



County of Wetaskiwin No. 10
BYLAW # 2025/23

A Bylaw of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of authorizing the adoption of an Area Structure Plan for the purpose of providing framework for the future subdivision and residential development within the land described as SE 11-47-26-W4M.

WHEREAS per Requirements of Area Structure Plan Policy, an Area Structure Plan has been prepared for SE 11-47-26-W4M.

AND WHEREAS the proposed Area Structure Plan has been widely circulated and discussed in accordance with notification and procedural requirements outlined in Section 606 (1) and 633(1) of the *Municipal Government Act*.

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

PART 1 - TITLE

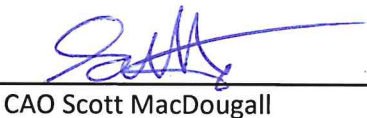
1. The document attached to this Bylaw as "Schedule A", together with accompanying maps, is hereby adopted as the "Poplar Lane Area Structure Plan – SE 11-47-26-W4M":
- a. To subdivide and develop residential development within the existing 70-acre parcel of land described as SE 11-47-26-W4M.

PART 2 - EFFECTIVE DATE

2. This Bylaw shall come into force and take effect upon the date of Third and Final Reading.

READ for the FIRST TIME this	<u>12</u>	day of	<u>August</u>	, A.D.,	<u>2025</u>
READ for the SECOND TIME this	<u>9</u>	day of	<u>September</u>	, A.D.,	<u>2025</u>
READ for a THIRD and FINAL time this	<u>9</u>	day of	<u>September</u>	, A.D.,	<u>2025</u>


COUNTY REEVE Josh Bishop

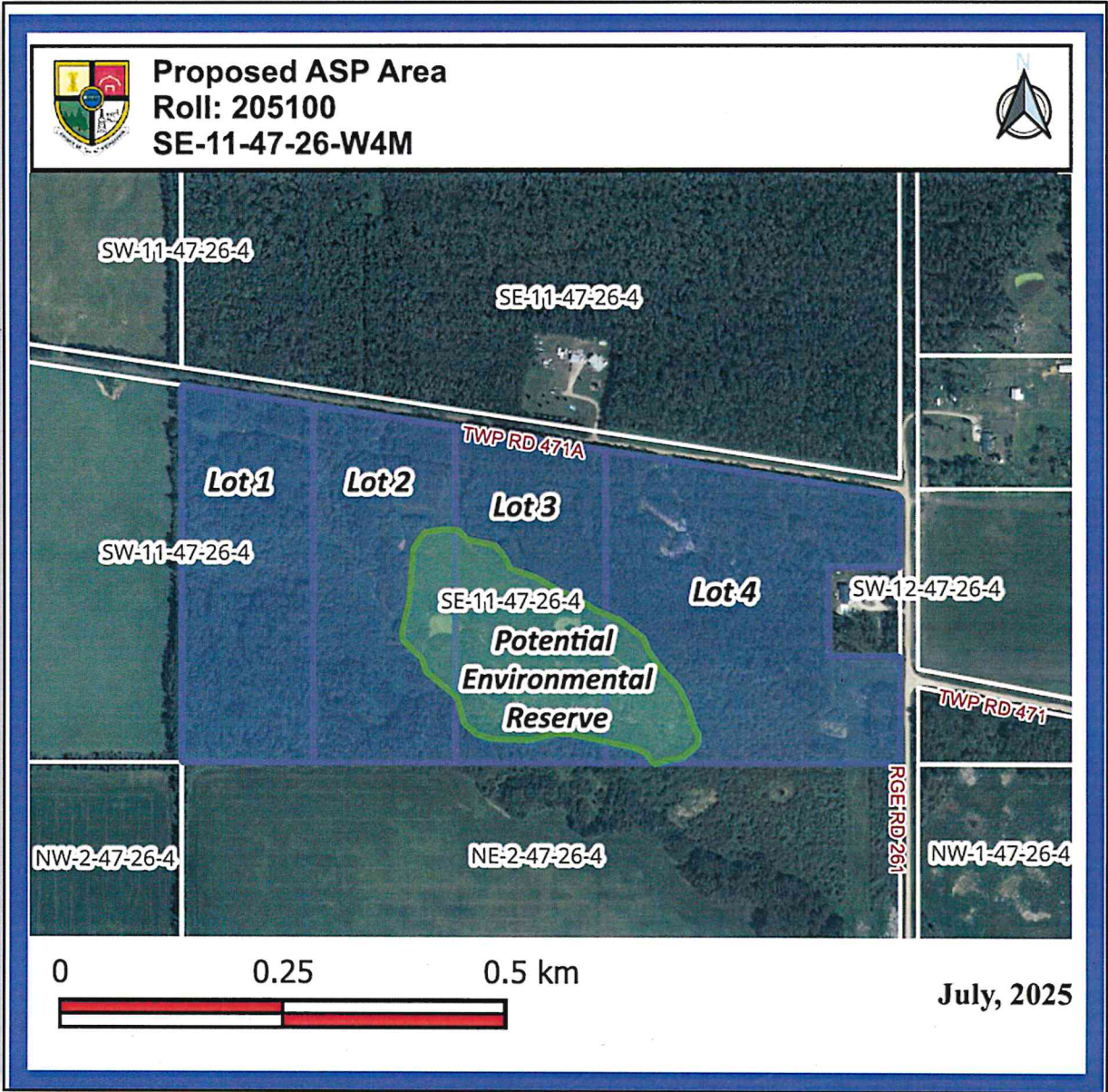

CAO Scott MacDougall





County of Wetaskiwin No. 10
BYLAW # 2025/23

SCHEDULE "A"



DISCLAIMER: This map is not intended for site-specific decision-making and should not be relied upon for financial or other commitments. The information is provided on an “as-is” basis, without warranty of any kind, either expressed or implied, including but not limited to fitness for a particular purpose or use.



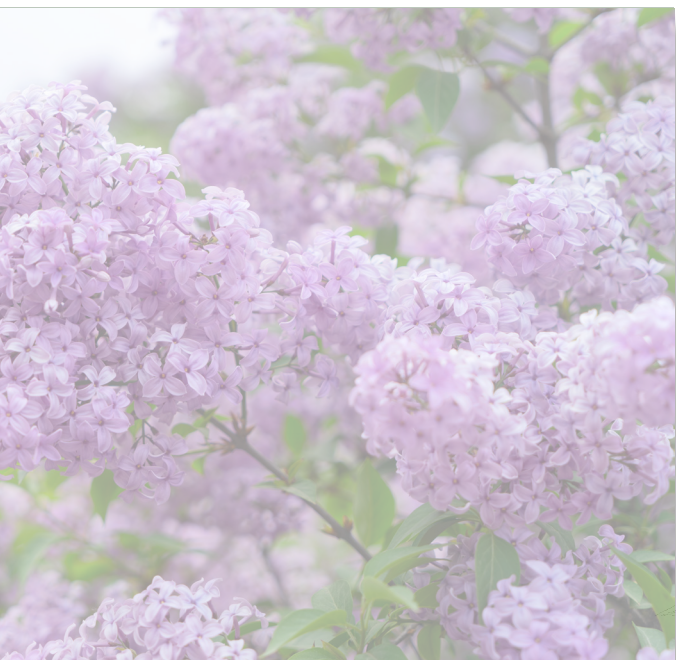


POPLAR LANE AREA STRUCTURE PLAN

SEPTEMBER 2025



Beairsto & Associates | 60 YEARS
ENGINEERING & SURVEY



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1.0 Introduction

1.1 Purpose

The proposed Plan Area (the "Plan") is situated within the County of Wetaskiwin No. 10 (the "County"), approximately eleven miles northwest of the City of Wetaskiwin, near the junction of Highway 2 and Township Road 470, and a half mile south of Watelet Lake. This Plan introduces a four-lot residential subdivision while still protecting the integrity of the water features through the preservation of tree cover and supporting environmental sensitivity.

The Area Structure Plan (ASP) is designed to guide future development in a strategic and effective manner. It includes comprehensive guidelines on environmental considerations, land use, road networks, and infrastructure. All decisions regarding future land use, subdivision, and development will be made in accordance with the provisions set out in this Plan.



1.2 Enabling Legislation

Municipal Government Act: The ASP has been prepared in accordance with the requirements set out in Section 633 of the Municipal Government Act (MGA). Section 633 of the MGA states that an Area Structure Plan must describe:

- a. the sequence of development for the plan area;
- b. the land uses proposed for the area, either generally or with respect to specific parts of the area;
- c. the density of population proposed for the area either generally or with respect to specific parts of;
- d. the area;
- e. the general location of major transportation routes and public utilities; and
- f. other matters council considers necessary.

Alberta Land Stewardship Act: The Alberta Land Stewardship Act (ALSA) authorizes the provincial Cabinet to establish planning regions and adopt a statutory plan for each region. Seven planning regions have been established corresponding to the natural watersheds in the province. The overarching purpose is to implement the Land Use Framework by harmonizing land use policies throughout the province. County of Wetaskiwin No. 10 is located within the North Saskatchewan Regional Plan as defined in the ALSA which has not yet been approved.

Municipal Development Plan: The ASP is consistent with the County of Wetaskiwin's Municipal Development Plan (MDP). Section 8 of the MDP promotes environmental stewardship, particularly through the preservation of environmentally sensitive areas and the use of the Conservation District. This ASP supports those objectives by maintaining existing tree cover, preserving overland drainage routes, and minimizing disturbance to natural features, in keeping with the intent of the Conservation zoning applied to the plan area.

Section 11.1.5 of the MDP outlines that an Area Structure Plan is required for multi-lot country residential development and emphasizes the importance of ensuring such development is planned in a coordinated and environmentally responsible manner. The Poplar Lane ASP fulfills this requirement by providing a detailed planning framework that supports rural residential development in an appropriate location, while addressing access, servicing, and environmental constraints. The plan ensures compatibility with surrounding land uses and alignment with the long-term vision and growth management principles set out in the MDP.

Land Use Bylaw: The Land Use Bylaw (LUB) regulates subdivision and development within the County by governing regulations and controls the use and development of land and buildings in the County. The LUB is intended to implement the policies of the MDP and other statutory plans within the overall planning framework. The zoning districts outlined in this Plan mirror those specified in the County's LUB with the purpose of guiding the future subdivision and development of the Plan area.

Matters Related to Subdivision and Development Regulations: The preparation of this Area Structure Plan has considered the relevant provisions of the Matters Related to Subdivision and Development Regulation, particularly as they relate to ensuring that future subdivision and development resulting from this Plan can comply with provincial requirements for access, servicing, and environmental considerations. While the Regulation does not apply directly to statutory plans, it guides key planning elements such as road access to provincial highways, water and wastewater servicing, and proximity to hazard lands, which have been addressed in this ASP to facilitate future subdivision approval.

1.3 Plan Area

The property is located approximately 7 kilometres south of Leduc County, ½ mile south of Watelet Lake, with the northern boundary adjoining Township Road 471A and the eastern boundary adjacent to Range Road 261. The surrounding areas are agricultural lands, with small residential buildings to the north and east of the Plan Area. Keiser Ag Solutions is located approximately a half mile to the southwest of the Plan Area. **Figure One - Location Map** provides a visual representation of the area and subject lands.

The Plan Area comprises the severed southern half of one quarter section—SE-11-47-26-W4M, located south of Township Road 471A, totaling 28.58 hectares (70.62 acres).



1.4 Community Consultation

As per Section 11: Engagement Tactics of the County's Requirements for Area Structure Plan Policy 61.1.6, the engagement requirements were met through completion of an Adjacent Landowner Notification. A notification letter was mailed to adjacent landowners and included the following information: a summary of the proposed plan, instructions on how and where to view the plan (via email or by request), contact information for the developer, and clear guidance on how to provide feedback.

This approach satisfies the County's engagement expectations for Area Structure Plans where broader public engagement is not required due to the scale or impact of the proposal. Feedback received during this process was considered in finalizing the ASP.

1.5 Planning Process

The general sections of the ASP are outlined as follows:

Section 1.0 – Introduction: Provides an overview of the ASP, including the purpose, legislative context, plan area description, and community consultation undertaken during its preparation.

Section 2.0 – Site Context: Describes the overall vision for the plan, current land ownership, and existing land use.

Section 3.0 – Development Considerations: Outlines technical background and constraints, including environmental features and wetlands, topography, stormwater management, shallow utilities, oil and gas infrastructure, historical resources, and transportation access.

Section 4.0 – Development Concept: Presents the proposed land use layout and supporting infrastructure, guided by planning principles, site conditions, and servicing feasibility.

Section 5.0 – Policy Framework: Establishes land use and development policies to guide future subdivision and development within the ASP boundary.

Section 6.0 – Implementation: Summarizes the actions required to bring the plan into effect, including phasing, potential land use bylaw amendments, subdivision processes, and provisions for review or amendment of the plan.

2.0 SITE CONTEXT

2.1 Plan Vision

The Plan Area will encompass four residential subdivided lots, totaling 28.58 hectares (70.62 acres) in area and designated as Conservation (C) District. This Plan incorporates required services and infrastructure to support the proposed residential development. The ASP prioritizes the protection of key environmental assets and wetlands to minimize the ecological impact of forthcoming developments. It seeks to safeguard lake and watershed health by preserving existing tree cover and fostering environmentally conscious residential development.

2.2 Land Ownership

The Plan Area is comprised of one title parcel of land owned by a singular landowner. This is identified on **Table One – Land Ownership** the parcel within the ASP Boundary.

Table One - Land Ownership

OWNER	LAND DESCRIPTION	AREA (ha)
Private Landowner	SE-11-47-26-W4M	28.58 ha

2.3 Existing Land Use

The Plan area is presently designated as Agricultural (AG) District as illustrated by **Figure Two – Current Land Use**. Currently one residential property within the ASP area, additionally, there are other residential properties to the north and east of the Plan area.



3.0 DEVELOPMENT CONSIDERATIONS

3.1 Environmental Features and Wetlands

An assessment by Base Land and Environmental Ltd. identified wetlands and watercourses within the Plan area that may be affected by future development. A field-level wetland verification will be completed at the subdivision stage, with Water Act approval and/or a Code of Practice notification submitted as required.

Tree and shrub cover may require a Timber Salvage Plan and selective timber removal permit prior to clearing.

Mitigation measures will be implemented as needed to protect species of concern and align with the goals shown in **Figure 3 – Wetland and Environmental**, ensuring compliance with all applicable regulations.

3.2 Topography

The topography of SE-11-47-26-W4M features gently rolling terrain typical of central Alberta, shaped by historic glacial activity. These subtle undulations influence natural surface drainage patterns and are a key consideration in future site grading and development suitability.

According to the County of Wetaskiwin's 2024 Farmland Assessment, the property is primarily composed of native dryland pasture with variable soil productivity ratings. Approximately 60 acres are rated as dryland pasture with productivity group ratings ranging from 4.5% to 41%, depending on the presence of vegetation, tree cover, and permanent sloughs. The remaining 7.94 acres are classified as non-productive due to surface water. The land includes areas of native grassland, scattered trees, and pockets of wetland, reflecting a landscape well-suited for agricultural and rural residential use with environmental sensitivity in mind.

As shown on **Figure Four – Topography**, the entire Plan Area falls within the 795 metre elevation contour. This confirms the gently sloping nature of the site and provides a basis for maintaining natural drainage flows as part of future lot-level grading and stormwater management planning.

3.3 Stormwater Managment

Stormwater in the Poplar Lane Area Structure Plan will be managed using a natural overland drainage approach, appropriate for the rural context and large residential lot sizes. No formal storm infrastructure is proposed. Instead, surface runoff will follow existing topography, using overland drainage routes and low-lying areas to direct flows to natural drainage points.

Each lot will maintain pre-development drainage routes through and ensure proper grading, directing water away from buildings toward natural flow paths. A minimum 2% slope away from structures is recommended. Temporary erosion controls will be required during construction, and homeowners will be responsible for long-term drainage maintenance.

All development must ensure that drainage paths remain unobstructed, roof and sump discharge stays within property boundaries, and impermeable surfaces are minimized. Should higher-density development occur, further stormwater analysis may be required.

3.4 Shallow Utilities

Shallow utilities, including power, natural gas, and telecommunications, will be extended to service the proposed residential lots at the time of development. These utilities will be installed within road rights-of-way or utility easements in accordance with the standards and requirements of the respective utility providers and the County. Coordination with providers such as FortisAlberta, ATCO Gas, and local telecommunications companies will ensure appropriate routing and capacity. The developer will be responsible for arranging installation and ensuring that utility servicing does not conflict with natural features or drainage routes identified in this plan.

3.5 Oil & Gas Information

The Plan Area is located near several abandoned and suspended wells, as well as oil and gas pipelines operated by companies including Tenaz Energy Corp., Scollard Energy Ltd., and Alberta Products Pipeline Ltd. All nearby wells have been properly abandoned or suspended in compliance with Alberta Energy Regulator (AER) standards, and no sour gas facilities are present. Pipelines in the vicinity carry oil or sweet gas and do not intersect the proposed lots. All future development will adhere to AER setback requirements and coordinate with relevant license holders as needed.

3.6 Historical Resources

A Historical Resources review was conducted through the Alberta Ministry of Arts, Culture, and Status of Women, specifically the Heritage Resources Management Branch. The review confirmed that there are no known historical or archaeological resources within the subject quarter section. As such, no further historical or cultural assessments are required at this time, and the proposed development may proceed without additional heritage-related constraints.



4.0 DEVELOPMENT CONCEPT

4.1 Overview

The development concept in **Figure Five – Proposed Land Use**, outlines a general land use framework as a foundation for future detailed subdivision plans, with residential lot boundaries to be legally defined at the time of subdivision. It strives for a balanced development approach by constructing high-quality residential areas while preserving the environmental integrity of tree cover and water features, ensuring compliance with County standards.

4.2 Goal

To achieve sustainable residential development that adheres to County standards, while preserving the ecological integrity of tree cover and water features within the Plan area, and establishing clear, legally defined lot boundaries at the time of subdivision.

4.3 Objectives

- a. To provide a sound planning framework for the future development of the Plan area that is consistent with the goals of the County MDP and LUB.
- b. To provide high quality, sustainable rural residential development.
- c. To work with the existing landscape in the design of the area to take advantage of the natural features.
- d. To ensure that transportation systems are in place to serve the Plan area.



4.4 Transportation and Access

Access to the Plan Area is proposed from Township Road 471A, which runs along the northern boundary of the site. West of the last existing residential driveway, this roadway is currently undeveloped and does not meet County standards. The developed portion to the east is also substandard, particularly in width for two-way traffic, and will require improvements.

The extent and nature of required upgrades will be determined through the subdivision and development process, in consultation with the County. This may include full road construction, upgrading the existing segment, or construction of a turnaround with lot reconfiguration, subject to County approval.

Access to the proposed lots will be established along the existing right-of-way or a new turnaround, as appropriate. A Traffic Impact Assessment (TIA) may be required at the time of subdivision or development to evaluate traffic impacts and identify any necessary off-site improvements.

These access considerations are illustrated in **Figure Six – Transportation Map**, which shows the current alignment of Township Road 471A in relation to the proposed development area.

4.5 Water Supply

Future water supply for this development will rely on groundwater sourced from the underlying aquifer, primarily the interbedded shale and coal bedrock units of the Scollard Formation. These aquifers are located at depths between 30 and 90 meters below ground level and exhibit low permeability, which may pose challenges in achieving sufficient water yields. Correlation between aquifer depth and productivity suggests that shallower wells may yield higher water volumes.

To ensure optimal water quality and reduce the risk of contamination, wells should be completed with a long-perforated interval spanning multiple low-producing aquifers. Additionally, the well screen should be situated at least 15 meters below the surface.

Preliminary assessments indicate that future subdivision wells may yield approximately 3.5 m³/day (1,250 m³/year or 0.5 imperial gallons per minute), meeting the requirements under the Water Act for individual domestic use. However, multiple well-drilling attempts may be required for some lots, and holding tanks may be necessary to supplement water supply during periods of high demand.

Analysis of existing groundwater use in the area indicates sufficient aquifer capacity to accommodate additional development without adversely affecting existing users. The aquifer's low transmissivity minimizes the lateral spread of drawdown, reducing the potential for interference with neighboring wells.

Groundwater quality testing from nearby wells suggests that future wells may exhibit elevated levels of sodium, total dissolved solids (TDS), and fluoride. As a result, water treatment may be required to meet provincial drinking water standards. Water samples from new wells must be collected and analyzed before long-term use to ensure compliance with Alberta Drinking Water Quality Guidelines.

Figure Seven – Water Well Locations identifies existing well sites within the Plan Area, which will serve as a reference for future well placement to optimize access to groundwater while avoiding interference with other land uses and environmental features.

4.6 Private Sewage Disposal Systems

Municipal services for sanitary sewage disposal are not available. All private sewage systems must be designed and installed in accordance with provincial regulations and any applicable municipal requirements to ensure environmental protection and long-term functionality.



5.0 POLICY FRAMEWORK

5.1 General Policies

The following general policies are applicable to all development within the Plan area:

- a. All future development and subdivisions must generally adhere to the Development Concept outlined on Figure Four – Proposed Land Use.
- b. The proposed residential development must comply with the County's MDP and LUB regulations, as well as the policies specified in this ASP.
- c. Biophysical assessments may be required prior to development to verify and document environmental features.
- d. A Traffic Impact Assessment may be required prior to development to evaluate the implications of increased traffic volumes generated by the residential development.
- e. Environmental Reserves may be dedicated during the subdivision stage, following County Policy and the MGA.
- f. Development on parcels containing wetlands, water bodies, and/or water courses must comply with Provincial regulations and County policies.
- g. Policy 5.6.3.2 of the County's LUB, the removal of tree cover is restricted to the minimum area necessary for the establishment of a development, contingent upon the designated land use of the parcel.

5.2 Alberta Environment and Protected Areas Water Act Approvals

The intent of the Alberta Environment and Protected Areas Water Act is to protect and preserve wetland areas within the Plan Area. Low-impact development may be permitted on or near wetlands only when no alternative locations are available, and all environmental factors have been appropriately considered.

Development must include suitable setbacks from the established top of bank of any wetlands, along with measures to ensure long-term ecological function if development is proposed adjacent to these features.

Wetland restoration projects may be considered, subject to application and approval by Alberta Environment and Protected Areas, and in accordance with Water Act requirements.

All wetland restoration activities must be planned, executed, and evaluated by qualified professionals with expertise in biology or wetland science.

Other development within or adjacent to wetlands will be limited to low-intensity uses that minimize site disturbance and must demonstrate that no adverse effects will occur to the wetland or its ecological function.

5.3 Environmental Reserve

Dedication of Environmental Reserve will occur during subdivision, subject to the discretion of the Subdivision Authority when deemed necessary. The general intent is for any designated Environmental Reserve to be maintained in its natural state, with utilization strictly following the guidelines outlined in the MGA.

5.4 Municipal Reserve

The allocation of Municipal Reserve follows the rules in Sections 666, 667, and 669 of the Municipal Government Act and Section 24 of the Matters Related to Subdivision and Development Regulation.



6.0 IMPLEMENTATION

6.1 Overview

The ASP guides decision-making about growth and development in the area for officials, administrators, developers, agencies, and the community. It uses both statutory and non-statutory planning tools in line with the Municipal Government Act.

6.2 Goal

To effectively guide and manage growth and development within the ASP area, ensuring that it is consistent with local regulations and community needs while utilizing appropriate planning tools under the Municipal Government Act.

6.3 Objectives

- a. Implement the policies contained in the Area Structure Plan (ASP) to guide decision-making regarding land use, zoning, subdivision, and capital investment in infrastructure, ensuring alignment with planned growth and development.
- b. Regularly maintain and update the ASP to ensure it remains an effective and current planning tool, through an orderly review and amendment process that adapts to changing community needs.
- c. Establish clear requirements and responsibilities for developers in moving forward with detailed zoning, subdivision, and servicing agreements, to ensure compliance with the ASP and integration into the County's vision.

6.4 Phasing

The timing of development in the Plan area will generally be influenced by market conditions and the interest of landowners in pursuing subdivisions and development opportunities.

6.5 Land Use Bylaw Amendment

Developers shall be responsible for applications to amend the Land Use Bylaw within the boundaries of the ASP to amend policies, text or mapping prior to subdivision.

6.6 Development Agreement

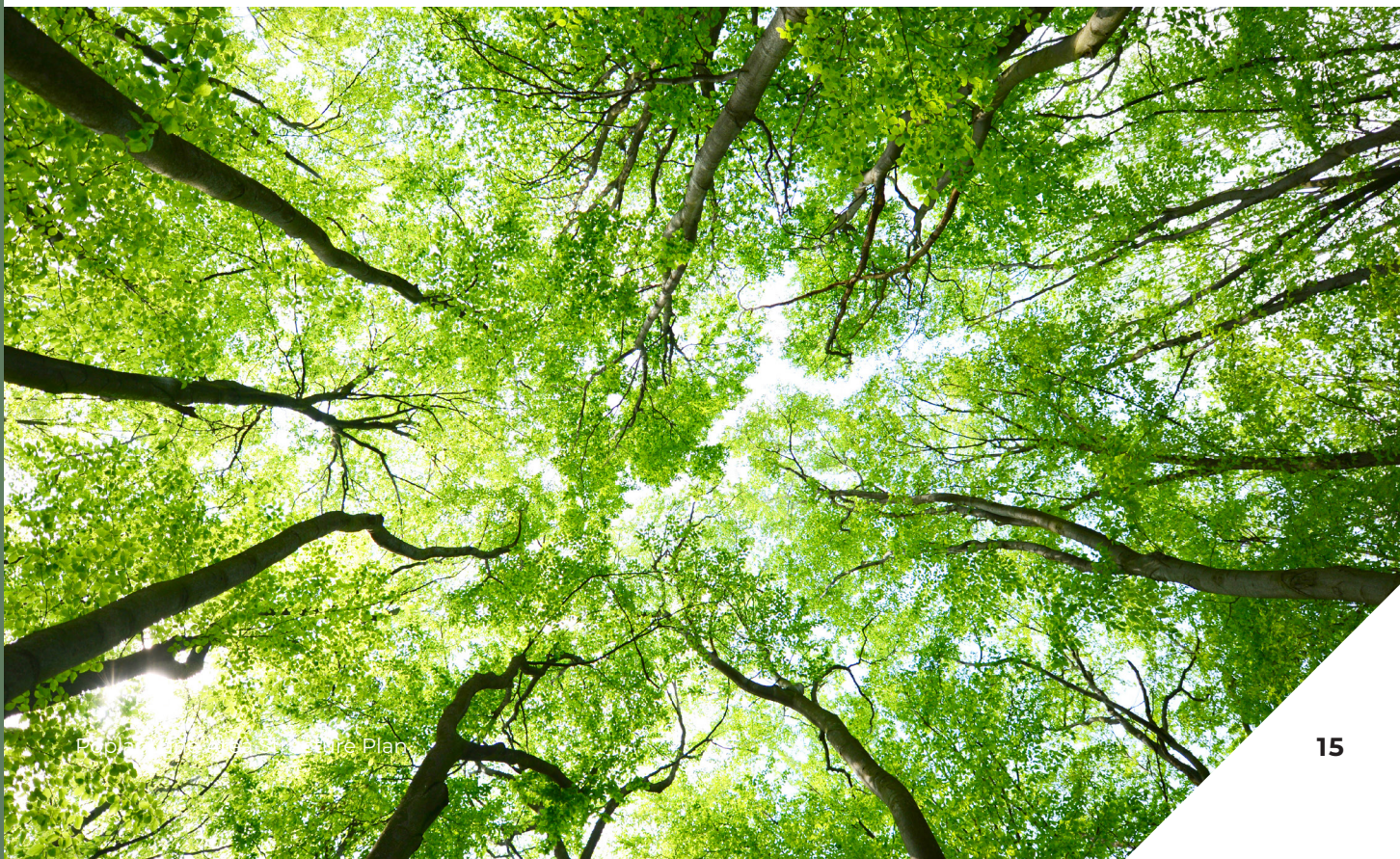
Development agreements may be required between the County and the developer as a condition of subdivision approvals in accordance with Section 655 of the MGA.

6.7 Amending the Plan

An amendment to the ASP shall be required if, in the opinion of the Approving Authority, a proposed Land Use Bylaw Amendment or Subdivision results in one or more of the following changes to the ASP:

- a. A change in the general land use pattern of an area;
- b. The elimination, reclassification, or significant realignment of proposed collector roads, or the relocation of intersections with major collector roads; or
- c. Significant changes to the location of major utility networks or stormwater management.

This document shall have a shelf life of three (3) years from the date of adoption. If no subdivision or development has commenced within that time frame, the ASP will be considered expired and subject to review and re-approval prior to proceeding with any future development.



Figures

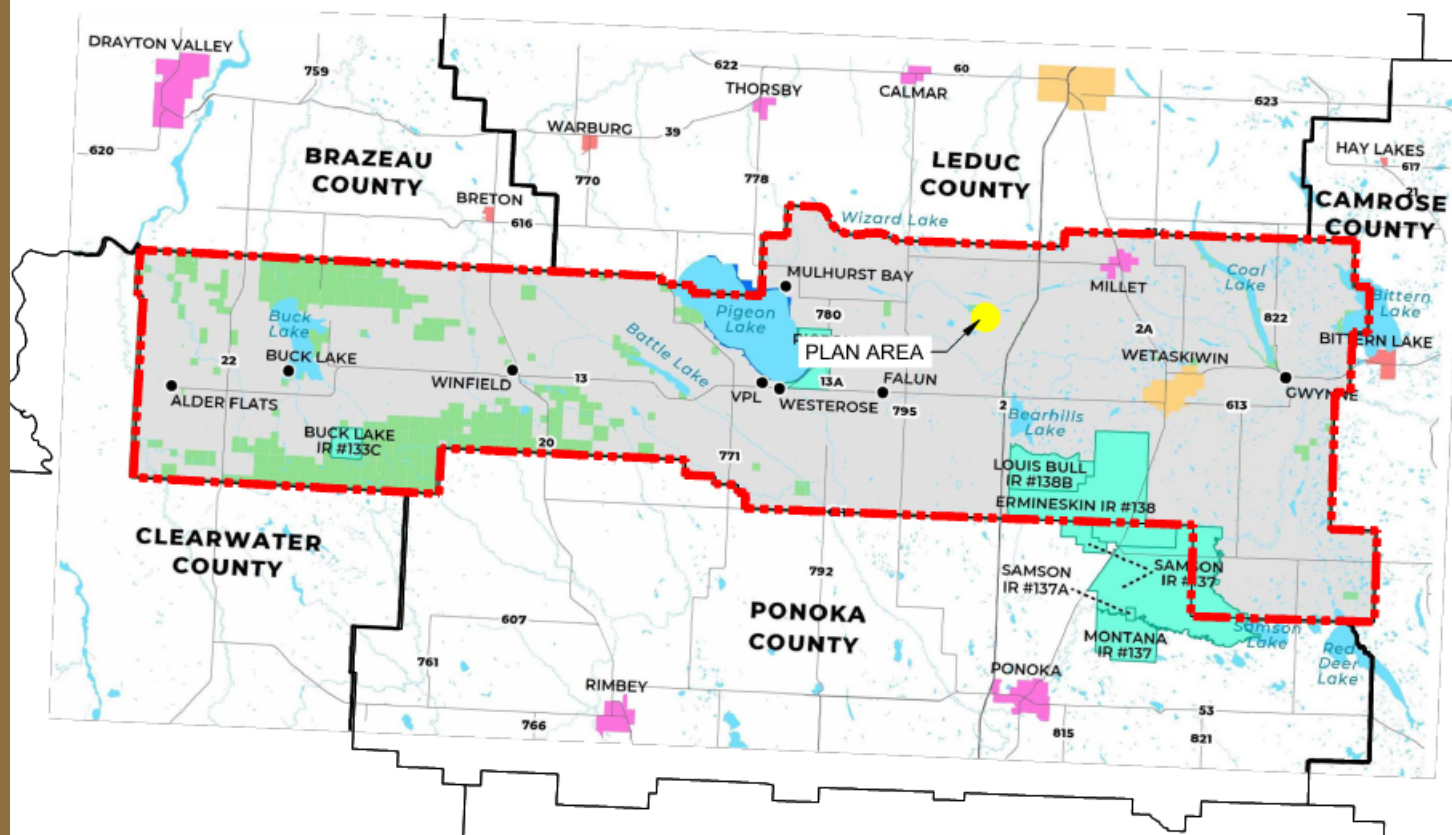


Figure One - LOCATION MAP



COUNTY OF WETASKIWIN NO.10



PLAN AREA



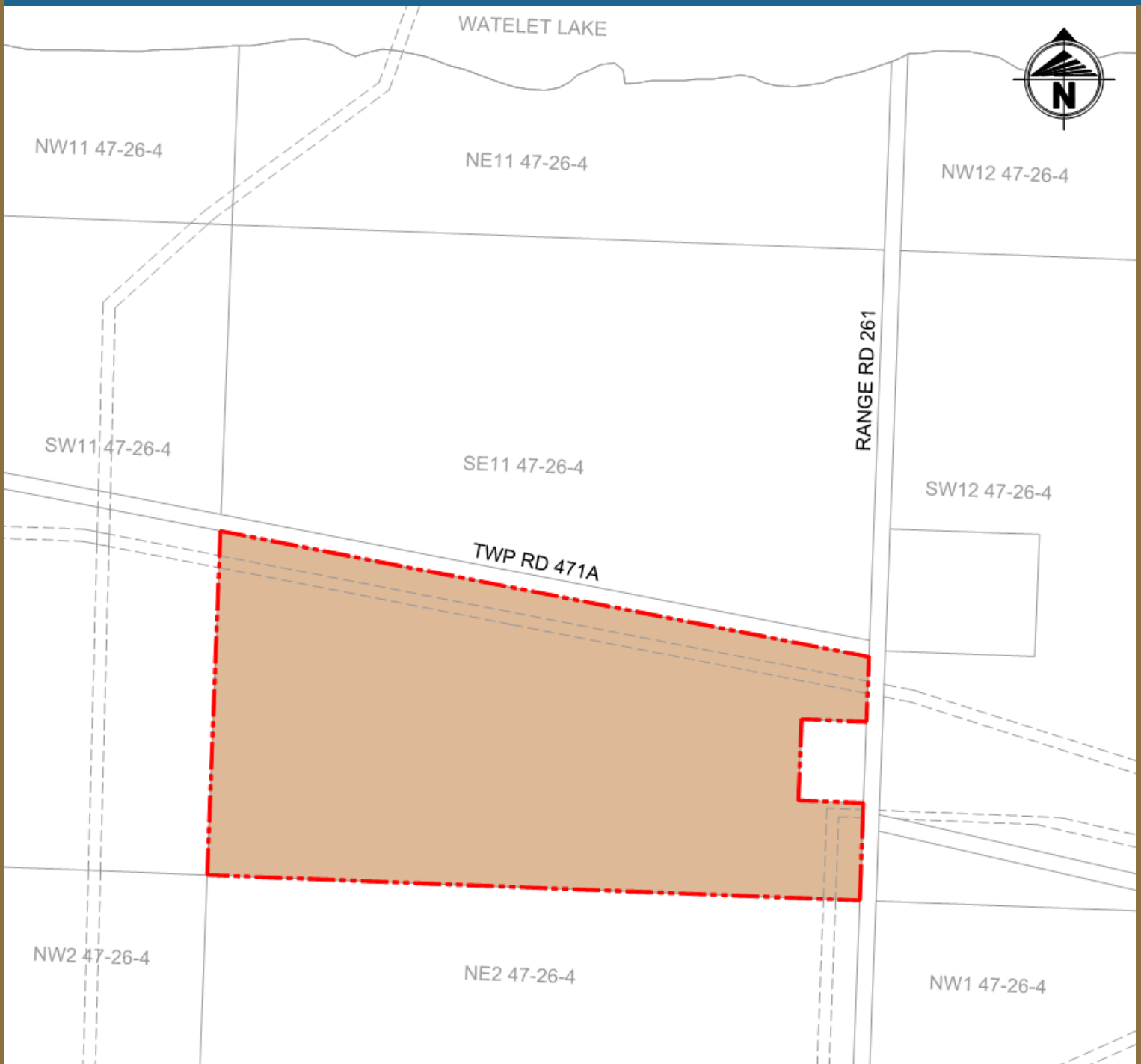


Figure Two - CURRENT LAND USE MAP






-  PLAN AREA BOUNDARY
-  AGRICULTURAL [AG] DISTRICT





Figure Three - WETLAND AND ENVIROMENTAL MAP

-  PLAN AREA BOUNDARY
-  RECURRING LAKE
-  SHARP-TAILED GROUSE / SENSITIVE RAPTOR RANGE-BALD EAGLE



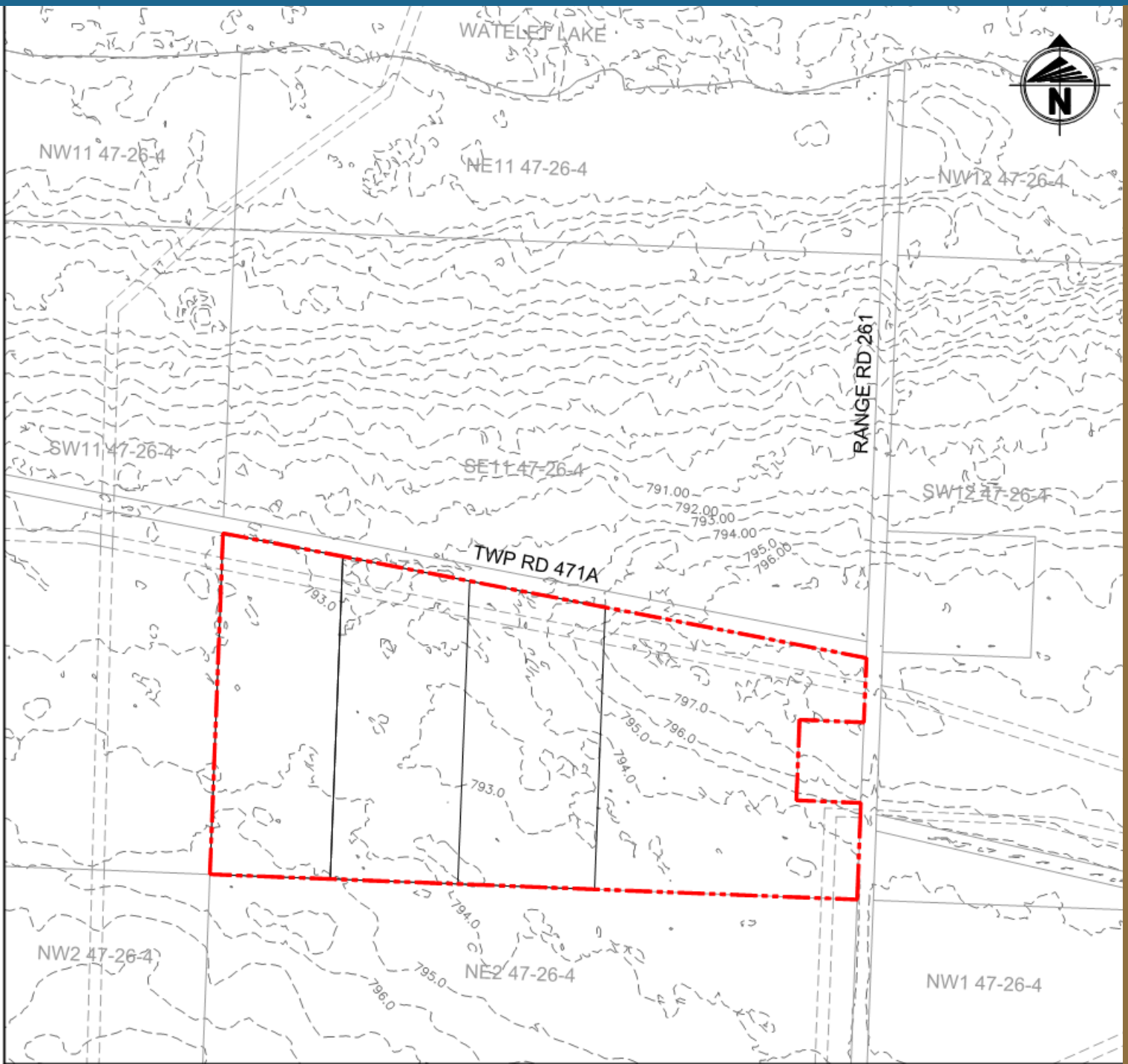




Figure Four - TOPOGRAPHY MAP

 PLAN AREA BOUNDARY





Figure Five - PROPOSED LAND USE MAP

-  PLAN AREA BOUNDARY
-  CONSERVATION [C] DISTRICT



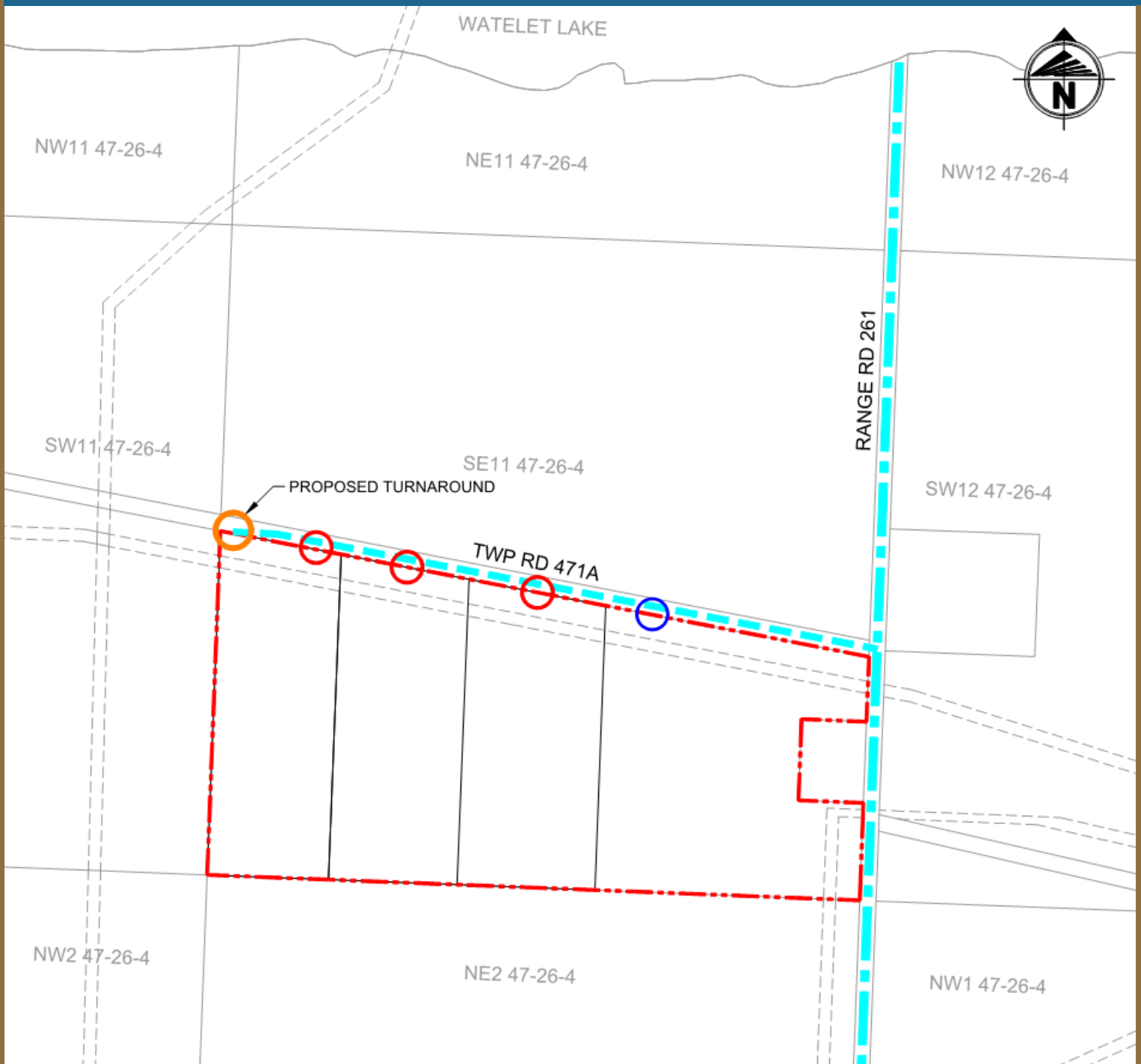


Figure Six - TRANSPORTATION MAP









- | | | | |
|---|-----------------------|---|---------------|
|  | PLAN AREA BOUNDARY |  | MAJOR ROADWAY |
|  | EXISTING ACCESS POINT |  | LOCAL ROADWAY |
|  | PROPOSED ACCESS POINT | | |





Figure Seven - WATER WELL LOCATIONS MAP

-  PLAN AREA BOUNDARY
-  EXISTING WATER WELL
-  PROPOSED WATER WELL

