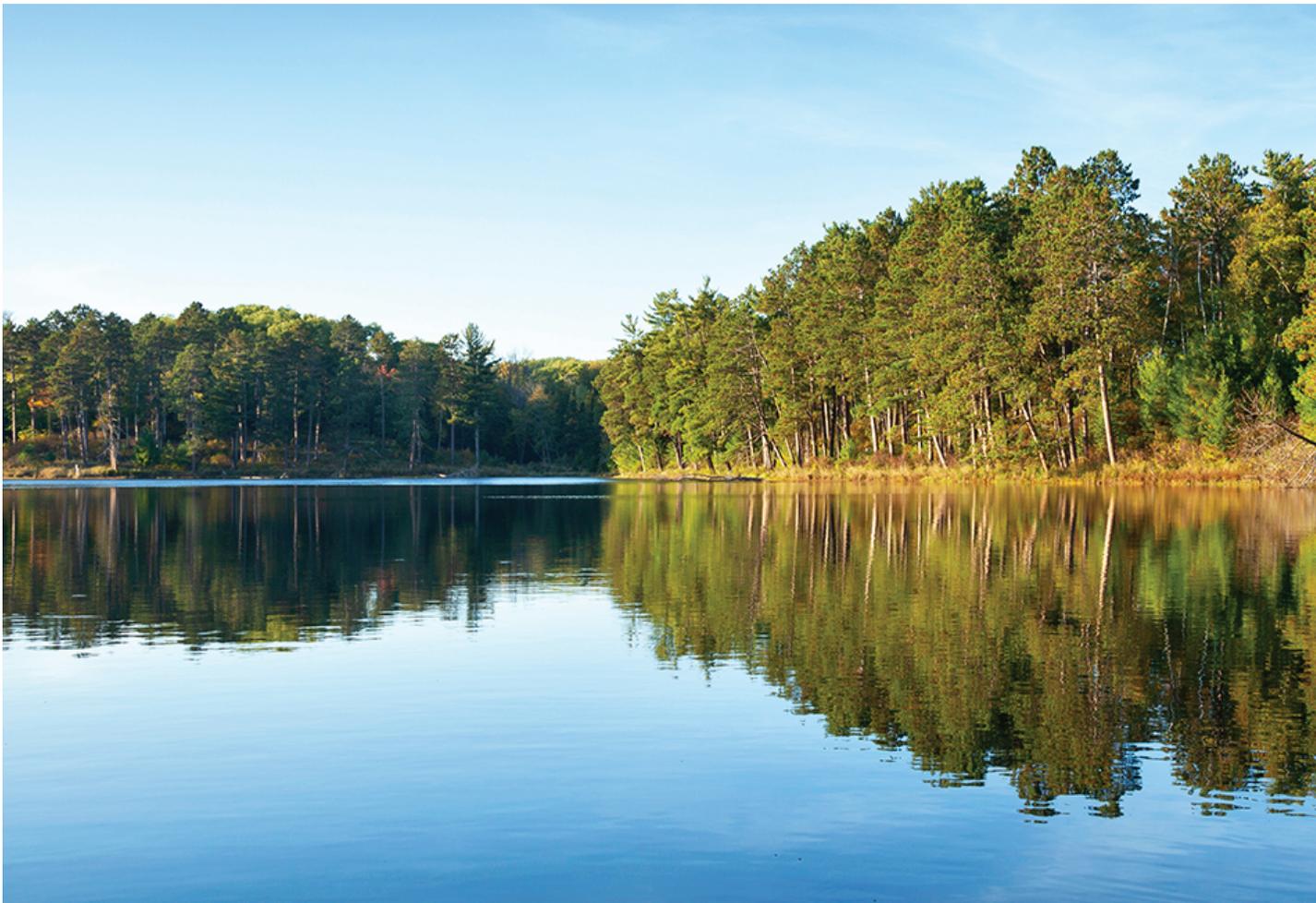




AREA STRUCTURE PLAN



CHARMED RESORTS
MULHURST BAY



E1NS
development
CONSULTING

June 5, 2024

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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 recreational development of a parcel of land located to the east of the Summer Village of Silver Beach, south 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 20.4 ha (50.42 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 20.4 ha (50.42 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 Recreational (R) 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 all-weather Range Road will provide secondary access to the 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.

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 recreational, tourism, 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 recreation 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

The Plan Area is currently zoned Recreational District (R) The purpose of the recreational district is to allow low-impact and/or intensive recreational developments. and the uses within the Plan Area conforms the purpose and regulations of the Recreational District.

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 submitted under a separate cover.

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 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.

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 recreational and commercial lands. The vision for the Plan Area is to create a private cottage resort on the western portion of the Plan Area and individual private RV/modular park lots on the recreational lands to the north and east. There will be various amenities within the Plan area to support recreational users in addition to the commercial development located on the northern portion of the Plan Area along 50th Avenue and along the eastern portion adjacent to Range Road 281 and Wizard Lake Rd. 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 on the easterly, westerly, and northerly property lines to ensure adequate separation buffers between the lands and adjacent properties and ensure safety within the ASP area.

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

1. To create an attractive 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. Recreational

The recreational development within the Plan Area will be divided into two separate developments. One will include up to 20 themed cottages 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.

The other will be divided into numerous RV/modular park lots on the eastern portion of the Plan Area. An office will be located within the recreational lands adjacent to a private roadway that leads towards both private sites, to be utilized for security, maintenance, and administration of all recreational lands. The office will help monitor those entering and leaving the sites and will serve as a place for visitors to go for information. Shower and washroom facilities will be provided for the RV/modular park lots at a central location for easy access for all the lots. Additionally, there will be trails and sporting infrastructure included in the recreational areas to

promote activity and community within the Plan Area. It is anticipated that both the RV/modular park lots and the Charmed Resorts cottages will be available for year-round use. **Map 4B: Concept Layout** shows a concept of where the cottages and RV/modular park lots will be located within the Plan Area.

i. Objectives

To develop high-quality 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 RV/modular park lots are similar in size to promote cohesive development.
4. Support year-round use by providing a variety of amenities to support the recreational development.

b. Commercial

Three commercial sites totaling 1.2 hectares in size will be provided in the Plan Area and are intended to serve the needs of the populations of the 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 in the eastern 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 service businesses, 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.

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, 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 runoff 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	20.40 (50.42)	100	
Recreational	18.73 (46.28)	91.8	
Commercial	1.20 (2.97)	5.9	3
Stormwater Management Facility	0.47 (1.16)	2.3	

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 will not be required as all existing roadways can accommodate the traffic generated by the development at full build-out.

6.3 Internal Roadways

The Plan Area will be serviced internally by private access roadways between 8-12 metres in width that will provide connectivity between the various recreational and commercial uses within the Plan Area and to major roadways. Shared internal accesses for all proposed uses will be provided. The location of this shared access can be seen in **Map 5: Transportation** and the private internal roadways can be seen conceptually in **Map 4B: Concept Layout**.

7. SERVICING

7.1 Water Supply

The proposed development will be serviced through connections to existing services surrounding the site in question. Two connection points are proposed per **Map 6: Water Servicing**: one in the north central part of the Plan Area connecting to existing mains within 50th Avenue and one in the northeastern part of the Plan Area connecting to the existing water facility at the corner of 50th Avenue and Range Road 281. A new water main is proposed to loop through the Plan Area, with stubs providing water as needed to individual structures. The design and alignment of the proposed lines and connection points are supported through a Water System Assessment, submitted under separate cover.

7.2 Sewage Disposal

The development is intended to provide a new sanitary connection to the existing lagoon per **Map 7: Sewage Servicing**. A new lift station is proposed in the south-central portion of the Plan Area that will have all on-site sewage directed towards it, and a new main being constructed along Range Road 281 to connect to the existing lagoon northeast of the Plan Area.

A Wastewater System Assessment has been prepared and submitted under separate cover.

7.3 Stormwater Management

Stormwater will be managed through the inclusion of a 0.47ha stormwater management facility located in the southwestern portion of the Plan Area, per **Map 8: Stormwater Management**. It is intended to be located on the site of the former sewage lagoon, and will collect runoff from the parcel through overland drainage. The proposed development does not intend to alter the existing grades of the site, therefore current drainage patterns will be maintained. The proposed stormwater management facility will hold excess drainage and discharge through overland flow towards Pigeon Lake to the west 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 both the cottage resort and the RV/modular park and will be provided through new connections from existing services located surrounding the Plan Area.

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 9: Phasing Plan**, beginning with the Charmed Resorts cottages and some of the RV/modular park lots in the western portion of the Plan Area, including private roadways connecting to 50th Avenue to provide access. The development will continue to the east with the build-out of the RV/modular park, including a second private access connecting to Range Road 281.

9.2 Commencement

Development is anticipated to begin in Summer of 2024 and is anticipated to have the recreational portions of the proposed land use built within 4 years. Commercial parcels will be developed when market conditions dictate, likely after full build-out of the Charmed Resorts and RV/modular park portions of the development. Separate rezoning applications for the commercial parcels will be made at that time to support their development.

9.3 Expiry

This ASP will have an expiry date of 2035 should no development commence by then.

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.

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

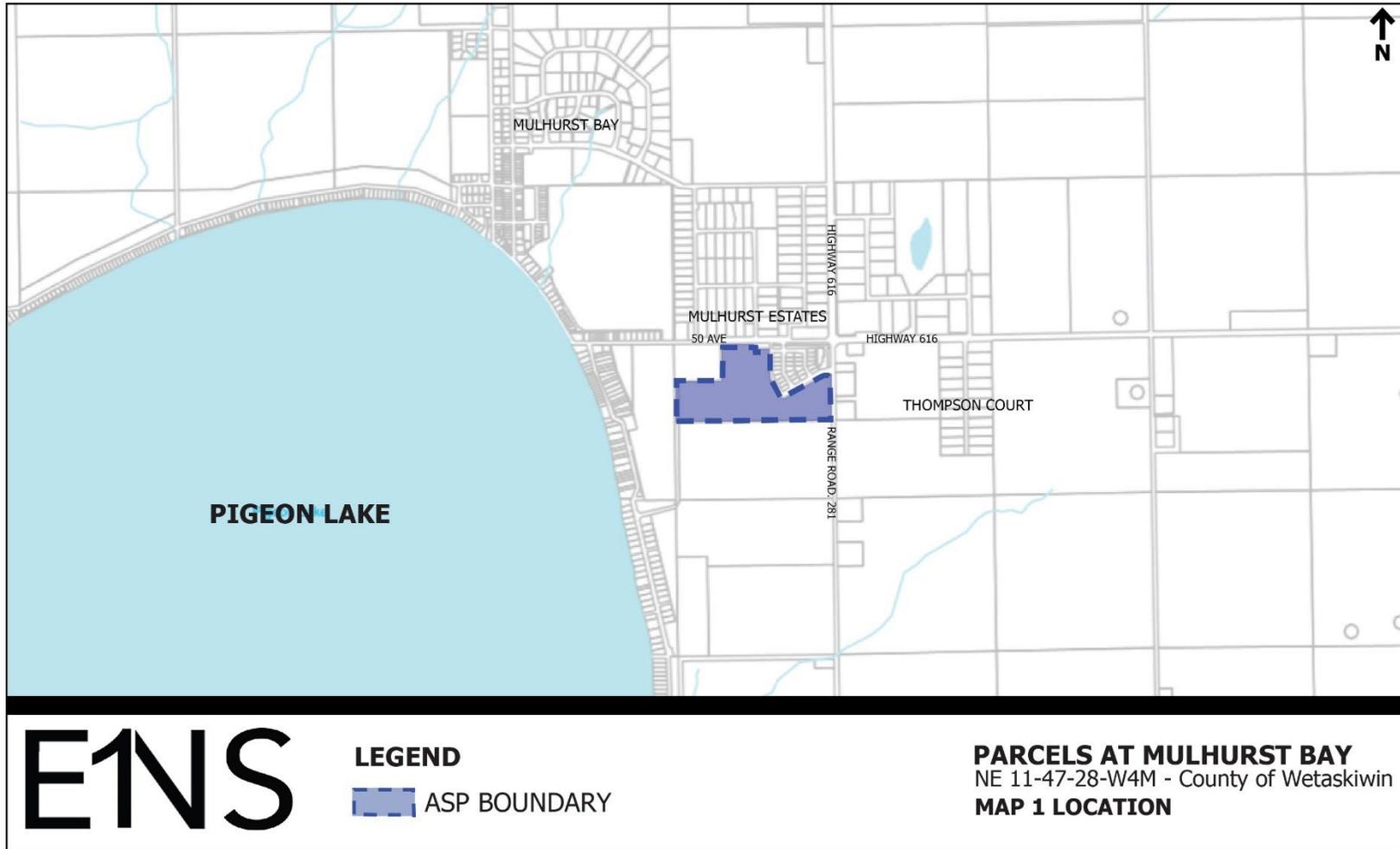
The design of on-site stormwater management systems was prepared by Bolson Engineering and Environmental Services in March 2024, to ensure proper drainage on- and off-site is maintained post-development. An on-site storm pond is proposed to gather drainage from on-site sources through a controlled overland 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

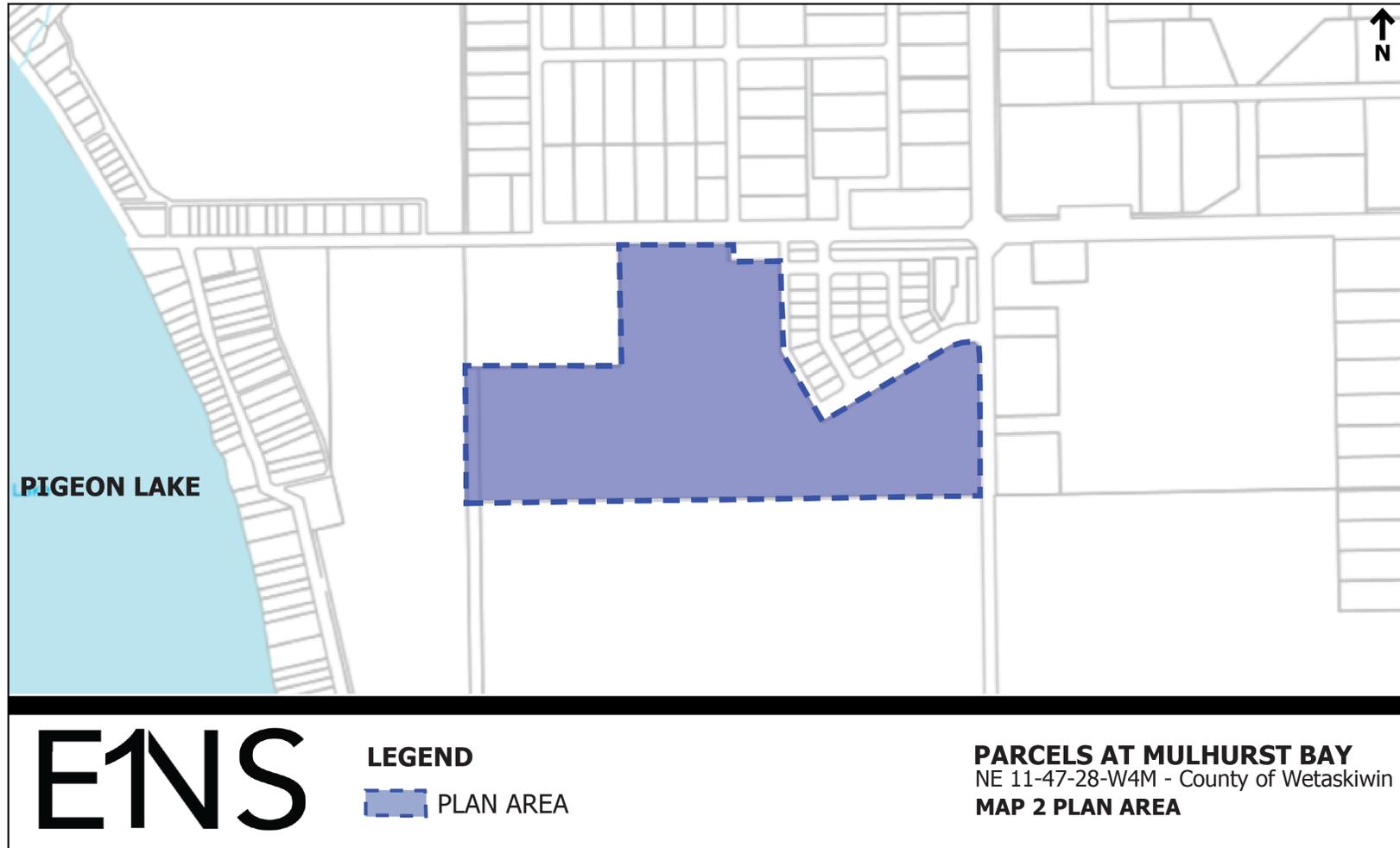
A Traffic Impact Assessment was completed by ISL Engineering in May 2024, analyzing the anticipated traffic generated by the proposed development and its impact on surrounding networks. While the report found that existing intersection treatments along Highway 616 do not match typical design rationale 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

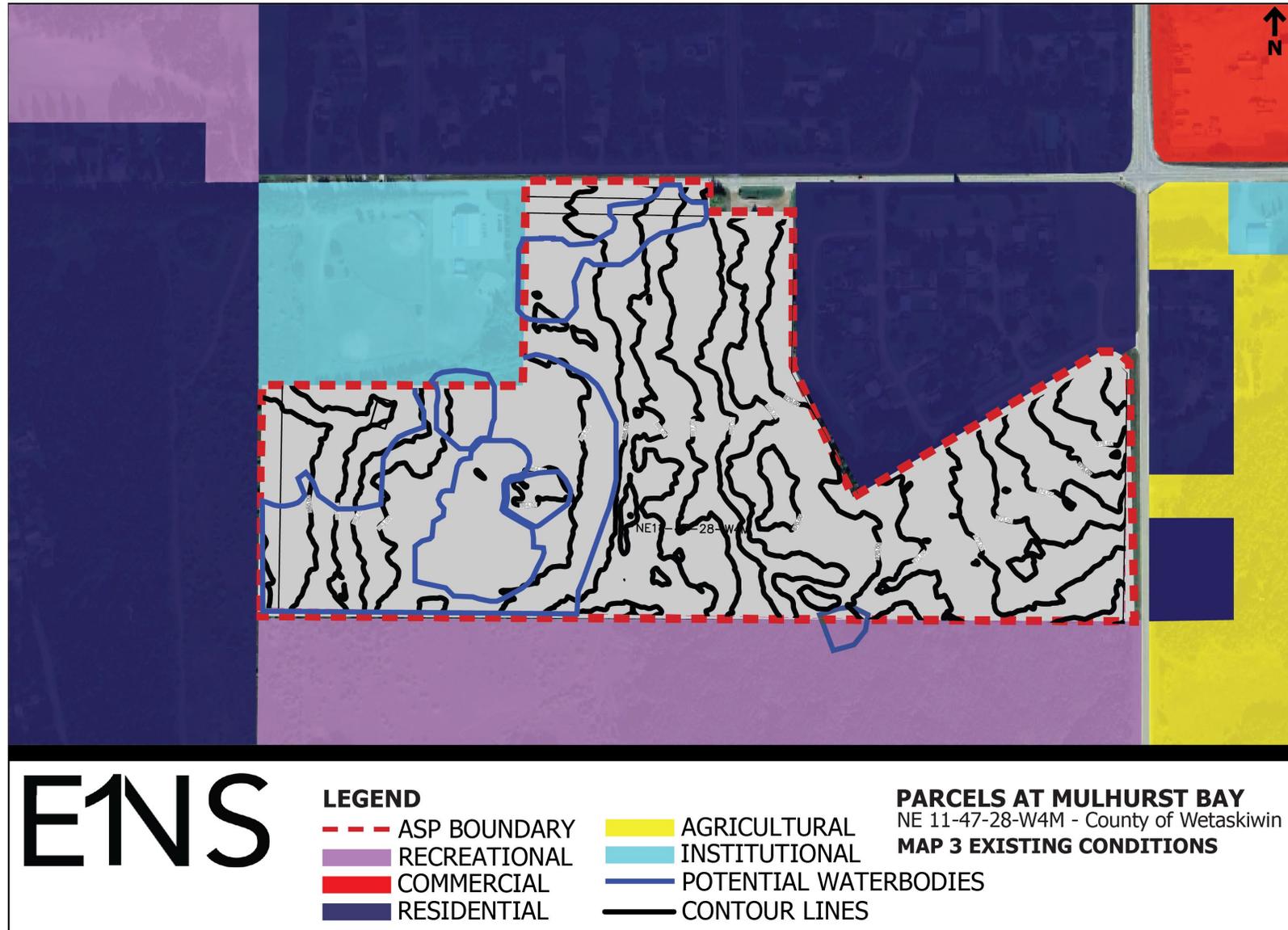
Map 1: Location



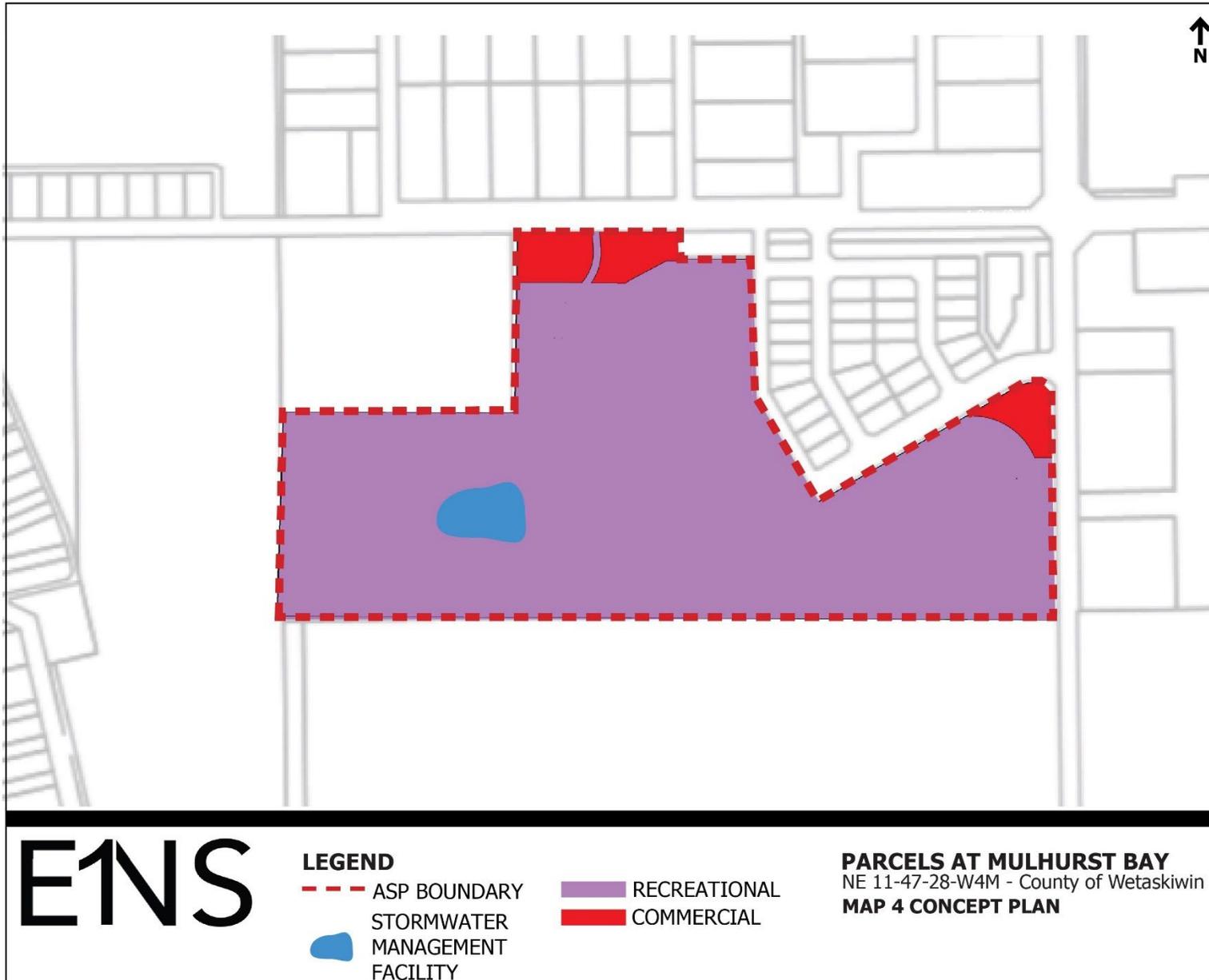
Map 2: Plan Area



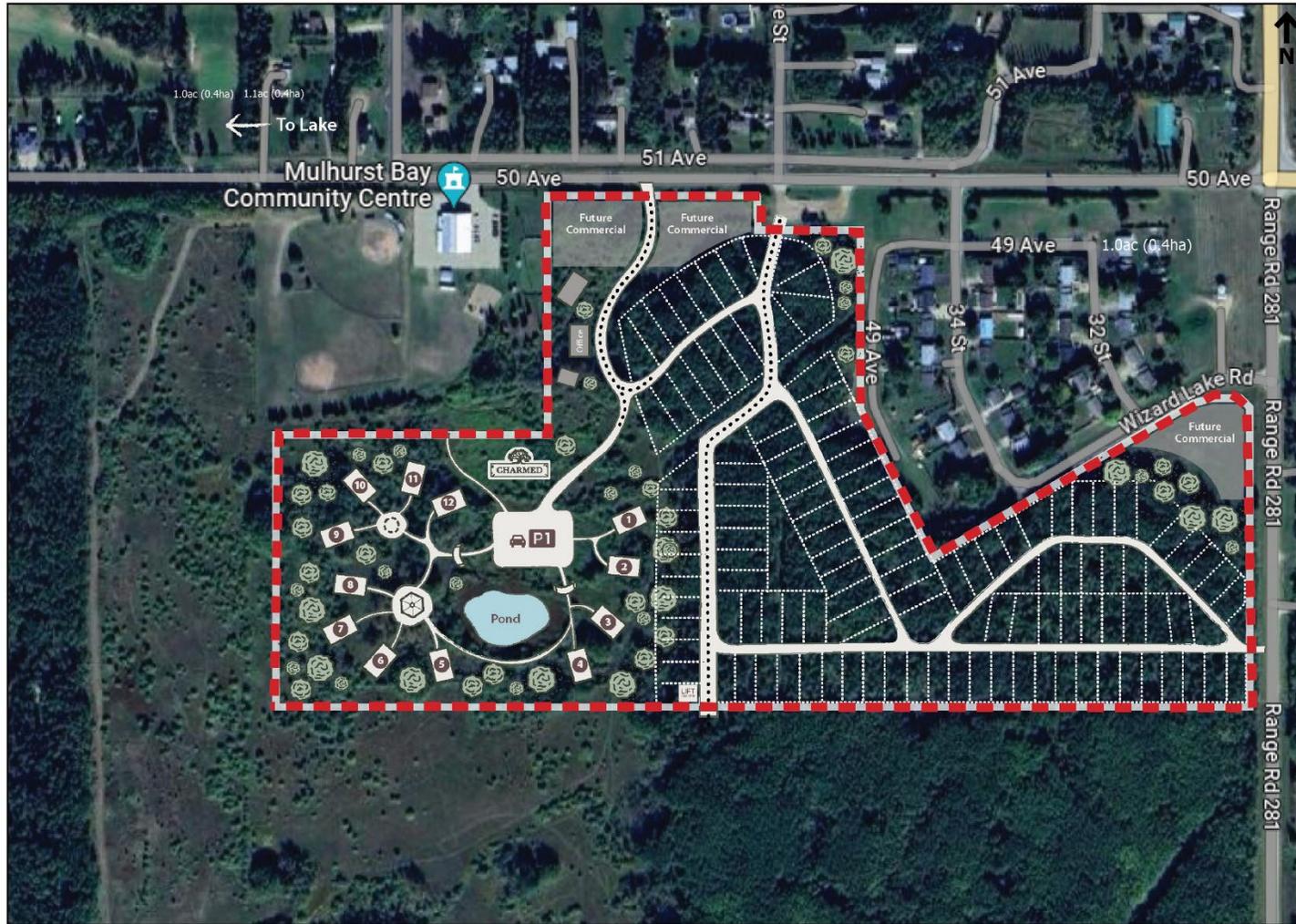
Map 3: Existing Conditions



Map 4: Concept Plan



Map 4B: Concept Layout



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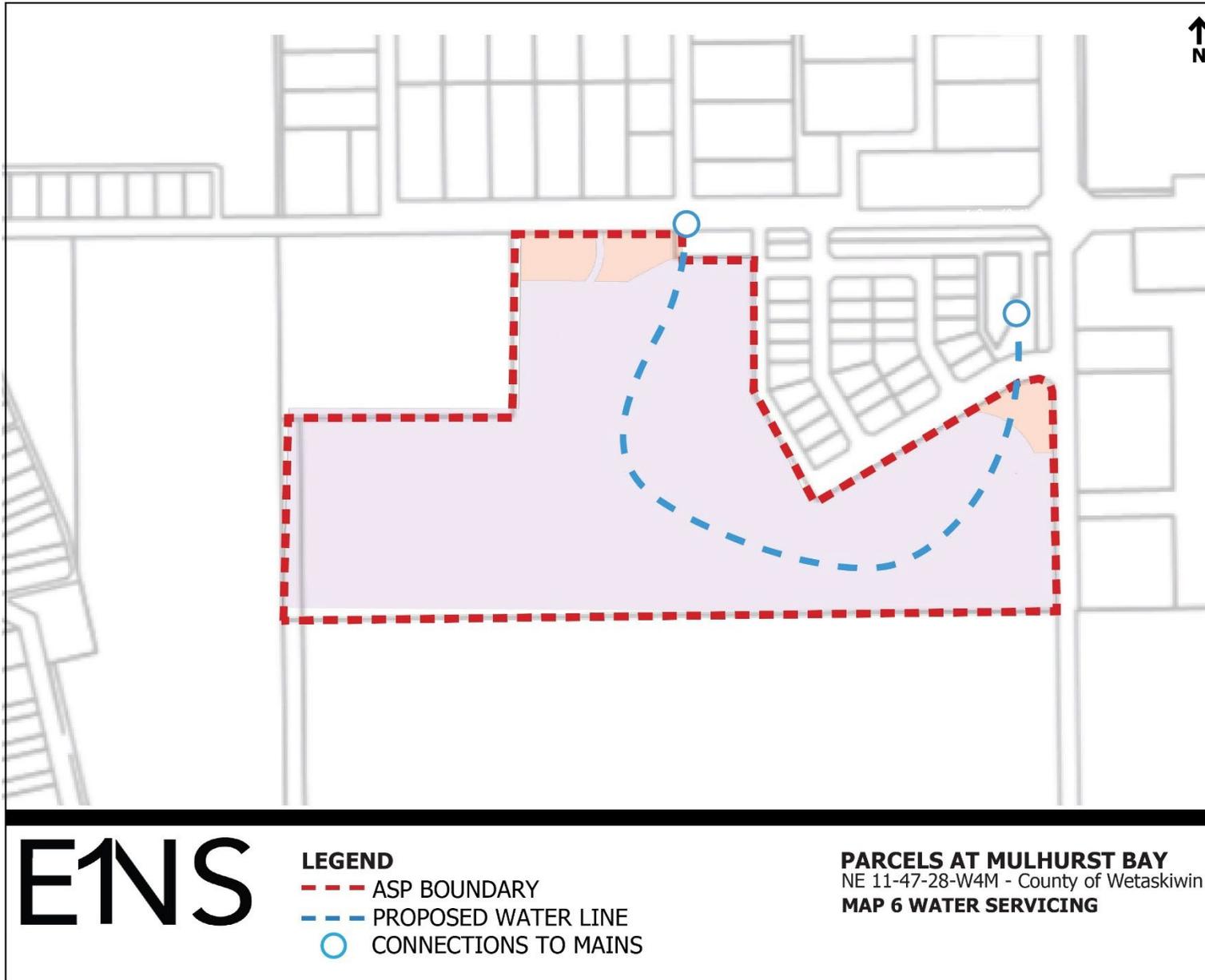
LEGEND
 - - - ASP BOUNDARY

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

Map 5: Transportation



Map 6: Water Servicing



Map 7: Sewage Servicing



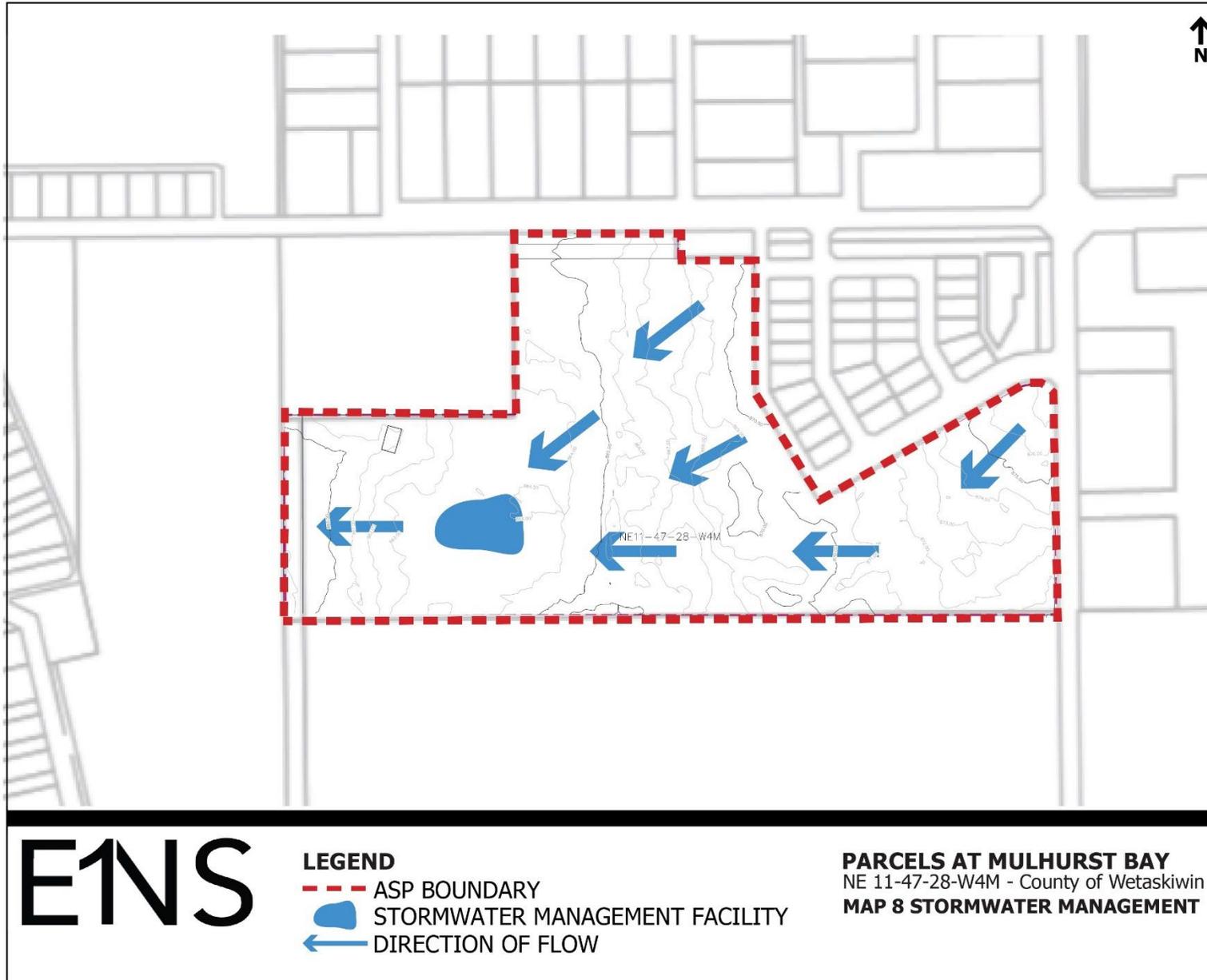
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LEGEND

-  ASP BOUNDARY
-  PROPOSED NEW SEWAGE SYSTEM
-  POTENTIAL LIFT STATION

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

Map 8: Stormwater Management



Map 9: Phasing Plan

