



Eins Development Consulting Ltd.
 7409 – 111 Street NW
 Edmonton, AB
 T6G 0E6
www.eins.ca

January 15, 2024

RE: Parcels at Mulhurst Bay Area Structure Plan – N.E. ¼ SEC. 11, TWP.47, RGE.28, W.4th M.

Dear Neighbour,

This letter is to inform you about an upcoming Area Structure Plan (ASP) application for the above-noted property. Eins Development Consulting Ltd, has been engaged by the owner of the above-noted property to replace the current Mulhurst Bay Crossing Area Structure Plan with a new Area Structure Plan. The intent of this letter is to provide information regarding this potential development as well as the overall application process.

An ASP is an early step in the Planning process for land development and includes high-level concepts, policy, and technical information to support and guide the proposed development. A graphic showing the overall Planning process can be found on the reverse side of this page. The ASP will include supporting studies, including utility and servicing design, transportation and access design and environmental studies to ensure the proposed development can be accommodated from a technical perspective.

The current Mulhurst Bay Crossing ASP was approved in 2008 and designated the above-noted lands for Low-Density and High-Density Housing, Commercial, and Seasonal Rental Recreational Vehicle and Golf Park Lands. The purpose of the new ASP is to allow for recreational development on the northern portion of the ASP Area. This recreational development will include a cottage site and RV/modular park lots and an early concept can be seen on the following page. An ASP is approved as a Bylaw through County Council and is usually accompanied by rezoning and subdivision applications that provide specific details of the development like the number and size of lots.

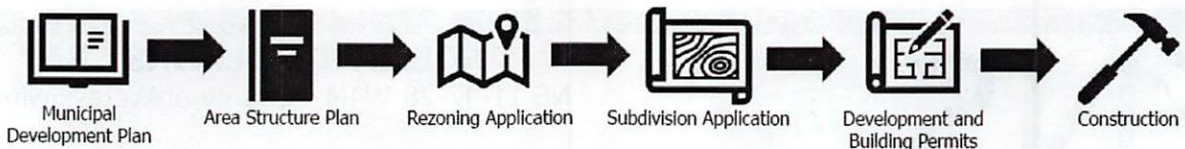
There will be other further information and details on this ASP application as well as future opportunities to provide feedback at an Open House once an application is formally submitted. Should you have questions related to the application please submit feedback to me directly by February 5, 2024, I can be reached by any of the methods indicated in my signature below. I look forward to hearing from you.

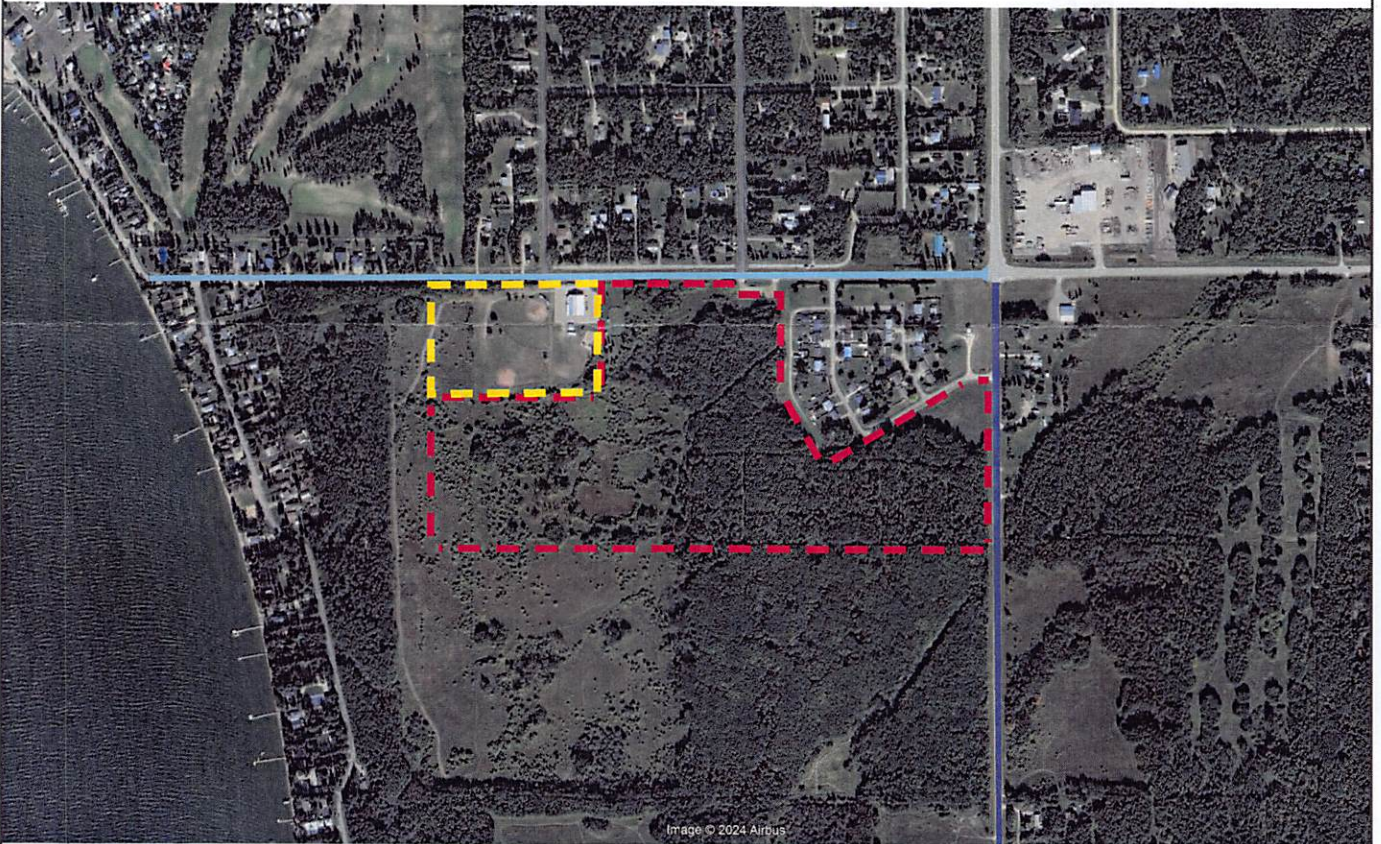
Regards,





andrew

Andrew Olsen
 Junior Planner, Eins Development Consulting
 587-984-8711
andrew@eins.ca

Planning Process





-  Range Road 281
-  50 Ave
-  Parcels at Mulhurst Bay ASP Boundary
-  Mulhurst Bay Community Centre











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PARCELS AT MULHURST BAY
NE 11-47-28-W4M - County of Wetaskiwin

ASP CONTEXT MAP - January 2024



-  property boundary
-  private road ROW (8m)
-  RV/modular park lots (118)
-  cottage site parking
-  cottage sites (cabins)
-  pond
-  commercial
-  parks & open space (non-MR)

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PARCELS AT MULHURST BAY
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PRELIMINARY CONCEPT - December 2023