

BY-LAW NUMBER 2007/39

BY-LAW NO. 2007/39 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of the area known as Hauser's Cove SE 33-46-06-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, as per Policy 6606, an Area Structure Plan has been prepared for SE 33-46-06-W5M.

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 2000, Chapter M-26.1, and amendments thereto.

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

- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Hauser's Cove, SE 33-46-06-W5M"*.
2. This by-law comes into effect on the date of third reading.

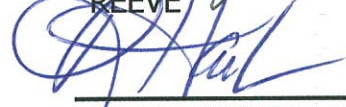
READ: A First time this 17th day of May, A.D., 2007.

READ: A Second time this 17th day of May, A.D., 2007.

READ: A Third time and finally passed this 17th day of May, A.D., 2007.
2007.



REEVE



SECRETARY-TREASURER

AREA STRUCTURE PLAN

For

PROPOSED SUBDIVISION

SE 33 – 46 – 6 – W5

HAUSER'S COVE MARINE VILLAGE

In the

COUNTY OF WETASKIWIN

Prepared by

Henning F. Rasmussen, P. Eng.

October 2006

Revised May 2007

1. INTRODUCTION

The owners of SE 33 – 46 – 6 – W5 – hereinafter referred to as the Developer – are proposing to subdivide their land into a lakeshore residential subdivision with approximately 65 residential lots as shown on the concept plan, which is attached as an Appendix.

The proposed subdivision is located adjacent to Buck Lake. The land is currently zoned agricultural and recreational. The total area within SE 33 is approximately 82 acres. There is currently an RV park on the land.

The Developer intends to create a high quality subdivision, which would appeal to the typical lake users, such as boaters and sports fishermen. It is proposed to establish a Homeowner's Association that would maintain and manage a park, waterfront community lot and boating facilities. The aim is to create a village atmosphere where the homeowners will interact around common interests with specific emphasis on marine activities.

Lot sizes will range from a minimum of 0.5 acres (2000 square metres) to approximately 0.9 acres and all lots will have a minimum frontage width of 30 m except on cul-de-sacs where the frontage may be less.

An Area Structure Plan (ASP) is required by the County of Wetaskiwin before Council will approve a rezoning and subdivision. This ASP has been prepared based on information obtained from West Central Planning Agency (the Planners for the County of Wetaskiwin), Alberta Environment, Mainstream Aquatics Ltd., Hagen Surveys Ltd., Sabatini Earth Technologies Inc., J. R. Paine and Associates Ltd. and from other sources.

A Preliminary Groundwater Availability Study (Aquifer Evaluation), prepared by Sabatini Earth Technologies and a Geotechnical Report by J. R. Paine and Associates will be submitted with this ASP as supporting documentation.

The Appendix to this ASP contains

- location plan
- aerial photo of SE 33
- oil and gas plan
- site pictures
- development concept plan and phasing
- County road standards

2. EXISTING CONDITIONS

The land is located at the northwest end of Buck Lake and approximately 7 km north of the Hamlet of Buck Lake. Access to the proposed development from the south is by a county road, which is paved to a point approximately 1.5 km south of the proposed development. Access is also provided from highway 22, located to the west, by a gravel road.

2.1 Site Characteristics

The land is relatively flat with a gentle slope of about 2 % on average to the north and east towards the lake.

The soil is predominantly a thin layer of topsoil over a silty clay material with clay till below. There is also evidence of clay shale bedrock at greater depth in some locations.

The groundwater table, measured at the time of the geotechnical site investigation, is relatively high (re. Soils report by J. R. Paine and Associates). The soils report concludes that the site is feasible for development, although the presence of a high water table should be taken into account during design and construction. The lots in the proposed subdivision will have a covenant dealing with the water table and its effect upon any basement construction.

Approximately 50 % of the land area of SE 33 that is to be developed is tree covered, with the remainder seeded in grass and maintained as lawn. The tree cover consists of native species, mainly spruce and poplar and – in lower areas – some willow and alder. The area north of the creek is mainly native grass with some willow.

The nearshore portion of the lake is generally quite shallow with an abundance of aquatic vegetation with the exception of the central portion – around the RV park -- where the nearshore is mostly bare and where the backshore has been seeded to grass and maintained as lawn.

There is a small man made pond at the southeast corner of the property.

An aerial photo and ground photos are attached to illustrate the site characteristics.

There are no oil or gas pipelines on SE 33 with the exception of the Buck Mountain Gas Co-op feeder line to the existing buildings. A power transmission line is crossing the property in an east-west direction. This overhead line will remain in place with the proposed development.

2.2 Use of Surrounding Lands

The land adjacent to the proposed development is zoned agricultural. The Buck Lake Provincial Recreation Area is located approximately 2 km to the north and the nearest subdivision, Bay View, is located 1.5 km to the south.

There are no intensive livestock operations impacting the proposed development.

Although there are gas pipelines and gas wells in the vicinity of SE 33 they will not interfere with the subdivision development. The existing pipelines and wells are shown on the attached plan in the Appendix.

2.3 Former Land Use

As far as is known the land has never been used for agricultural purposes with the exception of taking hay crops off the northwest portion and there does not appear to be any contamination in the form of animal waste.

It is noted that part of the land was used as a private fishing camp at some point in time prior to the purchase of the land by the current owners in the 1970's. In 1990 the land was zoned as commercial campground and an RV Park was developed. With the new bylaw changes in 1995 it appears from County records that 10 acres of the property were designated recreational and the remaining agricultural, although there is no recorded boundary as such for the recreational portion.

Some facilities, such as rental cabins, bathrooms, kitchen and a campground community hall (common area) were built some years ago in connection with the operation of the fishing camp and the development of the RV Park. The Owner's

residence and various garages for machinery and storage were also built some years ago.

2.4 Present Land Use

The property is currently in use as an RV Park with 72 stalls and the park is usually fully occupied. Most of the campers are occupying the stalls over the full summer season and many leave their campers there during the off-season.

There are also 6 rental cabins, some weekend RV rental stalls, and the property is available for large functions.

Sewage disposal for the RV Park is by holding tank and a septic tank system with pump-out. The system consists of a network of shallow buried (0.3 – 0.6 m deep) 100 mm dia. plastic pipe from the individual RV stalls to 4 septic tanks (1500 – 2000 igal.) located immediately north of the proposed lots 40 – 43. From these tanks the sewage is pumped to two 5000 igal. holding tanks, located in the vicinity of the proposed lot 15. The system is in use only during the summer months.

The water supply is by central well(s) with a shallow buried (0.3 m deep) piped distribution system to the individual stalls. This waterline is in use only during the summer months.

There are a number of docks installed along the lakeshore in the central portion of the property for use by the campers. Most of the campers have boats and use the lake extensively.

2.5 Historical and Archaeological Features

It is considered unlikely that the subject land contains any features of historical or archaeological interest. However, as required by Provincial Regulations, a copy of this ASP will be forwarded to the Historical Resources Division of Alberta Community Development for comments.

3. PROVINCIAL AND FEDERAL REGULATIONS EFFECTING DEVELOPMENT

There is no highway within 800 m of the site and therefore the Developer is not required to submit an ASP for review by Alberta Transportation under the Municipal Government Act.

There are no identified sites, past or present, of gas and oil wells on SE 33 and the gas pipelines to the west of the county road do not limit development on this site.

There are no landfill sites, sewage treatment sites (the existing system is based on holding tanks), intensive livestock operations, sour gas installations or municipal boundaries, which would limit the development of SE 33.

The impact on the lake environment will not be altered by this proposed development, as there are no proposed in-water installations other than the existing docks which will be retained for the exclusive use of the residents of the proposed subdivision and maintained by the Homeowner's Association. The existing boat ramp will remain in use and also be maintained by the Homeowner's Association.

Adequate quality of storm water runoff into the lake will be ensured through an engineered retention pond.

The lakeshore will be protected from development by an Environmental Reserve (ER).

4. PROPOSED SUBDIVISION DEVELOPMENT

The proposed layout of the subdivision is shown on the attached concept plan in the Appendix.

It is noted that the layout has been designed in a manner that will retain as much of the original tree cover as possible.

The overall impact of the proposed development on the existing County road system, the surrounding land and the lake environment is anticipated to be reduced in comparison with the current use. For example, the current RV park with the 72 occupied stalls generates more traffic than is expected from the proposed subdivision. The rental cabins and the RV Park will be eliminated when Phase III of the development is undertaken and the property will no longer be available for rental to large functions.

4.1 **Municipal and Environmental Reserves, Park**

The Developer is proposing a large ER on the area north of the creek adjacent to the lakeshore. There will also be an ER along the lakeshore between lots 28 – 36 and 41 – 51. There is a minimum distance of 30 m between the 100 year flood level and the rear of the lake front lots. The boundary of the ER along the

south side of the creek basically follows the 100 year flood level. It is proposed that the ER be allowed to revert back to its natural state.

In order to reserve the use of the existing boat ramp and the land immediately adjacent to the ramp for use by the residents of the proposed subdivision, it is proposed that the land lying between lots 36 and 40 and the shore be conveyed to the Homeowner's Association and designated Community Lot (lot 66 on the concept plan) as suggested by the County (letter from D. Blades, dated February 6., 2007). This community lot will be managed and maintained by the Homeowner's Association. All boat mooring facilities would be accessible only from the Community Lot. The existing boat mooring facilities outside of the Community Lot will be removed prior to the start of phase 3 of the project. (The existing RV park will be in operation during the development of phases 1 and 2).

In addition to the above ER along the lakeshore, it is proposed to establish a minimum 15 m wide MR along the west and south side of the subdivision (along the County road) to act as a buffer for the development. The 15 m MR will be available to accommodate any future road widening deemed necessary by the County with respect to Range Road 63 A and Township Road 465 which abut the development.

It is noted, that there is a county road encroachment at the southwest corner of the site and the MR will reflect this encroachment as shown on the concept plan.

There will be access points and walkway areas throughout the subdivision and these areas will be designated as MR, PUL or Easements as shown on the Concept Plan.

Of special note, the Developer will build a 1.5 m walkway with a gravel surface all along the rear of lots 28 – 51 at a distance of 2 m from the rear lot lines. The walkway will extend across the PULs and the Community Lot (as a PUL) as shown on the Concept Plan.

The storm drainage control sites, located near the lakeshore, as shown on the Concept Plan will be designated PUL. These PULs will be 1200 – 1500 square metres in size and considered large enough to accommodate retention and settlement ponds.

The proposed park area in the west central portion of the subdivision will be developed for use by the residents and owned by the Homeowner's Association. The Homeowner's Association is to be established as a Society under the Societies Act or a non-profit Company under the Companies Act. The Association will manage and maintain the park.

The area of MR/ER will exceed the 10 % of total area required as minimum for reserve areas in new subdivisions.

4.2 Road Access

There will be two entrances from the existing County road to the subdivision. The south entrance will be at the location of the existing entrance to the RV park and the west entrance will be at a point south of the creek.

The existing access from the Township road to the private residence of the Developer will be closed. However, in consultation with the County, this existing access may be used as an alternative access to the proposed fire pond.

The traffic volume on the existing County road is very low and an upgrading with turn out lane at the intersection with the access road, will not be required. The two proposed intersections with the County road will be constructed as a Type 1a intersection with simple turning radii. The existing south entrance will be upgraded by the Developer.

The internal subdivision road will have a 20 m wide right-of-way with a 5 m utility easement on either side, which would allow for a 7.3 m wide top and ditches/slopes to county specifications for rural residential subdivisions. The surface will initially have a 100 mm gravel finish, with a subgrade prepared for paving. The Developer proposes to pave the internal subdivision roadways and driveways up to the property lines with hotmix c/w base course, when 75 % of the total number of lots have been developed. Building construction traffic will result in heavy loads and it is considered beneficial and advisable to delay paving until a major portion of the lot development has taken place.

There will be 2 cul-de-sacs, each large enough to accommodate a minimum turning radius of 15 m.

All roadways, including the intersection with the County road, will be built to County Standards. These standards are attached in the Appendix.

It is noted that lot 65 – the only lot north of the creek – will have direct access to the County road. The access will be constructed in accordance with County Standards.

The Developer recognizes that a \$ 2,000 per lot maintenance and upgrading fee for the adjacent Range and Township roads will be required by the County.

4.3 Water Supply

Water supply to the proposed subdivision will be by individual wells. There will not be a piped community supply system in place. The existing piped supply network to the RV Park will be removed. County of Wetaskiwin Land Use Bylaws allow for individual wells in Lakeshore Residential Districts where the minimum lot size is 0.5 acres (2000 square metres) and where the frontage is minimum 30 m, with the exception of cul-de-sacs where the minimum frontage may be 10 m on turn-arounds.

Sabatini Earth Technologies Inc. has prepared an aquifer evaluation report. The report indicates that there is sufficient water available for the proposed subdivision and the intake will not adversely affect existing users in the surrounding areas.

The aquifer evaluation report is submitted as a supporting document to this ASP.

4.4 Storm Water Management

Storm water runoff will be channeled through the roadside ditches towards the lake. Due to the topography it will be necessary to have controlled outlets in two locations, as shown on the attached concept plan.

Drainage Easements will be provided where required in order to ensure flow from roadside ditches in a cul-de-sac towards the outlet.

The Alberta Water Act states that the post-development rate of storm flows, as a general rule, should not exceed pre-development rate of flows. The guiding

principle, however, is the capacity of the downstream recipient to accommodate the post-development flow.

Based on the current policies by Alberta Environment, the quantity of runoff, i.e. the volume of flow, is not a concern where storm runoff from a new subdivision discharges into a lake or other large body of water. The general trend of Alberta lakes has over the past many years showed a lowering of the water level and limiting the rate of flow would therefore be considered irrelevant.

However, the quality of the runoff, would have to be addressed. A potential increase in the nutrient load may be of special concern.

An acceptable quality of storm water may be achieved in several ways, such as

- retaining or reducing flows through decreased grade of road side ditches and grassed slopes and ditch bottom.
- reducing the amount of sediments and nutrients that may be washed into the lake by construction of a sediment pond and/or a catch basin. (It is a generally accepted fact that much of the nutrients is carried by sediments).
- limiting the amount of fertilizer and herbicides used by the lot owners by initiating an education program, advising on the benefits of limiting the use of such fertilizer and herbicides.

All of the above concepts will be applied in the final design of the storm water facilities.

The drainage control elements will be located on a PUL.

A detailed Storm Water Management design has not been prepared at this point in time as this would require an extensive ground survey and would have to be coordinated with a detailed road design. For the purpose of this ASP and for the information required by the County at this stage, a brief design approach strategy is outlined as follows:

- The high point of the land is at the SW corner of SE 33. The existing County roadside ditch along the Range Road from that corner towards the north seems to have a reasonably good grade. The existing roadside ditch towards the east along the Township road appears to have a rather flat grade and – depending on a detailed survey – it may be beneficial to direct the flow from that ditch towards the north through the proposed PUL, west of lot 20. Also, it may be beneficial to direct part of the flow (at the east end) towards the fire pond, if such a pond is constructed.
- Lots 28 – 56 will – due to the topography – drain directly towards the creek or the lake. The post-development flows for that portion is not expected to increase significantly over pre-development flows as the current RV park on the central portion has a higher impermeable surface area than what is anticipated for the proposed residential lots.
- The lots – outside of lots 28 – 56 – will drain towards the roadside ditches. Due to the topography, the roadside ditches will drain towards retention/settling ponds in two locations. The ponds are to be located on PULs, as shown on the Concept Plan. The exact point of the ditch drainage split, i.e. the “high point”, will be determined in the roadway

design phase, but is expected to be somewhere in the vicinity of lot 40 on the main internal subdivision road.

- The pre-development flow into the lake from the entire 26 hectare area south of the creek is estimated at 2.1 cubic metres/s for the 1 in 100 year rainstorm.
- The post-development flow will – with the exception of the runoff from the creek lots and the lakefront lots – be directed towards the two retention and settling ponds on the PUL located near lot 47 and lot 33. The contributing areas and corresponding post development flows for the 1 in 100 year storm are estimated as follows:

8.4 hectares and 0.8 cubic metres/s to pond at lot 47

4.8 hectares and 0.4 cubic metres/s to pond at lot 33

The drainage structure design will be based on an estimated 1 in 100 year storm intensity of 130 – 140 mm per hour with duration of 12 – 14 minutes.

- The ponds will have a side slope of 3:1. The depth will depend on the detailed design, but with the dry pond option, the maximum actual retention storage depth would normally be 1.5 metres. A silt trap will be provided with the dry pond option. Storage capacity would accommodate the 1 in 100 year storm. It is estimated that a PUL of 1200 – 1500 square metres would be sufficient.

It is noted that the detailed design of the storm ponds will be prepared in accordance with Alberta Environment Guidelines for the design of storm water

management structures. The Developer's Consultant has already at this stage had preliminary discussions with Alberta Environment.

A lot grading plan will not be required. However, the individual lot owners will be encouraged to follow Best Management Practices (BMP) for lot grading with regards to surface runoff.

4.5 Sewage Disposal

The Developer recognizes that a regional piped sewage disposal and treatment system may be constructed at some point in the future. However, the County has not established a time frame for such construction and there is no master plan available. Since this proposed subdivision is considered somewhat isolated from other subdivision developments it is anticipated that the construction of a regional system may be 10 – 15 years – or longer – from implementation.

The Developer also recognizes that the County currently has guidelines in place recommending that a dry sewer main be constructed in new subdivisions near lake environments. The intent is to have lot owners hook up to this line once a regional system is constructed some time in the future.

Given the site specifics for this proposed subdivision, the Developer is of the opinion that a dry line would not be the best solution from an engineering point of view. Of special concern are the unknown factors, such as long term effect on an unused sewer and the possibility that new technology may make a dry line outdated after a number of years. The high water table may have a negative impact on an empty line over a long period of time. There is also the unknown factor of the location of a regional trunk line. (For example, it may be possible to have the trunk line pass through the subdivision within the road R.O.W. or

easement in which case a separate line servicing the subdivision would be poor economics and not required).

The Developer proposes an approach that provides for flexibility and at the same time accommodates any future design of a regional system. This can be achieved as follows:

- A low pressure sewer system is considered the most feasible for a future piped collection system. Part of such a system will require individual tanks c/w pumps on each lot. The tanks would serve as holding tanks in the initial stage until a piped collection system is installed. The holding tank system would be engineered to ensure compliance with future main line requirements and hook up. For example, the tanks would be placed between the dwelling unit and the roadway in accordance with current Guidelines prepared by the County.
- The internal subdivision sewer line will be installed at the time of implementation of a regional system within the ditch area of the road R.O.W. or easement. The 5 m utility easement will allow for installation outside of the traveled portion of the roadway. A proposed low pressure sewer system with its small diameter pipe will result in only minimal disturbance to the roadway structure during construction and crossings may be constructed by drilling. A low pressure system would not require a PUL for a lift station.
- A sewage development agreement will be entered into by the Developer and the County and registered against title to each lot in the subdivision making it mandatory for the lot owners to pay the

- entire cost for design and construction of a piped sewage system within the subdivision in the event that the County installs a municipal regional line to service the subdivision. The sewage development agreement will also require each lot owner to connect to the system as well as pay for the costs associated with connection of the subdivision system to a regional line. The agreement would be developed in consultation with the County. Additionally, the Real Estate Purchase Contract used by the Developer for the sale of lots would include reference to the sewage development agreement and require the purchaser of the lot to assume the obligations thereunder.
- A contractor, approved by the County, will be hired by contract with the Homeowner's Association to monitor sewage disposal and haul the sewage from the individual holding tanks to a municipal lagoon site. The cost of the haul will be billed to individual homeowners. Alternatively, the homeowners may on an individual basis hire a contractor, who is approved by the County to dispose of the sewage.

The Developer recognizes that the County will require an offsite levy charge of \$ 2,034 per lot in order to assist with any necessary improvements to the Alder Flats lagoon site.

The existing sewer system for the RV park including pipes, septic tanks and holding tanks, will be removed during phase III of the overall development, recognizing that the RV park will continue to be in operation during the development of phases I and II. It is noted that the septic tanks are located on the proposed ER/Community Lot.

4.6 Utilities

Natural gas will be supplied by the local gas co-op. The main distribution line will be located within the 5 m easement and on the PULs where feasible.

Electricity and telephone/cable TV will be by underground cable to be located within the 5 m utility easement and on the PULs where feasible.

The existing power transmission line across the proposed subdivision will be maintained. Minor relocation, such as pole relocation, may be required in order to avoid conflict with the roadway layout or lot layout. Alternatively, the Developer may choose to negotiate a total relocation with the power company.

4.7 Solid Waste Disposal

The County of Wetaskiwin operates a solid waste disposal site near Highway 22, southwest of Buck Lake. Individual lot owners are expected to take the waste to this site. Alternatively, a communal waste disposal agreement with a contractor may be negotiated by the Homeowner's Association.

4.8 Fire Protection

Fire protection services will be provided through the Buck Lake Volunteer Fire Department, which is managed by the County Fire Chief. The fire station is located approximately 12 km away from the proposed subdivision.

Two options for obtaining water for firefighting will be considered

a) Pond within the subdivision

A water source for fire protection may be located at the southeast corner of the proposed subdivision with access from the internal subdivision road (the cul-de-sac). In order to ensure sufficient volume of water to the pond it is proposed to channel the existing County road ditch into the pond.

It may be necessary to install a safety berm along the south side of the PUL containing the fire pond, as the minimum distance from the County road R.O.W. will be less than the required 30 m.

The fire pond will require a water volume of 1200 cubic metres. Suggested dimensions will be 30 m by 40 m (top dimensions) with a 3:1 side slope and 3 – 4 m depth. Such dimensions would ensure adequate year-round supply, taking into consideration the ice-cover, evaporation and sediment build-up.

The berm facing the County road will be 1.2 m high with a steep 1:1 side slope on the south side and top width of 1 m. The purpose of the berm is to prevent vehicles that may skid off the County road from driving into the pond and a steep side slope will be required. Trees or bushes may be planted on the berm as an extra barrier.

The perimeter of the pond will be fenced with 1.8 m high page wire ("elk fence") and an access gate will be provided on the north side. A warning sign will also be provided. The text on the sign will be determined in consultation with the County.

b) Pond outside of the subdivision with pipeline to a fire hydrant within the subdivision

The fire pond may be located near the county road in the farmer's field to the west. Such a location would, of course, require an agreement with the land owner permitting the continuance of the pond and use thereof for fire protection purposes and containing an appropriate easement for access to and from the pond and for the pipeline. The Agreement would be protected by caveat filed against the title to the land.

A pipeline would transport water from the pond to a centrally located fire hydrant within the subdivision, as shown on the concept plan. One of the criteria for this option is that the height from the outlet of the hydrant to the lowest static level in the pond cannot exceed 6 m.

This option is preferred by both the Developer and the County's Fire Chief. A preliminary analysis suggests that it is feasible.

The Developer proposes to develop an additional 2 lots at the site of the internal subdivision pond at the southeast corner if the external pond and hydrant option is chosen.

It is anticipated that borrow material for roadway construction will be obtained from the site of the fire pond.

4.9 Policing

The proposed subdivision will be policed by the County of Wetaskiwin Constabulary and by the Breton or Drayton Valley RCMP Detachments.

5. PROPOSED ZONING

The Developer proposes to rezone all of the SE 33 to lakeshore residential classification in order to simplify the development process providing the area designated as phase III on the concept plan continue to be operated as an RV Park, as a non conforming use, pursuant to Section 643 of the Municipal Government Act until that area is subdivided and developed in accordance with the Area Structure Plan. If that is not feasible, each phase will be rezoned to lakeshore residential in conjunction with subdivision of that phase.

6. PROPOSED PHASING

The Developer proposes to develop the subdivision in 3 phases as shown on the attached concept plan in the Appendix. The intent is to maintain the operation of the existing RV park while the first two phases of the subdivision are developed.

It is anticipated that phases one and two will be developed within 2 or 3 years of the start of the project and that all three phases will be fully completed within a period of up to 5 or 6 years. Each phase of the development will be serviced and subdivided separately resulting in a registered plan of subdivision for each phase of the development.

7. PUBLIC PARTICIPATION PROCESS

Orientation sessions for the general public are not considered necessary since there will be no impact – or change – to the lake environment as such. However, on the recommendation of the County of Wetaskiwin, an orientation meeting with

respect to the proposed development was held at Hauser's Cove at 2:00 PM October 13., 2006, for local residents and adjacent land owners.

A total of 26 invitations to attend the orientation meeting with respect to the proposed development of Hauser' Cove were delivered to adjoining land owners and residents of Bayview Estates by a representative of the Developer.

The meeting was held October 13., 2006 commencing at 2:00 pm at Hauser's Cove. Morris and Pat Hauser hosted the meeting and Donald Heighington attended for the purpose of answering any technical questions that were raised. The meeting was informal and was attended by four people.

Most of the discussion related to the lot layout and the number of lots within the proposed subdivision. One attendee asked whether sewage septic fields would be permitted in the subdivision and was advised that every lot in the subdivision would require a holding tank with the sewage to be trucked to the closest sewage lagoon.

It is noted that the proposed development will be advertised in the local news papers and the public hearing process will also give people the opportunity to raise any concerns they might have regarding this subdivision.

Submitted, May 2007

Henning F. Rasmussen, P. Eng.
Consulting Civil Engineer

APPENDIX

Location Plan

Aerial photo of SE 33

Oil and gas plan

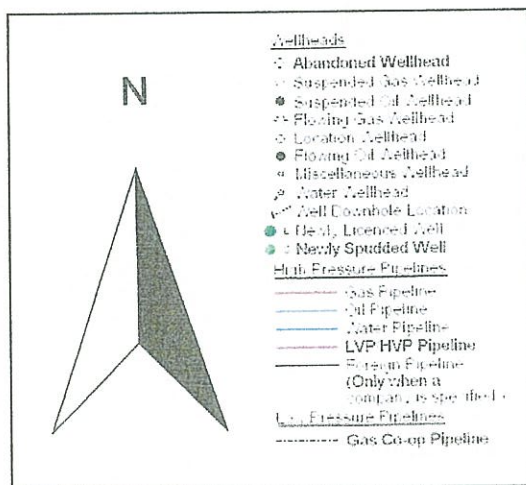
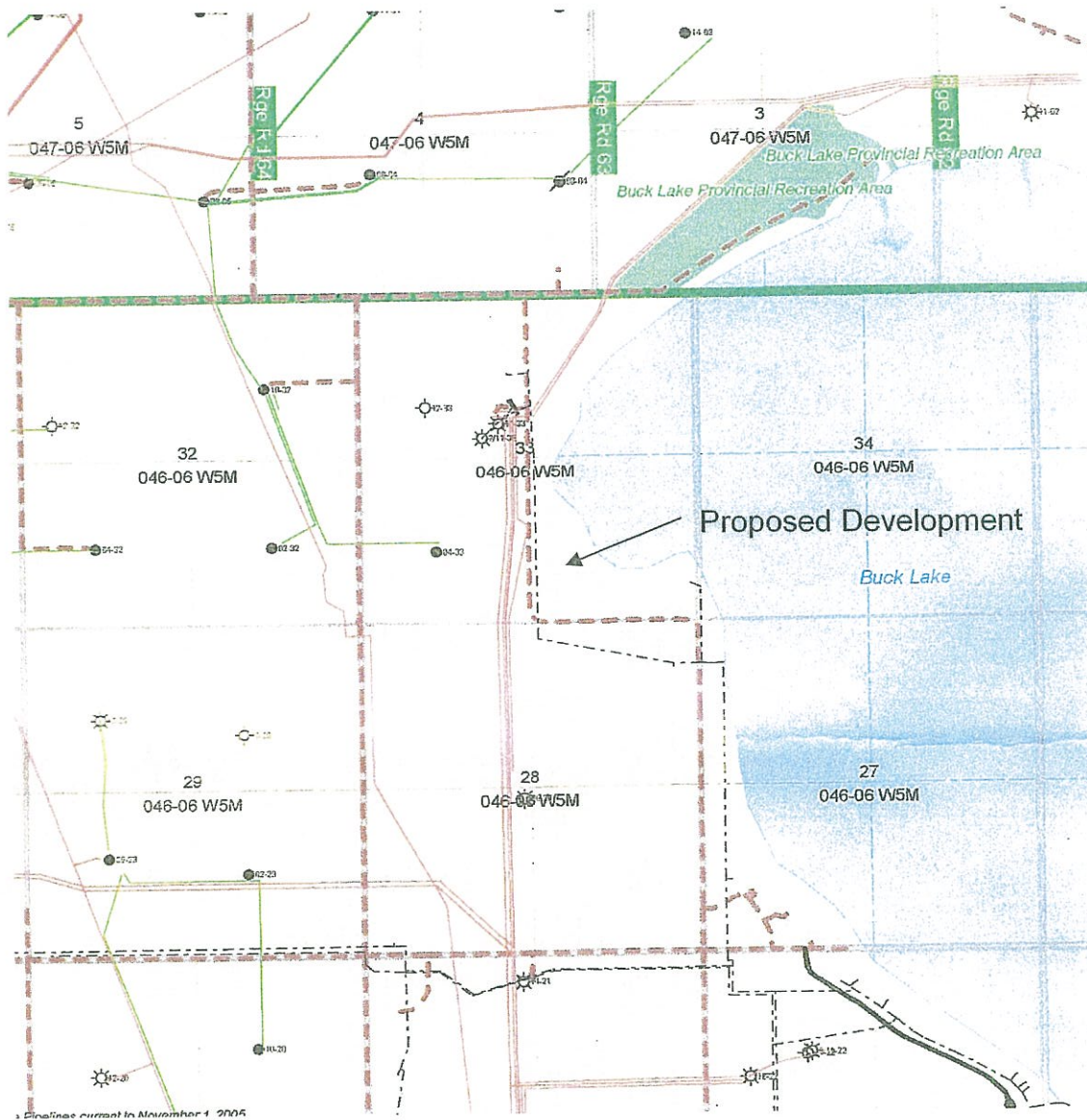
Site pictures

Development Concept Plan and Phasing

County road standards



Aerial Photo of SE 33-46-6-W5





Eastern portion of SE 33



Existing entrance to RV Park



Lakeside view



Southwest portion of SE 33



Shoreline below RV Park



Existing RV Park

33
16-4-5

ALLOWANCE

ROAD

GOVERNMENT

S.W. 1/4 SEC. 34-46-5-5

S.W. 1/4 SEC. 33-46-6-5

ROAD PLAN 1121 L.S.

ROAD PLAN 1121 L.S.

ROAD PLAN 1121 L.S.

N.E. 1/4 SEC. 28-46-6-5

BUCK LAKE



Phase 3

Phase 1

Phase 3

Phase 2

Proposed Homeowners Assoc.

Boat Launch

Concept Plan
For
Hauser's Cove
Marine Village

