

BY-LAW NUMBER 2020/11

BY-LAW NO. 2020/11 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of the Malmo Mission Covenant Church, (NW-8-44-22-W4M) in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, an Area Structure Plan has been prepared for the Malmo Mission Covenant Church and Dwayne & Wendy Pritchard (NW-8-44-22-W4M).

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 2000, Chapter M-26.1, and amendments thereto.

NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted for (NW-8-44-22-W4M).

1. This by-law comes into effect on the date of third reading.

READ: A First time this 12 day of March A.D., 2020

READ: A Second time this 12 day of March A.D., 2020

READ: A Third time and finally passed this 12 day of March A.D., 2020



REEVE



**ASSISTANT CHIEF ADMINISTRATIVE
OFFICER**

The Malmo Church is hoping to build a new building on the four acres beside our present location just to the east. We have an option to purchase and have been working towards getting subdivision approval to purchase that land. The county council has rezoned that land (the four acre adjoining land) to Institutional in November at a public meeting. During this process it has come to our attention that land with a cemetery on it is not eligible for a mortgage. This has become a problem and so to address this issue we are hoping to subdivide the cemetery off from the eight acres (present site plus new land). The original plan would have been to start construction fall of 2020 but it seems more likely to be fall of 2021. At this point we have concept plans and concept location on the new site and those will be shown on the plan. If all this goes as planned, then Malmo would own two pieces of land totalling approximately eight acres. One would only contain the cemetery and the other the new land, parsonage, and old church building.

The new church would not mean more traffic just really replacing an old worn out building. The present site has no room left to build on and is just too close to the highway 822. We worry about children running out to play after services and would like to move to a safer site where we have room to build.

Option 1. The cemetery parcel would be given an access through an easement following the new driveway entering the new property just east of the parsonage and coming off TWP rd. 442. The old church would eventually be removed as well as the present unsafe access off Hyw 822.

We are presenting three options so that if the county council has a preference then all have been reviewed by all the parties necessary. The first option seems like the best to us because it would follow the planned new access road to the new church building. It would involve an easement given to the cemetery site to give it access along that new road.

The second option has some advantages but does require a new access road off highway 822 but the access would be in a better location with better sight lines than the present church access. This would not need to be constructed while Malmo retains ownership of the cemetery.

The third option which seems more complicated would give the cemetery parcel a pan handle type access following the south and east boundaries of the new parcel. This access would only be developed if say the church closed so that two owners would be involved. Even then there is very little traffic to the cemetery at any time. One problem is the two wet areas the panhandle goes through.

The water well is located just north (ten feet) of parsonage as located on map. It produces 10 gallon per minute and draw down is less than 20 feet as attached report shows.

Septic would be a pump out south west from new building if allowed and if not a field would be installed per code.



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 132571
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1987/09/16

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country		Postal Code
MALMO CONVENANT CHURCH		RR2, WETASKIWIN									
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NW	8	44	22	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from					Latitude 52.784924 Longitude -113.172151					Elevation ft	
ft from					How Location Obtained					How Elevation Obtained	
					Map					Not Obtained	

Drilling Information		Type of Work	
Method of Drilling		New Well	
Rotary			
Proposed Well Use			
Domestic			

Formation Log			Measurement in Imperial			Yield Test Summary			Measurement in Imperial		
Depth from ground level (ft)	Water Bearing	Lithology Description	Recommended Pump Rate	10.00 igpm		Test Date	Water Removal Rate (igpm)	Static Water Level (ft)			
60.00		Brown Clay	1987/06/30	10.00		40.00					
100.00		Gray Shale									
120.00		Green Shale									
160.00		Sandy Shale									
180.00		Gray Shale									
185.00		Sandstone									
200.00		Gray Shale									
210.00		Green Shale									
230.00		Gray Shale									
240.00		Sandstone									
250.00		Gray Shale									
						Well Completion					
						Total Depth Drilled	Finished Well Depth	Start Date	End Date		
						250.00 ft		1987/08/30	1987/08/30		
						Borehole					
						Diameter (in)	From (ft)	To (ft)			
						0.00	0.00	250.00			
						Surface Casing (If applicable)			Well Casing/Liner		
						Steel	Size OD :	4.50 in	Size OD :	0.00 in	
							Wall Thickness :	0.158 in	Wall Thickness :	0.000 in	
							Bottom at :	202.00 ft	Top at :	0.00 ft	
									Bottom at :	0.00 ft	
						Perforations					
						From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)	
						Perforated by					
						Annular Seal Driven					
						Placed from 0.00 ft to 202.00 ft					
						Amount					
						Other Seals					
						Type At (ft)					
						Screen Type					
						Size OD : 0.00 in					
						From (ft) To (ft) Slot Size (in)					
						Attachment					
						Top Filings Bottom Filings					
						Pack					
						Type Grain Size					
						Amount					

Contractor Certification		Certification No	
Name of Journeyman responsible for drilling/construction of well		1	
UNKNOWN NA DRILLER		Copy of Well report provided to owner Date approval holder signed	
Company Name			
WARNKE DRILLING LTD.			



Water Well Drilling Report

View in MetricExport to Excel

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ft from					Latitude 52.784924 Longitude -113.172151					ft	
ft from					How Location Obtained					How Elevation Obtained	
					Map					Not Obtained	

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level										in
Is Artesian Flow										Is Flow Control Installed
Rate										igpm
Recommended Pump Rate										10.00 igpm
Recommended Pump Intake Depth (From TOC)										80.00 ft
Pump Installed										Yes
Type										SUB
Depth										ft
Make										H.P. .5
Model (Output Rating)										
Did you Encounter Saline Water (>4000 ppm TDS)										Depth
Gas										ft
Well Disinfected Upon Completion										
Geophysical Log Taken										
Submitted to ESRD										
Sample Collected for Potability										Submitted to ESRD
Additional Comments on Well										
SEE VG CHEM SAMPLE #882566										

Yield Test			Taken From Ground Level		Measurement in Imperial
			Depth to water level		
Test Date	Start Time	Static Water Level	Pumping (ft)	Elapsed Time	Recovery (ft)
1987/08/30	12:00 AM	40.00 ft		Minutes:Sec	
Method of Water Removal					
Type Pump					
Removal Rate 10.00 igpm					
Depth Withdrawn From 60.00 ft					
If water removal period was < 2 hours, explain why					

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner Date approval holder signed
WARNKE DRILLING LTD.	