

BY-LAW NUMBER 2007/52

BY-LAW NO. 2007/52 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 Q-Design and Construction in NW 36-46-01-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 NW 36-46-01-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:

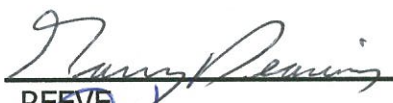
- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Q-Designs and Construction NW 31-46-01-W5M"*.

2. This by-law comes into effect on the date of third reading.

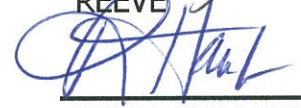
READ: A First time this 5th day of July, A.D., 2007.

READ: A Second time this 5th day of July, A.D., 2007.

READ: A Third time and finally passed this 5th day of July, A.D., 2007.



REEVE



SECRETARY-TREASURER

**The Gardens at Pigeon Lake
Amendment to the
Area Structure Plan**

**Submitted to Wetaskiwin County
On behalf of**

Q. Design & Construction Ltd.

June 28, 2007

Prepared by: Focus Corporation

Introduction

Purpose

The purpose of the amendment to the **Patterson Meadows Area Structure Plan**, by the Owner **Q. Design & Construction Ltd., (Q. Design)** is to now include Area A and Area C to the land use framework for the area shown in **Figure 2, General Location Plan**. The original Area Structure Plan approved for this 48.9 acre parcel showed proposed land use associations and a proposed residential subdivision on a 9 acre parcel (**Area B**). Areas A and C were respectively shown as an Orchard and an Organic Garden. This Plan will describe how the amendment to the original development plan will be implemented and will provide engineering information on the provision of potable water, sewage, utilities, and storm water management.

Design Brief for the Amended Area Structure Plan

The owner wishes to **amend** the original Area Structure Plan for additional Single Family Residential and a Multi-use Commercial development. The poorer quality of the land for agricultural use and surrounding residential development, as well as the interest from potential customers requesting additional smaller residential lot sizes and commercial business looking for additional space has prompted the developer to make an application for a Amended Area Structure Plan. The residential lots and commercial development will use Sanitary Sewage Holding Tanks as used during the original development.

Plan Area

The subject parcels Areas A and C (hereafter called the parcels) is the remainder of the 19.79 hectare (48.9 acres) original plan and is a portion of the NW Sec. 31-46-1-W5M. The parcels are as follows Area A 1.2 hectares (3.21 ac.) more or less and Area C is 8.22 hectares (20.30 ac.) more or less and is the remainder of Lot 2, Plan No. 022 6051. Included in Area C Q-Design is providing a fenced storage yard for the parking of recreational trailers and boats. Q-Design will also donate a Public Utility Lot including a 20 metre right of way along the east boundary, and a constructed road from Twp. Rd. 470 will provide access to the storage area and the fire pond including a cul de sac for access to the pond for emergency vehicles. Q-Design has also included a 3 metre wide Municipal Reserve around the perimeter of development. Parallel to Twp. Rd. 470, an additional building set back of 7 metres from the south boundary of the MR will also be provided. Along Hwy. 771, a 7 metre wide MR will continue from Area B, as well as the 30 metre building setback from the highway right of way will remain in affect for Area C.

The remainder of Lot 1 Block 1, 6.64 hectares (16.41 acres) is under separate title and will continue to operate as a green house and serve as a private residence.

Land Ownership

Q. Design Ltd., hold the title to the remainder of the subject parcel under the Certificate of Title Number 022404019+1. A copy of the title is attached in Appendix B.

Land Use By-law

The entire parcel is currently districted as Lakeshore Mixed Use District (LM). An application to redistrict the remainder of the parcel (except for the residential subdivision and greenhouse) to commercial and residential use will be submitted with this application.

Site Context and Development Considerations

General Location

The parcel is located approximately 1000 metres west of Pigeon Lake and the SV of Poplar Bay within Wetaskiwin County. It has the benefit of bordering both two paved roads being Hwy. 771 and Twp. Td. 470. The parcel also has access to the shores of Pigeon Lake through Pigeon Lake Provincial Park.

Existing Use

The original development being Lot B was developed for residential use and is presently 100 % sold to private interests.

Surrounding Land Use

The Lot A parcel is bounded by Hwy. 771 on the west and Lot B the original residential development on the east. Lot C is bounded by the original residential development on the west and Township Road 470 on the north, the original residence and greenhouse to the southeast, as well as Highland Estates Subdivision on the adjacent ¼ Sec. to the east.

Topography and Drainage

Parcel A drains from the west and south to a 900 mm culvert located across Township Road 470. Parcel C drains from the south with an approximate 6.0 metre drop from Hwy. 771 to Township Road 470. The surface drainage will split east and west approximately in the middle of the lots with the south ditch of Twp. Rd. 470 will collect the runoff and carry the flows to the existing culverts. This drainage pattern will remain consistent with the original patterns before development. The slope provides suitable drainage for a commercial development on Lot A, and a residential development on Lot C. A Storm Water Management plan for the proposed amendment will be developed during the detailed design phase of the project.

Soil and Vegetation

The parcels are of marginal use for agriculture. Lot A is small and irregular in shape has partial tree coverage and is not a functional parcel for a sustained agricultural use. Lot C

is mostly marginal pasture without access to water for livestock and being located between residential developments is not suitable for grazing or cultivation.

Development Concept

The attached tentative plan for the Amended Area Structure Plan for parcels A and C is shown on the Area Structure Plan being comprised of 7.80 hectares (19.27 acres). The land uses and relationships within the Amended Area Structure Plan are described as follows:

Area A Commercial Land Use	1.2 hectares	3.21 acres +/-
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Area A is proposed to be developed as a Commercial site with a Convenience Store and Gas Station as well as a Commercial Condominium Building for use by multi-businesses.

Area B Residential land Use	3.9 hectares	9.70 acres +/-
Area C Residential Land Use	7.1 hectares	17.50 acres +/-
Public Utility Lot	0.3 hectares	0.73 acres +/-
Access R/W	0.4 hectares	1.00 acres +/-

Area C is proposed to be developed as residential with approximately 30 single family lots. The majority of the lots are uniform in size measuring 0.17 ha. or, 0.41 acres, with six lots of irregular shape that are similar in size. As well as the residential lots, a storage site with 55 stalls will be developed for private lots owners use next to the existing fire fighting pond in the northeast corner of the site.

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Area A – Commercial

The commercial development is proposed to be on Lot A. The traffic noise from Hwy. 771 will not have a significant impact on any of the businesses. Access to Area A will be off of Township Road 470.

Area C – Residential

The residential development on Lot C will have two accesses off of Township Road 470. The noise impact on the residences from traffic on Township Road 470 should be minimal as the posted speed limit is 50 km/hr., with low traffic volumes.

Building Set Back Requirements

The developer will follow the building set backs as outlined by Alberta Infrastructure and Transportation and the County for Patterson Estates. The setbacks established in the original development are 10 metres from the edge of right of way on Twp. Rd. 470 including the 3.0 metre Municipal Reserve and 30 metres from the edge of right of way along Hwy. 771 including the 7.0 metre Municipal Reserve.

Municipal Reserves

The land provision of Municipal Reserves is outlined on the plans with the residential subdivision.

Vehicular Traffic Circulation and Access

All approaches will be constructed off of Township Road 470 and internal roads will be built to Wetaskiwin County's development standards.

An all weather surfacing strategy for the residential roads will be completed as outlined in the Development Agreement and will be funded by the developer.

Any surfacing strategy should be delayed until a minimum of 90 % of the housing has been completed. Heavy trucks may cause damage to any permanent surface structure due to their weight and number of trips required within the development during construction of the residences.

Servicing and Utilities

Sanitary Sewage

Focus Corporation, Engineers, have determined that at this location the most appropriate way to handle sanitary sewage for a multi-lot subdivision and commercial development is with pump out sewage holding tanks. The sewage will be placed in pump-out holding tanks that will be vacuumed and emptied into a municipal sewage system.

The development will have an engineered low pressure sewage line installed with services to the property-line on each lot. The preference for the location of the installation and maintenance of the line is place the line within the ditch system and

provide individual services to each lot. The ditch location is preferred as it reduces the possibility of frost penetration and maintenance costs that may occur if the line freezes or service repairs are required.

The installation of the low pressure system will reduce the impact to both the residences and commercial business for future hook-up if the South Pigeon Lake Sewage System is constructed. A caveat will be placed on title requiring that the holding tanks are to be compatible with future regional collection line and mandatory hook-up to a regional transmission line.

The developer will provide offsite levy fees at \$2,000.00 per lot payable to the County at the time of the title transfer from Q-Design to the purchaser.

Potable Water

Moncur Groundwater, Geological Engineering & Hydrogeology have completed a groundwater evaluation and attached as Appendix C. In summary, the quality and quantity of water is acceptable and exceeds the requirements set out in the Alberta Water Act (1999).

Storm Water Management

The layout and design of the residential and commercial developments should not have a significant affect on the present storm water management system, as the grading will not change the drainage pattern but will result in the change of the storm water run-off coefficient. The diameter, elevation and location of the culverts or stormwater retention ponds will be developed as part of the Storm Water Management phase of the detailed design.

Telephone, Power and Natural Gas

There are no problems anticipated with the installation of telephone, power or natural gas companies for this parcel. Power lines will be installed above ground on both the Commercial and Residential developments.

Fire Protection

The owner is constructing a fire pond in the northeast corner of Lot C, which will be used to obtain water for fire suppression by the Municipal Fire Fighting Service. The pond will be completed prior to any decision on a subdivision application.

Implementation

Market

There is a strong demand for additional lots of this nature in the area. The development is being requested by potential owners and is timely. The residential development will be marketed as **Patterson Meadows**, as a part of **The Gardens at Pigeon Lake**.

The Gardens at Pigeon Lake
Amended Area Structure Plan
June, 2007

Staging

A tentative Plan of subdivision will be submitted concurrently with this Amended Area Structure Plan. It is anticipated that Lots A and C will be developed at the same time. Construction of the development is scheduled for the summer of 2007.

Pat Sinclair
Focus Corporation

Appendix A

**The Garden at Pigeon Lake
Land Area Computations***

	Area (hectares)	Area (acres)
Area Structure Plan (Gross Areas)		
Area A	1.29	3.2
Area C	8.22	20.3
Total	9.51	23.49

Note: Areas are approximately

Appendix B



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 827 357 0226051;1;2 042 536 463 +29

LEGAL DESCRIPTION

PLAN 0226051
BLOCK 1
LOT 2
CONTAINING 12.81 HECTARES (31.65 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 0426758 SUBDIVISION	3.925	9.70	
EXCEPTING THEREOUT ALL MINES AND MINERALS			

ATS REFERENCE: S;1;46;31;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF WETASKIWIN NO. 10

REFERENCE NUMBER: 042 046 793

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

042 536 463	07/12/2004	SUBDIVISION PLAN		
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OWNERS

Q DESIGN & CONSTRUCTION LTD.,
OF R.R. 1
WESTEROSE
ALBERTA T0C 2V0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

042 536 463 +29

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
802 229 988	22/09/1980	CAVEAT RE : EASEMENT CAVEATOR - ALTAGAS UTILITIES INC.. 5509-45TH ST LEUC ALBERTA T9E6T6 (DATA UPDATED BY: CHANGE OF NAME 042145474)
042 536 461	07/12/2004	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE COUNTY OF WETASKIWIN NO. 10. BOX 6960, WETASKIWIN ALBERTA T9A2G5
042 536 462	07/12/2004	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE COUNTY OF WETASKIWIN NO. 10. BOX 6960, WETASKIWIN ALBERTA T9A2G5
042 536 466	07/12/2004	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF WETASKIWIN NO. 10. AS TO PORTION OR PLAN:0426759
062 167 137	24/04/2006	MORTGAGE MORTGAGEE - B2B TRUST. 404, 130 ADELAIDE ST WEST TORONTO ONTARIO M5H3P5 MORTGAGEE - CANADIAN WESTERN TRUST COMPANY. 2200, 666 BURRARD STREET VANCOUVER BRITISH COLUMBIA V6C2X8 MORTGAGEE - OLYMPIA TRUST COMPANY. 2300 125 9TH AVE S.E. CALGARY ALBERTA T2G0P6 MORTGAGEE - GREENTREE MORTGAGE CORPORATION. C/O ACCESS CAPITAL PARTNERS 500, 11012 MACLEOD TRAIL S. CALGARY ALBERTA T2J6A5 MORTGAGEE - B. FORD PHARMACY LTD.. C/O ACCESS CAPITAL PARTNERS #500, 11012 MACLEOD TRAIL S.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

042 536 463 +29

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

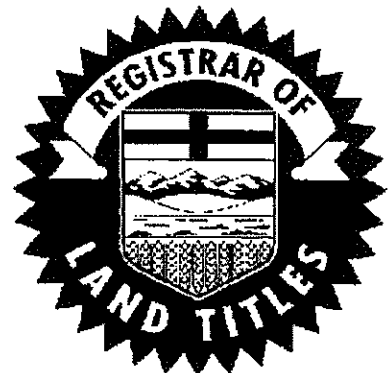
CALGARY
ALBERTA T2J6A5
MORTGAGEE - KIM BANZET
MORTGAGEE - MARGARET BISGROVE
MORTGAGEE - JEAN L E FLOCK
MORTGAGEE - PATRICK GRAHAM
MORTGAGEE - BEATRICE GRAHAM
MORTGAGEE - HEIDI GRIFFITH
MORTGAGEE - RICHARD KISER
MORTGAGEE - KAREN PFISTER
MORTGAGEE - ARIE ROSCHER
MORTGAGEE - GEORGE SCOTT
MORTGAGEE - CHRISTIAN STEVENSON
MORTGAGEE - NORMA TURNER
MORTGAGEE - 590017 ALBERTA LTD..
MORTGAGEE - AMERICAN BRASS & ALUMINIUM FOUNDRY LTD.
MORTGAGEE - J. DOUGLAS CAGEORGE PROFESSIONAL
CORPORATION.
MORTGAGEE - TYMAR RESOURCE MANAGEMENT CORP..
ALL OF :
C/O AXCESS CAPITAL PARTNERS
500, 11012 MACLEOD TRAIL S
CALGARY
ALBERTA T2J6A5
ORIGINAL PRINCIPAL AMOUNT: \$1,365,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 8 DAY OF JANUARY, 2007 AT 08:40 A.M.

ORDER NUMBER: 7149954

CUSTOMER FILE NUMBER: 102212



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

(CONTINUED)

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix C

**MONCUR
GROUNDWATER**

GEOLOGICAL ENGINEERING & HYDROGEOLOGY

**GROUNDWATER EVALUATION REPORT
Proposed Residential and Commercial
Subdivision Development
NW ¼ -31-46-01-W5M
Wetaskawin County, Alberta**

Submitted to:

Q-Design and Construction Ltd.
Box 217
Westerose, Alberta
T0C 2V0

Submitted By:

Moncur Groundwater

July 13, 2006

#13 Co-op Road, Box 609, Didsbury, Alberta, T0M 0W0
Tel (403) 335-8256 – Fax (403) 335-4242 – Cell (403) 512-5408
email moncurgroundwater@telus.net

1.0 Introduction

Moncur Groundwater was retained by Q - Design & Construction Ltd. of Westerosc, Alberta to prepare a hydrogeological assessment report to determine if there is sufficient groundwater available for a proposed 30 lot residential subdivision development along with 6 commercial lots. The Alberta Water Act (1999) requires that 0.53 imperial gallons per minute (IGPM) be available for each lot for domestic use. This diversion of groundwater should not interfere with any household users, licensees or traditional agricultural users who exist when the subdivision is approved.

2.0 Site Description

The proposed subdivision is located in Wetaskawin County at within the northwest quarter of Section 31, Township 46, Range 1, west of the Fifth Meridian (NW ¼ -31-46-01-W5M), 90 km SW of Edmonton, Alberta (Figures 1 and 2). The property is bounded by Township Road 470 on the north, Range Road 120 on the west and Highway 771 to the south.

3.0 Site Geology

The surficial geology of the site area is mapped as a draped moraine till deposit up to 100 m thick with undulating topography composed of minor amounts of water-sorted materials and bedrock exposures (Shetsen, 1990). Bedrock beneath the site is the Paskapoo Formation, which is generally described as consisting of thick, tabular sandstone, siltstone and shale, with coal near the base (Le Breton, 1971).

Figure 3 shows across-section oriented north to south across the site area. The cross-section location is shown on Figure 2: A to A'. The cross-section includes soil and bedrock stratigraphy from four water well logs obtained from the Alberta Environment (AENV) water well data base (Well ID No. 449554, 499749, 494673 and 462982).

4.0 Hydrogeology

The AENV water well database lists 42 water well records within approximately 1.6 km (1 mile) radius of NW ¼ -31-46-01-W5M. A list for all water well records is summarized in Table 1. The records indicate that groundwater use in the area is primarily for domestic purposes (38 wells) with lesser use indicated for industrial (1), stock (1) and unknown (2).

Water wells within the 1.6 km radius from NW ¼ -31-46-01-W5M are between 25 ft and 680 ft below ground level (BGL), with a calculated average depth of 125 ft BGL, completed in sandstone or shale of the Paskapoo Formation bedrock. Static water levels measured in the area are between 10 ft and 196 ft with a calculated average static water level depth of 66 ft BGL.

The main water-bearing units in the immediate site are sandstones within the Paskapoo Formation. The groundwater yield of the bedrock wells, extracted from the AENV water well data base, indicates that pumping rates range from 1 Igpm to 20 Igpm, with a calculated average test rate of 8 Igpm. These well test rates indicate that groundwater is readily developable and will chiefly depend upon well completion.

For the 30 lot proposed residential subdivision the Water Act would require that at least 16 Igpm be available for usage. For commercial purposes, a minimum of 1,250 m³ year⁻¹ be available for each lot. This would require a total potential usage of 20 - 25 Igpm.

5.0 Groundwater Quality

There are six water quality reports available from the AENV water well database within a 1.6 km radius of NW ¼ -31-46-01-W5M. Geochemical data from the reports are summarized in Table 2. Groundwater samples from the six wells were analyzed for pH, conductivity, total dissolved solids (TDS), total hardness, total alkalinity, bicarbonate and dissolved concentrations of calcium, sodium, magnesium, potassium, iron, sulfate, chloride, fluoride, silica, nitrite and nitrite + nitrate. All geochemical measurements from the six wells are below the Guidelines for Canadian Drinking Water Quality (GCDWQ) (2006) (Table 2), except well # 449543 where dissolved iron (0.5mg L⁻¹) is slightly above the aesthetic objectives (<0.3 mg L⁻¹). Aesthetic objectives apply to certain substances or characteristics of drinking water that can affect its acceptance or interfere with practices for supplying good water (GCDWQ, 1996). Aesthetic objective values are below those considered to constitute a health hazard; however, if a concentration in drinking water is well above an aesthetic objective, there is possibility of a health hazard (GCDWQ, 1996).

Based on the results provided from the water AENV quality reports, the groundwater in the area of the proposed subdivision is considered potable in Alberta with only iron in one sample exceeding the AO guidelines. Iron is considered a nuisance parameter rather than a health hazard. Future wells to be developed should address the analysis of dissolved metals and coli forms such as E Coli to confirm that these parameters are below GCDWQ (2006).

6.0 Conclusions and Recommendations

It is concluded that:

- The primary aquifer is the sandstone unit in the Paskapoo Formation.
- The primary aquifer is capable of yielding sufficient quantities of groundwater for the proposed development (yields greater than the 20 - 25 Igpm required).
- Based on the existing data and potential groundwater extraction, negative impacts to existing groundwater users are not anticipated.

July 13, 2006

- The groundwater quality meets or exceeds CDWS for all parameters tested.

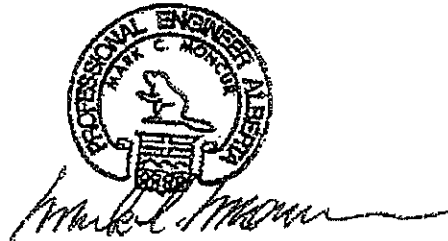
It is recommended that:

- Commercial well development requires that a 24 hour pump test be conducted and evaluated by a groundwater professional, and as such this requirement should be undertaken at the completion of the well construction and development.
- Future wells should be tested for water quality for both chemical and bacteriological constituents.

If you have any questions, or if we can be of further assistance, please contact our office at your convenience.

Respectfully Submitted,

Moncur Groundwater

A circular professional engineer seal for Mark C. Moncur, P.Eng., is positioned above a handwritten signature. The seal features a central emblem and the text "PROFESSIONAL ENGINEER" and "MARK C. MONCUR". The signature is written in cursive below the seal.

Michael C. Moncur, M.Sc.

Mark C. Moncur, M.Sc., P.Eng.

7.0 References

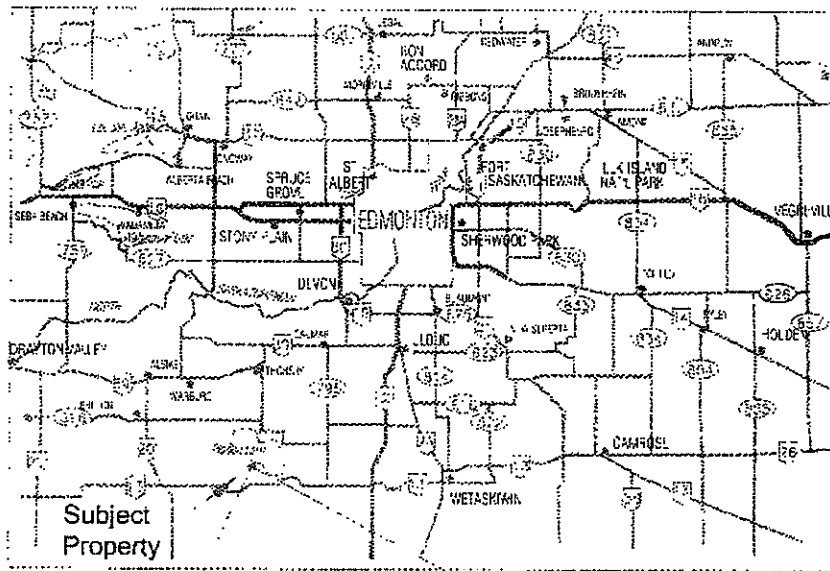
Guidelines for Canadian Drinking Water Quality. 1996. Published by authority of the Minister of Health, 96-EHD-196.

Guidelines for Canadian Drinking Water Quality. 2006. Federal-Provincial-Territorial Committee on Drinking Water of the Federal-Provincial-Territorial Committee on Health and the Environment. Accessible at: http://www.hc-sc.gc.ca/evd/evd-alt_formats/hecs_ssc/pd/pubs/water-eau/doc-sur-appui/sur_guide-res_recom/summary-sommaire_e.pdf

Le Breton, G. 1971. Hydrogeology of the Red Deer Area, Alberta. Alberta Research Council Report 71-1.

Province of Alberta Water Act. 1999. Queens Printer for Alberta.

Shetsen, I. 1990. Central Geology, Southern Alberta. Map Scale 1:500000. Alberta Research Council.



THE GARDENS AT PIGEON LAKE

N.W. 31-46-1-W5M, ALBERTA
LOCATION PLAN - FIGURE 1



SCALE: N.T.S.
DATE: MAY, 2003
REVISED JAN., 2007

THE GARDENS AT PIGEON LAKE

N.W. 31-46 T-45M ALBERTA

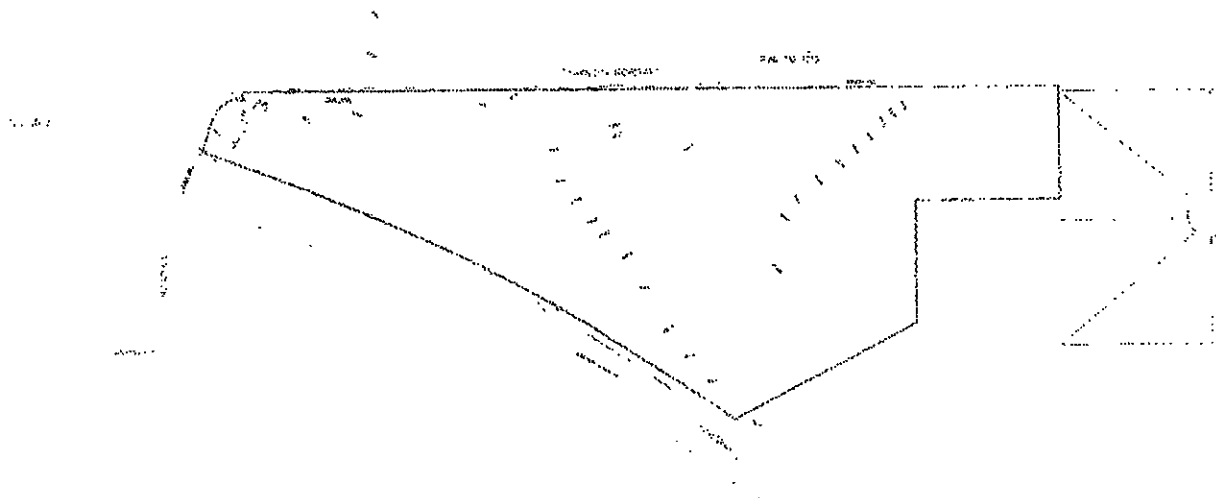


FIGURE 4

**AREA STRUCTURE
PLAN**

822 1024

952 1105

LOT A
762 1685

SCALE 1:400
DATE MAY 2001
REVISED JAN 2002
REVISED APR 2002

THE GARDENS AT PIGEON LAKE

PART OF N.W. 31-46-1-W5M,
ALBERTA

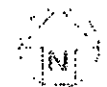


FIGURE 2

GENERAL LOCATION
AND LAKE ACCESS



DATE: MAY, 2003
REVISED: JAN., 2007
REVISED: JUNE, 2007

SCALE 1:10 000

SW6 47-1-5

TOWNSHIP ROAD 470

LOT 3
PUL

BLOCK 1

LOT 2
BLOCK 1
PLAN NO. 022 6051

LOT 1
BLOCK 1

HIGHWAY 771

NW31 46-1-5

THE GARDENS AT PIGEON LAKE

N.W. 31-46-1-W5M, ALBERTA
EXISTING LOT CONFIGURATION
FIGURE 3



SCALE: 1:4000
DATE: MAY, 2003
REVISED: JAN., 2007
REVISED: JUNE, 2007