

BY-LAW NUMBER 2020/51

BY-LAW NO. 2020/51 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 Ken and Sharon Ball ASP, (NE-32-46-23-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 Ken and Sharon Ball, (NE-32-46-23-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 Ken and Sharon Ball, (NE-32-46-23-W4M).

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

READ: A First time this 10 day of September A.D, 2020

READ: A Second time this 10 day of September A.D, 2020

READ: A Third time and finally passed this 10 day of September A.D, 2020



REEVE



**ASSISTANT CHIEF ADMINISTRATIVE
OFFICER**

Area Structure Plan

NE-32-46-23 W4M



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INTRODUCTION

This document is an Area Structure Plan for the proposed subdivision of the farmyard site from the remainder of the NE-32-46-23 W4M. The landowner has previously removed the northern 53 acres from the quarter. That new created lot contained a large wetland area and left the good farmland and farmyard site in the remainder. With this proposed subdivision of the yard site from the remaining agricultural land, the intent is to protect that farmland from any future development.

PROVINCIAL JURISDICTION

This property falls within the County of Wetaskiwin No. 10

OTHER MUNICIPALITIES

No other municipalities are affected.

LAND USES – PAST AND PRESENT

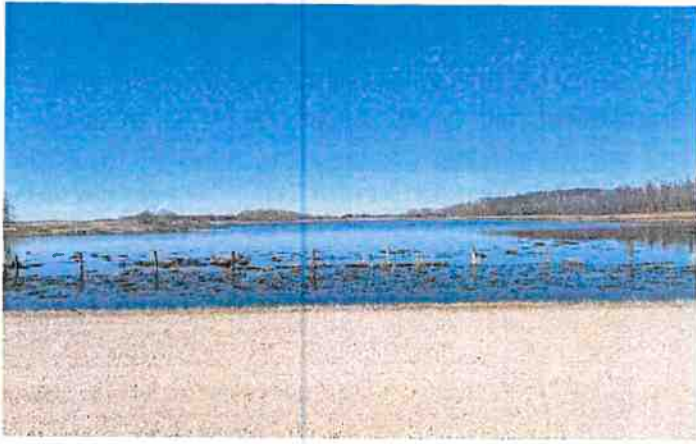
As per the interactive map located on the County of Wetaskiwin's webpage, the NE-32-46-23 W4M is zoned as agricultural and has been used as a cattle farm.

SOIL QUALITY

As per the interactive map located on the County of Wetaskiwin's webpage, the majority of the NE-32 has a Canada Land Inventory (CLI) of 1. The 53 acres previously subdivided on the north side of the quarter and the NW corner of the remainder of NE-32 are classified as CLI-4. The SW corner of the remainder of NE-32 is classified as CLI-3.

Topsoil in the corrals has been removed and replaced with clay. See pictures in Appendix C.

The previously subdivided northern 53 acres of the $\frac{1}{4}$ is primarily wetland. Picture taken from the government road allowance looking west, May 2, 2020.



DRAINAGE AND FLOOD RISKS

Normal drainage around the property to be subdivided. There are no flooding concerns.

ENVIRONMENTALLY SENSITIVE AREAS

There are no environmentally sensitive areas on the subject property.

SHALLOW GROUNDWATER

Not applicable.

PROPOSED SUBDIVISION DESIGN

The following are 3 possible options for the proposed subdivision

TOWNSHIP ROAD 470

RANGE ROAD 234

NE 32-46-23-W4

REMAINDER
38.34ha (94.74acres) +/-

PROPOSED SUBDIVIDED LOT
4.04ha (9.97acres) +/-

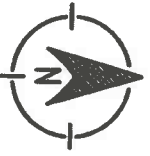
PROPOSED SUBDIVIDED LOT

Ball, K & S

Roll: 82400

NE 32-46-23-W4

August 20, 2020



MUNICIPAL RESERVE

Not Applicable

HIGHWAY ACCESS

Not Applicable

MUNICIPAL ROAD STANDARDS

There is an existing approach on the existing yard site. A new approach to the north of the yard site will be needed to access the agricultural land.

ENVIRONMENTAL IMPACT

Not applicable.

STORM WATER MANAGEMENT

Not applicable

WATER SUPPLY

The water well on the property was tested, the report can be found in Appendix A.

SEWER

This property has an open effluent discharge system that was installed prior to August 1990. The system is approximately 55m from the N/S government road allowance and 70m from the E/W quarter line. The newly proposed property line to the west will be 90+ m from the open effluent discharge system. As such, the system meets discharge regulations. Please see the Private Sewage Disposal System Open Discharge Regulation History document which can be found in Appendix B.

FIRE PROTECTION

Not applicable.

ZONING

As per the interactive map located on the County of Wetaskiwin's webpage, the NE-32-46-23 W4M is zoned as Agricultural.

PUBLIC CONSULTATION

Not Applicable

APPENDIX A – WATER WELL DRILLING REPORT



actionwaterwells@hotmail.com

RR3
WETASKIWIN AB
T9A 1X1

Brian Maygard
Bus. 780-352-5212
Cell. 780-352-1517

July 23, 2020

To Whom It May Concern:

Re: BALL, Ken & Sharon; NE 32 46 23 W4; RR3, Wetaskiwin AB T9A 1X1; (ph.# 780-352-6317)

Please be advised that the older water well located at the above noted legal land description was pump tested Feb 21, 2020. As noted in the provided documentation this particular water well has a good recovery rate and water production of 9 gpm. Well was pumped for 2 hours and held it's rate of yield for 2 hours. Excellent water production; Nice clean water; No Sediments.

As far as I am concerned this well will not have any adverse impact on any adjacent properties. But as I am a water well driller, and not a hydrogeologist, I don't see how I can absolutely know that for certain. This is simply based on my experience and knowledge of the water aquifer in that area.

I hope that this satisfies all parties involved as this is the best of my abilities to answer your query on this particular property.

Regards,

A handwritten signature in black ink that reads "Brian Maygard". The signature is written in a cursive, flowing style.

Brian Maygard
Action Water Wells Ltd.

Water Well Drilling Report

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

GIC Well I.D. _____

GoA Well Tag No. _____

Date Report Received _____

Well Identification and Location

Owner Name: Bill Ken Address: RR3 Town: Wetaskowui Postal Code: R9A 1X1

Location: TWP: 32 R30: 46 W3: 23 Lot: _____ Block: _____ Plan: _____

Measured from boundary of: ☐ Quarter ☐ Lot

GPS Coordinates in Decimal Degrees (NAD 83): Latitude: _____ Longitude: _____ Elevation: _____

Drilling Information

Method of Drilling: ☒ Auger ☐ Backhoe/Dug ☐ Rotary ☐ Cast-In-Place ☐ Rotary (Auger) ☐ Rotary (Mud)

Type of Work: Pump Test
☐ New Well (Producing)
☐ Test Hole (Dry Well) (Dry) Plugged
 Plugged with: ☐ Bentonite Slurry ☐ Bentonite Chips ☐ Cement
☐ Other (Specify): _____
 Amount Used: _____

Proposed Well Use: ☒ Household (up to 1250 m3/yr with residence on property) ☐ Other (Specify): _____

(Note: All wells, except household wells, must be licensed by Alberta Environment to divert and use groundwater)

Formation Log

Depth from ground level: _____ Indicate if Water Bearing: _____

Lithology Description: _____

Well Completion

Total Depth: _____ Finished Well Depth: _____ Start Date: 20/02/21 End Date: 20/02/21

Borehole: Diameter: _____ From: _____ To: _____

Surface Casing (if applicable): ☐ Steel ☐ Galvanized Steel ☐ PVC ☐ Fiberglass ☐ Cement ☐ Other _____

Well Casing/Liner: ☐ Steel ☐ Galvanized Steel ☐ PVC ☐ Fiberglass ☐ Other _____

Size OD: _____ Wall Thickness: _____ Top at: _____ Bottom at: _____

Perforations: From: _____ To: _____ From: _____ To: _____ Size: _____ X _____

Perforated by: ☐ Machine ☐ Saw ☐ Drill

Annular Seal: ☐ Bentonite Slurry ☐ Bentonite Chips ☐ Cement

Placed From: _____ To: _____ Amount: _____

Drive Shoes at: _____ Welded Ring at: _____

Shale Trap at: _____ Other at: _____

Size OD: _____ Interval From: _____ To: _____ Slot Size: _____ Interval From: _____ To: _____ Slot Size: _____

Telescoped ☐ Attached to Casing ☐ Top Fittings: ☐ Pack ☐ Coupler ☐ Bottom Fittings: ☐ Wash-down ☐ Ball ☐ Plug

Pack: ☐ Artificial/Mechanical ☐ Natural Grain Size: _____ Amount: _____

Yield Test

Test Date: 20/02/21 Start Time: 10:00 Distance From Top of Casing to Ground Level: _____ m/L Static Water Level: 15' m/L

Artesian Flow: ☐ Rate: _____ L/min or gpm ☐ Yes, flow control installed Describe: _____

Method of Water Removal: ☒ Pump ☐ Bailor ☐ Air ☐ Water Removal Rate: _____ L/min or gpm ☐ Water Removal Rate: _____ L/min or gpm

Pumping Rate: 9 L/min or gpm ☐ Depth Pumped From: _____ m/L ☐ Depth Bailed From: _____ m/L ☐ Depth Air Tested From: _____ m/L

If water removal period was < 2 hours, explain why: _____

Recommended Pump Rate: 9 L/min or gpm Pump installed ☒ Yes ☐ No Depth: 2 m/L

Recommended Pump Intake Depth (From TOC): 9.5 m/L Type: Submersible H.P.: 1/2

Did you Encounter: ☐ Saline Water (> 4000 ppm TDS) Depth: _____ m/L ☐ Well Disinfected Upon Completion ☐ Electric ☐ Gamma ☐ Other (Specify): _____

Remedial Action Taken: _____

Geophysical Log Taken: ☐ Electric ☐ Gamma ☐ Other (Specify): _____

Sample Collection for Potability: ☐ Yes (☐ Result Attached) ☐ No

Additional Comments on Well: Clear water - No sediment (clean - well)

Water Diverted for Drilling

Water Source: _____ Amount Taken: _____ Duration Date: _____ Time: _____ am/pm

Contractor Certification

Copy of Drilling Report Given to Owner: ☐ _____

Name of Journeyman responsible for drilling, construction of well: _____ Certification No: 10167A

Company Name: _____

I certify that this well was constructed in accordance with the Water (Municipal Regulation of the Water Act). All information in this record is true and describes the works and hydrogeological conditions at the time of well completion only.

Approval Holder Signature: _____ Date: 20/02/21

Depth to water level	Elapsed Time	
	Min	Sec
0		
1	26	3
2	27	6
3	28	6
4	30	6
5	32	3
6	33	2
7	34	4
8	35	1
9	35	6
10	36	0
11	37	8
12	38	8
13	39	1
14	40	1
15	40	1
16	41	1
17	41	1
18	41	1
19	41	1
20	41	1
21	41	1
22	41	1
23	41	1
24	41	1
25	41	1
26	41	1
27	41	1
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91	41	1
92	41	1
93	41	1
94	41	1
95	41	1
96	41	1
97	41	1
98	41	1
99	41	1
100	41	1

APPENDIX B – PRIVATE SEWAGE REGULATION HISTORY

PRIVATE SEWAGE DISPOSAL SYSTEM OPEN DISCHARGE Regulation History Clearance Requirements in FEET (official measurements in metre)	PROPERTY LINE					
	WATER SOURCE (WELL OR OTHER SOURCE OF POTABLE WATER)	BUILDING / DWELLING (WITH BASEMENT)	BUILDING / DWELLING (WITHOUT BASEMENT)	FROM OTHER INHABITABLE BUILDING ON ANY OTHER PARCEL OF LAND	SURFACE BODY OF WATER WATER COURSE	
Plumbing and Drainage Regulations (Manpower & Labour) Code effective date Dec 21, 1972 to Dec 8, 1977	300	150	300 (a)	300 (a)	1000	300
The Plumbing and Drainage Act Regulations (Labour) Code effective date Dec 8, 1977 to Oct 15, 1987	150	150	150	150		300
The Plumbing and Drainage Act Regulations (Labour) Code effective date Oct 15, 1987 to Aug 1, 1990	150	150	150	150		
Plumbing and Gas Safety Services Branch Quarterly Bulletin Code effective date Aug 1, 1990 to July 1, 1992	300	150	150	150		
Alberta Private Sewage Treatment and Disposal Regulations Code effective date July 1, 1992 to Nov 1, 1997	300	150	150	150		
Regulations Code effective date Nov 1, 1997 to July 20, 1999	300	150	150	150		
Alberta Private Sewage Systems Standard of Practice 1999 Code effective date July 20, 1999 to 2008	300	150	150	150		300 (a)
Alberta Private Sewage Systems Standard of Practice 2009 Code effective date October 5 2009 to Present	300	165	150	150		300 (a)

(1) On a property that adjoins the permanent body of water as prescribed in 3.2.2 to the exception in 3.2.2.(b), may allow a reduction in this distance depending on the arrangement of the system. (SOP 1999)

(2) On a property that adjoins the permanent body of water as prescribed in 2.1.2.4 to the exception in 2.1.2.4 (2), may allow a reduction in this distance depending on the arrangement of the system. (SOP 2009)

(3) The parcel of land must be at least 40 acres or more.

Dwelling or Dwelling Unit means a suite operated as a housekeeping unit used, or intended to be used, as a domicile by one or more persons and usually contains cooking, eating, living, sleeping and sanitary facilities. (SOP 1999)

Building means any structure used or intended for supporting or sheltering any use or occupancy. (SOP 2009)

N:\PSD\9955 General\Private Sewage Treatment\Systems\System Suback History

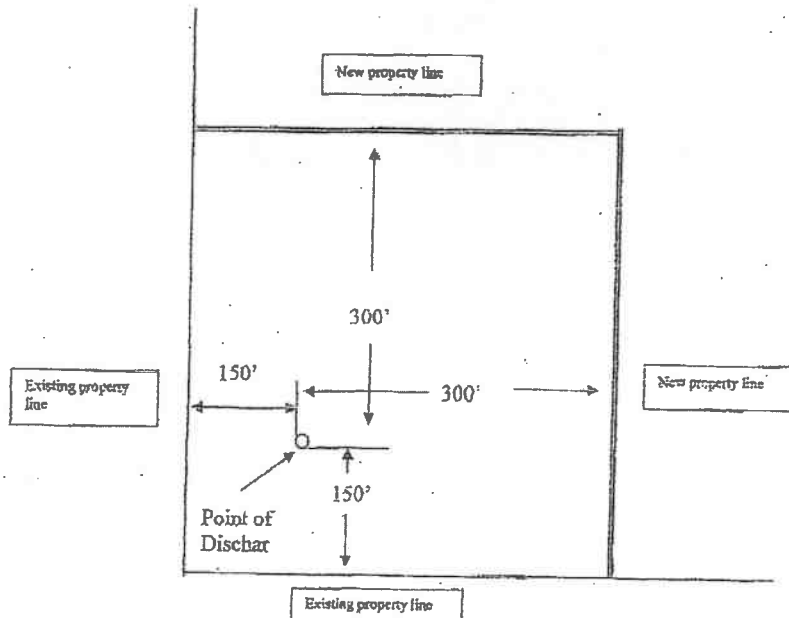
July 14, 2000

**Subject: OPEN EFFLUENT DISCHARGE SYSTEMS and
MINIMUM CLEARANCE FOR SUBDIVISIONS**

Alberta Municipal Affairs adopted the Alberta Private Sewage Systems Standard of Practice 1999. It was declared in force under the Private Sewage Disposal Systems Regulation (AR 229/97) on June 1, 1999.

The Standard of Practice under Article 10.2.1 requires a clearance of 90 m (300 ft) to property lines from an open discharge. The previous regulation in force as of August 1990 also required 90 m (300 ft) clearance to property lines. However, the clearance requirement in effect between December 1977 to August 1990 was 45 m (150 ft) to property lines.

Relating to a property that is to be subdivided, where an open effluent discharge is used the following is applied. If installed prior to August 1990 the distance of 45 m (150 feet) to the existing property lines is still acceptable when subdivision occurs. Current requirements are not to be applied retroactively. However, new property lines that are established to form new subdivided property must meet today's requirements of 90 m (300 ft) between the point of open effluent discharge and the property line as they are being established under current requirements.



APPENDIX C - PHOTOS



***Photo taken 1993



***Photo taken 1996



****Photo taken 2015