

09 August 2021

Russ Giselbrecht
VIVCOR HOLDINGS INC.
421 Cowan Point
Sherwood Park AB T8H 0E6

Dear Mr. Giselbrecht,

RE: Vivcor Campground Interim Findings and Regulatory Requirements

The project area is the subject of a proposed development, located in portions of SE 34-055-01 W5 adjacent to Sandy Lake in Lac Ste. Anne County. The project area had previously been subject to a desktop assessment to identify environmental features and sensitivities for the purposes of avoidance and mitigation, and to assist the proponent in ensuring environmental compliance with Federal, Provincial, and local legislation, regulations, and bylaws

The desktop assessment identified a number of wetland features within the project area. Wetland boundaries were subsequently field-delineated and were larger in extent than desktop-based boundaries, due to obscuring by the tree canopy and in part due to impacts from beaver activity.

Setbacks from the permanent body of water and watercourse were determined based on a minimum setback of 40 metres, calculated using the Riparian Setback Matrix Model (RSMM) based on conditions observed in the field, with an additional setback applied to contain the entire associated wetland as required under the RSMM (see Figure 1). Additional setbacks around the non-permanent wetlands were determined based on the catchments of these wetlands, to determine conditions for complete avoidance of these smaller wetlands under the *Water Act*.

Development within the property that avoids all wetland areas except for at watercourse crossing location will likely require notification under the Code of Practice for Watercourse Crossings, accompanied by a Wetland Assessment and Impact Form (WAIF). Impacts to wetlands associated with crossings are not compensable (i.e. no in-lieu fee payment is required for these wetland disturbances).

If development will occur within the areas identified as wetlands, a full *Water Act* approval will be required, including the preparation of a Wetland Assessment and Impact Report (WAIR). Additionally, *Water Act* approval may be required if development will only occur outside of the wetlands if an analysis of grading and construction plans indicates that there may be impacts to the timing, volume, and/or

quality of surface runoff into these wetlands. Factors which may result in requirement for a *Water Act* approval even without direct impacts to wetlands include proximity of development to the wetlands, site grading, the amount of impervious surface developed within the project area, and discharge of stormwater from the development into wetlands (either treated through stormwater management facilities and discharged through outfalls, or untreated and discharged as unconfined surface runoff).

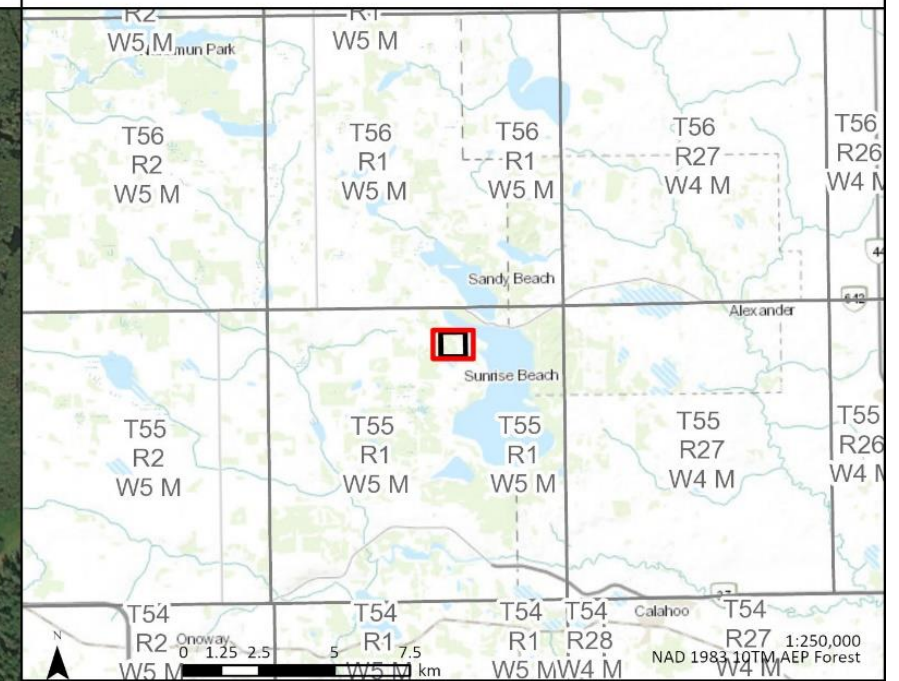
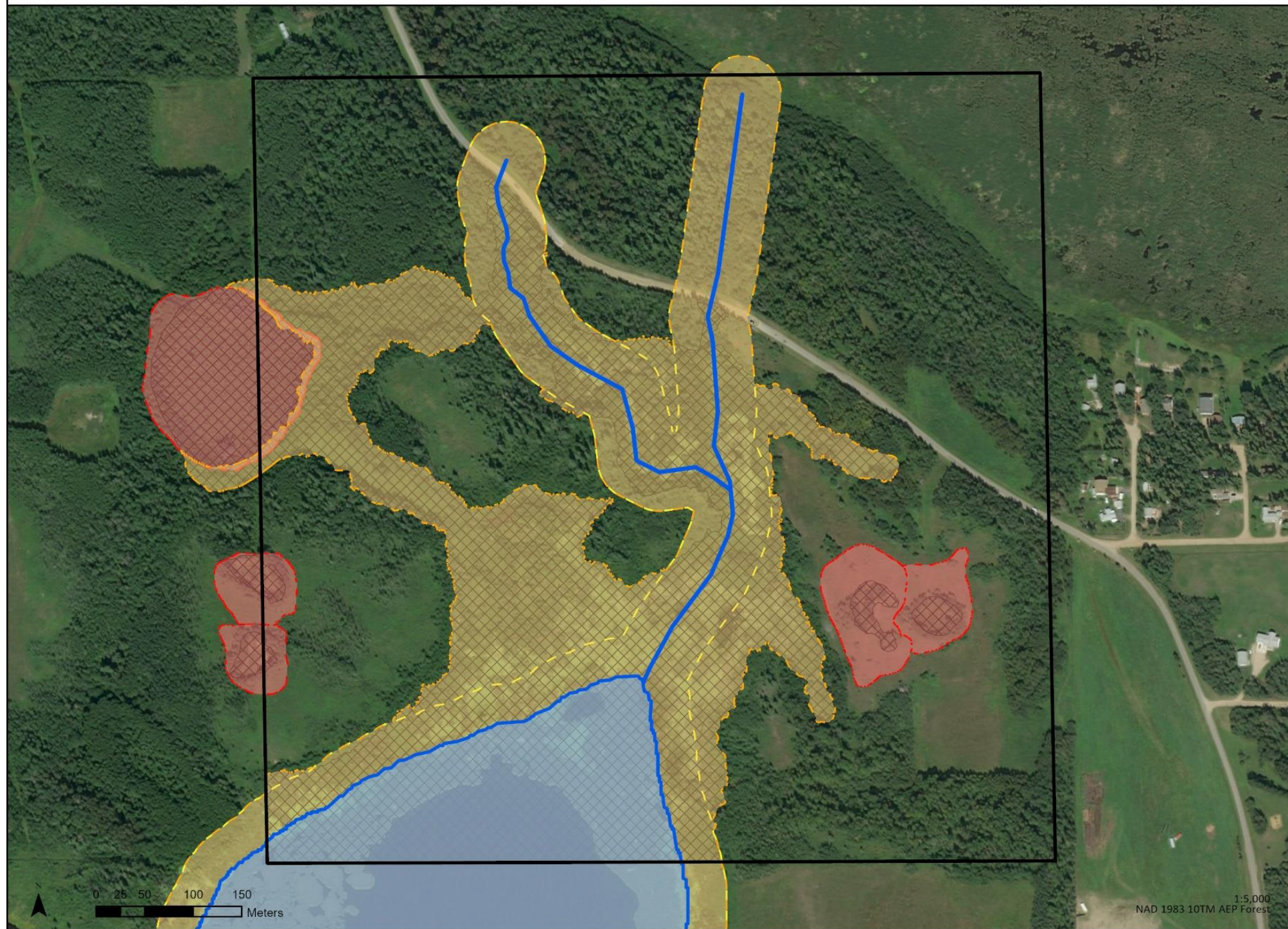
If development will occur within the RSMM setbacks (which includes the full extent of the wetlands associated with the watercourses and permanent body of water), then a variance will be required for the municipal development permit.

If you have any questions or concerns, please feel free to contact me at (780) 757-5530 or via email at josh.haag@aquality.ca.

Yours truly,
AQUALITY ENVIRONMENTAL CONSULTING LTD.

Per: _____

Joshua Haag, B.Sc., P. Biol.
Biologist



- Legend**
- Project Footprint
 - Features and Setback Types**
 - RSMM 40m + Wetland Setback
 - RSMM 40m Setback
 - Wetland Catchment Setback
 - Wetland Boundary
 - Permanent Body of Water

Aquality Environmental Consulting Ltd.
Prepared by: josh.haag
Prepared: 2021-08-09



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Figure 1. Wetland boundaries and Riparian Setback Matrix Model setback requirements.