

Calterra Estates Conceptual Scheme

Bylaw C-5208-2000

Adopted June 6, 2000



ROCKY VIEW COUNTY
Cultivating Communities

**ROCKY VIEW COUNTY
BYLAW C-5208-2000**

OFFICE CONSOLIDATION

Bylaw	Amendment Type	Date of Approval
C-5208-2000	Original Bylaw	June 6, 2000
C-7158-2012	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area. Update the document where necessary, including numbering and formatting and replacing references to "Secondary Highway 782" with "Range Road 13". Replacing Figure 2 and adding Figure 5.1	July 3, 2012
C-7486-2015	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area within Phase 2 and Phase 4.	July 14, 2015
C-7727-2017	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area within Phase 1.	November 13, 2018



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INTRODUCTION

1.1 BACKGROUND

The Plan Area is comprised of the NE1/4-16-26-1-W5M and is located 2.5 miles north of Calgary and approximately 2.5 miles southwest of Airdrie, within Rocky View County as shown on Figure 1. The lands are currently designated R-2 Residential Two District under the Land Use By-Law No. C-4841-97.

The owners of a portion of the Plan Area submitted two applications for subdivision in 1998. One was to create three new 4-acre parcels from an existing 10-acre parcel including a boundary adjustment from the adjacent 80-acre parcel. This subdivision is currently being completed as a two lot, four-acre subdivision.

The second application was originally for two four acre parcels from the 80-acre parcel and on June 30, 1998, Council passed a motion requiring the preparation of a Concept Plan for the entire NE -16-26-1-W5M to support the proposed subdivision applications.

The purpose of this Concept Plan is to comply with Council's request and proceed forward with the first phase of subdivision.

1.2 PLAN FORMAT

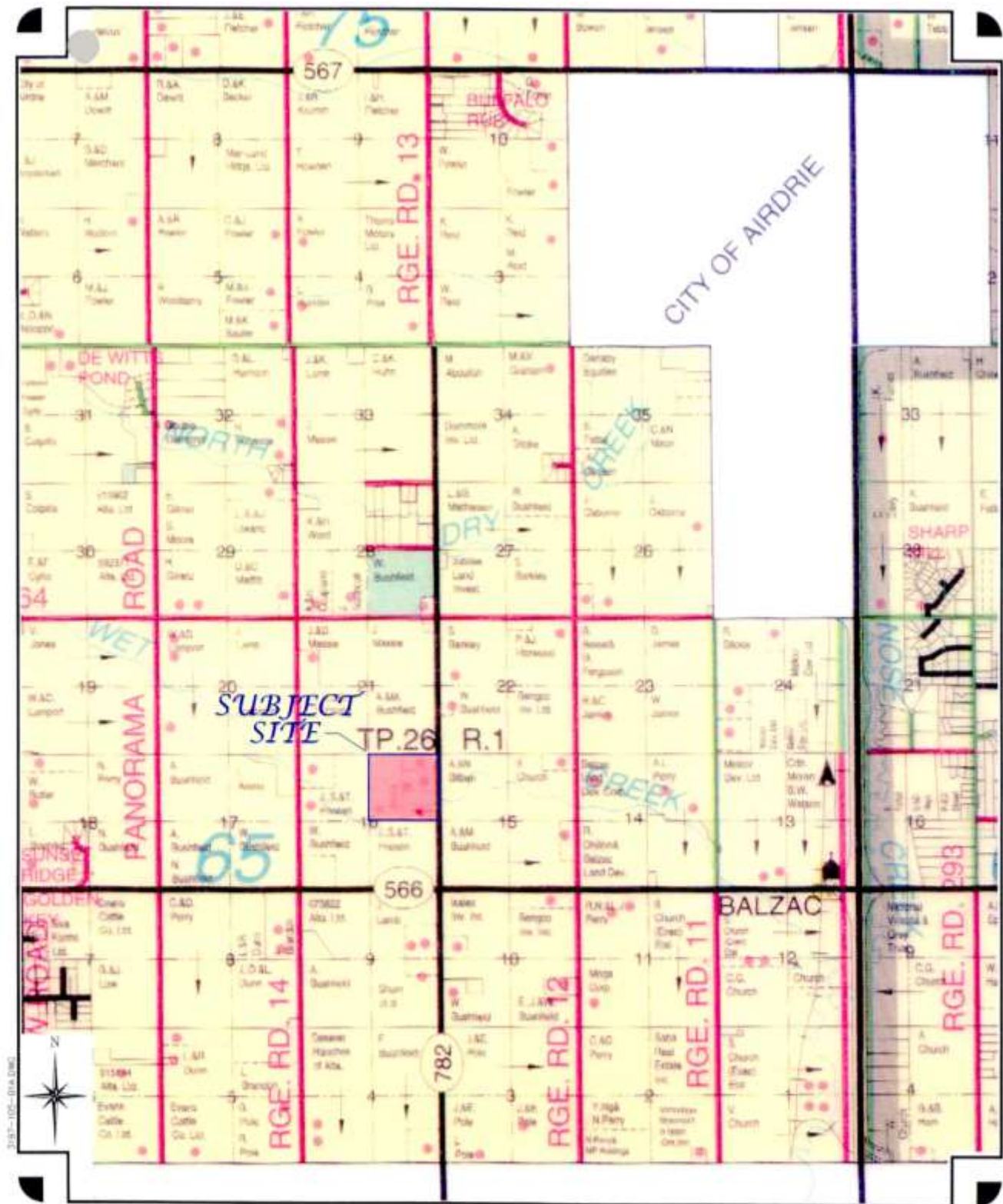
This proposal will provide Council with an analysis of all subdivision and development related issues pertaining to the site and its context within the surrounding community.

The Plan begins by identifying objectives in Section 2.0, proceeding to discuss the Plan Context in section 3.0, while section 4.0 will discuss the existing natural site features. Section 5.0 and 6.0 present the conceptual development scheme proposal as well as existing and future servicing proposals. Furthermore, section 7.0 will discuss traffic impact while the final two sections 8&9 of this report will discuss Public Input and Concept Plan conformity.

Policy statements within the Plan are numbered and written in *Italics*.



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SITE LOCATION PLAN
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
1



II. PLAN OBJECTIVES

- 2.1 To establish policies to guide future subdivision and development within the Plan Area.
- 2.2 To identify development issues within the Plan Area and establish appropriate and comprehensive solutions for addressing these issues.
- 2.3 To facilitate the development of a comprehensively planned residential project that incorporates the highest design, aesthetic and environmental standards.
- 2.4 To establish a servicing scheme that is appropriate to the Development Proposal.
- 2.5 To gather input from residents and create a development which is compatible with the adjacent land uses and is an asset to the surrounding community.



III. PLAN CONTEXT

The subject lands are identified in Figure 1 and are legally described as the NE ¼ of Section 16, Township 26, Range 1, west of the 5th meridian composed of 160 acres.

3.1 EXISTING AREA LAND USE

The context of the Plan Area with respect to the surrounding community is depicted in Figure 2.

The site is located north of Calgary and approximately 3.0 miles west of Balzac. The Plan Area is located in a portion of Rocky View County where primary land uses are agricultural with sporadic clusters of country residential subdivisions.

The subject lands are designated Residential One District (R-1) and Residential Two District (R-2) for the purpose of allowing for residential uses on parcels that range from 0.80 hectares (1.98 acres) to 1.60 hectares (3.95 acres) in size

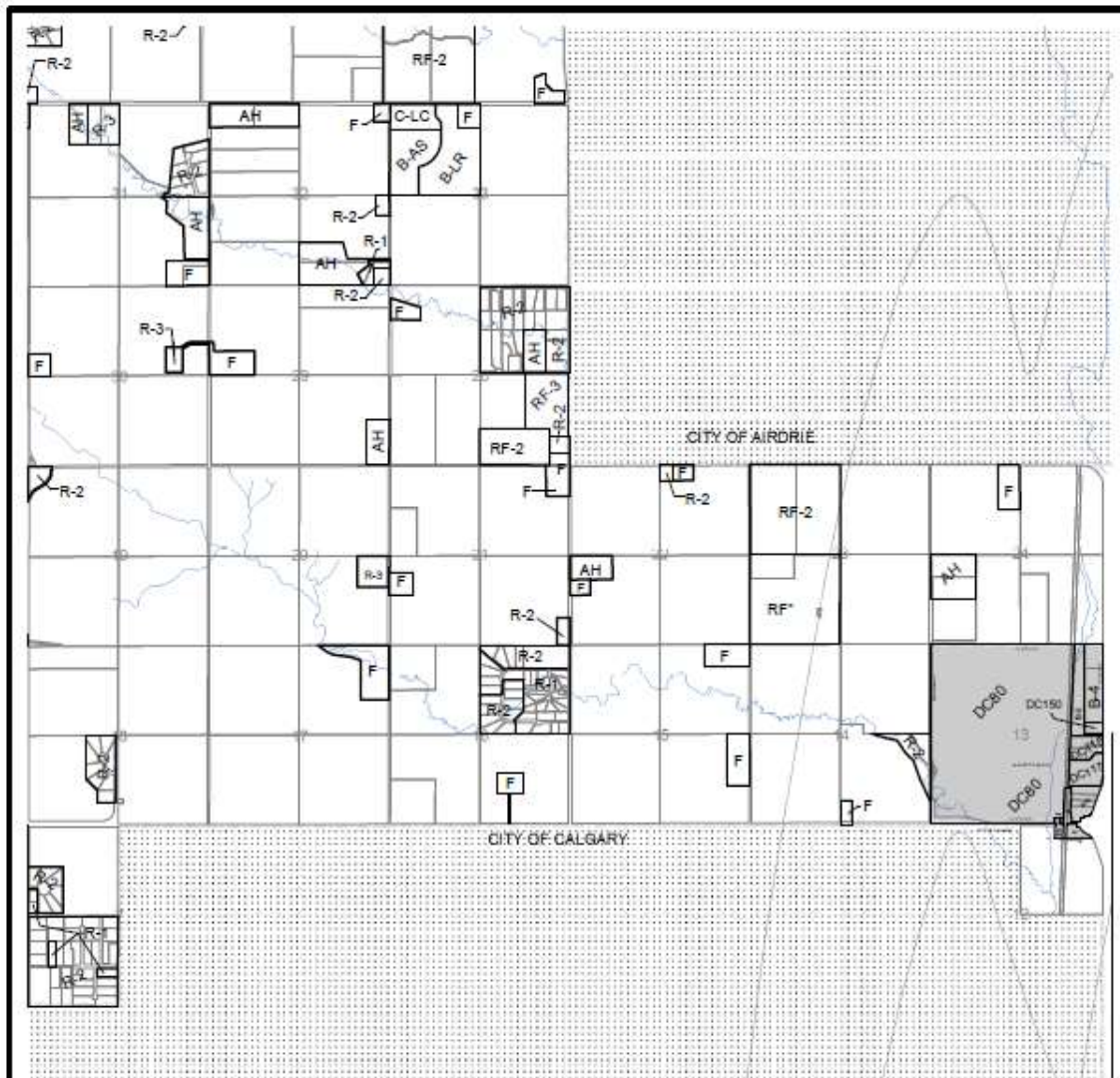
3.2 ACCESS

Figure 3 provides an overview of main regional access routes to the subject lands.

Secondary Highway 566 will provide superior access to the City of Calgary and Balzac due to the close proximity to the subject lands. Consequently, any additional traffic generated as a result of this subdivision proposal can be easily accommodated via major access routes. A detailed traffic impact analysis will be discussed in section 7.



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ALL LANDS ARE DESIGNATED RF UNLESS NOTED OTHERWISE

RANCH AND FARM DISTRICT	RF
SEE EXCEPTIONS LISTED WITH THIS DISTRICT	RF *
RANCH AND FARM TWO DISTRICT	RF-2
RANCH AND FARM THREE DISTRICT	RF-3
AGRICULTURAL HOLDING DISTRICT	AH
FARMSTEAD DISTRICT	F
RESIDENTIAL ONE DISTRICT	R-1
RESIDENTIAL TWO DISTRICT	R-2
RESIDENTIAL THREE DISTRICT	R-3
HIGHWAY BUSINESS DISTRICT	B-1
GENERAL BUSINESS DISTRICT	B-2
LIMITED BUSINESS DISTRICT	B-3
RECREATION BUSINESS DISTRICT	B-4
AGRICULTURAL BUSINESS DISTRICT	B-5
LOCAL BUSINESS DISTRICT	B-6
HIGHWAY FRONTAGE BUSINESS DISTRICT	B-7
BUSINESS CAMPUS BUSINESS DISTRICT	B-8
INDUSTRIAL CAMPUS BUSINESS DISTRICT	B-9

VISUAL REFERENCE
ONLY
CONTACT THE
COUNTY PLANNING
DEPARTMENT FOR
OFFICIAL
CONFIRMATION

RECREATION DESTINATION BUSINESS DISTRICT	B-10
LEISURE AND RECREATION BUSINESS DISTRICT	B-11
AGRICULTURAL SERVICES BUSINESS DISTRICT	B-12
POINT COMMERCIAL DISTRICT	C-1
VILLAGE CENTRE COMMERCIAL DISTRICT	C-2
LOCAL COMMERCIAL DISTRICT	C-3
REGIONAL COMMERCIAL DISTRICT	C-4
INDUSTRIAL ACTIVITY DISTRICT	I-1
STORAGE AND SALES INDUSTRIAL DISTRICT	I-2
NATURAL RESOURCE INDUSTRIAL DISTRICT	I-3
HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
HAMLET RESIDENTIAL 20 DISTRICT	HR-2
HAMLET COMMERCIAL DISTRICT	HC
HAMLET INDUSTRIAL DISTRICT	HI
PUBLIC SERVICES DISTRICT	PS
AIRPORT DISTRICT	AP
DIRECT CONTROL DISTRICT	DC



ROCKY VIEW COUNTY

TWP. 26-1-W5M

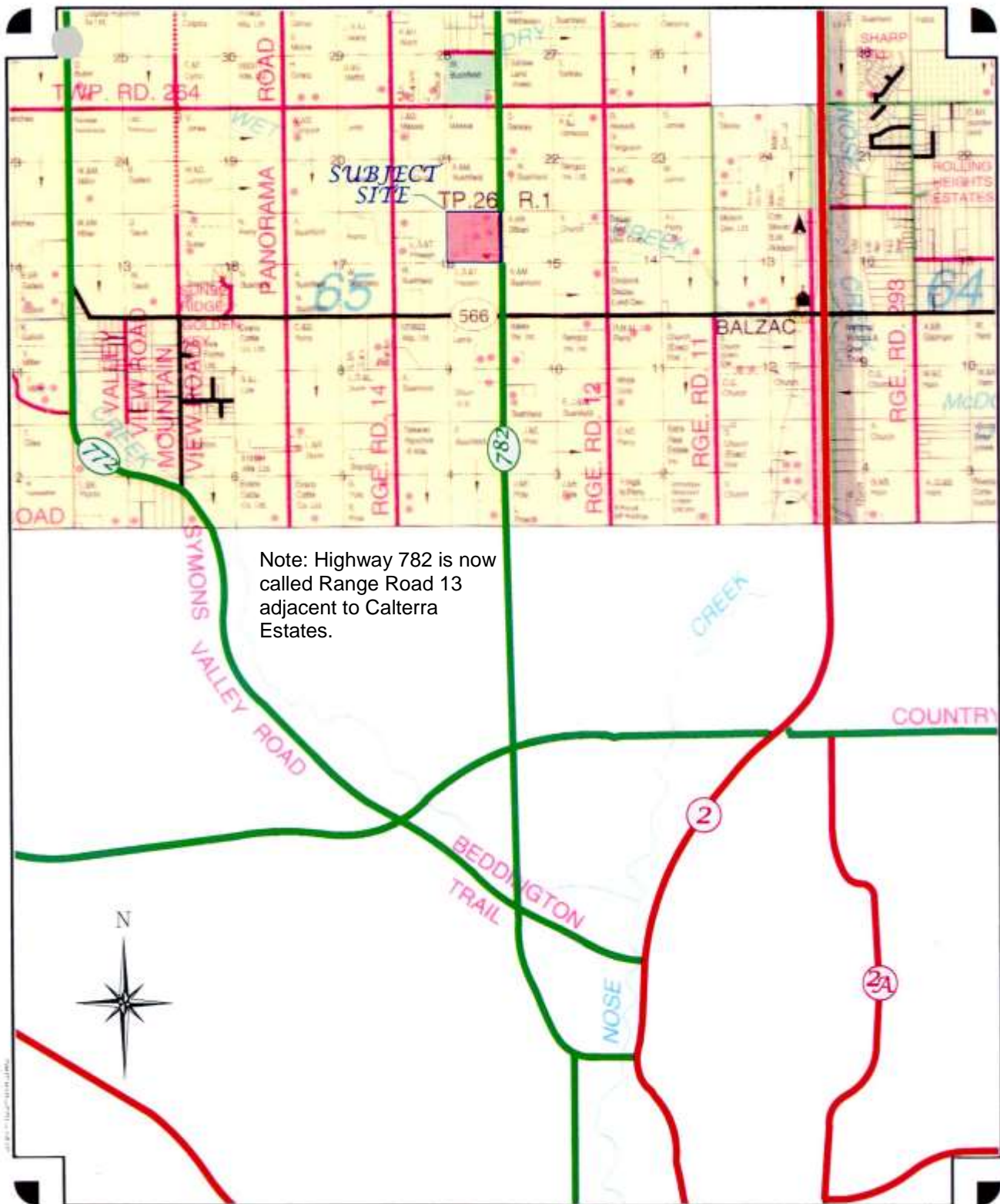
Part FIVE of the BYLAW No. C-4841-97

LAND USE MAP NO. 65

Date: Jul 06, 2016



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SITE ACCESS
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
3

IV. SITE FEATURES

4.1 EXISTING LAND USE

Lands within the Plan Area are used for residential purposes. As previously stated, all lands within the Plan Area are designated for country residential land uses on 0.80 hectare (1.98 acre) to 1.60 hectare (3.95 acre) parcel sizes.

4.2 TOPOGRAPHY

Figure 4 provides an overview of natural features found on the site including topography. The land generally slopes from the southwest to the centre of the site set in a bowl like formation and continuing with a slight slope to the west. Wet Creek forms a small drainage channel starting from the southwest corner to the center and continues its flow to the east of the $\frac{1}{4}$ section.

A detailed storm water management plan has been prepared by Westhoff Engineering Ltd. to address all runoff issues associated with the creek. A copy of this report is included in the appendix.



The gentle rolling topography presents no problems for subdivision and development, and combined with a southwesterly aspect, provides interesting and superior buildings sites.



4.3 GEOTECHNICAL INVESTIGATION

Jacques Whitford Engineering undertook a comprehensive Geotechnical Evaluation of the subject lands. Testing included percolation rates, near surface bedrock delineation and water table conditions. The Geotechnical evaluation results are detailed in the report prepared by Jacques Whitford included in the appendix.

The Geotechnical investigations concluded that the area proposed for subdivision on the west ½ of the Plan Area is suitable for residential development. Further testing will be undertaken on individual lots through subdivision conditions to confirm suitability on a building site-specific basis. The policies related to further testing are discussed in detail in section 6.1.

4.4 VEGETATION

Vegetation over the Plan Area is typical of disturbed pasturelands in the Calgary region. There is a consistent mix of prairie grasses as well as patches of small undergrowth found in close proximity to Wet Creek.

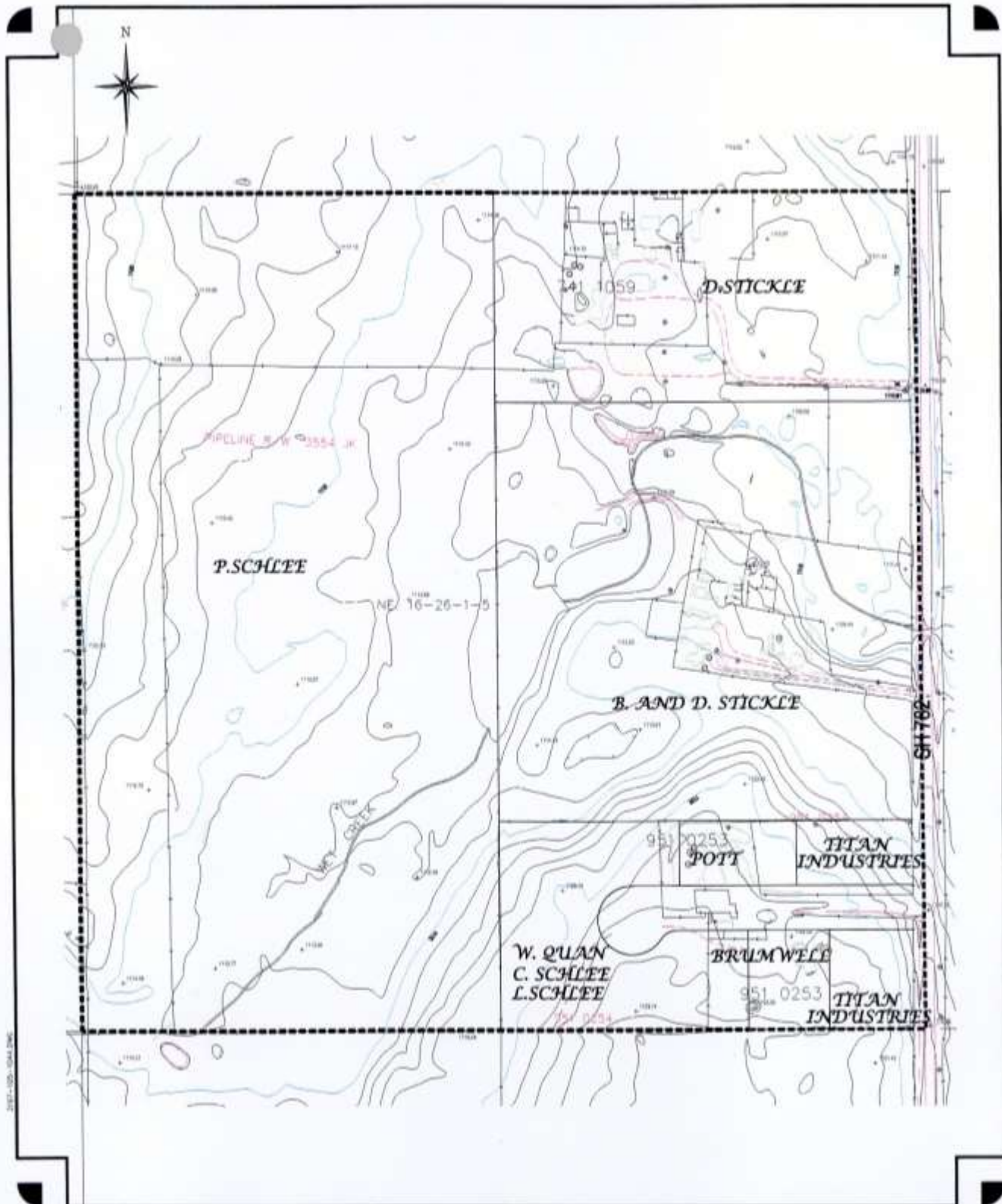
4.5 DRAINAGE

The Plan Area generally drains from west to east with runoff intercepted by the existing creek. The creek has been appropriately reengineered and realigned with Alberta Environment permits and approvals to comply with the Ultimate Post-Development Drainage Concept Plan design of the Westhoff Engineering Resources Inc. Stormwater Management Concepts study.

A detailed hydraulic analysis of the creek and its associated runoff regime has been determined in the study conducted by Westhoff and Associates and is included in the appendix. Policies related to further Stormwater Management are discussed in section 6.3.



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TOPOGRAPHIC BASE
AND OWNERSHIP MAP
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N.T.S.

FIGURE
4



V. CONCEPTUAL DEVELOPMENT SCHEME

5.1 PROPOSED SUBDIVISION CONCEPT

Any proposal for future subdivision of the Plan Area must take into account the existing physical attributes of the land and the existing pattern of development to create subdivision that is compatible with both. Figure 5 provides a concept for the future subdivision of lands within the Plan Area that accomplishes this objective.

Access into the Plan Area originates at the existing public municipal road in the southeast portion of the site and continues west and then turns north in a long curve to provide access to the west ½ of the Plan Area. A turn back to the east with a termination on Range Road 13 provides future access for the northeast portions of the Plan Area.

This access arrangement allows each of the unsubdivided portions of the Plan Area to develop lots in a configuration that maximizes potential yield for each of the separately titled areas with an equitable distribution of road and development costs.

A 1.60 hectare (3.95 acre) minimum parcel size is anticipated for lots located within Phases 1 and 3. A 0.80 hectare (1.98 acre) minimum parcel size may be considered within portions of Phases 1, 2, 4, and 5, as shown on Figures 5.1, 5.2, and 5.3 and the existing land use designation. A potential future maximum yield of 51-52 lots is expected for the entire Plan Area.

The realigned creek has been protected from disturbance through the registration of drainage easements against each of the affected lots.

Building sites on each of the future parcels will be designated in accordance with Geotechnical recommendations and aesthetics.

Policy 5.1.1: Subdivision, if approved by the Subdivision Authority, should reflect the Subdivision Concept Plan in Figures 5, 5.1, 5.2, and 5.3.



5.2 SUBDIVISION PHASING

Phasing within the Plan Area will proceed generally as depicted on the Subdivision Phasing Plan (figure 6). The owners of those lands contained within phases 1 through 4 as shown on Figure 6 would like to proceed with the first phase of subdivision upon approval of this plan by Rocky View County.

The existing owners of lands shown as Phase 5 have longer-term development aspirations and it is anticipated that these portions of the Plan Area will be phased in last. Road construction and the extension of utilities into the Plan Area will be accomplished on a phase by phase basis through development agreements and conditions of subdivision approval.

Policy 5.2.1: Phasing within the Plan Area should proceed in accordance with the Subdivision Phasing Plan (Figure 6) as attached to and forming part of this Plan, unless otherwise approved by the County and Subdivision Authority.

5.3 MUNICIPAL RESERVES

Pursuant to the Municipal Government Act, Council as Subdivision Approving Authority, may require 10% of the gross area of the subject lands as Municipal or School Reserve, or require the payment of cash in lieu of the land that would have been dedicated as Reserve.

Policy 5.3.1: Municipal Reserves for that portion of the subject lands proposed for subdivision shall be provided by the payment of cash-in-lieu of land or by dedication of land pursuant to the Municipal Government Act.

Policy 5.3.2: A homeowner's association may be legally established to provide for the ongoing maintenance and management of the reserve parcel with the obligations of owners established by caveat against the proposed lots.

5.4 TRAIL SYSTEM

A pathway adjacent to the perimeter of the west half of the Concept Plan will provide an opportunity for walking and passive recreational activities for future residents.



The trail alignment will be protected by easement against each of the affected lots and construction of the trail will occur at each phase of subdivision. A homeowner's association will be legally established to provide ongoing management and maintenance of the trail.

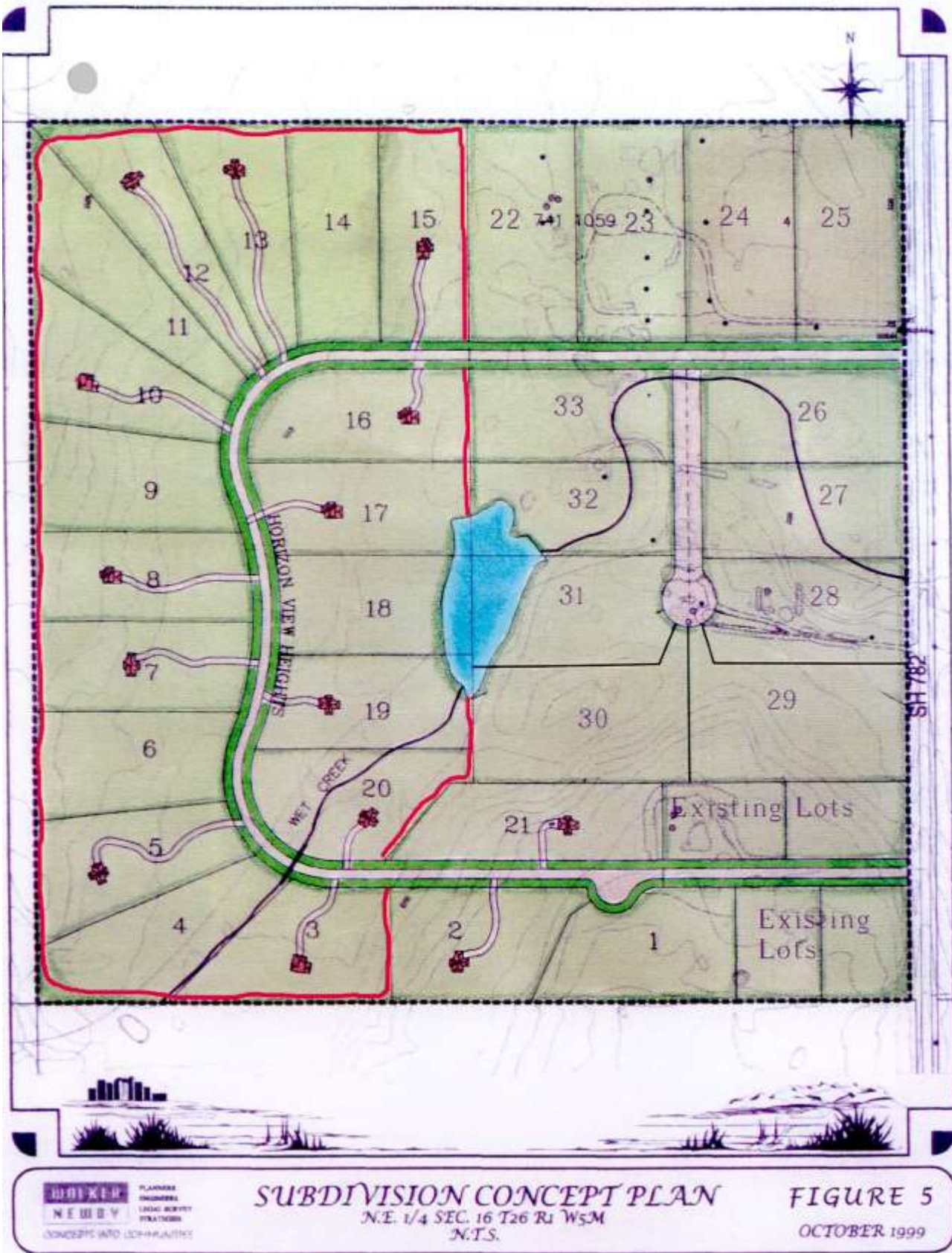
Policy 5.4.1: A trail will be constructed adjacent to the perimeter of the west portion of the Plan Area as shown on Figure 5, the Conceptual Subdivision Scheme.

Policy 5.4.2: The trail will be protected by easement across the future lots and maintained by a homeowner's association with maintenance obligations detailed in a caveat.

Policy 5.4.3: The trail will be constructed at each phase of development, as a condition of subdivision.



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CONSULTANTS
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FIGURE 5
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SUBDIVISION CONCEPT

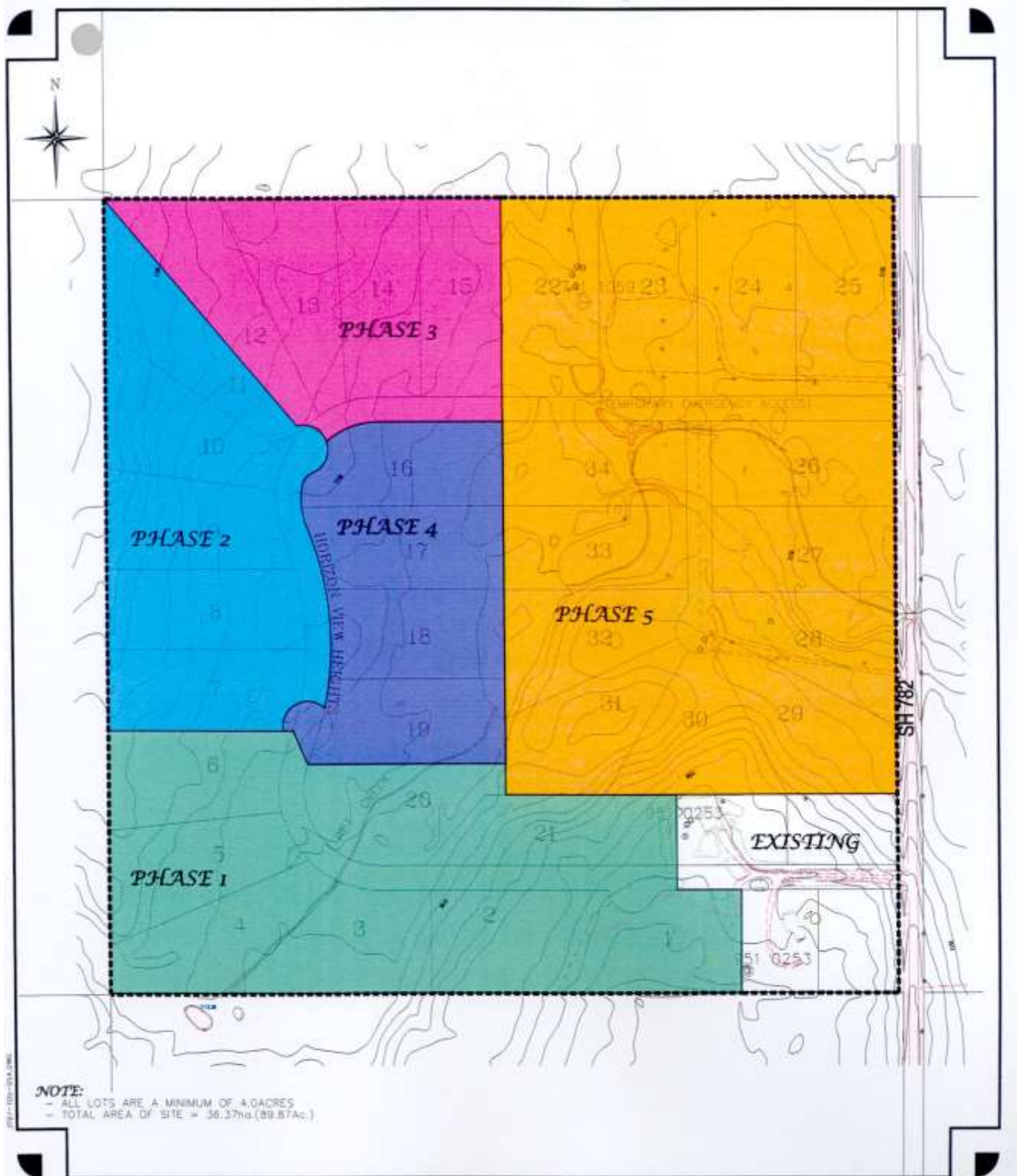
FIGURE

2 ACRE LOTS WITHIN PHASE 1

5.3



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PHASING PLAN
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
6



VI. SERVICING PROPOSAL

6.1 WASTEWATER TREATMENT

Sewage treatment and disposal will be managed on site with individual septic tank and tile field installations. Alberta Environment and Alberta Municipal Affairs prefers a minimum of 1 acre (0.4 ha) of developable land on each lot proposed through subdivision to facilitate the proper siting of tile fields. The proposed conceptual subdivision scheme has been designed to accomplish this (see figure 7).

Percolation Testing was conducted throughout the entire subject lands by Jacques Whitford. The results are included in Appendix 1 and indicate that the subject lands are suitable for septic fields.

Policy 6.1.1: Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to the satisfaction of Alberta Municipal Affairs.

Policy 6.1.2: Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required through conditions of subdivision approval on a phase by phase basis.

Policy 6.1.3: The Geotechnical Evaluation will also consider suitable setbacks from Wet Creek for septic tanks and field locations.

Policy 6.1.4: Lots less than 4 acres in size must be serviced by Packaged Sewage Treatment Plants, in accordance with County Policy and Procedure 449.

6.2 WATER SUPPLY AND DISTRIBUTION

Water will be supplied via the extension of the existing Rocky View Water Co-Op line located in the southeast portion of the Plan Area as shown on Figure 8. Rocky View Water Co-Op has confirmed that there is sufficient capacity to service all future lots shown in the Concept Plan.

Policy 6.2.1: Water is to be supplied from a piped water supply in accordance with the requirements of Alberta Environment and Rocky View County.



6.3 STORMWATER MANAGEMENT

Westhoff Engineering Resources has conducted a comprehensive analysis of existing and future post development Stormwater conditions. This report is included in the appendix.

The report examines pre-development runoff conditions and accounts for the role of "Wet Creek" as drainage for both on-site and off-site Stormwater. Post-development Stormwater runoff is also calculated and added to the expected worst case runoff conditions during a 1:100 year storm event.

Culvert sizing and the required capacity of the re-aligned creek are then determined to account for the 1:100 year storm event in post-development conditions.

A two-stage approach to managing Stormwater and the creek drainage is proposed. The first stage would involve a creek re-alignment on the west ½ of the Plan Area and control of the central Stormwater impoundment area as an interim solution. The ultimate management plan for creek drainage would include further re-alignment through the east portion of the Plan Area and a diversion around the existing pond and dams to control and maintain water levels in the existing ponds.

The technical details of this drainage management plan are fully presented in the report prepared by Westhoff Engineering.

Policy 6.3.1: Stormwater management within the Plan Area shall be in accordance with the report prepared by Westhoff Engineering and the requirements of Rocky View County and Alberta Environment.

Policy 6.3.2: The re-alignment of Wet Creek through the Plan Area shall be subject to approvals from Alberta Environment.

Policy 6.3.3: Wet Creek shall be protected by the establishment of drainage easements on those lots affected by the creek alignment.

Policy 6.3.4: Perimeter drainage swales and all other proposed and existing drainage features shall be protected by easements on those lots affected.

Policy 6.3.5: A detailed Stormwater Management Report shall be required through conditions of subdivision for Phase 1 as shown on Figure 6, the



Subdivision Phasing Plan and all stormwater management within the Plan Area shall conform to the provisions of this report.

Policy 6.3.6: Stormwater management shall be in accordance with Best Management Practices and that post development stormwater flows will equal predevelopment flows.

6.4 UTILITY SERVICES

Power, phone and natural gas shallow utility services are all available in the area with sufficient capacities to service the proposed development and will be extended into the Plan Area on a phase by phase basis.

6.5 INTERNAL SUBDIVISION ROADS

All internal subdivision roads will be constructed to municipal standards. Roads have been located to minimize the need for extensive earthworks and all finished road grades will be in accordance with municipal standards.

The internal subdivision road will be extended through the Plan Area from south to north on a phase by phase basis with temporary gravel cul-de-sacs constructed and protected by easement at the termination of each phase.

An emergency access road will be constructed on the proposed road alignment at the second phase of subdivision to provide a secondary means of access pending the subdivision of lots identified as phase 5 on Figure 6, the Phasing Plan. The internal subdivision road will be extended to Range Road 13 to complete the road loop upon subdivision of Phase 5. This emergency access will be gravel and will be built according Rocky View County's design guidelines.

The emergency access road will join the existing road located on an existing access easement which crosses adjacent lands in the northeast portion of the Plan Area to provide direct access to Range Road 13.

Policy 6.5.1: Internal Subdivision roads shall be constructed to Municipal Road Standards in accordance with Rocky View County's "servicing standards for Subdivisions and road construction".



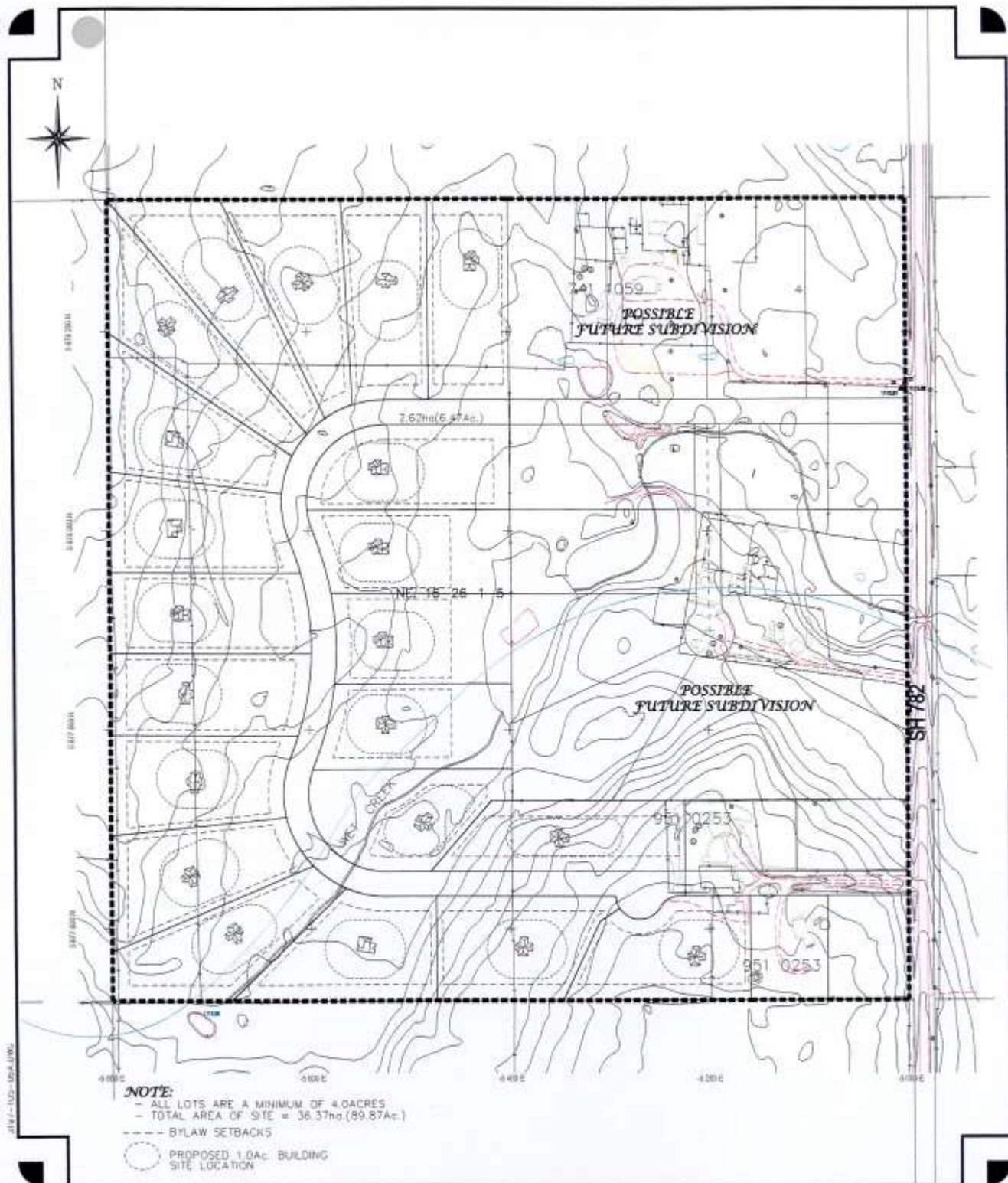
Policy 6.5.2: A temporary emergency access road shall be constructed to an all weather gravel standard on the proposed subdivision road alignment upon the subdivision of Phase 2 as shown on Figure 6, the Phasing Plan to provide a secondary means of access until the subdivision of Phase 5 as shown on Figure 6, the Phasing Plan. The emergency access road will be extended through the westerly 80 acre parcel to join with a road established on an existing access easement across adjacent lands to Range Road 13.

Policy 6.5.3: Temporary cul-de-sac turnarounds will be constructed at the termination of the proposed internal subdivision road on a phase by phase basis and will be protected by temporary easements over the affected lots.

Policy 6.5.4: All lots shall only access Range Road 13 via the proposed internal Subdivision road.



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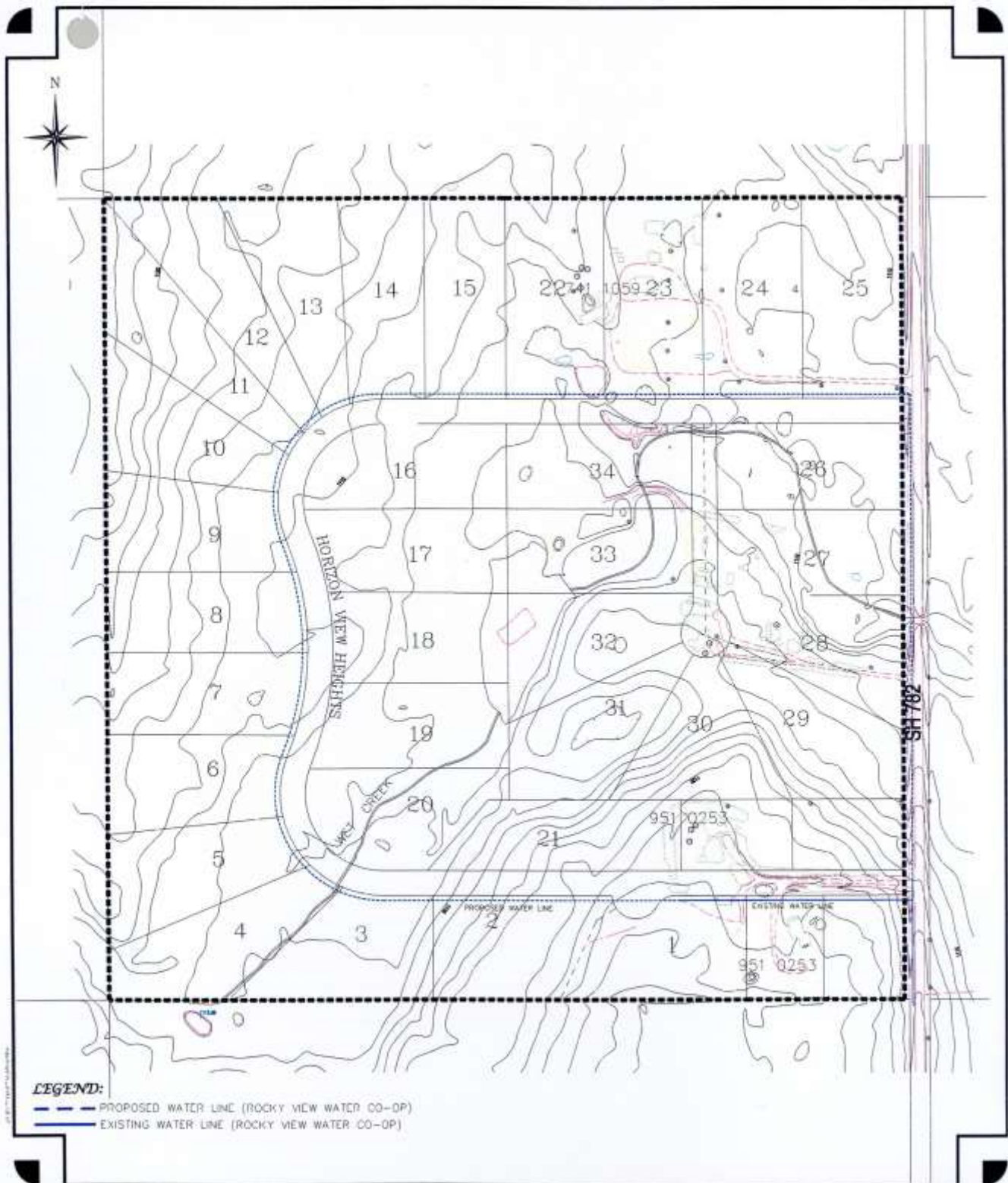
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BUILDING SITE LOCATION PLAN
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
7

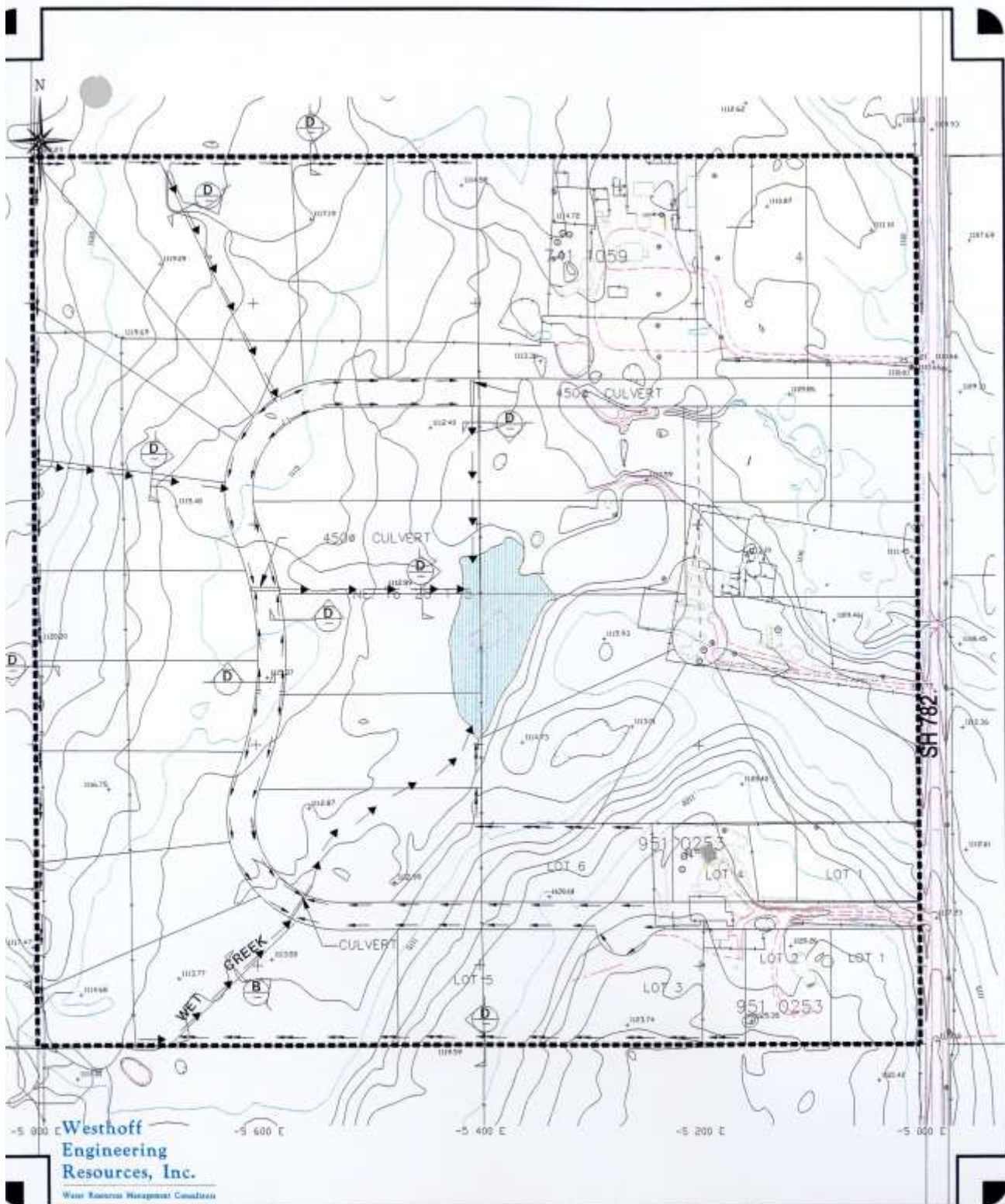


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VII. TRAFFIC IMPACT ANALYSIS

7.1 FUTURE TRAFFIC VOLUMES

Additional traffic generated by the proposed subdivision can be estimated by observing the rate of trip generation from existing country residential developments and applying this rate to the proposed subdivision on a per dwelling unit basis.

Eagle Engineering has completed an operational assessment of the intersections onto Range Road 13 and a copy of this report is included in the appendix.

The operational assessment confirms that the future intersections will operate at a high standard of service once the Plan Area is fully developed.

Policy 7.1.1: A type 2 intersection is needed at the intersection of Range Road 13 and south access to the proposed subdivision at Phase 3.



VIII. PUBLIC INPUT

In order to provide more detailed information to the community regarding the proposal, and to acquire input from surrounding residents, landowners within a ½ mile radius of the subject ¼ section were contacted individually by mail and invited to an Open House on October 26, 1999 at the Balzac Hall.

Six adjacent landowners attended the open house to view plans and provide comments. One adjacent landowner currently residing on a 2 acre parcel indicated concerns with regard to the generation of additional traffic resulting from the extension of the existing municipal road. No other concerns were raised by area landowners.

An Open House was held at the Balzac Hall on February 14, 2012, to present the Conceptual Scheme Amendment that allows for Residential One District Density within a portion of Phase 5.

An Open House was held at the Balzac Hall on January 15, 2015, to present the Conceptual Scheme Amendments that allowed for Residential One District and associated future subdivision within portion of Phase 2 and 4.



IX. CONCEPT PLAN CONFORMITY

9.1 MUNICIPAL STATUTORY PLANS AND POLICY

In addition to the planning principles established by this Plan, implementation of the development will be guided by the planning policies adopted by Rocky View County in its statutory Plans, and the Municipal Government Act.

Policy 9.1.1: All subdivision and development within the Plan Area shall conform to:

- Bylaw C-4840-97 being the Rocky View County Municipal Development Plan; and
- Bylaw C-4841-97 being the Rocky View County Land use Bylaw;



Appendix

Open House Attendees – Sign Up Sheet
Stormwater Management Report
Geotechnical Report
Traffic Impact Analysis





CALTERRA ESTATES



Open House Sign-in Sheet October 26, 1999

Please sign in your Name and Address:

Name	Address
Don Pott	Box 117 Balzac
Marin Pott	" "
RUTH BRUNWELL	
TROY FAIRMAN	Box 268 BALZAC
BA Sticks	Calgary
D. Stickle	