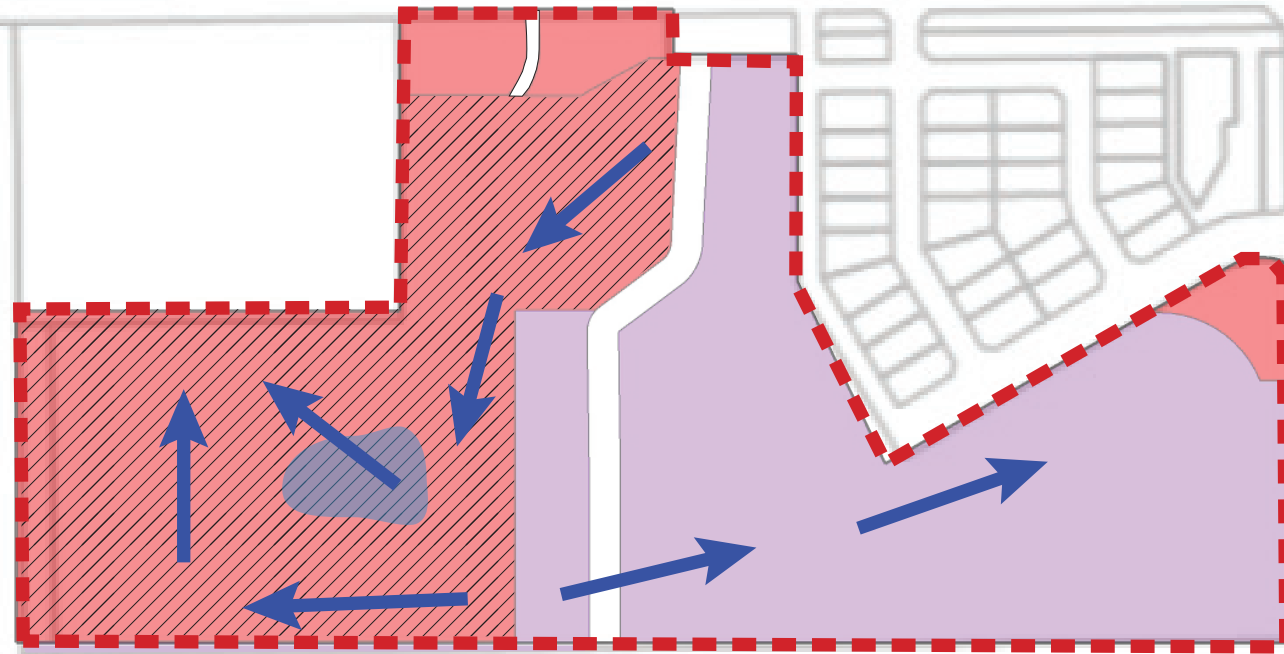


E1NS

LEGEND

- ASP BOUNDARY
- EMERGENCY ACCESS TRAVEL PATH (12M)
- EMERGENCY ACCESS TRAVEL PATH (8M)
- WATER SOURCE
- EMERGENCY ACCESS TRAVEL PATH (20M)

PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin
MAP 9 FIRE ACCESS PLAN



E1NS

LEGEND

-  ASP BOUNDARY
-  DIRECTION OF DEVELOPMENT

PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin
MAP 10 PHASING PLAN

COUTY OF WETASKIWIN NO. 10
PARCELS AT MULHURST BAY ASP

PRE-NOTIFICATION MAILOUTS & OPEN HOUSE – WHAT WE HEARD REPORT

Prepared by: Eins Development Consulting Ltd.

Date: June 3, 2024

E1NS

INTRODUCTION

The County of Wetaskiwin No. 10 values public participation as being an important tool in supporting informed decision-making processes for both Council and Administration. To uphold the County's commitment to public participation and to meet Policy 61.1.6 of the County's *Requirements for Area Structure Plan*,¹ Eins Development Consulting Ltd. prepared a pre-notification letter and submitted it to the County of Wetaskiwin on January 15, 2024, to distribute to the adjacent landowners within 800m in addition to the entire Hamlet of Mulhurst and the surrounding Summer Villages. The County of Wetaskiwin mailed the pre-notification letters on January 17, 2024, and provided confirmation to Eins Development Consulting Ltd.

On May 1, 2024, The County of Wetaskiwin No. 10 mailed out invitations to an Open House to be held on May 15, 2024, and Eins Development Consulting Ltd. received confirmation that the mailouts had been sent on May 3, 2024.

On May 15, 2024, Eins Development Consulting Ltd. hosted an Open House with Parcels Recreation and Bolson Engineering Ltd. at the Mulhurst Bay Community Centre from 5pm – 7pm.

NOTICE OVERVIEW

Pre-Notification

Pre-notification letters were sent out to property owners within 800m of the ASP Amendment Area on January 17, 2024, notifying them of the upcoming ASP application (see Appendix A). The pre-notification letter explaining what an ASP is and the previous ASP in the area. Residents were also encouraged to submit feedback via email, mail, or phone by February 5, 2024. Over the course of the feedback period, 14 emails and 4 phone calls were received from nearby residents.

Open House Notification

Open House notification letters were sent out to surrounding property owners on May 1, 2024, notifying them of the upcoming Open House and inviting them to attend. Details were provided on the ASP as well as the date, time, and location of the Open House. Additionally, those who reached out during the pre-notification stage were emailed an invite to the Open House directly (see Appendix D). Prior to the Open House, 3 phone calls, 1 email, and 1 letter were received from nearby residents.

PHONE CALL SUMMARY

Pre-Notification

There were four residents that reached out with questions via phone call during the pre-notification feedback period. The first resident asked for clarification as to where the property was located relative to the mailboxes and expressed support for the development and stated that additional commercial development is needed in the area. The second resident who called also wanted clarification about where the ASP Area was located. They raised concerns about how the underutilized ASP lands were attracting quads and skidoos that create noise. The resident also noted that the mailboxes have been broken into before in the past and that there is lots of wildlife in the area. They asked if a fence was being placed

¹ <https://www.county.wetaskiwin.ab.ca/DocumentCenter/View/197/Requirements-for-Area-Structure-Plans-Policy-6116?bidId=#:~:text=To%20ensure%20future%20development%20proceeds,intensification%20on%20a%20quarter%20section>

around the site boundary to ensure safety and security on the site, but they like that the lands are being developed. The third resident left a voicemail stating that they had some questions regarding the proposed development, but Eins Development Consulting was unable to reach them again via phone. Finally, the fourth phone call was from The Summer Village of Silver Beach asking permission to share the letter that was sent out to some of their residents which was granted by Eins Consulting. Overall, the feedback received on the phone was generally positive during the pre-notification period.

Open House Notification

Three residents reached out via phone during the Open House invitation period. Two of the residents who called asked about where the ASP Area was located relative to where they live. The third resident who called was wondering if this ASP was related to the project occurring on the golf course to the northwest of the ASP Area. Overall, there were just questions being asked about the ASP through this set of mailouts with no opposition voiced to the proposed ASP.

EMAIL & MAIL SUMMARY

Pre-Notification

Fourteen emails were received from property owners throughout the duration of the pre-notification feedback period. Of these fourteen emails, one was received from the Summer Village of Silver Beach, and one was received from the Pigeon Lake Watershed Association. The remaining emails were from surrounding residents and property owners. Each email was responded to throughout the engagement period by Andrew Olsen of Eins Development Consulting Ltd. The most common concern raised by property owners was servicing of the ASP area as many residents expressed that the water and waste water servicing is already at capacity. Fencing and screening throughout the ASP area were also common suggestions by property owners. Residents of Lakeview Estates stated they would like to see screening along the eastern portion of the ASP area abutting Lakeview Estates in the form of fencing or preserved tree stands. Another common concern among property owners was the removal of trees within the ASP area. There was a significant amount of feedback stating the importance of trees to Pigeon Lake and the desire to see as many trees retained as possible. In terms of the proposed uses on site, generally surrounding property owners supported and were enthusiastic towards the Charmed Resorts cottages and commercial uses but had some questions and concerns regarding the RV/modular park lots.

Open House Notification

Email feedback was received after the Open House invites were sent out but before the Open House (see Appendix E). Two emails were received from residents prior to the Open House. One of these residents requested to receive a summary report of the feedback received and stated concerns with the removal of so many trees and the impact on the groundwater that would have. The other email received from a resident stated that they would not be able to attend but would try to have someone else attend on their behalf.

The mail feedback that was received was sent prior to the Open House and was sent to County of Wetaskiwin and was forwarded to Eins Development Consulting Ltd. This email was an attachment of a handwritten postcard which stated that they do not want the development to go ahead and stated concerns about Pigeon Lake being full.

After the Open House, four emails were received from residents (see Appendix F) with two residents asking to receive digital copies of the feedback forms that at the Open House. The third resident that

reached out stated they were unable to attend the Open House and wanted a copy of the postcard and feedback form. Finally, the fourth resident that reached out via email after the Open House, sent a letter with their feedback. The letter stated that they want to proposed development to be a success but had concerns due to poor development success in the past with RV lots and stated concerns with the potential transient and seasonal residents who will be living in the RV/modular lots. The resident asked for the RV/modular lots to be reconsidered. All requested documents were sent to residents promptly and no additional feedback forms were received back as of June 3, 2024.

EVENT OVERVIEW

The Open House was held at the Mulhurst Bay Community Centre located at 3802 50 Ave in Mulhurst, AB. The event took place on May 15, 2024, between 5pm and 7pm. The Open House was extremely well attended with over 80 surrounding residents, property owners and stakeholders attending throughout the duration of the event. Ryan Eidick and Andrew Olsen from Eins Development Consulting Ltd., Curtis Doll and Chantelle Doll from Parcels Recreation (owners), Trent Thompson of Bolson Engineering were present at the event to gather feedback on the proposed ASP and answer any questions.

There were 7 boards up for display that were designed to inform the attendees about the ASP process, servicing, and development details (see Appendix J). Andrew Olsen signed attendees in using a sign in sheet (Appendix G) and provided them with a feedback form to complete (Appendix H) and provided everyone with a postcard to take home with more information on the development in the proposed ASP (see Appendix I). Guests were then invited to view the engagement boards and ask any questions to any of the representatives from the ownership group, planning consultants and engineering group. Donuts and light refreshments were provided for the attendees to enjoy.

At 5.30pm a formal presentation was given by Ryan Eidick, Curtis and Chantelle Doll, and Trent Thompson. A question period took place at the end of the presentation to allow residents to ask any questions about the proposed ASP and the development plans for the site. After a lengthy question period and further conversations around the engagement boards, the event concluded at 7pm and some feedback forms that were handed out were collected. The presentation slides can be seen in Appendix K and photos from the Open House can be seen in Appendix L.

FEEDBACK SUMMARY

Pre-Notification

Overall, the feedback received from the mailouts was generally positive but with many of the following concerns being a common theme:

- Lack of servicing capacity to accommodate the proposed development
- Loss of trees and wildlife in the ASP area
- Screening through fencing and/or tree stands
- Increased traffic in the area
- Potential negative impact on the watershed
- Increased noise pollution

The raw feedback received from pre-notification can be seen in Appendix B below.

Open House

Most of the feedback from the Open House was gathered from either the question period or the completed feedback forms that were submitted. Questions that were asked included the following:

- What are the timelines for the project and when will the proposed development be approved?
- How will water servicing and supply be handled?
- What is the plan for commercial development in the ASP Area? The existing convenience store is struggling right now.
- How many cottages are planned for the site?
- How many RV/modular sites will there be?
- Are the RV lots going to end up unregulated if the owner sells?
- Cell service in the area is bad especially on long weekends so there is concern service will worsen with more people.
- What is the plan for the lake access?
- Concern over too much density in the area as 115 lots seems high. The resident stated they be more supportive if half as many lots were proposed.
 - Another concern with the amount of lots being proposed was the smoke created from bonfires affecting the residents of Lakeview Estates.
- How big of a tree buffer will there be between the RV/modular lots and Lakeview Estates?
- A question was asked around how the condo board for the RV/modular park will determine if an RV is unsightly.
 - They also asked what would happen if the site were sold and the new owners don't care about unsightliness.
- A question about what the anticipated price range will be for each parcel.
- There was a question about taxes and if each individual RV/Modular lot will pay taxes.
 - Who would pay for the water well in the ASP Area if it were to go down?
- Will there be more Charmed Resorts cabins built on the site if it's successful?
- Would the owners consider putting a restaurant in the commercial areas as there is a lack of restaurants in the area?
- How many people can sleep in each Charmed Resorts cottage?
- What are the assets of the condo association?
- Are you providing amenities to the RV/modular park and Charmed Resorts cottages?
- Has there been an assessment on the utility amounts?
- Will the RV/modular park lots be sold first before they are developed?
- How can lots be sold without approval?
- Is the sewer line construction going to be disruptive and destroy trees?
- A concern was raised about having access to the Charmed Resorts Cottages in case of a fire.

Each question asked was answered promptly by either Ryan Eidick, Curtis and Chantelle Doll, or Trent Thompson depending on the nature of the question. Following the conclusion of the presentation and question period, attendees were invited to look around at the boards further and talk with any of the representatives from the applicant team. Overall, it seemed that attendees were largely supportive of the proposed ASP and were extremely supportive of the Charmed Resorts cottage portion of the ASP. There was also some support for the commercial being proposed as residents expressed the needs for an additional restaurant or café in the area. Much like in the pre-notification period, many of the concerns expressed were related to servicing and impact on the environment. Additionally, some residents were hesitant to support the RV/modular park lots due to previous circumstances of RV parks in the area being unsuccessful.



FEEDBACK INCORPORATION

Eins Development Consulting Ltd.

7409 111 Street NW

Edmonton, AB

T6G 0E6

There was an overwhelming amount of constructive feedback provided by surrounding property owners, residents, and stakeholders throughout the engagement process. It is important that we addressed as many of the concerns as possible and incorporated as much of the feedback as possible into the ASP.

Many of the residents living in Lakeview Estates requested fencing to be built and trees to be retained along the northeast portion of the ASP Area to act as a buffer for safety and noise between the RV/modular lots and Lakeview Estates. Policy was included in the ASP to ensure that there is physical screening throughout the ASP to minimize the impact of the ASP on the surrounding properties.

Another common feedback theme was the desire to retain as many trees as possible and minimize the impact of the development on the natural environment. To adequately protect the natural environment and incorporate feedback received from engagement, policy was included throughout the ASP that protects the significant environmental features on site and incorporates development into the natural environment. Additionally, an objective of the ASP was added to retain and preserve the natural environment to ensure that the natural environment is considered throughout the entire ASP.

Overall, feedback was incorporated into the ASP to minimize the impact on the surrounding properties and the natural environment.

CONCLUSION

Should there be anything requiring clarification regarding the information presented above, please do not hesitate to contact me directly by phone or email.

Regards,

A handwritten signature in cursive script that reads 'aolsen'.

Andrew Olsen
Junior Planner, Eins Consulting
587.984.8711
andrew@eins.ca

Appendix A

Pre-Notification Letter Mailed to Surrounding Property Owners



Eins Development Consulting Ltd.
7409 – 111 Street NW
Edmonton, AB
T6G 0E6
www.eins.ca

January 15, 2024

RE: Parcels at Mulhurst Bay Area Structure Plan – N.E. ¼ SEC. 11, TWP.47, RGE.28, W.4th M.

Dear Neighbour,

This letter is to inform you about an upcoming Area Structure Plan (ASP) application for the above-noted property. Eins Development Consulting Ltd, has been engaged by the owner of the above-noted property to replace the current Mulhurst Bay Crossing Area Structure Plan with a new Area Structure Plan. The intent of this letter is to provide information regarding this potential development as well as the overall application process.

An ASP is an early step in the Planning process for land development and includes high-level concepts, policy, and technical information to support and guide the proposed development. A graphic showing the overall Planning process can be found on the reverse side of this page. The ASP will include supporting studies, including utility and servicing design, transportation and access design and environmental studies to ensure the proposed development can be accommodated from a technical perspective.

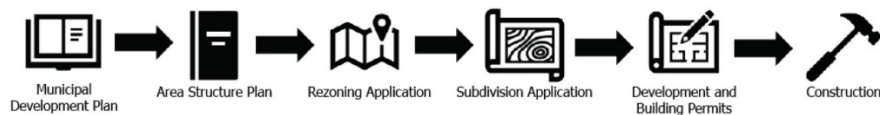
The current Mulhurst Bay Crossing ASP was approved in 2008 and designated the above-noted lands for Low-Density and High-Density Housing, Commercial, and Seasonal Rental Recreational Vehicle and Golf Park Lands. The purpose of the new ASP is to allow for recreational development on the northern portion of the ASP Area. This recreational development will include a cottage site and RV/modular park lots and an early concept can be seen on the following page. An ASP is approved as a Bylaw through County Council and is usually accompanied by rezoning and subdivision applications that provide specific details of the development like the number and size of lots.

There will be other further information and details on this ASP application as well as future opportunities to provide feedback at an Open House once an application is formally submitted. Should you have questions related to the application please submit feedback to me directly by February 5, 2024, I can be reached by any of the methods indicated in my signature below. I look forward to hearing from you.

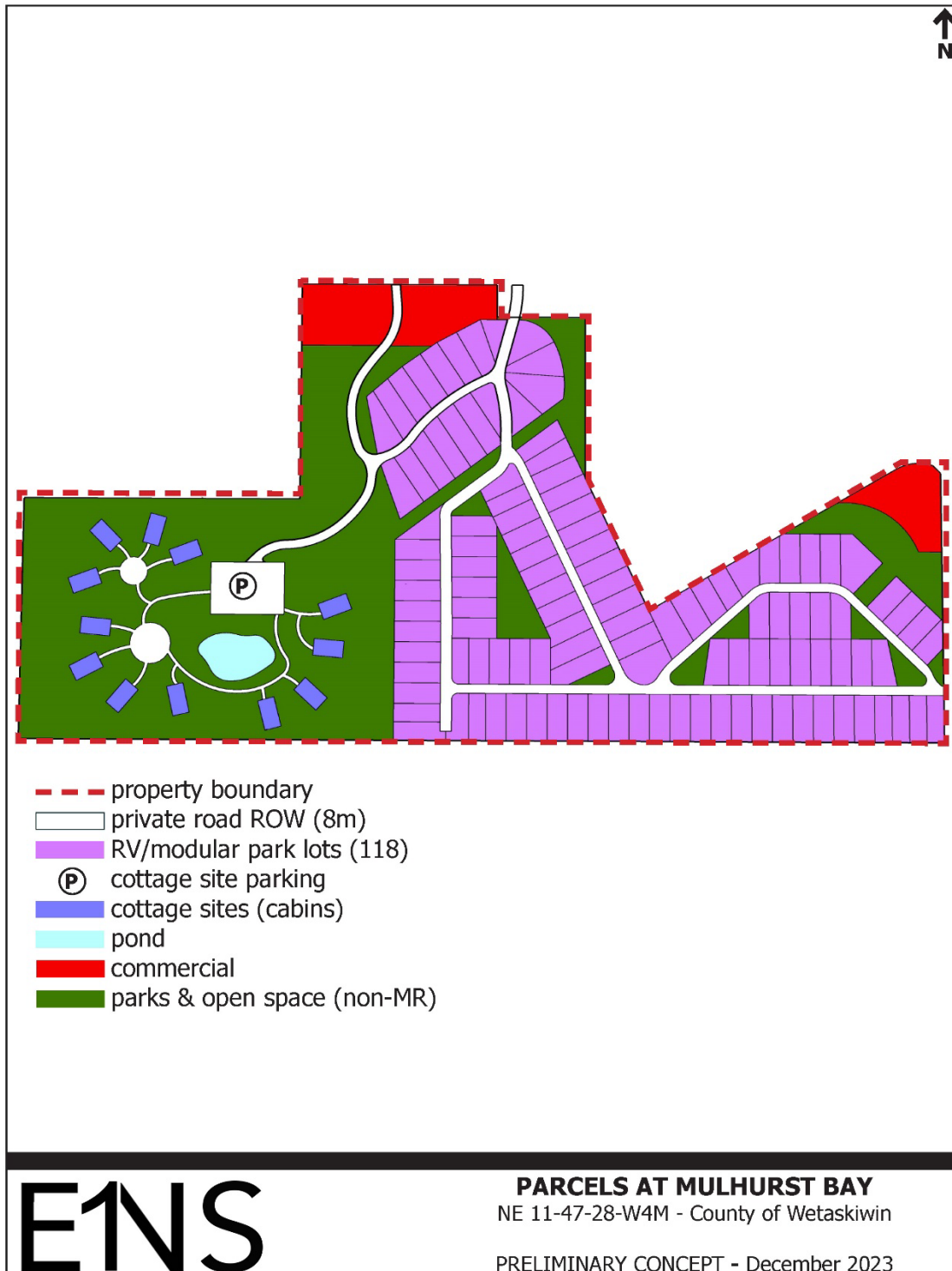
Regards,

Andrew Olsen
Junior Planner, Eins Development Consulting
587-984-8711
andrew@eins.ca

Planning Process









Eins Development Consulting Ltd.

7409 111 Street NW


Edmonton, AB



T6G 0E6

Appendix B


Emails Received from Surrounding Property Owners During Pre-Notification

Re: Mulhurst Bay Cottages

 Zorica O'Mahony <zozoomaho69@gmail.com>
To  Andrew Olsen

 Reply  Reply All  Forward 

Wed 2024-01-24 2:54 PM

 To help protect your security, the Follow Up flag text has been hidden. Follow up.
Click here to see hidden text.
If there are problems with how this message is displayed, click here to view it in a web browser.

Junior Planner
587.984.8711
www.eins.ca



From: Zorica O'Mahony <zozoomaho69@gmail.com>

Sent: January 23, 2024 3:36 PM

To: Andrew Olsen <andrew@eins.ca>

Subject: Mulhurst Bay Cottages



Hi there, I received a letter in the mail about a new development of "Fairytale" Cottages in Mulhurst Bay at Pigeon Lake. I live in the neighborhood of Lakeview Estates, which is directly next to the proposed area for this project. I just have a couple question for you if that's ok:





- will there be a section of trees left in place to provide a barrier/privacy between our backyards and the trailer lots? (the "L" shaped area I have circled in green in the attached picture).

- when will development/construction begin?... this coming spring/summer, next summer, a couple years from now??


Thanks very much for any info you are able to give me.
Zorica O Mahony.

Re: Mulhurst Bay Cottages

 Zorica O'Mahony <zozoomaho69@gmail.com>
To  Andrew Olsen

 Reply  Reply All  Forward 

Wed 2024-01-24 2:54 PM

 To help protect your security, the Follow Up flag text has been hidden. Follow up.
Click here to see hidden text.
If there are problems with how this message is displayed, click here to view it in a web browser.

Thank you very much for the information Andrew, much appreciated. I was just also wondering about a few more things if you have time:

- are the cottages already pre-built elsewhere and then brought out here, or will they be constructed/built on site here?

- will this be a "gated" type setup, with limited entry/access to the property? And will there be any sort of security/security guard in place?

- are the cottages and RV lots intended for year-round use, or will this only be open and functioning in the spring/summer/fall, and then closed or shut down during the winter months?

- is there anyone specific (besides yourself) that we should contact if we have any further concerns or comments/suggestions we would like to voice?

Thanks so much again for your help.
Zorica.

On Wed, Jan 24, 2024 at 10:09 AM Andrew Olsen <andrew@eins.ca> wrote:

Good Morning Zorica,

Thank you for you email, and yes, I would be happy to answer your questions! Yes the cabins that were shown on the concept plan that was sent to you are

Dear Sir,

I am writing with [some questions](#) and concerns towards the Charmed Resorts

First off I would like to ask is why are people that are year round residents or a bit farther away (ex. 10 block radius) as yes this will affect me as I live on the road going into Mulhurst ([Hwy 616](#)) (this is going to increase traffic for me)not included in getting the flyer that my [neighbour](#) got? Not feeling that they are including everyone in the community.

Now let me ask more questions that I find should be [addressed](#), thought about and answered for the community.

1)why is it that they are sounding like building will be starting soon, but from my understanding their has not been much mention of [approval](#), and most of this is set on old environmental impact plans.

Are they going to resubmit new environmental impact plans before moving forward? Things change and it is [important that](#) the information is updated and based on now not years past.

2) Will there be a Traffic Impact Report done? Will there be road infrastructure and improvements proposed? How and will they address the increase traffic concerns and [safety concerns](#) ?

3)Will there be a study of the effect on the Hamlet and the [Community done](#) ?

4) What potential taxing will this have on our emergency services resources, bylaw resources? Has firefighting been addressed? What kind of strain is this going to have on our [emergency services](#)?

5) What [about amenities](#) support (ex: [wifi](#) ,mail boxes (existing) power grid , sewer? How will these be addressed? Including Water supply-possible affects to water wells, and natural drainage [impact](#) ? What about the boat [launches, parking](#) for trucks and trailers if existing area is full?

Lack of play areas, swimming [areas](#) , and what if damage occurs to areas like the community hall . Will the take and help [rebuild](#) , fix?

6) What impact on parking will this have on the area ([ex](#) : community hall access and parking , day visitor parking) ?

7)How are the planning on dealing with possible [trespassing ? Security ?](#)

8)How will increased garbage concerns be addressed? I know now I deal with people throwing garbage out their car windows on the drive to the [lake](#) , on our land frontage.(I personally clean our frontage area two or more times a year) to prevent it damaging the mowers. I do not want or need extra garbage pick up due to [visitors](#) negligence.

8) What will they do about the deforestation and depletion of the natural forest areas around [them](#) ?

9) How do they going to deal with increased noise [concerns](#) ?

10) What is going to happen to the lake map and mail boxes that are in the [area](#) ?

11)What impact will this have on the permanent residents around the [lake](#) ?

Now I have questions about the people that own and are going to be [operating this](#) business, here are my questions , concerns .

In Crowsnest ([their](#) other location) How were the people's concerns , problems handled? Is it close to other houses? If not then how far away from their [community are](#) they?

1)What are the people's [thoughts](#) , feeling towards the business (some input to how the find this business in their community) positive or negative ?

2)What is their community involvement like? How well do they work with the community to address [concerns](#) , and resolutions?

3)Will they be hiring local [people to](#) work for them?

4)How will they work with the year round [residents that](#) find , would like issues addressed that impact then after building ?

Thank you for your time and for addressing my [questions](#) .

A [year round](#) resident and concerned [neighbour](#).

I.N. Lutz

Parcels at Mulhurst Bay Area.



Connie and Gregg Gazdewich <gwandcpg@gmail.com>

To [andrew@eins.ca](#)

To help protect your security, the Follow Up flag text has been hidden. Follow up. Click here to see hidden text.
We removed extra line breaks from this message.

I received your notice of project for Mulhurst bay.

I was hoping to discuss this with you when you have a moment. The reason for my queries are several as you can appreciate.

I was also hoping that you would be able to comment or perhaps provide some information on the following points.

- Noise assessment/pollution.
- environmental impact to the area.
- Wildlife impact to the area.
- Traffic assessment for the surrounding area.
- What type of commercial business that are being considered.
- The water/sewage lines as they tying into the existing or it there a new separate system being considered.
- increase costs to tax payers for the new area.
- Policing of the area and the increased crime levels -fire department and ambulance requirements.
- the building restrictions for all site. le cottages, commercial and even/modular lots -neighborhood restrictions of all types -how far will the new development be from the existing residences -economic benefits to area.
- hours of operation and restrictions of the rv park.
- types of facilities at the rv park. le dump stations -impact on the lake with the extra people using the facility.

I look forward to your reply and thanking you in advance for your assistance in providing this information.

Gregg.

[← Reply](#) [↶ Reply All](#) [→ Forward](#) [⋮](#)

Fri 2024-01-26 10:18 AM



Eins Development Consulting Ltd.

7409 111 Street NW

Edmonton, AB

T6G 0E6

Parcels at Mulhurst Bay APS NE 11 47 28 W4M Open House



Bill Winchester <winchesterbill581@gmail.com>

To andrew@eins.ca

Andrew,

Please reply ASAP with the date & location of the open house for Parcels at Mulhurst Bay.

Bill

Good morning Andrew



Tom & Kelly Maxwell <tkmaxwell50@gmail.com>

To andrew@eins.ca

This is Tom Maxwell, my family and I live in Mulhurst Bay very close to where the site is that your letter indicates about an upcoming development plan. We do have questions as do many in the area. I'm not sure you can answer them at this time, but I will ask them anyway. How much land will be destroyed in the process of creating this development? There is a lot of wildlife in this area. I could understand housing being put in some of the area, but not recreational in a residential area. I'm not sure how people that live here year round and have to go to work daily are going to live next to a loud recreational area? We have questions about water and sewer as well. We are hoping that the open house will be long before ground breaks so the residents in the area can have their questions answered. Thank you for your time.

Cottage/RV project at Mulhurst Bay



Randy F <rfarnman72@gmail.com>

To andrew@eins.ca

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Reply Reply All Forward

Sun 2024-01-28 3:07 PM

Hello Mr. Olsen, good afternoon:

I had a number of questions regarding the upcoming Cottage/RV project in Mulhurst Bay. Can you tell me anything about the plans for the use of water and sewer systems? There have been numerous residents and area's in this part of Mulhurst Bay who have had issues with the sewer system backing up in the past few years and causing substantial damage and problems. I don't think the sewer system can handle much more load out here, being pumped uphill and whatnot as well.

Also, the Mulhurst Bay Fire Department has expressed concern as their resources are stretched quite thin at the moment as it is... let alone having much more that will be asked of them with this new development.

Will this have any effect on the taxes of people who live in the nearby areas (or anywhere in Mulhurst)?

Will there be any town meetings or opportunities for people to ask questions and express concerns? I hope this has been thought through properly, as there has already been some work done with bulldozers making massive cut lines through the bush on this property as of this past fall 2023. It seems like this is already in the works, without being thought through properly, and without even considering listening to people's concerns beforehand, which is very worrisome and could lead to a large class-action lawsuit if things go south regarding the water and sewer issues.

Regards,
Randy F.



Eins Development Consulting Ltd.

7409 111 Street NW

Edmonton, AB

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ASP application Mulhurst Bay



Chris Skrobot <chris.skrobot@jomhalaw.com>

To andrew@eins.ca



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Andrew where is the water coming from and where is the sewage going? Who is the developer and owner?

Get [Outlook for iOS](#)

ASP Parcels at Mulhurst Bay



Ileea Ozeroff <ileea_78@hotmail.com>

To andrew@eins.ca



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Reply Reply All Forward

Tue 2024-01-30 11:46 AM

Hi Andrew,

I am writing to you today with some questions and concerns I have surrounding the proposed ASP for Parcels at Mulhurst Bay.

The first concern I would like to address is surrounding the application of this new ASP as your letter states that this ASP was originally approved in 2008 under Mulhurst Bay Crossing and I am unsure how an approval from 16 years ago can remain valid and attached to this new submission for Parcels at Mulhurst Bay. According to the County of Wetaskiwin web page in order to submit an ASP certain additional information is required including but not limited to

Geotechnical Assessment
Slope Stability Assessment
Ground Water Supply Assessment
Wastewater System Evaluation
Historical Resource Impact Assessment
Traffic Impact Assessment
Grading Plan/Stormwater Management Plan
Flood Plain Analysis
Environmental Report
Environmental Site Assessment (Contaminated Lands)
Master sign plan
Parking plan

I am wondering if all of these assessments are to be updated before the submission of the new ASP to the county or if it is being planned to use assessments from the original approval in 2008. If the proposed new ASP is to contain new studies what is the estimated time frame for the studies to be completed to be submitted to the county for approval with the new ASP?

The next question I have is with regards to the proposed map including the cottage set up as well as the RV access. It would appear from the map that the second north entrance exit is going to cut right through where the current location of the community mailboxes are located for the Hamlet of Mulhurst. What is the plan regarding the access for local residents to their mail if the ASP is approved as is?

In relation of the current proposed map I am able to see that surrounding the cottages there does appear to be a good amount of trees and forest left however looking at the RV/modular side of the map it appears there will be a significant amount of deforestation occurring to make room for 118 RV/modular lots. Is there any plan to keep some form of privacy belt surrounding not only the lots but for the residents located between 50th ave and Range Road 281? On the topic of these RV/modular lots there is also no mention regarding if these lots are to be full time or transient camper set ups.

I am also noticing that in this original plan there is no mention of or space allocated for any form of playground or recreation for visitors of these parcels. Has there been any form of discussion with the Mulhurst Community or hall or the Village of Silver Beach should the RV/modular individuals start accessing the current recreation areas that have been established for local residents? In follow up to this question has there been any discussion regarding should damage arise at either of these locations from visitors of the parcels area?

This brings me to my next point surrounding the current tabled approval for the Pigeon Lake Golf Club and their expansion. One of the main causes of concern from the county on this approval is the issue of septic and concerns over tying into the municipal septic system or providing individual holding tanks. What is the current proposed plan for the Parcels of Mulhurst Bay regarding septic and RV septic for this proposed location?

In conclusion I would like to ask if there has been any discussion from Parcels at Mulhurst around the proposed strain a build like this would add to our already thin emergency services. Due to the low population density of this area the closest RCMP station is located 20 min north and the closest ambulance service is located 20 min south of pigeon lake and our local fire department is ran only by volunteers. I understand no one wants to find themselves in an emergency situation however this added strain to our services could greatly impact local residents to having access to these services as well.

I look forward to further communications with your organization on how these concerns are planning to be addressed



Eins Development Consulting Ltd.

7409 111 Street NW
Edmonton, AB

T6G 0E6

Mulhurst Bay Area Structure Plan N.E. Sec. 11 Twp 47 Rge 28 W 4



Kathy Goble <kkgoble@telus.net>

To: andrew@eins.ca

Cc: kadair@county.wetaskiwin.ca

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Sun 2024-02-04 5:50 PM

Hello Andrew,

I do have a few concerns with your development proposal.

1. The number of trees you will be destroying to put in the RV park. The trees in the Pigeon Lake Watershed are vitally important to the health of the lake. The removal of these trees will have impact on both the ground water retention and quality of lake water.
2. The reference to a previous ASP done in 2008. There have been a number of changes since that was done and it really shouldn't be relevant any more.

Pigeon Lake has had water quality issues for many years. Each additional development project needs to be held to a higher standard as the effects of each one are cumulative.

Kathy Goble
Mulhurst Bay

Re: Feedback RE: Parcels at Mulhurst Bay Area Structure Plan -N.E. Va SEC. 11, TWP.47, RGE.28, W.4th M.



Blaine Hill <blainehill55@gmail.com>

To: andrew@eins.ca

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Sun 2024-02-04 10:36 PM

Hello Andrew

I had meant to mention that possibly a major cost savings if the RV park was moved to the abandoned campground area is if it's higher than the county sewage lagoons gravity may help . I'm not that familiar with this area. Laine Anderson is the local contractor in the know.

Regards
Blaine

On Sun, Feb 4, 2024 at 10:21 PM Blaine Hill <blainehill55@gmail.com> wrote:

Hello Andrew

I wanted to give some feedback for the project that may help with the understanding of the newer restrictions on developing close to the lake, since Pigeon Lake has been under duress for approximately the last 10 years compared to prior years.

Blue green algae has been trouble for at least since about 2014. Mitigations have been put in place and it seems like there is some good recovery . Development through the IDP has been put in place to limit developments close to the lake to help with the lake recovery.

IDP is an approved Intermunicipal Development Plan via the Alberta government for the county of Wetaskiwin and the 3 other summer villages in the North East Pigeon lake area.

The Charmed Theme with 14 development may be allowed as the impact will be low and admittedly it is truly a magical idea .

The 70 plus RV lots though would put a lot of extra stress on the watershed area as has been pointed out via the SilverBeach letter you will have received.

Speaking with others and locals there is no support that I have heard of for the RV development and a new area structure plan. It would also not meet the modeling/mapping setup by the IDP.

Speaking with a local contractor who does a lot of sewer work and connections in this area he suggested that just up the hill to the east there is an abandoned campground area that would be better suited for the RV lots. It seems like it would be a better option environmentally further way from the lake and less public backlash.

Additionally he was concerned about the 2 sewage lagoons that were on the proposed RV development area. I can pass on his contact information if you are interested .

Mulhurst according to the local historian Jack Manson with his book Mulhurst the first 50 years states that George Mulligan is how Mulhurst was named with Hurst meaning wooded area. It is important to keep as much of the wooded area intact for the health of the watershed area to the lake. The book is available to increase your knowledge of the area.

Parcels at Mulhurst Bay Area Structure Plan -Neighborhood Concerns



Rea Roelfsema <hrrhomebase@gmail.com>

To: andrew@eins.ca; Rea.Roelfsema; htrcontracting@gmail.com

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Mon 2024-02-05 3:32 PM

Attention:

Andrew Olsen (Junior Planner, Eins Development Consulting)

In regards to the proposed development of parcels at Mulhurst Bay N.E. 1/4 SEC.11, TWP.47, RGE.28,W.4thM.

I am a neighbor who currently lives in Lakeshore estates on 34th street and Bonnie Glenn RD House 4813. I have lived at the said address for 5 years, and moved to the area 8 years ago, first residing in a cabin in MameO beach on the other side of the lake.

I am writing this letter to voice my concerns about the future development and the impact it will have on current residents and civic structures.

I (Rea Roelfsema) moved to Mulhurst in 2019 to be closer to my husband (who is my caregiver) and for medical reasons that require peace and quiet... I live with seizures, migraines and MS and looked for a residence that was quiet, low maintenance and community minded. This move was a necessity for my recovery and mental health since I am very sensitive to ambient and environmental noises, air pollution and traffic. Before living here, I resided in Calgary and then Red Deer AB with my now grown children. At this time and for the last 5 years we have enjoyed our home and community immensely and the quiet neighborhood in which we currently reside(the beautiful treed trails and lake environment has been a blessing and godsend). My husband and many of my neighbors are very hardworking locals who are up at 5 am most days and in bed by 8 or 9pm...this is a quiet hamlet and that allows us all a beautiful experience of day to day living that keeps us healthy and at peace. The low stress environment is incredible and rare.

My husband and I have talked at length about this proposal and have put together a list of concerns, which we have listed below. Our hope is to ignite conversation and awareness as fellow human beings who want to protect our way of life and surroundings.

Noise Level Pollution especially for those who live and work in the area, who require a good night's rest.

Wifi and mobile cell tower congestion. We currently have problems with both during the summers due to added use.

Loss of Trees and the beauty and air they provide. This parcel of land currently homes numerous trees, plants and mushroom species that are an ecosystem we require for basic breathing on a daily basis.

Loss of community trails.

Congested roads and increased traffic with its exhaust and sound pollution.

Dust and dirt pollution from increased traffic on RR.281

Home Taxes and Community Tax increases due to the commercial nature of the development. Rezoning concerns.

Human congestion and animal congestion from increased populations using 50th Ave to walk or drive to the lake. There are no lights nor pathways directly to and from the lake which leaves 118 vehicles for sure using the one town road to and from the lake.

Insurance Premium Increases due to fires and campgrounds nearby without proper water availability and increased population risks.

Water System overtaxing concerns. The water in the area is not infinite and currently has its own problems supporting our 20 odd houses in our neighborhood. What will be the effect on the water table and the current well system?

Increased community system costs for Sewage and Septic...for a population that does not live here year round. There is no recycling and garbage removal is of a limited nature. Will a removal system to support the growth be implemented?

Transient populations that have no invested concerns in the locals or their needs year round. An increased PARTYING mindset that may affect the quality of our lives. Currently we live with manageable loud partying, firework use and loud music issues during the summer months from another RV Resort 2 kms away. The sound carries near the lake but ultimately we are currently buffered by trees and distance.

Theft of property due to non-locals using the area which will increase connection and availability of things that can go missing due to transient populations.

Loss of habitat for local animals who live in the area and on the developing land parcel currently. Will you be killing them, and will this have an impact on the current ecosystem in place

Walking Trail creation... our streets and driveways may become congested and or affected in the privacy and quiet department due to foot traffic.

Fencing and close proximity to current homes and backyards. There will be no noise buffer or visual blockade of the density of trailers. The natural beauty and sound protection and buffer from the trees and forest would be destroyed and the ecosystem it currently homes with it.

Seasonal use of civic funding that is meant for the year round local population...leading to an increase in taxes and or a stress on what is currently available.

The sheer number of lots being created...has the potential of bringing 400+ plus humans into our hamlet and neighborhood. (Added noise levels, fire pits, talking, partying, animals wandering, dogs barking, construction noise, vehicle pollution, stress on the electricity and gas system)

Civic supports such as fire stations, road maintenance, water stations, and community systems and centers being over taxed by sheer use from a population that does not pay into them.

Pump out smell and contamination concerns.

On the flip side, the little fairytale cabins sound like a beautiful little niche that would fit into the area well and bring a lot of joy...this being said however, the idyllic setting that they are looking for would be destroyed by the sheer density of campers and destruction of current forest land which currently includes scenic walking trails in the trees and fairy garden like forest environments that currently exists.

We love the cabin idea but find ourselves sad and frightened by the environmental damage and population congestion the RV park would create...taking away the very thing that makes our hometown beautiful, quiet, peaceful and fairytale~ like.

Thankyou for giving a place to voice our concerns and perhaps an opportunity to create something more appropriate for the current homeowners who will be living year round next door.

Sincerely,

Rea Roelfsema and Harm Roelfsema
hrrhomebase@gmail.com

RE: Parcels at Mulhurst Bay Area Structure Plan



Leala Mitchell <lealamitchell@gmail.com>

To: andrew@eins.ca
Cc: jbishop@county10.ca

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Reply Reply All Forward

Mon 2024-02-05 6:20 PM

Dear Mr. Olsen,

I am a resident of the Lakeview Estates subdivision that borders the property in question. I do have some questions and feedback both as an adjacent resident and as a resident of the larger Pigeon Lake area.

I am very concerned with the social media advertising from both Parcels and Charmed, which indicates that they will break ground this spring, expect to have guests by summer, and will begin RV lot sales around the same time. I don't understand how due diligence can be done for this development that quickly. I am in favour of some area development and of drawing additional services to Mulhurst, but not at the expense of the health of the lake.

The Mulhurst Bay Crossing ASP was approved in 2008, 10 years prior to the Pigeon Lake Watershed Management Plan. Since that time, there has been significant work done by the Watershed Association to improve the quality of the lake and protect the ecosystem. Clearing trees and adding hard surfaces at the top of the watershed has the potential to change runoff patterns. This could pose additional issues depending on the plans for infrastructure and utilities in the new ASP.

Will the new ASP tie into the existing wastewater system? My understanding is that this is already a sticking point for the expansion project at the Pigeon Lake Golf Club. If the ASP is opting for septic, I again would stress that this area is part of the watershed and the environmental impact needs to be mitigated.

Has there been any talk with the County of Wetaskiwin regarding infrastructure? There are no sidewalks and poor lighting on the way to the lake from the community centre, and very little parking down by the water. This development would add significant foot traffic to that area.

I also have to comment that I am opposed to the RV lots directly bordering our subdivision without any sort of open space or municipal reserve as a border. This will have significant impact to our property values, privacy, and general quality of life.

Thank you for your time.

Leala Mitchell



Eins Development Consulting Ltd.

7409 111 Street NW
Edmonton, AB

T6G 0E6

PLWA Intro & Comments - ASP Mulhurst Bay



Amanda Koot <gm@plwa.ca>

To: andrew@eins.ca; Josh Bishop; Scott MacDougall; Neal Samecki

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Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Reply Reply All Forward

Mon 2024-02-05 2:55 PM

Hello,

My name is Amanda Koot, and I am reaching out to you today on behalf of the Pigeon Lake Watershed Association. Please find attached to this email, a letter containing an introduction to our organization and comments regarding the proposed Area Structure Plan for a development at Mulhurst Bay (North Half NE11 47-28-W4).

If you have any questions, or comments in regard to this, please feel free to reach out to me any time.

Thank you,

--

Amanda Koot

Interim General Manager, Pigeon Lake Watershed Association

Phone: (780)-242-0180

Not a PLWA Member? Sign up today: <https://www.plwa.ca/become-a-member>

Follow us on social media

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Twitter: [@PLWA1986](#)



Pigeon Lake Watershed Association

Working Together for a Healthy Watershed, Healthy Lake,
and Healthy Community

February 4, 2024

Attention: Andrew Olsen, Junior Planner, Eins Development Consulting
Copies to: Josh Bishop, Reeve, County of Wetaskiwin
Scott MacDougall, CAO, County of Wetaskiwin
Neal Sarnecki, Director of Planning and Economic Development, County of Wetaskiwin

Regarding: **Area Structure Plan (ASP) – Parcels at Mulhurst Bay – North Half NE11 47-28-W4**
Pigeon Lake Watershed Association (PLWA)- Introduction and Comments

The PLWA has received a copy of your open letter addressed to the neighbours, dated January 15, 2024 (attached). Many of your neighbours are also members of the Pigeon Lake Watershed Association (plwa.ca) and your proposed development lies within the Pigeon Lake Watershed, and is within a kilometer of the lake shore. On behalf of our members, we appreciate the opportunity to:

1. Introduce the PLWA, its mission and focus,
2. Introduce the Pigeon Lake Watershed Management Plan 2018,
3. Outline the linkages between water quality/ lake health and land use/development in the watershed.
4. Comment on the proposed ASP, based on information provided in your letter, and
5. Identify resources for responsible development practices.

Pigeon Lake Watershed Association and the Watershed Management Plan

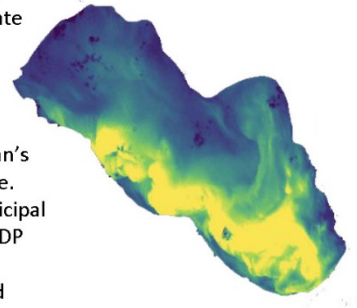
The Pigeon Lake Watershed Association (PLWA) is a charitable, not-for-profit environmental advocacy group made up of people who live, work, and play in Pigeon Lake and its watershed. Our mission is to enhance, preserve, and protect Pigeon Lake and its watershed as a healthy and environmentally sustainable ecosystem for current and future generations. Our work includes advocacy, education, promotion for lake and watershed monitoring and research and the implementation of environmentally focused projects.

Harmful Algal Blooms (HAB) outbreaks starting in 2006 and general concern for lake health has led to the formation of the PLWA in 2007. It has driven the PLWA to work closely with its municipal partners on the development of [beneficial management practices](#)¹ and ultimately the [Pigeon Lake Watershed Management Plan 2018](#) ("PLWMP").

¹ Examples of beneficial management practices include the cosmetic fertilizer ban recommendation, [Alberta Clean Runoff Action Guide](#), [Lot Naturalization](#),

Pigeon Lake Watershed Management Plan 2018

Our work is guided by the Pigeon Lake Watershed Management Plan 2018 (PLWMP), a comprehensive, science-based strategy to coordinate action for the protection and improvement of Pigeon Lake that has been endorsed by all 12 municipalities that border Pigeon Lake, including the County of Wetaskiwin, and the Maskwacis Cree Four Nations. In turn, concern for the lake has motivated Pigeon Lake municipalities to adopt² the PLWMP and strive to incorporate the plan's goals and recommendations into various Statutory Plans. For example, Pigeon Lake municipalities have recently undertaken three Intermunicipal Development Plans (IDP)³ within the Pigeon Lake Watershed. Each IDP has embedded many of the PLWMP goals and strategies. These IDPs create a consistent watershed-based set of development policies and procedures for the entirety of Pigeon Lake. The County of Wetaskiwin has been responsive to Pigeon Lake water quality concerns by implementing a fertilizer ban and formulating water quality focused policies in various Statutory Plans including their recent Municipal Development Plan, 2023 – with its Lake Policy Area Overlay.



Pigeon Lake Chlorophyll Levels on 2020-09-11
(Indicator of Blue Green Algae)
Sample from Appendix A

The concern for lake health has motivated the four Maskwacis Cree Nation chiefs to endorse the PLWMP vision: *Working Together for a Healthy Watershed, Healthy Lake, and Healthy Community*. The chiefs initiated the *Mamawo Mimiw Sakahikan Working Group* to explore how the First Nations may contribute to and participate in this regional concern around Pigeon Lake health.

Community efforts to work together to steward the land and contribute to the livability of this Alberta lake-centered region received provincial recognition with two awards in 2021 - [Award for Environmental Excellence, Alberta Emerald Foundation and Alberta Professional Planners Institute \(APPI\) Award of Planning Merit](#).

In general, this shared concern for lake health puts development and development practices under the spotlight from a variety of stakeholders from around the lake. This shared concern has resulted in the codification of environmental standards in development regulations and approvals. The proponent will need to carefully address how this development will avoid harming the lake.

² On June 1, 2018, the County of Wetaskiwin Council adopted a resolution: to work collaboratively with other Pigeon Lake municipalities, the Pigeon Lake Watershed Association and the Pigeon Lake Watershed Management Plan Steering Committee to implement the Pigeon Lake Watershed Management Plan; to reference and consider the recommendations of the Pigeon Lake Watershed Management Plan – 2018 in the development of new and updated Statutory Plans required under the municipal government act and in the ordinary business of the municipality.

³ [Summer Villages and Leduc County Intermunicipal Development Plan 2019](#), the [Pigeon Lake North Intermunicipal Development Plan](#) and the Pigeon Lake South Intermunicipal Development Plan (to be approved)

Development and Water Quality of Pigeon Lake

Pigeon Lake has been found to be especially vulnerable to nutrient inputs from the surrounding watershed causing Harmful Algal Blooms (HABS). Pigeon Lake has been especially well studied and monitored⁴. Vulnerabilities of the lake are in part due to the physical and hydrological characteristics of the lake and its watershed. Pigeon Lake does not have the benefit of flushing headwaters from the Rockies. Instead, the lake is supplied locally with water from its small watershed, with a ~2:1 watershed (187 km²) to lake (96.7 km²) surface area ratio. Over a third of Pigeon Lake's annual water budget comes from surface runoff and ground water. The lake has a long residency or turnover rate of over 100 years. These characteristics leave the lake vulnerable to the accumulation of nutrients such as nitrogen and phosphorus from watershed sources. Annually this nutrient accumulation contributes to Harmful Algal Blooms that adversely affects everyone around the lake.

The advice from scientists⁵ for a lake the size of Pigeon Lake is to reduce phosphorus runoff entering the lake from the watershed. As shown in the previous satellite image, Blue Green Algae is always present, and the lake is near a tipping point before the next major bloom again makes the headlines. The management of the watershed cover types, based on nutrient release rates is the only tool available to keep Pigeon Lake healthy. Every loss of a block of natural cover type with a low rate of nutrient release is a significant concern for Pigeon Lake.

As an example, the site of the proposed Mulhurst Bay ASP is currently covered in aspen forest or long grass / shrubland with areas of poor drainage and water ponding (see Map 1). This type of land cover provides relatively low coefficients of runoff⁶ in our watershed. Low runoff rates generally correspond to low nutrient release rates. Land development that replaces this type of vegetative cover with well drained sites, buildings, roadways and maintained grass lawns causes runoff to change in both quality and quantity. Development significantly alters runoff patterns, resulting in higher concentrations of undesirable sediment and nutrients (notably phosphorus) flowing into Pigeon Lake. Most of the nutrient transfer happens in the early spring during snow melt when the soil is bare of vegetation⁷.

⁴ See [Pigeon Lake Watershed Management Plan 2018](#) – Page 4 for list of studies and Appendix C Technical Summary for an update of the State of the Watershed, found at: <https://www.plwa.ca/pigeon-lake-watershed-management-plan>

⁵ Dr. Michael Paterson, Senior Research Scientist- Experimental Lakes Area (IISD-ELA) underscored the importance of managing phosphorous runoff in his presentation and the [2021 Pigeon Lake Watershed 101 Seminar](#)

⁶ Donahue WF. 2013. Determining appropriate nutrient and sediment loading coefficients for modeling effects of changes in land use and landcover in Alberta watersheds. Water Matters Society of Alberta, Canmore.

⁷ One Canadian study measured 25–89 % of the total annual river volume, 42–92 % of the total annual TP load, and 41–81 % of the total annual TN load were delivered during snowmelt. Corriveau, J., Chambers, P.A. & Culp, J.M. Seasonal Variation in Nutrient Export Along Streams in the Northern Great Plains. Water Air Soil Pollute 224, 1594 (2013). <https://doi.org/10.1007/s11270-013-1594-1>

Comments on the Proposed ASP

With appropriate mitigation development can proceed without harming Pigeon Lake. The PLWA in the following comments identifies those development environmental practices that would achieve our watershed management goal of: **no net change in nutrient release**. Some of the recommendations are already set in County regulatory requirements. Some recommendations are in addition but still critical to meeting the watershed goal.

PLWA's comments are framed by our mission and by the PLWMP 2018, as well as by the Pigeon Lake Watershed Area Concept Plan (ACP), the Pigeon Lake North Intermunicipal Development Plan (IDP) and the recently approved County of Wetaskiwin Area Structure Plan (2023).

Wastewater

To address water quality concerns, considerable effort and cost has gone into the development of communal wastewater infrastructure – all around the lake. The adjacent Lakeview Estates subdivision and Summer Village of Silver Beach are already connected to the Northeast Pigeon Lake (NEPL) wastewater line. The PLWA fully supports connection of commercial, trailer and cottage lots to the NEPL system as it is the safest method of wastewater management and is in alignment with the IDP Policy 4.8.6 which states that new development must connect to a regional wastewater system and MDP Lake Policy Area Overlay 16.3.14. However, the NEPL system does experience issues with capacity, especially during peak summer months and wet weather events. The PLWA recommends that:

1. Before granting this ASP, the County should require the owner to submit a review of the NEPL system relative to anticipated demand to determine capacity limitations and address any required upgrades to accommodate increased RV demand.
2. The construction standards for the RV site sewer connections should be set out in the development permit and should prevent surface water infiltration and inputs from rain leaders or sump pumps.
3. RV park rules should set out guidelines for proper disposal of wastewater and greywater, prohibiting release onto the ground or into surface water.

Tree Cover

As previously stated, the replacement of tree cover with development significantly increases the quantity of runoff while at the same time decreasing the water quality. The small size of trailer lots is unlikely to retain trees due to the needs of not only the trailer but other related development including the attached deck, storage shed, guest and boat parking. Narrow patches of Aspen along the edges of trailer sites are unlikely to survive due to their sensitive interconnected root systems. The Pigeon Lake Area Concept Plan states that “recreational and residential development must not result in a net loss of tree cover. Where trees must be removed, they must be replaced in such a way as to fill a similar role in the local ecosystem.” The PLWMP 2018 also recommends maintaining tree cover to provide wildlife corridors and reduce nutrient runoff.

To meet these goals, the PLWA recommends that the ASP commit to:

1. Strategically using Municipal Reserve (MR) dedication to retain bands of trees between groups of trailers and as a buffer against other adjacent development.
2. Retaining undergrowth as much as possible during and after development for screening and visual privacy.

3. Replanting naturalized tree stands and other native plants on the disturbed portion of the site to replace vegetation removed during development and to improve aesthetics and ecological health of the area.
4. Strategically employing natural plantings to filter and clean runoff in open drainage systems.
5. General tree planting in groups coupled with understorey is always a good strategy to offset forest loss. There are many parts of the proposed development that would benefit commercially and aesthetically with planting trees.

Drainage Management and Clean Runoff

Based on a contour model as shown in Map 1, there are several drainage sub-basins that convey runoff from the property. Most drainage courses exiting the property are shallow, intermittent and flow mainly during spring runoff. However, this early season runoff is significant since it conveys the largest volume of excess nutrients to Pigeon Lake. The PLWA recommends the following to reduce the risk of flooding downstream properties and of conveying nutrients to Pigeon Lake. The ASP commits to:

1. Implement a stormwater drainage infrastructure to limit runoff release to pre-development peak flows to avoid downstream erosion and flooding of properties.
2. Implement clean runoff measures to ensure that drainage exits the development with reduced sediments and nutrients. Clean Runoff measure could include measures such as ponds, wetlands and vegetated swales.
3. Implement a construction and sediment control plan during development and construction activities.
4. Joining other stakeholders around the lake in eliminating applications of salt, pesticides, and fertilizers to land and roads.

Development Density

Reducing development density is a very good approach to improving retention of water absorbing tree cover. As previously mentioned, small trailer lots are unlikely to retain native forest cover. Consideration for increasing lot sizes is an alternative forest retention strategy that may be considered.

Resources for Lake Friendly Development Practices

The Pigeon Lake Watershed Association has been working with planners and drainage specialists to development resources to support lake-friendly development practices. Some of these resources are identified below:

- [Alberta Clean Action Runoff Guide \(2020\)](#): guide for property owners and it also has a section on sediment and erosion control.
- [Residential Construction](#): general guidance for construction in a watershed.
- [Clean Runoff Property Assessment](#): we have funding that provides a professional landscape architect to support homeowners in designing their development. We have some funds remaining which may be applicable at a high level.
- [Alberta Low Impact Development Partnership \(ALIDP\)](#): is an Alberta based organization of professional, developers and municipalities that are developing practical [tools and approaches](#) to promote low impact development and clean runoff.

Conclusion

Once again, thank you for the opportunity to provide our comments on this ASP. The PLWA's comments are intended to raise awareness of water quality issues unique to the Pigeon Lake watershed.


Maintaining the health of the lake and watershed is vital to maintaining the social and economic health of the region. The PLWA offers our trove of information, beneficial practices, and technical expertise to support planning and development appropriate to the Pigeon Lake watershed. Feel free to contact me at any time.

Yours truly,

Pigeon Lake Watershed Association



Betty Ann Lough, PLWA President

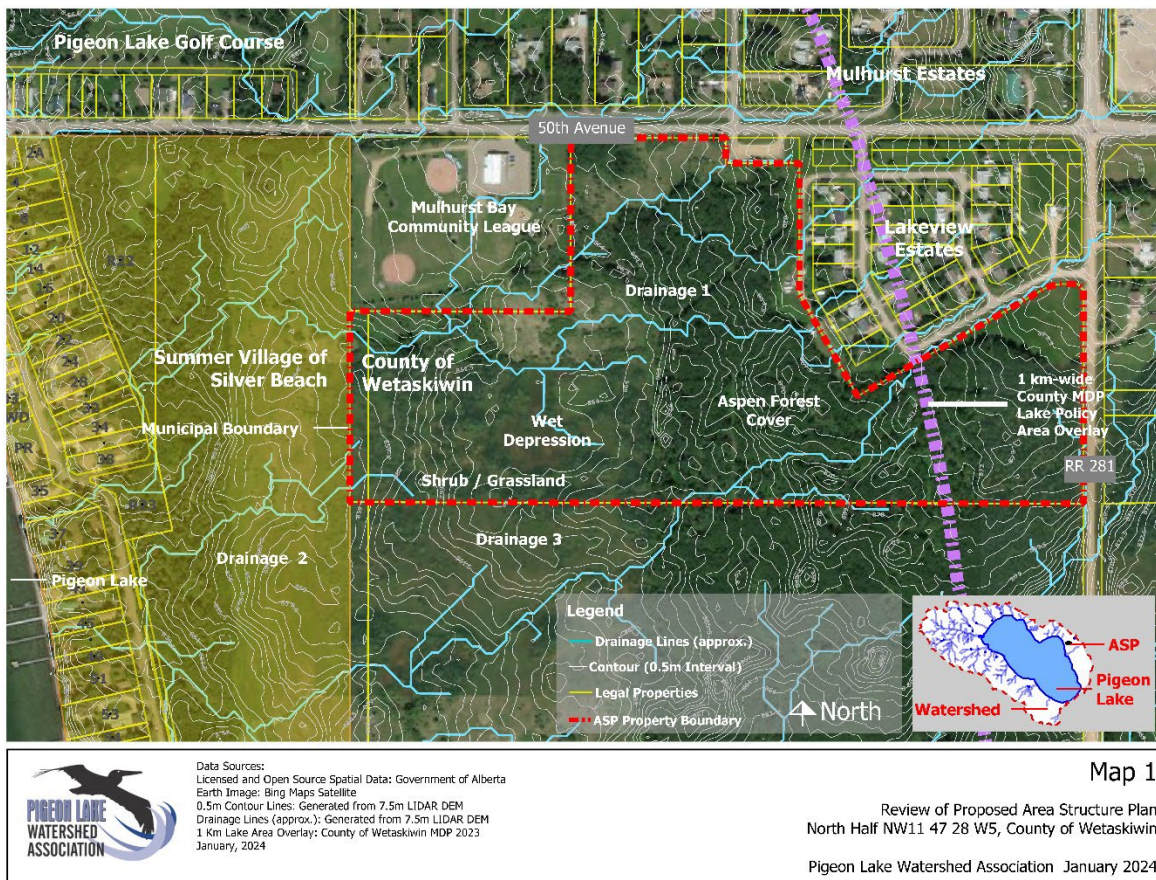


Robert (Bob) Gibbs, PLWA Director, PLWMP Steering Committee Chair

Attachments

Map 1 – Review of Proposed Area Structure Plan – North Half SE11 4728W5

Letter- January 15, 2024, open letter of invitation to submit comments on ASP





Appendix C

Open House Notification Letter

Eins Development Consulting Ltd.

7409 111 Street NW

Edmonton, AB

T6G 0E6



Eins Development Consulting Ltd.

7409 – 111 Street NW

Edmonton, AB

T6G 0E6

www.eins.ca

May 1, 2024

RE: Mulhurst Bay Crossing Area Structure Plan – N.E. ¼ SEC. 11, TWP.47, RGE.28, W.4th M.

Dear Neighbour,

This letter is to inform you about an upcoming Area Structure Plan (ASP) application for the above-noted property and invite you to an upcoming open house and collect any feedback you may have on the proposed development. Eins Development Consulting has been engaged to develop an Area Structure Plan (ASP) application for the above-noted property.

An ASP is an early step in the Planning process for land development and includes high-level concepts, policy, and technical information to support and guide the proposed development. The current Mulhurst Bay Crossing ASP was approved in 2008 and designated the above-noted lands for Low-Density and High-Density Housing, Commercial, and Seasonal Rental Recreational Vehicle and Golf Park Lands. The purpose of the new ASP is to allow for recreational development on the northern portion of the ASP Area. This recreational development will include a campground and RV storage and an early concept can be seen on the reverse side of this page. An ASP is approved as a Bylaw through County Council and is usually accompanied by rezoning and subdivision applications that provide specific details of the development like the number and size of lots.

We would like to invite you to attend an in-person open house that will be held on Wednesday, May 15, 2024, from 5:00 p.m. to 7:00 p.m. at the Mulhurst Bay Community Centre at 3802 50 Ave in Mulhurst, AB. There will be light snacks and refreshments provided. The purpose of this event is to further inform you of the details of this project and the overall application process and gather feedback from the community and affected parties. Additionally, feedback can also be sent by mail, email, or by phone, and will be collected until May 30, 2024. There will also be additional opportunities to participate and provide feedback to the County of Wetaskiwin in the future through a Public Hearing process.

Regards,

Andrew Olsen
Junior Planner, Eins Development Consulting
587-984-8711
andrew@eins.ca

E1NS

Eins Development Consulting Ltd.

7409 111 Street NW

Edmonton, AB

T6G 0E6

E1NS

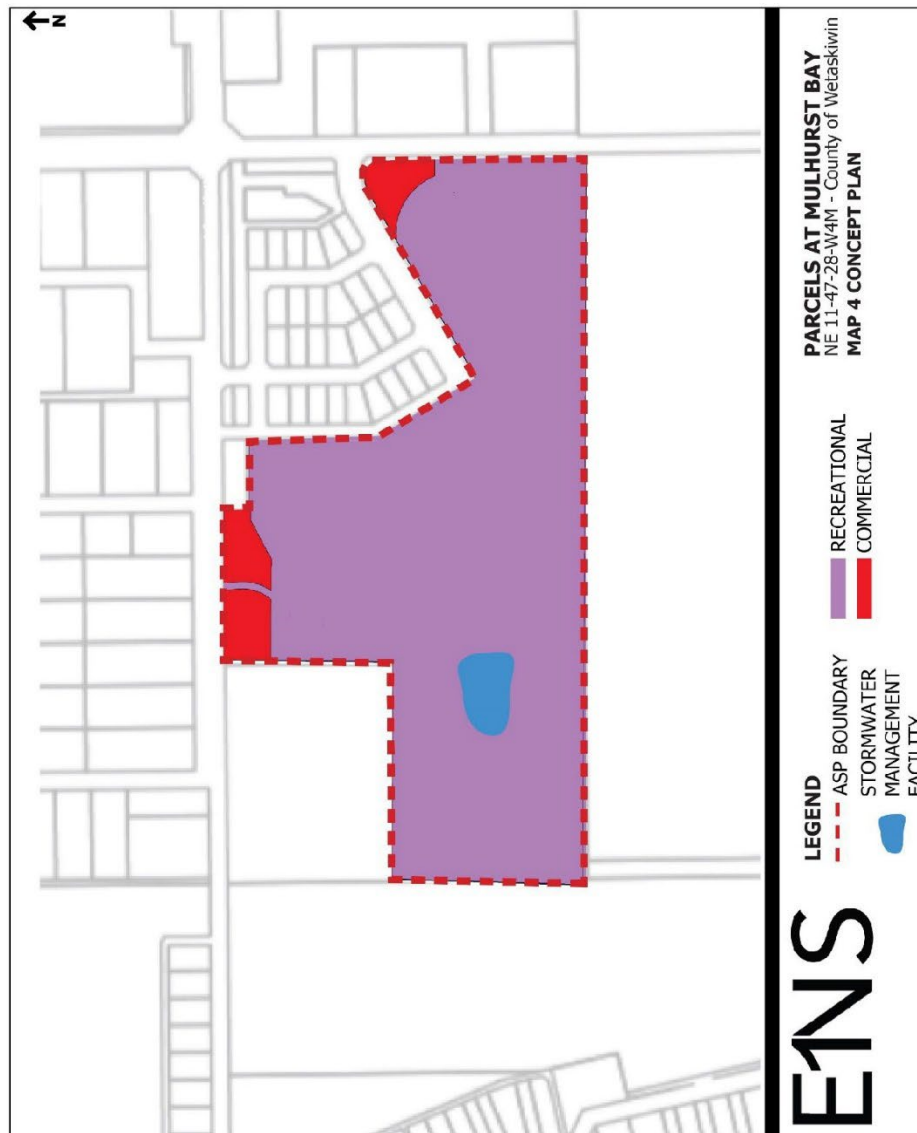
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Edmonton, AB

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Eins Development Consulting Ltd.

7409 111 Street NW
Edmonton, AB

T6G 0E6

Appendix D

Open House Email Invite



Andrew Olsen

To: ✓ Andrew Olsen

Bcc: Tom & Kelly Maxwell <tkmaxwell50@gmail.com>; **+ 14 others**



Reply



Reply all



Forward



Fri 2024-05-03 10:09 AM

Good Morning,

I am reaching out to you today because you have expressed interest in Parcels at Mulhurst Bay Area Structure Plan located at N.E. ¼ SEC. 11, TWP. 47, RGE. 28, W.4th M. Although you should receive a letter in the mail soon inviting you to the Open House, I wanted to reach out to you personally to inform you that there will be an Open House for this project on Wednesday May 15, 2024, from 5pm - 7pm at the Mulhurst Bay Community Centre at 3802 50 Ave, Mulhurst, AB. There will be light snacks and refreshments provided and various team members will be at the Open House to answer any questions you may have. I look forward to seeing you there!

Best Regards,

Andrew Olsen
Junior Planner
587.984.8711
www.eins.ca



Appendix E

Open House Notification Feedback

Re: Parcels at Mulhurst Bay Area Structure Plan Open House

KG

Kathy Goble<kkgoble@telus.net>
To: Andrew Olsen

Reply Reply all Forward Fri 2024-05-03 12:25 PM

Thank you Andrew. Appreciate the heads up.
I won't be able to make the open house. Will there be a summary report of the feedback received?
If so, would it be possible to receive a copy?

My main concern is the impact on the watershed. Particularly with the removal of so many trees. The current plan will deplete the ability of the trees to maintain and recharge the groundwater.
All of the developments are cumulative.

Thanks for taking the time to gather feedback.

Kathy Goble

On Fri, May 3, 2024 at 10:09 AM Andrew Olsen <andrew@eins.ca> wrote:
Good Morning,

I am reaching out to you today because you have expressed interest in Parcels at Mulhurst Bay Area Structure Plan located at N.E. ¼ SEC. 11, TWP. 47, RGE. 28, W.4th M. Although you should receive a letter in the mail soon inviting you to the Open House, I wanted to reach out to you personally to inform you that there will be an Open House for this project on Wednesday May 15, 2024, from 5pm - 7pm at the Mulhurst Bay Community Centre at 3802 50 Ave, Mulhurst, AB. There will be light snacks and refreshments provided and various team members will be at the Open House to answer any questions you may have. I look forward to seeing you there!

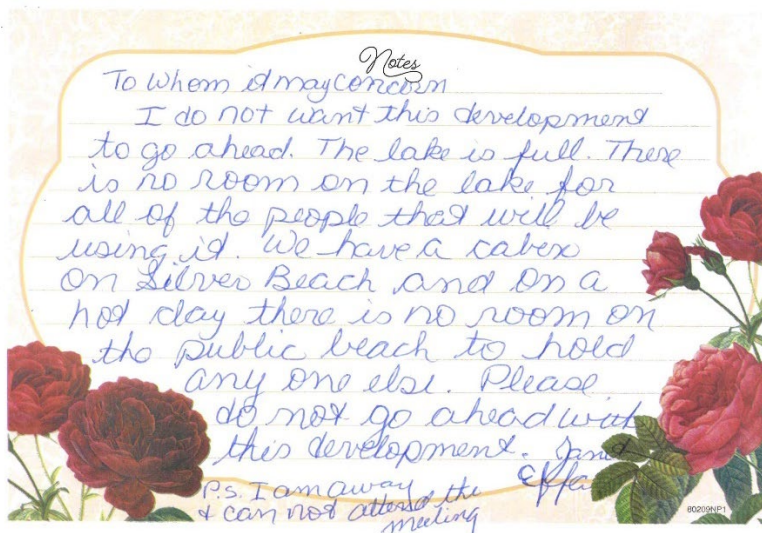
CS

Chris Skrobot<chris.skrobot@jomhalaw.com>
To: Andrew Olsen

Reply Reply all Forward Fri 2024-05-03 10:14 AM

Thanks for the invite. I will try to make it. If not I will have someone there.

Get [Outlook for iOS](#)




Appendix F

Post Open House Feedback

JH

Judy & Ed Hoyer <jedyhoyer@gmail.com>

To:  Andrew Olsen

Wed 2024-05-15 9:47 PM

Hello Andrew,


I attended the information session this evening, but wasn't able to get a copy of the forms. Could you please email me a copy?

Thank you,
Judy Hoyer

Sent from my iPad

RA

Rita Alspach <ritaalspach@gmail.com>

To:  Andrew Olsen

Thu 2024-05-16 7:57 PM

I was unable to attend the meeting regarding the proposed development by the Community Hall but would like to get a copy of the handout. Please send to email address in the Cc/Bcc line.

Thank you very much

Rita Alspach

If forwarding this email, PLEASE delete my address, and use BCC
SAY NO TO SPAMMERS!

RF

Randy F <rfarnman72@gmail.com>

To:  Andrew Olsen

Fri 2024-05-17 1:07 AM

Hi Andrew, could you please email me a copy of the questionnaire when you have a moment.

Thanks very much,
Randy.

...

Curtis and Chantelle Doll, Parcels at Mulhurst Bay
Ryan Eidick, Planner, Eins Design/Planning/Landscape.
Trent Thompson, P.Eng, Bolson Engineering.

May 24, 2024

Parcels at Mulhurst Bay – Community Meeting Feedback

My wife and I attended the meeting last week at the community hall regarding the proposed development. We decided to send you a note with our comments and suggestions. I did get a chance to speak with Ryan Eidick at the end of the meeting.

We live in Silver Beach—my wife for her entire life and me for the last 50 years. I am also on Silver Beach Council but please note that any opinions expressed are our own and do not reflect the opinion of Silver Beach Council. I am a retired owner of an Edmonton landscape architecture and environmental planning Edmonton-based consulting practice (sold in 2016). I have been involved in and led many public consultation initiatives, learning that they always work best when there is two-way communication.

We very much hope that the proposed development will be a success for both the Mulhurst Bay community as well as the Doll family and their investors. Growing our community will make it more sustainable. Like many meeting participants, we are accepting of the charmed cottages and excited about the possibility of new commercial establishments coming to the community.

We do however, have strong reservations about the proposed trailer sites within the development from a variety of perspectives including:

1. Past poor development success in the area – from total failure (e.g. Mulhurst Bay Crossing) to near empty developments, to partially sold country residential subdivisions over the last 10 -20 years. We have seen the continual under-development of large lot residential as well as RV and trailer lots.
2. The viability of RV lot sales revenue to support the described infrastructure, given competing trailer site opportunities and empty lots for sale in the region (e.g. at Hilah Ayers there are 8-10 improved lots (with trailers) available between \$20k and \$90k (for trailers and lot capital improvements) plus a \$4K annual year-to-year lease. While this is a lease model, as opposed to ownership, it does provide context to the limited current demand for RV development.
3. Potential conflict or a perception of conflict between existing permanent residents versus transient and seasonal residents living adjacent to each other,
4. Past difficulty in getting County approvals for trailer subdivisions where the community is opposed (e.g. Pigeon Lake Golf Trailer Expansion the Village West proposed trailer park (dropped by developer)),
5. Poor support for community institutions (including volunteer leadership) and businesses recruited from transient and seasonal residents of the proposed new

development who are not committed to or engaged in community institutions and life.

Our request is to reconsider the RV lot component of the development, and to have a second look at an alternate development form that will build our community, that:

1. Caters more to permanent residents,
2. Aligns with community aspirations to build an all-season population base to support community institutions and organizations (e.g. Legion, Community League and Volunteer Fire Department) and businesses.
3. Takes advantage of the charm of the existing Mulhurst Bay community, with a lovely rural lifestyle complete with golf course, music concerts, local convenience store, bookstore, events, programing and community institutions plus many other opportunities and the Pigeon Lake region.
4. Garners community support for development applications going to the County – because the proposal aligns with community aspirations.
5. Relies less on the attraction value of Pigeon Lake (which unfortunately continues to experience water quality issues and access limitations) and more on the charm of the rural community, and that
6. Is differentiated as a residential product from other development in the area to take better advantage of a different market segment.

Our feeling is that an option with a more compact housing form is missing from the mix around Mulhurst Bay. I recently spoke with realtor Barb Harrison ((780) 910-1947) who has recently sold several acreages for retirees who could no longer maintain the property. Some of them would have preferred to stay in the area in an independent living setting with the yards all looked after. A successful regional example would be the [Village Lane Condos](#) retirement community at the Village at Pigeon Lake.

We really appreciate the statement that the Curtis and Chantelle wish to be present and part of our community. We would encourage you to continue to meet and hear views from local leaders related to the Canadian Legion, Mulhurst Bay Community League, the Quilting Guild and local businesses such as the Book Store, and local realtors who are invested in Mulhurst Bay. These sorts of contacts would go a long way towards understanding local opportunities, tuning up your development proposal, getting approvals and perhaps even more important, being successful – both financially and building a community. We are always available to continue this conversation.

If you would like to speak with the Summer Village of Silver Beach council, please reach out the village CAO June Boyda at cao@silverbeach.ca.

Robert and Karen Gibbs
75 Silver Beach Road
Summer Village of Silver Beach
willownook@icloud.com / 780.916.7119

Appendix G

Open House Sign in Sheets

E1NS

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| NAME | ADDRESS | EMAIL OR PHONE NUMBER |
|---------------------------|-------------------------------|----------------------------|
| Roberta + Brian Moon | 3502-50 Ave. Mulh | moonbr@live.ca |
| Don + Helen Gladson | 50 Ave | orappenck@icloud.com |
| Darlene + John Skinner | 8001-45 Ave | darjoysk@hotmail.com |
| Shirley + Marshall | 4817-34 St | shirleywayinsik@gmail.com |
| Ken + Ruth Charters | 1201 Highland Rd | energy2@shaw.ca |
| Ken Lull | 4822-32 St | Ken.lull@icloud.com |
| Vicki Apostolides | 780 718-6771 | VicApostolides@outlook.com |
| Jerry Alder | 700 P.O. Box 190, Mulhurst | jerryalder@gmail.com |
| Patricia + David Crombie | Box 196 Mulhurst | mulhurstbaybook@gmail.com |
| Rea Roettsema | Comp 10 Site 1 RR2 Thorsby AB | TOC 2PO |
| Doug Bunn + Melba | 21 Silver Beach Rd. | " " " |
| Jeremy + Terry Komives | Box 11 Site 9 RR2 Thorsby AB | 780-361-6312 |
| KENE JOHNSON | 5166 Box 81 RR2 | 780-312-4424 |
| BLAKE BEN TOD | 4702-80 Ave | 780-389-3351 |
| Greg + Connie Gordenewich | 4805-34 St | 780-825-9772 944 |
| Laurence + Kathy Defermon | 6204-53 Ave, Camrose | 780-608-3344 |
| Linus + Doris Kuefer | Box 11, Site 6, RR2 Thorsby | 780-389-4490 |
| Brandon + Kristen Szepes | 5152 35th St Mulhurst | 780-964-2036 |
| Brian + Ann | 34 Pl. Mulhurst | 780-915-1500 |
| K Maxwell | Box 243 Mulhurst | 780-977-0843 |
| J. Mathewson | Box 243 Mulhurst | 780-977-0843 |
| KATE BROWN | P.O. Box 176 | 780-945-1453 |
| Blaine Hill | 80 Silver Beach | 913-7688 |
| Peter + Sue Kopp | 4001 Scott Ave | 780-929-6885 |
| Patricia Taschuk | 1202 Highland Rd. | 780-886-3247 |
| ANDRIS LIFSANGKAT | 3702 50 Ave | 780-307-1227 |
| Irene Lutz | 280028 Hwy 1616 | 1-604-910-1511 |
| Rick + Sue MARTIN | #24 SILVER BEACH ROAD | 780-389-4329 |
| Tracy Isaac + David Hong | 5611 48 St Mulhurst | tracy.isack1@gmail.com |
| KEN MORRIS | 103 SILVER BEACH RD | Kendi1@xplanet.ca |
| Joan + Ken Spady | 3552-57 Ave Mulhurst | jkspady@gmail.com |

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| NAME | ADDRESS | EMAIL OR PHONE NUMBER |
|-------------------------|--|----------------------------|
| Don & Janice | Box 95 Mulhurst | 780-446-8505 |
| Peggy Jewell | 129 Silver Beach | 780 668 5926 |
| Mike Capowski | 3701-53 Ave Mulhurst Bay | 780-212-9544 |
| Bill Klutubise | 5804-60 Ave | gilbert.h@telus.net |
| Laurel Bridger | 3501-57th Ave | Laurel.McKee@gmail.com |
| Connie & David Bunnin | 133 Silver Beach Rd. | |
| D. Huber | 135 Silver Beach Rd. | DOCLAW@TELUS.NET |
| C. Milton | 5302-32st Mulhurst | DEFINED S.E.A@gmail.com |
| Larry & Doreen Kobeluck | 5152-32st Mulhurst | dkobeluck@gmail.com |
| Ed & Judy Hoyer | 4602-50 Ave Mulhurst | judyhoyer@telus.net |
| Deb & Dave Paterson | 4702-50 Ave | lighting@telus.net |
| Wayne Cooper | Rural | dwventures.ab@gmail.com |
| Z. O'Mahony | Box 170-4705-34st Mulhurst | Squishybug3@gmail.com |
| Jody Spolin | 4710 34st Mulhurst | JodyEx18@hotmail.com |
| ESTHER & BRIAN LINK | 1401 Highland Rd. Mulhurst | elink@telus.net |
| Don & Susan Hickey | 321 Weaver Point NW Edm, AB T6M 2T4 | hickey.don@gmail.com |
| Karen & Bob Gibbs | 75 Silver Beach | |
| Bill & Rita | Silver Beach | |
| Kelly Fennich | 4352-50 Ave Mulhurst | fennichk@telus.net |
| Arnold Koz | 13711 Woodcroft Ave Edm. | gmk@plus.cc |
| Shawn & Dennis | 5814 50 Mulhurst | |
| Ray Capowski | Mulhurst Bay | 780 902-404 |
| Grant Gillies | 3204 50st Mulhurst Bay | 780-298-5601 |
| Coral Lull | 4822-32st street | Coral.lull@icloud.com |
| | | gilliesgrant19@hotmail.com |
| Janice & Bill | 7074 | |
| Basil Schol | 4709 34st | 780 387 6294 |
| Tamara & Dan Vos | 5631-57 AVE | 780 717 9979 |

Appendix H

Completed Feedback Forms

E1NS

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Parcels at Mulhurst Bay Area Structure Plan (ASP) – Engagement & Event Feedback

Thank you for attending and participating in this event. Your involvement is important to the process, and any feedback you may have is important to helping us better our application as well as future engagement events for this project.

Project Evaluation

1. Do you have any feedback related to the PROPOSED SITE LAYOUT?
7/10 OK, Good

2. Do you have any feedback related to the CHARMED RESORTS COTTAGES?
OK.

4. Do you have any specific comments related to THE RV/MODULAR PARK LOTS?
OK.

5. Please rate your level of support for the project:

| Strongly Do Not Support | Do Not Support | Neutral | Support | Strongly Support |
|-------------------------|----------------|---------|---------|------------------|
| 1 | 2 | 3 | 4 | 5 |

5

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6. Please provide as many details as possible regarding your answer above:

*We would like a Tim Hortons,
McDonalds, or places to eat!*

*Cell coverage needs to be addressed!!
Hoping for coffee places as well as restaurants!*

*Is there going to be a charge for all
people that water the trees so they will
sooner or later have to be replaced?*

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Event Evaluation

- The event was well organized and informative.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |
- The information provided was clear and relevant.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |
- Opportunities to comment and ask questions were provided.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

Thank you for providing feedback. If you are interested in receiving future correspondence related to this project, please send me an email at andrew@eins.ca with your preferred method of contact (email, phone, mailed, etc.), and we will reach out once again when we have additional information about this development.

We appreciate your time, your feedback, and your interest in this project! We look forward to further discussions as we move this project forward.

Regards,

andrew

Andrew Olsen
Junior Planner, Eins Consulting
587-984-8711
andrew@eins.ca

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Parcels at Mulhurst Bay Area Structure Plan (ASP) – Engagement & Event Feedback

Thank you for attending and participating in this event. Your involvement is important to the process, and any feedback you may have is important to helping us better our application as well as future engagement events for this project.

Project Evaluation

1. Do you have any feedback related to the PROPOSED SITE LAYOUT?

GREAT

2. Do you have any feedback related to the CHARMED RESORTS COTTAGES?

GREAT IDEA

4. Do you have any specific comments related to THE RV/MODULAR PARK LOTS?

FINE

5. Please rate your level of support for the project:

| | | | | |
|----------------------------|-------------------|---------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neutral | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

(5 is circled)

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6. Please provide as many details as possible regarding your answer above:

- MEETING STARTED 1/2 HOUR LATE
 - IT'S EARLY IN THE DEVELOPMENT STAGE
- TIME WILL TELL. AT THE MOMENT IT SOUNDS
LIKE A GREAT IDEA.

E1NS

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Event Evaluation

1. The event was well organized and informative.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

2. The information provided was clear and relevant.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

3. Opportunities to comment and ask questions were provided.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

Thank you for providing feedback. If you are interested in receiving future correspondence related to this project, please send me an email at andrew@eins.ca with your preferred method of contact (email, phone, mailed, etc.), and we will reach out once again when we have additional information about this development.

We appreciate your time, your feedback, and your interest in this project! We look forward to further discussions as we move this project forward.

Regards,

andrew

Andrew Olsen
Junior Planner, Eins Consulting
587-984-8711
andrew@eins.ca

E1NS

*charmed
resorts.ca*

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Parcels at Mulhurst Bay Area Structure Plan (ASP) – Engagement & Event Feedback

Thank you for attending and participating in this event. Your involvement is important to the process, and any feedback you may have is important to helping us better our application as well as future engagement events for this project.

Project Evaluation

1. Do you have any feedback related to the PROPOSED SITE LAYOUT?

Trees are very important. The old proposal would have been better.

2. Do you have any feedback related to the CHARMED RESORTS COTTAGES?

4. Do you have any specific comments related to THE RV/MODULAR PARK LOTS?

*No one wants to be living out
to an RV lot*

5. Please rate your level of support for the project:

Strongly Do
Not Support

1

Do Not
Support

2

Neutral

3

Support

4

Strongly
Support

5

EINS

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6. Please provide as many details as possible regarding your answer above:

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6. Please provide as many details as possible regarding your answer above:

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Event Evaluation

1. The event was well organized and informative.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

2. The information provided was clear and relevant. ✓

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

3. Opportunities to comment and ask questions were provided.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

Thank you for providing feedback. If you are interested in receiving future correspondence related to this project, please send me an email at andrew@eins.ca with your preferred method of contact (email, phone, mailed, etc.), and we will reach out once again when we have additional information about this development.

We appreciate your time, your feedback, and your interest in this project! We look forward to further discussions as we move this project forward.

Don + Helen Gladson - crappacreek@gmail.com.

Regards,

aolsen

Andrew Olsen
Junior Planner, Eins Consulting
587-984-8711
andrew@eins.ca

E1NS

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Parcels at Mulhurst Bay Area Structure Plan (ASP) – Engagement & Event Feedback

Thank you for attending and participating in this event. Your involvement is important to the process, and any feedback you may have is important to helping us better our application as well as future engagement events for this project.

Project Evaluation

1. Do you have any feedback related to the PROPOSED SITE LAYOUT?

2. Do you have any feedback related to the CHARMED RESORTS COTTAGES?

4. Do you have any specific comments related to THE RV/MODULAR PARK LOTS?

5. Please rate your level of support for the project:

| Strongly Do Not Support | Do Not Support | Neutral | Support | Strongly Support |
|----------------------------|-------------------|---------|---------|---------------------|
| 1 | 2 | 3 | 4 | 5 |

1

[illegible]

T6G 0E6

6. Please provide as many details as possible regarding your answer above:

E1NS

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Event Evaluation

1. The event was well organized and informative.

| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
|-------------------------|----------------|----------------------------|---------|------------------|
| 1 | 2 | 3 | 4 | 5 |

2. The information provided was clear and relevant.

| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
|-------------------------|----------------|----------------------------|---------|------------------|
| 1 | 2 | 3 | 4 | 5 |

3. Opportunities to comment and ask questions were provided.

| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
|-------------------------|----------------|----------------------------|---------|------------------|
| 1 | 2 | 3 | 4 | 5 |

Thank you for providing feedback. If you are interested in receiving future correspondence related to this project, please send me an email at andrew@eins.ca with your preferred method of contact (email, phone, mailed, etc.), and we will reach out once again when we have additional information about this development.

We appreciate your time, your feedback, and your interest in this project! We look forward to further discussions as we move this project forward.

Regards,
andrew
Andrew Oisen
Junior Planner, Eins Consulting
587-984-8711
andrew@eins.ca

Eins Development Consulting Ltd.
 7409 – 111 Street NW
 Edmonton, AB
 T6G 0E6
www.eins.ca

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Parcels at Mulhurst Bay Area Structure Plan (ASP) – Engagement & Event Feedback

Thank you for attending and participating in this event. Your involvement is important to the process, and any feedback you may have is important to helping us better our application as well as future engagement events for this project.

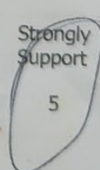
Project Evaluation

- Do you have any feedback related to the PROPOSED SITE LAYOUT?

all excellent ideas ☺
- Do you have any feedback related to the CHARMED RESORTS COTTAGES?
- Do you have any specific comments related to THE RV/MODULAR PARK LOTS?

5. Please rate your level of support for the project:

| | | | | |
|----------------------------|-------------------|---------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neutral | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |



[illegible]

T6G 0E6

6. Please provide as many details as possible regarding your answer above:

E1NS

Eins Development Consulting Ltd.
7409 - 111 Street NW
Edmonton, AB
T6G 0E6
www.eins.ca

Event Evaluation

1. The event was well organized and informative.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

2. The information provided was clear and relevant.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

3. Opportunities to comment and ask questions were provided.

| | | | | |
|----------------------------|-------------------|-------------------------------|---------|---------------------|
| Strongly Do Not Support | Do Not Support | Neither Agree Nor Disagree | Support | Strongly Support |
| 1 | 2 | 3 | 4 | 5 |

Thank you for providing feedback. If you are interested in receiving future correspondence related to this project, please send me an email at andrew@eins.ca with your preferred method of contact (email, phone, mailed, etc.), and we will reach out once again when we have additional information about this development.

We appreciate your time, your feedback, and your interest in this project! We look forward to further discussions as we move this project forward.

Regards,
andrew
Andrew Olsen
Junior Planner, Eins Consulting
587-984-8711
andrew@eins.ca

Appendix I

Engagement Postcard



Appendix J

Engagement Boards

BACKGROUND AND LOCATION

PARCELS AT MULHURST BAY ASP

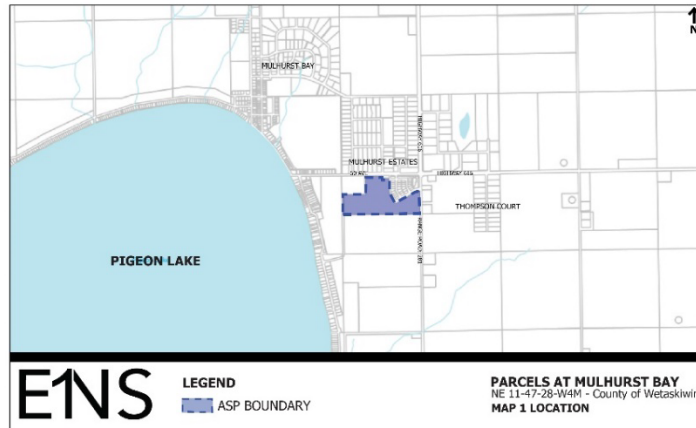
WELCOME!

We are happy you are here. This is an Open House to provide information on a proposed Area Structure Plan (ASP) to allow for recreational and commercial uses on the 20.40ha Plan Area. The boundary and location of this ASP is shown on the map to the right.

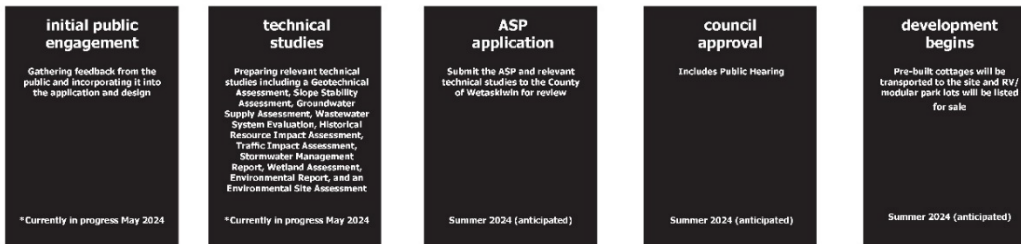
The goal of this ASP is to provide recreational and commercial uses while respecting the natural environment. The vision of the Plan Area is to create a private cottage resort, RV/modular park lots, and commercial development that are integrated into the natural environment.

An ASP is approved as a Bylaw through the County of Wetaskiwin's Council and is usually accompanied by rezoning and subdivision applications that provide specific details of the development like the number and size of lots. The site is currently zoned R - Recreational District and development will proceed following the development permits being obtained.

This is the first step in the development process, and your feedback is welcomed as we move through the various processes leading up to construction. The graphic below shows the anticipated timelines and required steps for the overall project in the planning and development process.

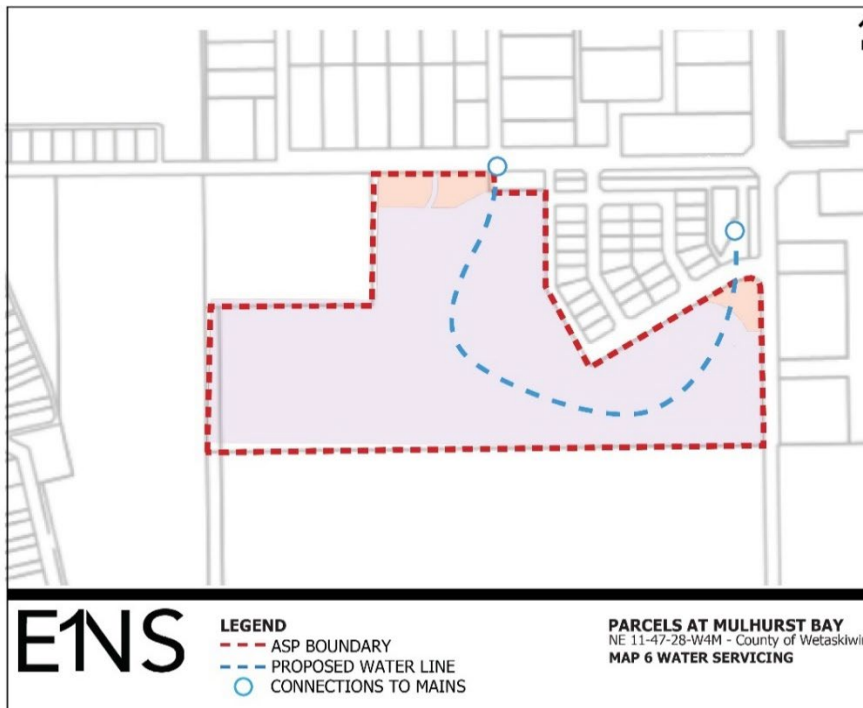


PROCESS



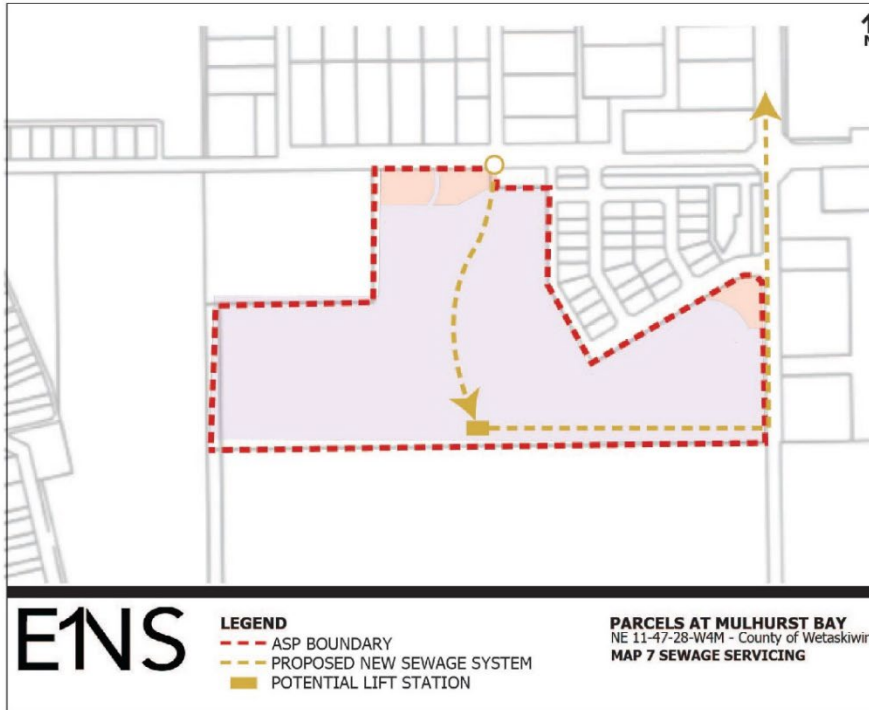
WATER SERVICING

PARCELS AT MULHURST BAY ASP



SEWAGE SERVICING

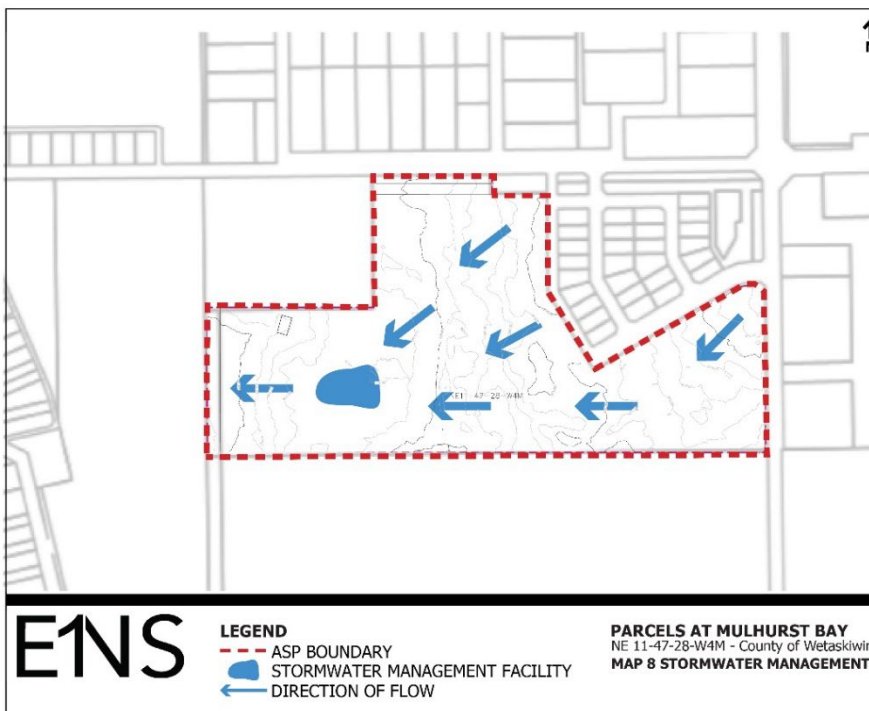
PARCELS AT MULHURST BAY ASP



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STORMWATER MANAGEMENT

PARCELS AT MULHURST BAY ASP



E1NS

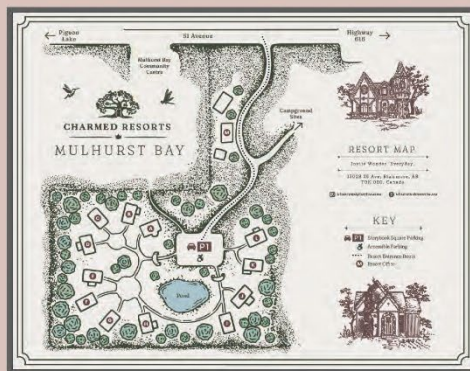


CHARMED RESORTS



MULHURST BAY

Rapunzel's Cottage
Charmed Resorts Mulhurst Bay
Concept Art

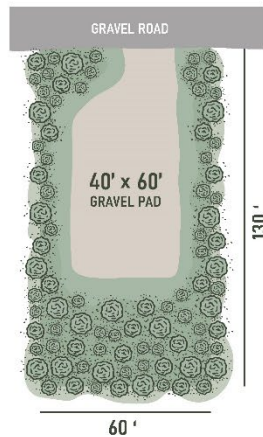


12-15 Unique Storybook Cottages

Pond Water Feature
Walking Trails
Easy Access to the Community Centre
and Playground



charmedresorts.ca

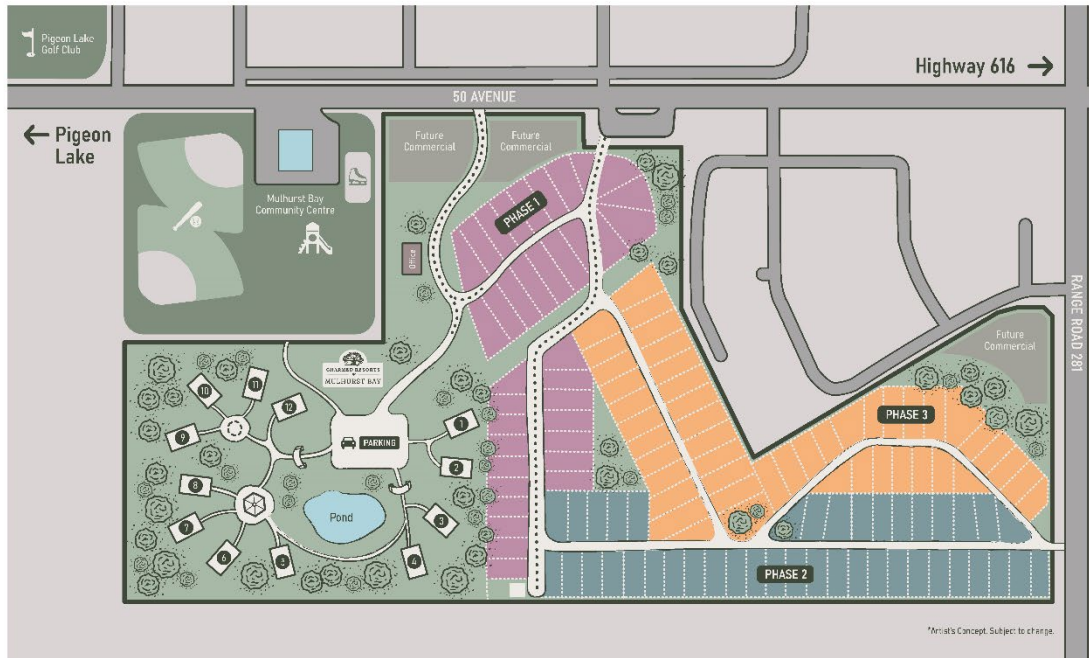


LOT FEATURES

- Typical Lot Size of 60' x 130' (some larger)
- 50/30/20 amp power, water & sewer
- Gravel pad and treed yard surrounding
- Picnic table, firepit & deck included
- Ability to add shed, gazebo, shrubs, concrete, additional deck, and more
- Option for limited permanent structures such as tiny homes, cabins, or modular homes



parcelsrecreation.ca

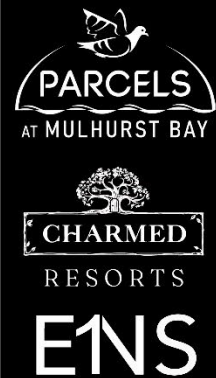


Appendix K

Presentation Slides

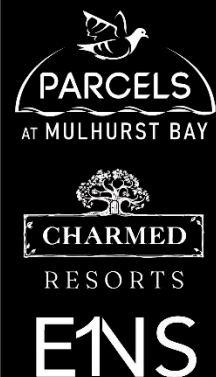


PARCELS AT MULHURST BAY OPEN HOUSE



AGENDA

- Introductions, Logistics & House Rules
- Site History & Story
- Proposed Concept
- Process
- Concerns heard to date, Q&A



LOGISTICS & HOUSE RULES

- This is intended to be a collaborative engagement session
- This is intended to be a respectful environment
- Please hold your questions until the end
- We are documenting everything to be shared with the County verbatim
- Presentation to start, Q&A to follow
- Please take as much food as you can
- Washroom locations & emergency procedures



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INTRODUCTIONS

E1NS



BOLSON
ENGINEERING
AND
ENVIRONMENTAL SERVICES

EINS Consulting

- Urban Planners

Parcels At Mulhurst Bay

- Owners / Developers

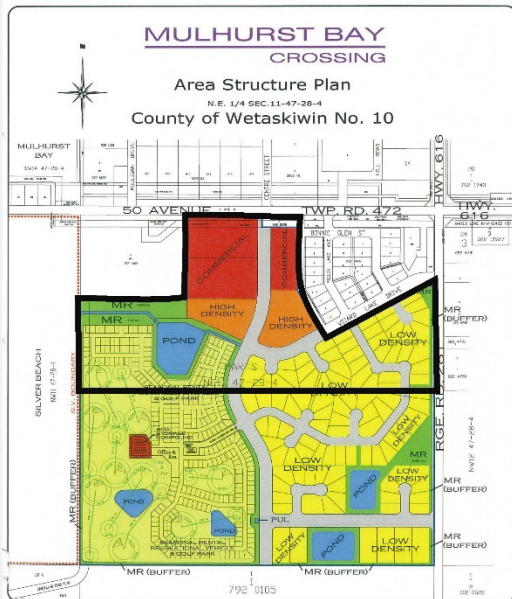
Bolson Engineering & Environmental Services

- Engineering & Project Management



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SITE HISTORY & STORY



- Approved Area Structure Plan in place for a mix of residential, commercial and RV/Golf Park
- Access points to 50th Avenue, Wizard Lake Road, Range Road 281 & future connection to south.
- Ownership changed in 2023
- North and south parcels now have separate ownership



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SITE HISTORY & STORY



E1NS

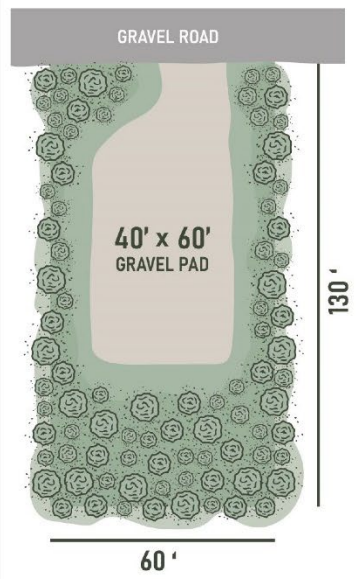
SITE HISTORY & STORY



PROPOSED CONCEPT



PROPOSED CONCEPT

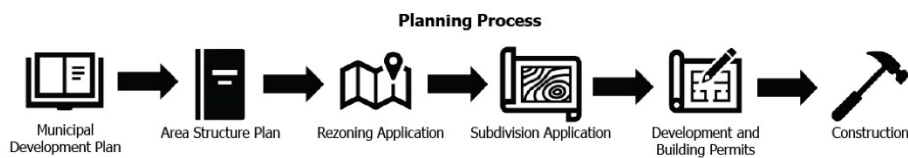


SITE HISTORY & STORY



PROCESS

- This is an early step of the development process
- Typical process from start to finish:
 1. Neighbour Engagement & collecting feedback
 2. Prepare and submit ASP and supporting documents to County for review/approval
 3. Prepare and submit Development and Building Permit applications
 4. Construction (on- and off-site)
 5. Operation



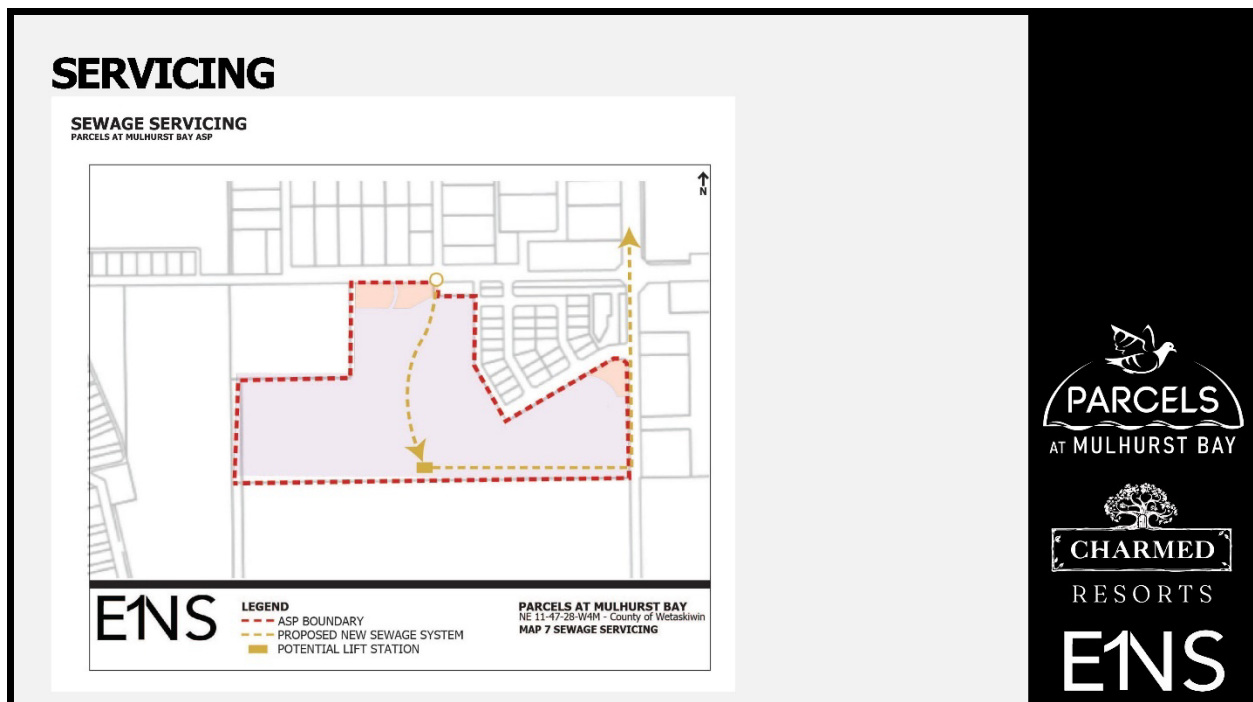
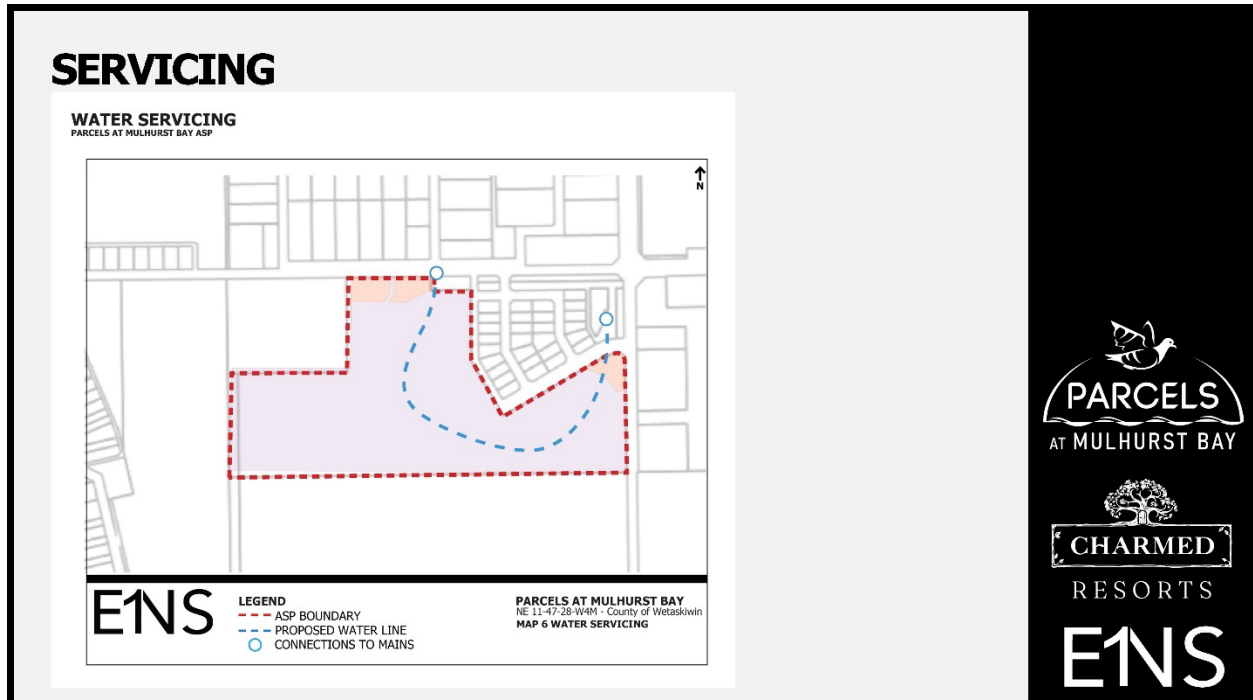
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PROCESS

- Technical Studies prepared along with ASP:
 - Geotechnical Assessment & Slope Stability Assessment
 - Groundwater Supply Assessment
 - Wastewater System Evaluation
 - Historical Resource Impact Assessment
 - Traffic Impact Assessment
 - Stormwater Management Report
 - Biophysical & Wetland Assessment
 - Environmental Site Assessment
- All Technical Studies are in process or have been completed, and will inform the Area Structure Plan
 - All will be independently reviewed by the County prior to approving any development



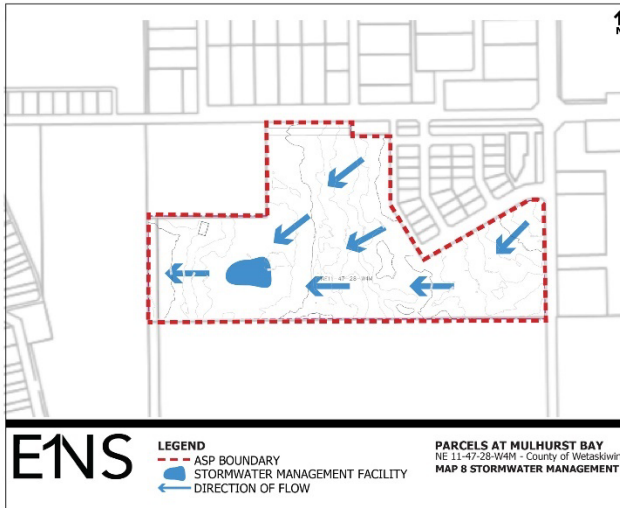
E1NS



SERVICING

STORMWATER MANAGEMENT

PARCELS AT MULHURST BAY ASP



FEEDBACK HEARD TO DATE

| CONCERN | MITIGATION |
|-------------------------------|--|
| SECURITY | <ul style="list-style-type: none"> Site will be completely fenced / secured On-site management Condo association Tree preservation is a priority |
| SERVICING (CAPACITY & IMPACT) | <ul style="list-style-type: none"> Water services nearby have capacity New force-main for wastewater will be constructed Stormwater will be managed on-site and discharged at pre-development rates |
| TRAFFIC & NOISE | <ul style="list-style-type: none"> Significantly less traffic generated than approved development concept Limited access points to main roads |
| ENVIRONMENTAL IMPACT | <ul style="list-style-type: none"> On-site stormwater management Tree preservation is a priority |





QUESTIONS?


PARCELS
AT MULHURST BAY


CHARMED
RESORTS

E1NS

Appendix L

Photos from Open House

