

D.A. Badke Enterprises Ltd.

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13 March 2006

MD of Willow Creek No. 26
Box 550,
Claresholm, Alberta
T0L 0T0
Attention: Municipal Planning Commission
Sharon Shearer

Received

MAR 19 2007

MD of Willow Creek

Re: Radler Proposed Subdivision - Phase 2
SW¼ Sec 15-Twp 14-Rge 28-W4M

The owners of the subject lands have developed a 20 lot subdivision as shown on the attached drawing as Phase 1. This subdivision was registered as a bareland condominium plan and the internal access road is maintained by the lot owners. Each of the lot owners in this first phase is required to supply water from an offsite source for their own needs and store it on a cistern on site; individual water wells were not allowed on these lots.

At this point in time, all of the 20 lots in the first phase have been sold and the owner is now proposing to develop the second phase in the southwestern portion of the subject lands. To this end we have prepared the attached Land Use Bylaw Amendment form plus plans showing the proposed lot layout in the second phase of development. Attached is a cheque for \$1,000 covering the Amendment application fees, a letter of agency and the current title for the subject lands.

The main points relating to the Phase 2 development are summarized as follows:

1. Phase 2 area covers the southwesterly 60.6 acres in the SW¼ of Section 15;
2. we propose to redesignate the Phase 2 area from its current zoning of Reservoir Vicinity (RV) district to Grouped Country Residential (GCR) district;
3. we propose that the Phase 2 area be subdivided into 14 new parcels all of which will be registered as bareland condominium lots;
4. the lot sizes will range in size between 3.5 and 4.2 acres as shown on the attached plans, 15 copies included;
5. all lots will be accessed by a 7.5 metre wide gravelled internal road set in a 20 metre wide road right of way; this right of way will be registered as a bareland condominium lot and the roadway will be built by the developer; the roadway will be maintained by the Phase 2 lot owners;

6. this internal roadway will access directly onto Rge Rd 283 which is a good gravelled municipal road located immediately west of the subject lands; there is good sight distance each way onto Rge Rd 283 from the access point; almost all of the traffic from Phase 2 will be southbound on Rge Rd 283;
7. a road right of way will be dedicated between the proposed north culdesac and the existing culdesac in Phase 1, so as to provide access between Phase 1 and 2; this roadway will be built to MD standards as described above with no gate between the Phases;
8. some concern was expressed by the MPC that dust generated on Rge Rd 283 and Twp Rd 142 would create a nuisance for the first lots in along Rge Rd 283; as such, the Developer has committed to dust control on the following roadways:
 - Rge Rd 283 for its entire frontage onto the Phase 2 development;
 - Twp Rd 142 for 400 metres west of the Highway 527 and Rge Rd 283 intersection;The roadways requiring dust control are shown crosshatched on the attached plans.
9. an 8 metre wide grassed walkway will provide pedestrian access as shown on the plans;
10. a restrictive covenant will be registered on each new lot requiring water be supplied to each lot from offsite sources and stored on site in cisterns; this restrictive covenant would also prohibit lot owners from drilling water wells on their lots;
11. we have employed Jubilee Engineering to prepare a Stormwater Management Report for the Phase 2 development and attach 6 copies of their report; Jubilee had done a similar report for Phase 1. Jubilee has broken Phase 2 into two catchment areas.
 - Catchment Area A will collect all stormwater from the northwest portion of Phase 2, then channel it in a shallow ditch along the Phase 1 and 2 boundary and drain it into a coulee at the north boundary of the development;
 - Catchment Area B will collect all stormwater from the southern portion of Phase 2, collecting it in shallow ditches along the Phase 1 and 2 boundary and the Unit 26/27 boundary, then draining it into the north ditch of Highway 527 and in turn to the Pine Creek Coulee.

This stormwater collection system will channel all Phase 2 stormwater to the Pine Coulee reservoir without passing through Phase 1. Jubilee Engineering also concluded that onsite stormwater retention ponds were not required.

12. we have also employed G-Tech Earth Sciences to conduct a geotechnical investigation of the soils on site and attach 6 copies of their report. G-Tech had done a similar report for Phase 1. G-Tech's investigations concluded that:

- onsite soils were suitable for building and road foundations;
- percolation testing found that the majority of Phase 2 was suitable for conventional septic fields and that unsuitable areas could be manipulated using onsite soils to render them suitable.

Attached are 15 copies of our Land Use Bylaw Amendment application and plans, which we submit for your approval.

Please call when you can meet and discuss.

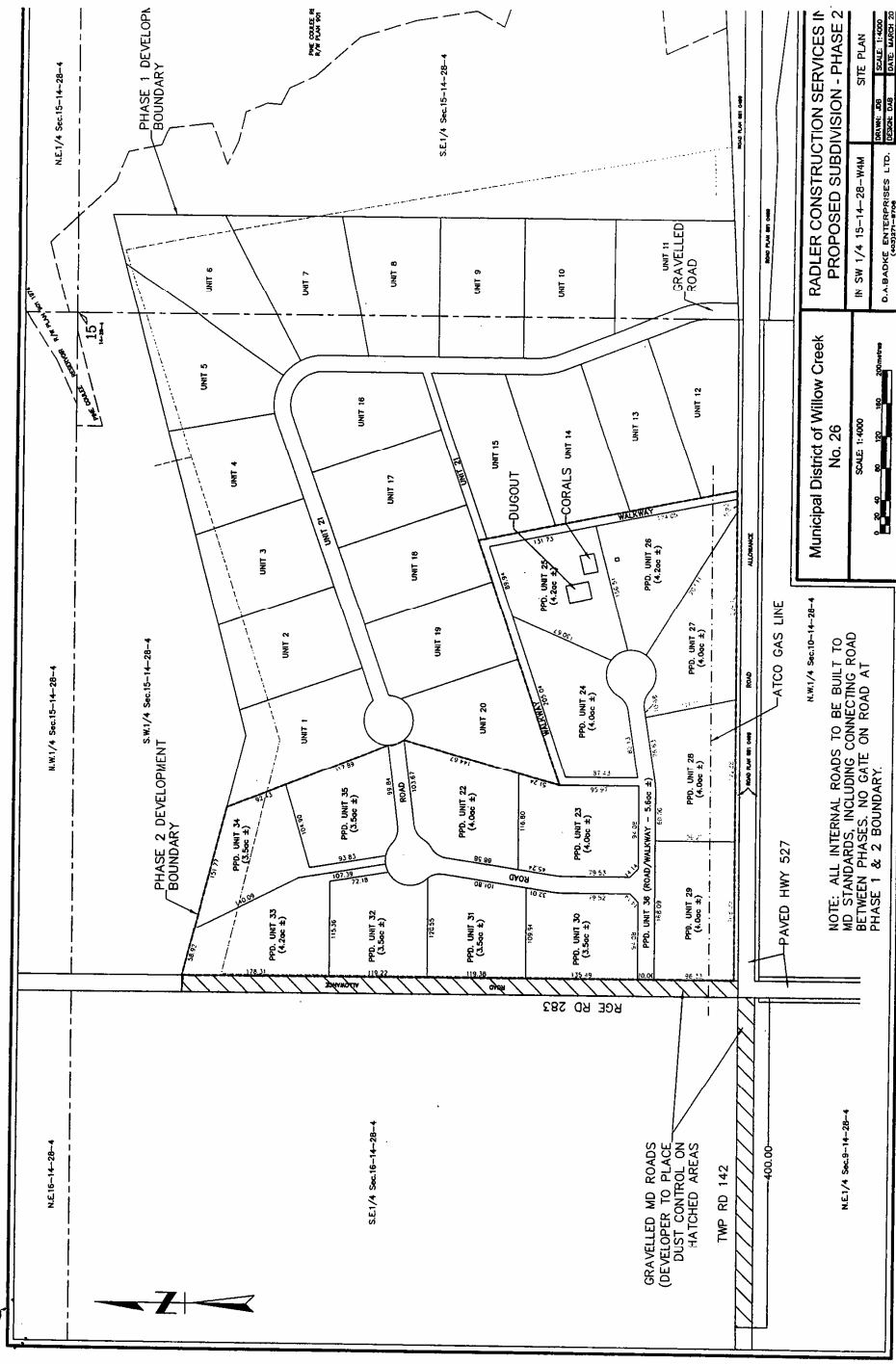
Yours truly,

D. A. Badke Enterprises Ltd.



Doug Badke, C.E.T.

cc. Andy and Karola Radler, Radler Construction Services Inc.



Municipal District of Willow Creek
No. 26
RADLER CONSTRUCTION SERVICES IN
PROPOSED SUBDIVISION - PHASE 2
 IN SW 1/4 15-14-28-WM
 SCALE 1:600
 DATE: MARCH 2010
 DRAWN: JDS
 CHECKED: JDS
 APPROVED: JDS
 D. RADLER CONSTRUCTION SERVICES LTD.
 CONSULTING ENGINEERS

PHASE 1 DEVELOPMENT BOUNDARY
PHASE 2 DEVELOPMENT BOUNDARY
GRAVELLED MD ROADS (DEVELOPER TO PLACE DUST CONTROL ON HATCHED AREAS)
GRAVELLED ROAD
DUGOUT
CORALS
ATCO GAS LINE
PAVED HWY 527
RGE RD 283
TMP RD 142
NOTE: ALL INTERNAL ROADS TO BE BUILT TO MD STANDARDS, INCLUDING CONNECTING ROAD BETWEEN PHASES. NO GATE ON ROAD AT PHASE 1 & 2 BOUNDARY.