



County of Wetaskiwin No. 10  
BYLAW # 2025/32

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 development of light industrial development within the land described as Lot 2, Block 1, Plan 1224895, NW 10-46-1-W5M.

**WHEREAS** per Requirements of Area Structure Plan Policy, an Area Structure Plan has been prepared for Lot 2, Block 1, Plan 1224895, NW 10-46-1-W5M.

**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 "South Lake Business Park Area Structure Plan – Lot 2, Block 1, Plan 1224895, NW 10-46-1-W5M:
- a. To develop light industrial development within the existing 60.14 acre parcel of land described as Lot 2, Block 1, Plan 1224895, NW 10-46-1-W5M.

**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	12	day of	November	, A.D.,	2025
READ for the SECOND TIME this	25	day of	November	, A.D.,	2025
READ for a THIRD and FINAL time this	25	day of	November	, A.D.,	2025

  
COUNTY REEVE

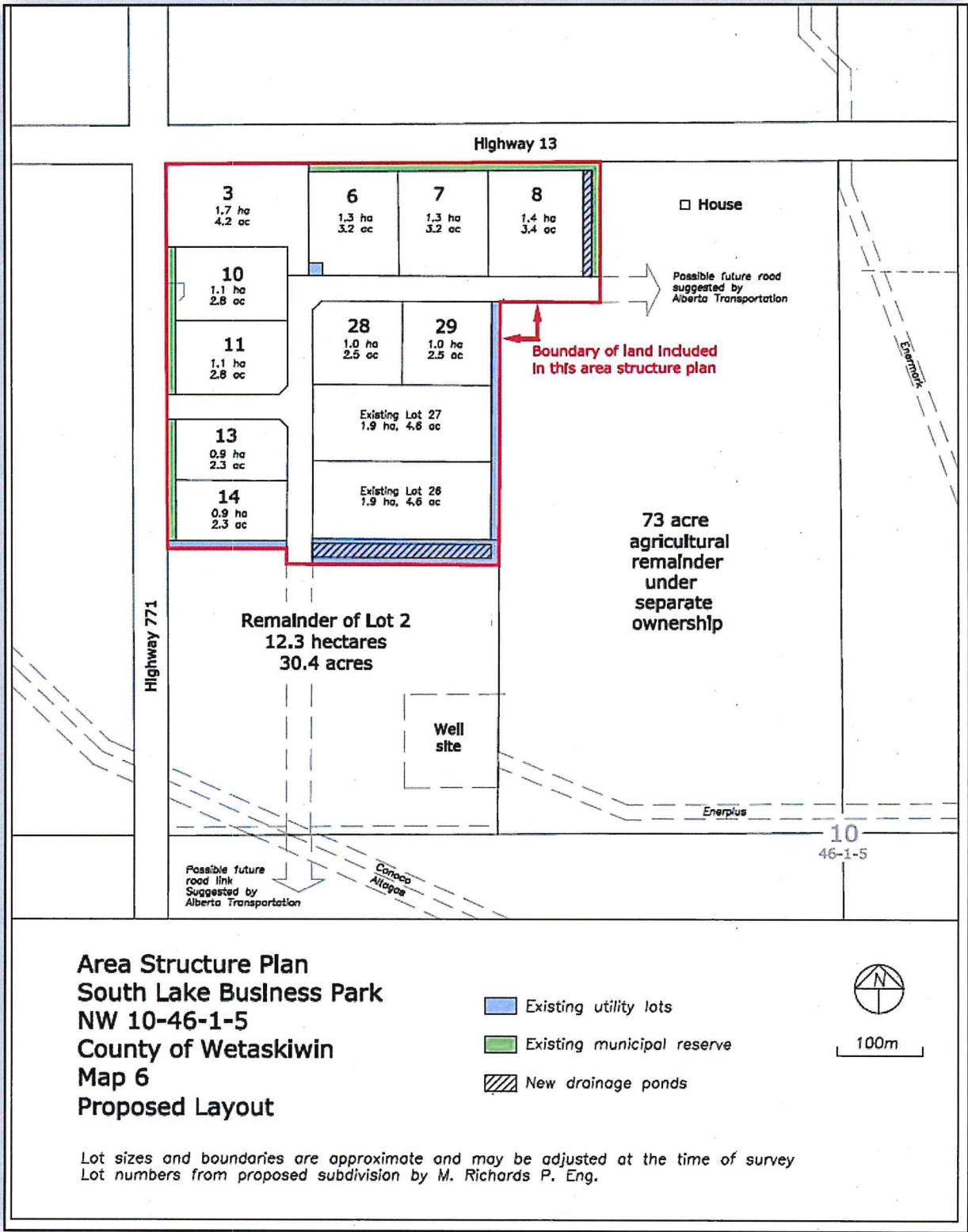
  
CHIEF ADMINISTRATIVE OFFICER





County of Wetaskiwin No. 10  
BYLAW # 2025/32

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.



**Area Structure Plan  
South Lake Business Park  
Lot 2 Block 1 Plan 122 4895  
NW 10-46-1-5  
RR 1 Westeros  
110-461065 Highway 771  
Landowner: 1634714 Alberta Ltd**

Prepared by Robert Riddett  
riddett@gmail.com

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## **1 Introduction: purpose of this area structure plan**

In 2013 the County of Wetaskiwin adopted an area structure plan for a light industrial park in the south-east quadrant of Highway 13 and Highway 771. The plan envisaged 19 lots on an existing 32.38 hectare (80 acre) parcel. Since that time two lots have been subdivided, leaving a 24.34 hectare (60.1 acre) remainder. The landowner / developer now wishes to continue the development by creating an additional nine lots using the existing internal road.

The developer and his engineer discussed a larger proposal with County staff in January 2025. At that meeting staff saw no objection in principle to the subdivision, but because the original ASP is more than ten years old, County policy and section 15.2.2 of the Municipal Development Plan require a new document which takes into account recent changes to provincial and municipal policies.

## **2 Land location**

The land proposed for development is in the western part of NW 10-46-1-5, originally created as Lot 2 Block 1 Plan 122 4895. The municipal address is 110-461065 Highway 771. Its location is shown on Maps 1 and 2.

## **3 Legislative framework: MGA**

Section 633 of the Municipal Government Act (MGA) sets out the requirements for an area structure plan:

- (2) An area structure plan*
  - (a) must describe*
    - (i) the sequence of development proposed for the area,*
    - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
    - (iii) the density of population proposed for the area, either generally or with respect to specific parts of the area, and*
    - (iv) the general location of major transportation routes and public utilities,*
  - and*
  - (b) may contain any other matters the council considers necessary.*

These "other matters" are listed in County Policy 61.1.6

## **4 Legislative framework: Intermunicipal Development Plan**

The proposed development is in the Pigeon Lake watershed but is outside the area covered by the South Pigeon Lake Intermunicipal Plan (Bylaw 2024/01, Map 3.1).

## **5 Legislative framework: Municipal Development Plan**

The County's municipal development plan (MDP), adopted by Bylaw 2023/05, sets out general policies for the development and use of land in the municipality.

MDP policy 7.1.5 says that the County will "allow commercial and industrial uses within the Agricultural Policy Areas on lower capability agricultural lands where the transportation network can efficiently and effectively support the proposed development" and (policy 7.1.6) will "support the clustering of commercial and industrial uses in industrial parks".

MDP section 11.1.5 requires an ASP for any new commercial or industrial use.

MDP sections 12.3.2 and 12.3-5 set out criteria for the location of industrial development, notably "proximity to major transportation routes".

MDP section 13.3.5 discourages industrial development on land with a farmland assessment rating of 40% or higher. Although it was originally rated Class 3 by the Canada Land Inventory and 33% to 39% by the County assessor, the land now has low capability for agriculture because it has been stripped and levelled as approved in the 2013 ASP, so there is no conflict with MDP policies on farm land.

## **6 Legislative framework: Land Use Bylaw**

Most of the present Lot 2 was zoned Industrial when the new land use bylaw was adopted in 2024. The only exception was the existing Lot 26, which was zoned General Commercial to accommodate an existing land use.

Consequently, it will not be necessary to rezone the proposed new lots.

## **7 Legislative framework: County non-statutory policies**

The proposed development is in the Pigeon Lake Watershed, so it must be consistent with the policies set out in the Pigeon Lake Watershed Management Plan, adopted by the County in 2018.

The plan's main goal is to maintain and improve the quality of water in Pigeon Lake. Most of the plan deals with land use near the lake, but it also advocates for maintaining

upland forest cover in order to limit nutrient runoff into the lake. As stated in section 32 below, surface runoff will pass through a settling pond to minimize the movement of sediment and nutrients off site.

The proposed development is subject to the County's recently adopted Policy 61.1.6 which sets out the process and contents required in an area structure plan. The present document meets those requirements. However, the order in which the contents are listed has been slightly changed in some places to give a better narrative flow.

## **8 Land ownership**

Lot 2 (in four parts separated by roads, as shown on Map 3) is currently owned by 1634715 Alberta Ltd of RR1 Westeros T0C 2V0.

In addition to the privately owned parcels, there are four utility lots and three municipal reserve lots, all owned by the County of Wetaskiwin.

The title to Lot 2 is subject to 16 registrations:

- 042 503 430 This is an agreement in favour of Conoco Canada Resources Corporation for a fifteen metre pipeline right of way in the south-west corner of the quarter section. The County web map shows the current operator as 13 Energy Canada Ltd. The location is shown on Map 3 of this ASP.
- 942 524 811 This is an agreement in favour of Enerplus Resource Corporation for a 17 metre right of way to access a well near the south quarter line. The County web map shows the current operator as Canadian Natural Resources Ltd. The line was surveyed as Plan 142 3752. The location is shown on Map 3 of this ASP.
- 072 686 698 This is an easement in favour of AltaGas Utilities for a retail distribution line. It is a blanket easement with no survey, so the location of the line is not shown on Map 3, but the approximate location is shown on the County's web map.
- 782 188 774 This is a right of way agreement in favour of Alberta Gas Trunk Line (AGTL) for a 60 foot (18.3 metre) pipeline surveyed as Plan 782 1668. The location is shown on Map 3.
- 812 138 819 This is a caveat in favour of ICG Utilities (Plains Western) Ltd claiming an interest in part of the quarter section. It appears to protect the blanket easement under 072 686 698.
- 102 449 133 This document evidences a change of ownership of Enerplus's interest to Canadian Natural Resources Ltd.

- 122 397 030 This is a caveat in favour of Alberta Transportation evidencing an agreement for a possible future service road adjacent to Highway 13.
- 132 049 243 This is a caveat by AltaGas Utilities Inc evidencing an assignment of a right of way agreement.
- 172 193 394 This document evidences a transfer of right of way from Conoco to Cenovus Energy.
- 182 038 738 This document evidences a transfer of right of way from NOVA Gas transmission Ltd to AltaGas Utilities.
- 192 142 084 This is a right-of-way agreement in favour of the County of Wetaskiwin for accommodating various municipal utilities.
- 192 142 087 This is an access right of way in favour of the County of Wetaskiwin shown on Plan 192 1929. It allows provides land for a turning head on an internal road.
- 192 142 088 This is an access easement in favour of the County of Wetaskiwin as shown on Plan 192 1929. It allows provides land for a turning head on an internal road.
- 192 142 089 This is a deferred reserve caveat registered by the West Central Planning Agency on behalf of the County of Wetaskiwin, claiming 2.463 hectares of land for future municipal reserves.
- 212 264 298 This is a transfer of land, but the land description is SE 15-56-13-4, which is in Edmonton. This is clearly a mistake so the document can be ignored in this ASP.
- 212 274 298 This document evidences a transfer of an easement from Cenovus Energy to 13 Energy Canada Ltd.
- 242 225 562 This is the registration of a change of address by 13 Energy Canada Ltd.

Where appropriate these registrations are shown on Map 3.

## 9 Existing land use

There are currently four land uses on the property.

**Industrial:** The northern part of Lot 2, north of 15-PUL and 25-PUL, contains manufacturing and assembly buildings and outside storage operated by Goodon Industries and by Westeros Automotive Services. The nearby Lots 26 and 27 are owned and occupied by Findoor Industrial and Mainroad Properties, and no change to them is contemplated by this ASP.

**Utilities:** Three utility lots (15-PUL, 25-PUL, and 30-PUL) have been dedicated for drainage, and Lot 5-PUL accommodates a storage tank for fire fighting.

**Municipal reserve:** There are strips of municipal reserve, ten metres wide, adjacent to Highways 13 and 771. They are designated 4-MR, 9-MR, and 12-MR.

**Undeveloped:** The remainder of the land proposed for subdivision has been cleared and levelled in anticipation of further development consistent with the 2013 ASP. This can be seen on Map 4, a recent air photograph.

## 10 Previous land uses

Air photographs back to 1960 shows no land uses other than agriculture and native vegetation on the property proposed for development, and it contains no wells or pipelines, so it is extremely unlikely that the land has been contaminated by previous users.

As noted elsewhere, and shown on Maps 2, 3 and 6, there are three pipelines and a well on the present title, but they are not included in the 20 hectares proposed for development in this ASP. The pipelines are a minimum of 270 metres and the well site boundary is 227 metres from any of the proposed new lots. This is far enough that any possible disturbance or contamination will not affect the land proposed for development.

## 11 Adjacent land use

Map 2 shows the use of land in the surrounding area.

Almost all properties in the area are zoned Agricultural. They contain 16 residences on 25 quarter sections. There are also seven small lots zoned Country Residential.

The main land use in the area is extensive agriculture. There are no confined feeding operations. Other than agriculture, the main activity in the area is the oil and gas industry, with three batteries and numerous wells and pipelines.

Lakedell School is 1000 metres away, Lakedell Cemetery and the adjacent Community Hall are 1400 metres away, and the Lakedell waste transfer station is 1500 metres away.

There does not appear to be any incompatibility between these neighbouring land uses and light industrial uses listed as *Permitted* in section 5.8.1.1 of the County land use bylaw. The list of *Discretionary* uses (section 5.8.1.2) contains some things which might not be welcome in the area, but neighbours are protected by (a) the referral and decision process set out in section 10.4.3 of the bylaw and (b) the right to appeal against the approval of any discretionary use.



## **12 Topography and drainage**

The highest part of the property is in the north-west corner at an elevation of just over 924 metres. It slopes down to 914 metres at the south-east corner of the land proposed for development, an overall gradient of about two per cent. Map 5 shows contours at one metre vertical interval.

Drainage is entirely overland. A shallow draw has been included in a utility lot PUL-25 dedicated by Plan 192 1927.

Despite its recently being cleared and levelled as shown noted in section 9 above, the overall slope and drainage of the land remains the same, and no objections have been received from downstream landowners.

Two new storm water ponds (see section 32 below) will ensure that the flow off site remains no greater than pre-development rates.

Drainage is addressed in more detail in section 32 below.

## **13 Soil suitability for building construction**

As noted later in this ASP, the development will not have piped water and sewer, and none of the buildings will have basements, so there is no need to test for depth to water table.

The load bearing capacity of the soil will be tested and the results submitted to the County when the owner applies for a permit for any building.

## **14 Natural areas**

The 1902 township survey described the land at that time as "covered with poplar, spruce, tamarack jackpine and willow scrub". This original vegetation on the land proposed for subdivision was largely removed by the first settlers.

Recent air photography shows that all of the land proposed for development has been cleared of its natural vegetation and therefore does not require any protection. The only exception is a belt of trees along a seasonal drainage course which was designated a public utility lot on Plan 122 4895.

## **15 Wetlands**

An area structure plan normally identifies any wetlands and describes how they are to be managed.

Historical air photography shows a single wetland on the property, located just south of Lot 15-PUL. It does not appear to have any outflow channel, and does not show on the 2022 quarter-metre contours. As it is under County ownership and management, no action is required by the developer.

## **16 Historic resources**

At the time of the earlier ASP Alberta Culture wrote that "a Historic Resources Impact Assessment is not required. Therefore you have Historical Resources Act clearance for the proposed industrial subdivision in the NW of section 10-46-1-5." The County has that letter on file.

Alberta Culture's latest listing of historic resources (fall 2024) continues to ascribe no historical value or interest to NW 10, so, no further investigation is warranted under section 5.5(j) (A) of the provincial Subdivision and Development Regulations.

## **17 Oil and gas activity**

Map 2 shows the locations of all oil and gas facilities in the adjacent 24 quarter sections.

There are numerous abandoned wells, but none are located within the proposed development.

The map shows ten active or temporarily shut-in wells in the local area. All produce or are capable of producing sweet gas and are outside the standard 100 metre setback required by provincial legislation. None are sour.

There are no wells or pipelines on the 20 hectares proposed for development.

## **18 Confined feeding operations**

The closest confined feeding operation is a 240 sow farrow-to-finish facility in 17 kilometres south in NE 17-45-1-5 and approved by the NRCB in 2002. It will have no impact on, or be impacted by, the proposed industrial development.

## **19 Landfills**

The closest waste management facility is the Lakedell transfer station (formerly landfill) in NE 15-46-1-5. It is 1,140 metres distant from the proposed development. The Subdivision and Transfer Regulation, AR 43/2002, section 13, does not require any separation distance between waste management facilities and industrial developments.

## **20 Air traffic**

The closest airports are at Wetaskiwin, Warburg, and Rimbey. There is also a private strip (Springdale) just east of Bluffton. None of these is close enough to have any impact on, or be impacted by, the proposed industrial development.

## **21 Design constraints**

The use of the land is constrained by its proximity to Highways 13 and 771. This limits the number and locations of approaches, and requires buildings to be set back 40 metres from the highway right of way (Land Use Bylaw section 5.8.2.2).

The slope of the land is not a constraint. The gradual 2% slope from Highway 771 down to the east makes for good natural drainage.

## **22 Vision and objectives**

The developer's target market is businesses serving the local area such as truckers, plumbers, electricians, gravel haulers, agricultural equipment repairs, fertilizer sales, construction, landscaping, water haulers, and rig servicing. People wanting to operate these and other businesses now have to choose between setting up in an urban industrial park as much as 30 miles away, or operating from a rural property like an old farm yard site, with the problems of winter snow and spring road bans.

## **23 Land Use Plan**

To meet the needs of these businesses, the developer proposes to subdivide 20 hectares to create net 9 lots with a variety of sizes, similar to those approved in the 2013 ASP. Map 6 shows the proposed lot boundaries. Exact dimensions may be adjusted to meet the particular needs of buyers.

There is no intention to develop south of Lots 15-PUL and 25-PUL.

New lots will vary in size from 0.9 to 1.7 hectares (2.3 to 4.2 acres).

None of these lots contain any land within the required five metre setback from the abandoned well on NE 9- 46-1-5, or within 100 metres of any oil or gas well.

## **24 Natural Environment**

As noted above, the natural environment has been largely eliminated, first by agriculture, and now by stripping and levelling. At this stage it is impossible to bring back the original flora and fauna.

## 25 Reserve Dedication

When land is subdivided into multiple lots, the municipality has the right to take ownership of all undevelopable land as environmental reserve, and up to 10% of the developable land as municipal reserve (MGA sections 664 and 665).

There is no undevelopable land in the proposed subdivision, so only municipal reserve is due.

There is no apparent need for a park in an industrial subdivision, so no block of reserve is proposed. The developer prefers to make a money payment in place of any remaining reserves. This is allowed by section 667 of the MGA and by sections 9.2.2 and 9.2.3 of the MDP.

As noted in section 8 above, a deferred reserve caveat registered by the West Central Planning Agency on behalf of the County of Wetaskiwin claims 2.463 hectares of land for future municipal reserves. This will be taken into account when calculating the reserves due on the proposed subdivision.

## 26 Land use statistics

The table below shows the area allocated to various land uses in the area covered by this ASP, including the existing utility and reserve lots and the existing subdivided Lots 26 and 27. Land south of existing Lots 15-PUL and 25-PUL is excluded.

Land use	Hectares	Acres	Percent
Industrial and commercial	15.7	38.9	79 %
Municipal reserve	0.8	1.9	4 %
Utility lots	1.0	2.5	5%
Roads	2.5	6.1	12 %
Total	20.0	49.4	100 %

(All figures rounded to one-tenth of a hectare, acre, or percent.)

## 27 Traffic: external access

There will be no access to the site from Highway 13. All access will be from Highway 771. As a provincial highway, the road and all approaches are under the jurisdiction of Alberta Transportation and Economic Corridors (AT).

A traffic impact assessment (TIA) was conducted by Allnorth Consulting at the time of the first ASP. It has been updated by JCB Engineering and submitted to Alberta Transportation, and a copy has been forwarded to the County under separate cover.

In section 7 the amended TIA states that

*The intersection of Highway 771 and the access road to the South Lake Business Park should be upgraded to a Type IIA treatment in 2026 to support the increased size of the business park; this is a standard intersection layout for commercial access on a highway. No illumination is needed to be added to the intersection treatment, just the northbound right turn tapers and southbound slip lane.*

*At the intersection of Highways 13 and 771, the increase in traffic results in the need for a Type IVb (i.e. left turn lane modification in the westbound direction) in 2026 during the PM peak hour, by 2046 the westbound left turn lane is required throughout the day. No modifications are required to the eastbound lanes or the existing illumination at the intersection.*

The developer accepts these recommendations and will do the necessary work at his own expense to the satisfaction of Alberta Transportation.

## **28 Traffic: internal roads**

All necessary roads and approaches have been already been built to County standards. They are on 30 metre rights of way with gravel surfaces.

The design shown on Map 6 provides for future road connections to the quarters to the south and east. The developer has no intention of expanding south or east but this was requested by Alberta Transportation.

## **29 Road contribution**

County Policy 61.1.15, *Per Lot Road Contribution*, requires developers to contribute \$2000 per lot for the improvement of County roads serving the lots.

The contribution has already been made for the existing Lots 26 and 27. Contributions for the remaining lots will be made at the time of subdivision.

## **30 Water supply**

Each lot will have its own well, or the owners may choose to truck in water.

Where a subdivision will create six or more residential lots on a quarter section, and they will use private wells, section 23 of the Water Act requires that the developer provide a report by a professional engineer, geologist, or geophysicist, certifying that a diversion of 1,250 cubic metres of water per year for household purposes for each of the lots within the subdivision will not interfere with any existing household uses, licensees, or traditional agricultural users.

The Water Act has no such requirement for non-residential subdivisions. Instead, each non-residential user must obtain a water licence from Alberta Environment and Protected Areas (AEPA) prior to drilling a well. Depending on the required flow, the department may or may not ask for a pump test. Laura Partridge of AEPA in Red Deer (laura.partridge@gov.ab.ca, 403-340-7113) has said that tests are not required by AEPA at this stage.

### **31 Sewage disposal**

The small volume of waste water generated by light industrial users is not enough to justify a communal or municipal sewage gathering and treatment system. All existing buildings therefore have sewage holding tanks, as will the new lots. Sewage will be pumped out and hauled to a municipal lagoon in Mulhurst or Falun, in which case the standard per-lot off-site levy may be payable in addition to a dumping fee.

### **32 Storm water management**

A storm water management plan prepared by Mike Richards, P. Eng has been forwarded to the County under separate cover. Map 7 summarizes the proposed flows and location of detention ponds.

Ponds will be constructed in such a way that water will be filtered to remove contaminants as recommended in the Pigeon Lake Watershed Management Plan.

### **33 Fire protection**

The subdivision is approximately 2.8 km along Highways 13 and 771 from the South Pigeon Lake fire hall at Westeros. Assuming a speed of 80 km/h the travel time should be something less than three minutes.

The 2013 ASP committed the developer to installing underground storage in a utility lot at the highest point on the quarter. This has been done. Two tanks with a total capacity of about 27,500 imperial gallons (125 m<sup>3</sup>) have been installed on Lot 5-PUL. The tanks are filled by rainwater and topped up by truck as necessary.

Additional capacity will be installed if required by the County's Director of Emergency Services.

### **34 Shallow utilities**

Electricity will be supplied from overhead lines in the municipal roads.

The blanket easements in favour of AltaGas or its successor will be carried forward on to all lots, and the developer will negotiate with the companies to provide service to the boundary of each lot. This is a normal condition of subdivision approval.

The developer will also make arrangements with the appropriate providers to install internet cable to all lots. In view of the ubiquity of cell phones now, telephone lines will not be installed.

All utilities will be provided by the developer at their own expense at the time of subdivision.

### **35 Solid waste**

Transportation of solid waste will be the responsibility of the owners of each lot. They may haul it themselves, or use an independent contractor. Waste will be taken to the Lakedell transfer station in NE 15-46-1-5. The hauler will pay any fees set by County bylaw 2022/04.

### **36 Subdivision and development criteria**

The proposed subdivision has been designed to comply in every way with the County's rules on land use, drainage, lot sizes, road access, and reserve dedication. No relaxations will be required.

### **37 Implementation and commencement**

As the required zoning is already in place, the developer intends to proceed immediately to subdivision. Roads and other improvements will be constructed at that time. Any outdated easements and caveats should also be discharged.

A development agreement will be entered into with the County prior to final subdivision approval to address servicing, stormwater management, road standards, soil testing, lot grading, and drainage plan, and utilities.

### **38 Public engagement**

At the end of March 2025, following discussions with County staff, a summary of the proposed development was mailed to the owners of the 25 quarter sections and subdivisions shown on Map 2. The mail-out was done by County staff and is attached as an appendix to this ASP. It invited the recipients to send any comments or concerns, and offered to email the entire ASP to anyone who wished to see it. After three weeks none of these landowners had responded with questions or concerns.

The mail-out showed subdivision extending south to the quarter line, containing an additional seven lots. That area is no longer proposed for development. If neighbours did not object to 19 lots there should be no objection to a smaller subdivision with fewer lots.

### **39 Expiry**

The developer acknowledges that, in accordance with County policy, this ASP will expire if no subdivision is registered within two years of the plan being adopted, unless an extension is granted by the municipality.



## **Appendix: letter to neighbours dated March 2025**

It was accompanied by a simplified version of Map 6

### **Proposed Area Structure Plan**

#### **Lot 2 Block 1 Plan 122 4895**

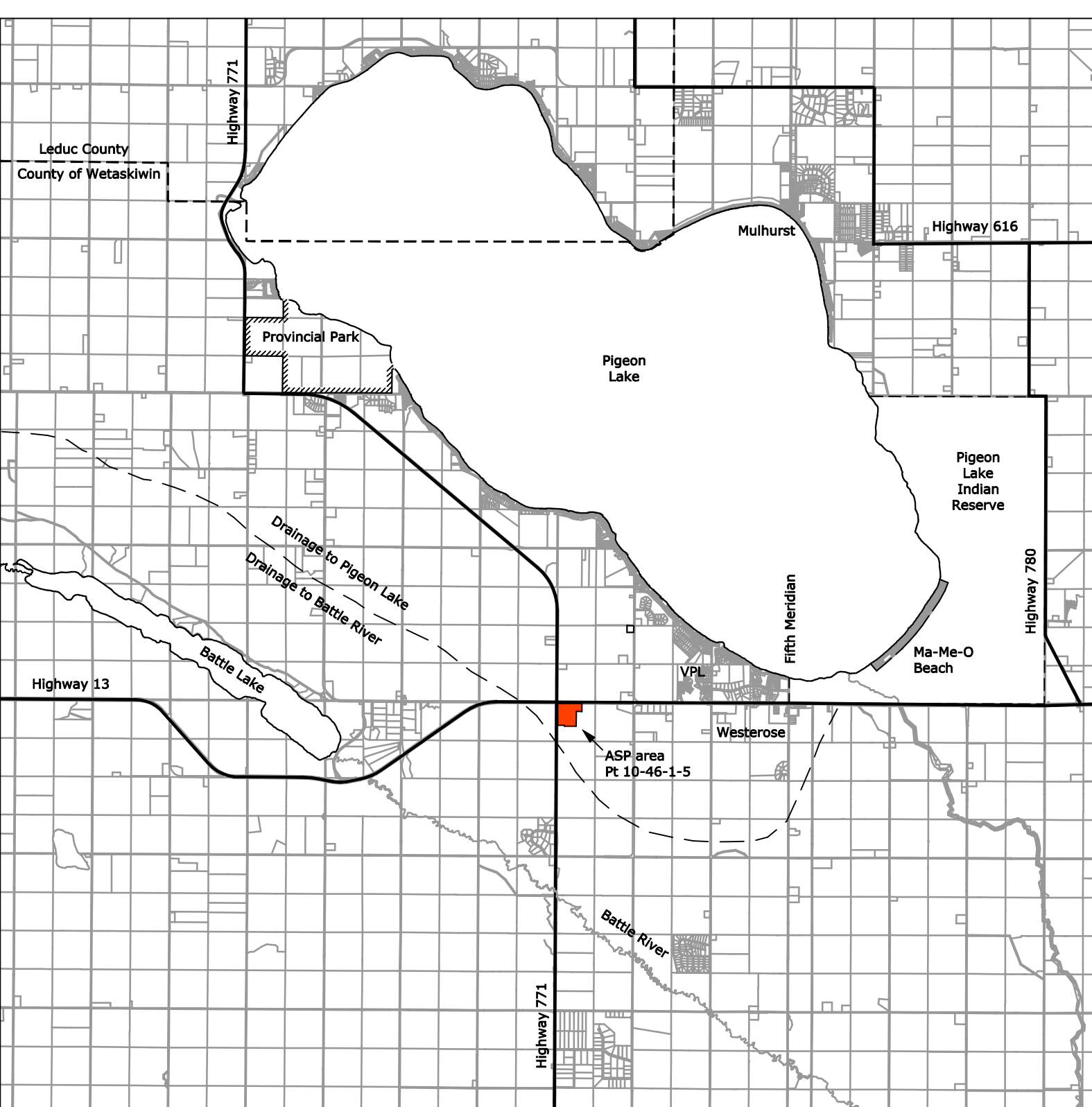
#### **NW 10-46-1-5**

#### **1634715 Alberta Ltd**

In 2013 the County approved a plan showing how the west half of NW 10-46-1-5, at the intersection of Highways 13 and 771, could be subdivided into 19 light industrial lots. The target market was truckers, plumbers, electricians, gravel haulers, agricultural equipment repairs, fertilizer sales, construction, landscaping, water hauling, and oilfield servicing businesses.

At that time only three lots were created. The owner would now like to complete the subdivision as shown on the attached drawing. The number of lots is slightly reduced but everything else is unchanged from the original plan.

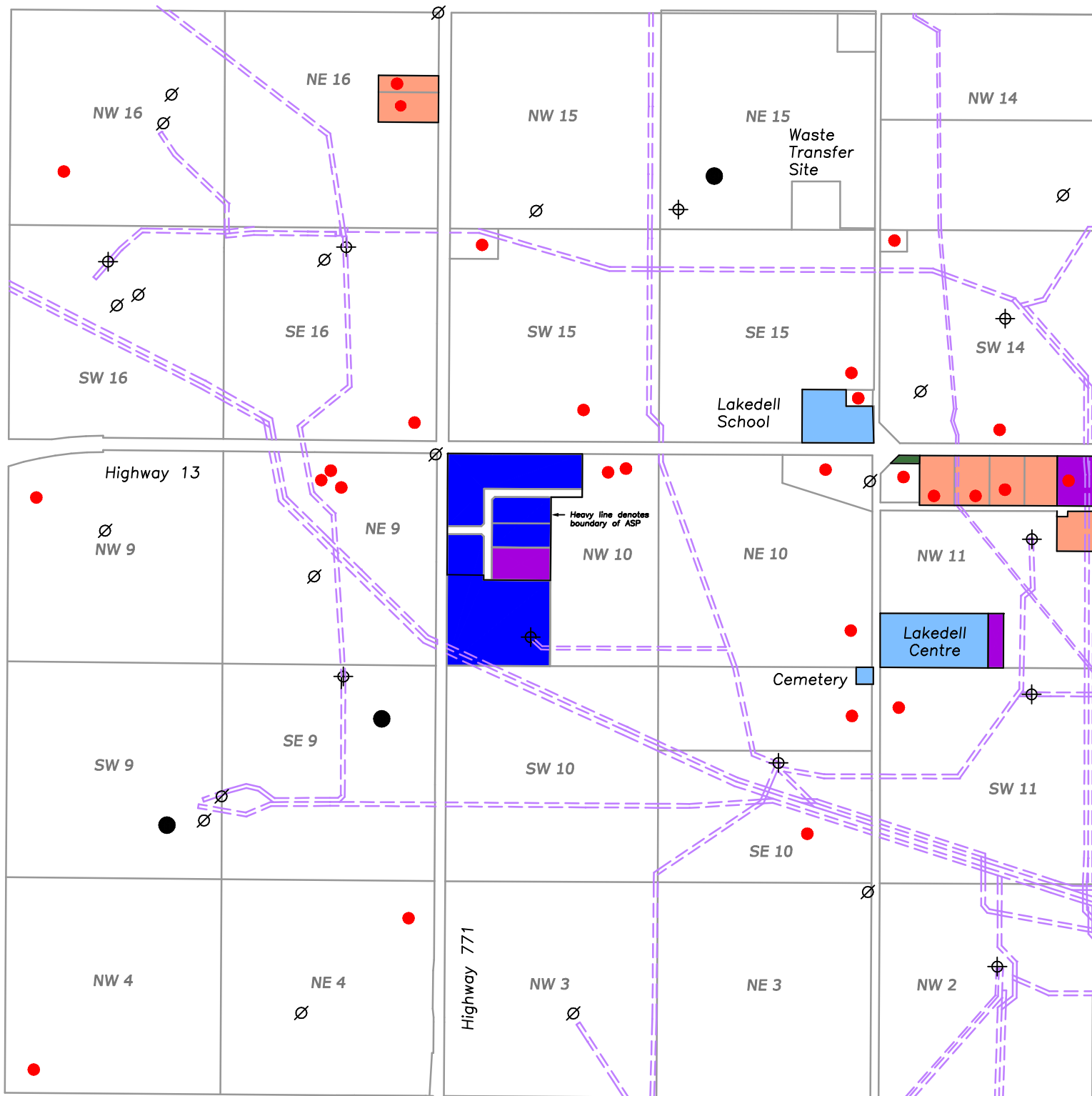
Please email any comments [riddett@gmail.com](mailto:riddett@gmail.com) so we can consider them before we take the updated plan to the County for approval.



**Area Structure Plan  
South Lake Business Park  
NW 10-46-1-5  
County of Wetaskiwin  
Map 1: Location**



0 1 2 km



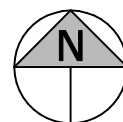
# **Area Structure Plan** **South Lake Business Park** **NW 10-46-1-5** **County of Wetaskiwin** **Map 2: Neighbourhood**

All land shown here is in  
Township 46 Range 1 W6

- Zoned Industrial
- Zoned General Commercial
- Zoned Public Service
- Zoned Country Residential

All other land is  
zoned Agricultural

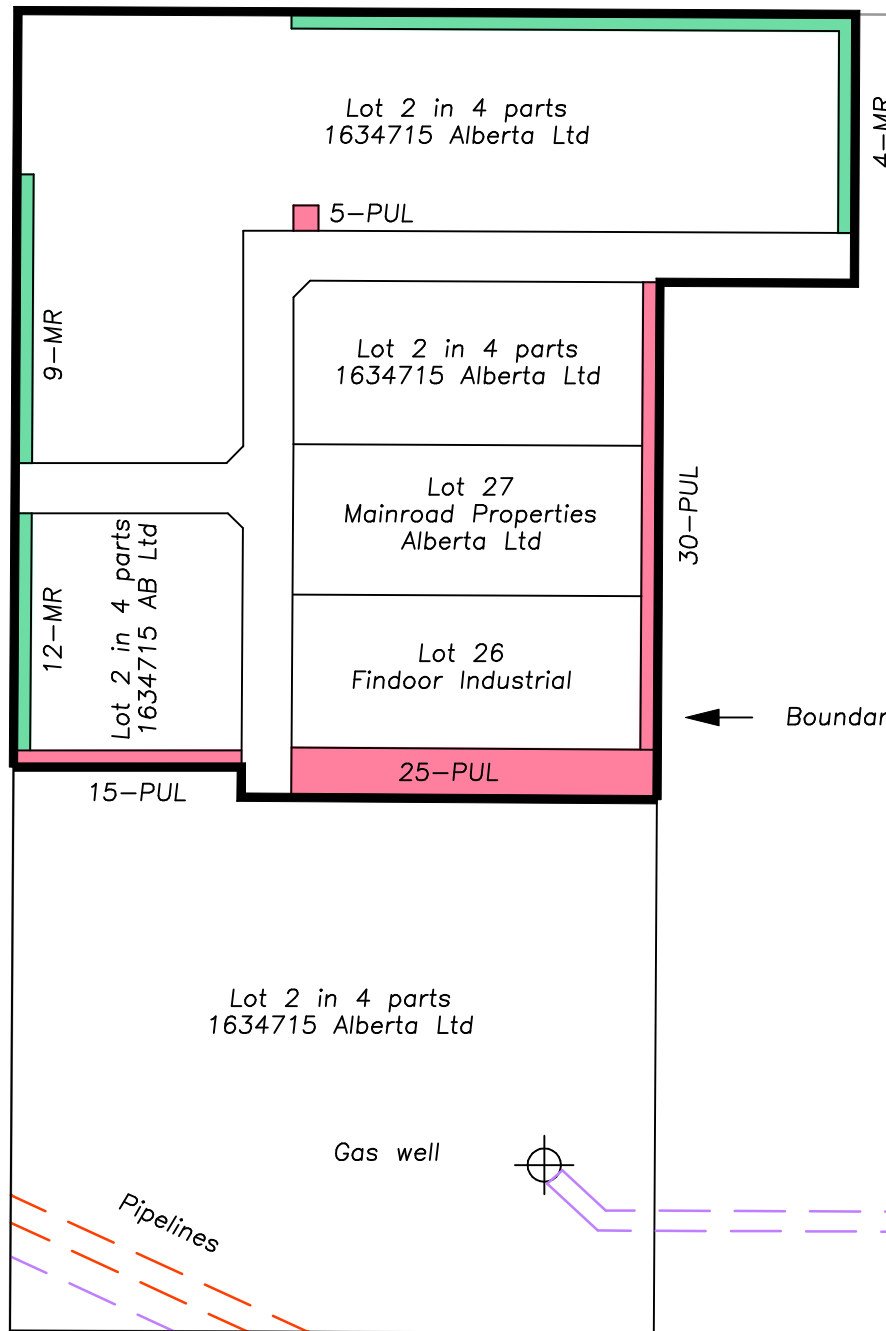
- Residences
- + Pumping or suspended well
- / Abandoned well
- Battery site
- Gas pipeline



500m

Highway 13

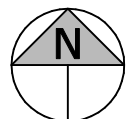
Highway 771



← Boundary of Area Structure Plan

10

**Area Structure Plan  
South Lake Business Park  
NW 10-46-1-5  
County of Wetaskiwin  
Map 3: Existing Subdivision and Ownership**



100m

Based on AltaLIS rotated 1 degree clockwise round 0,0

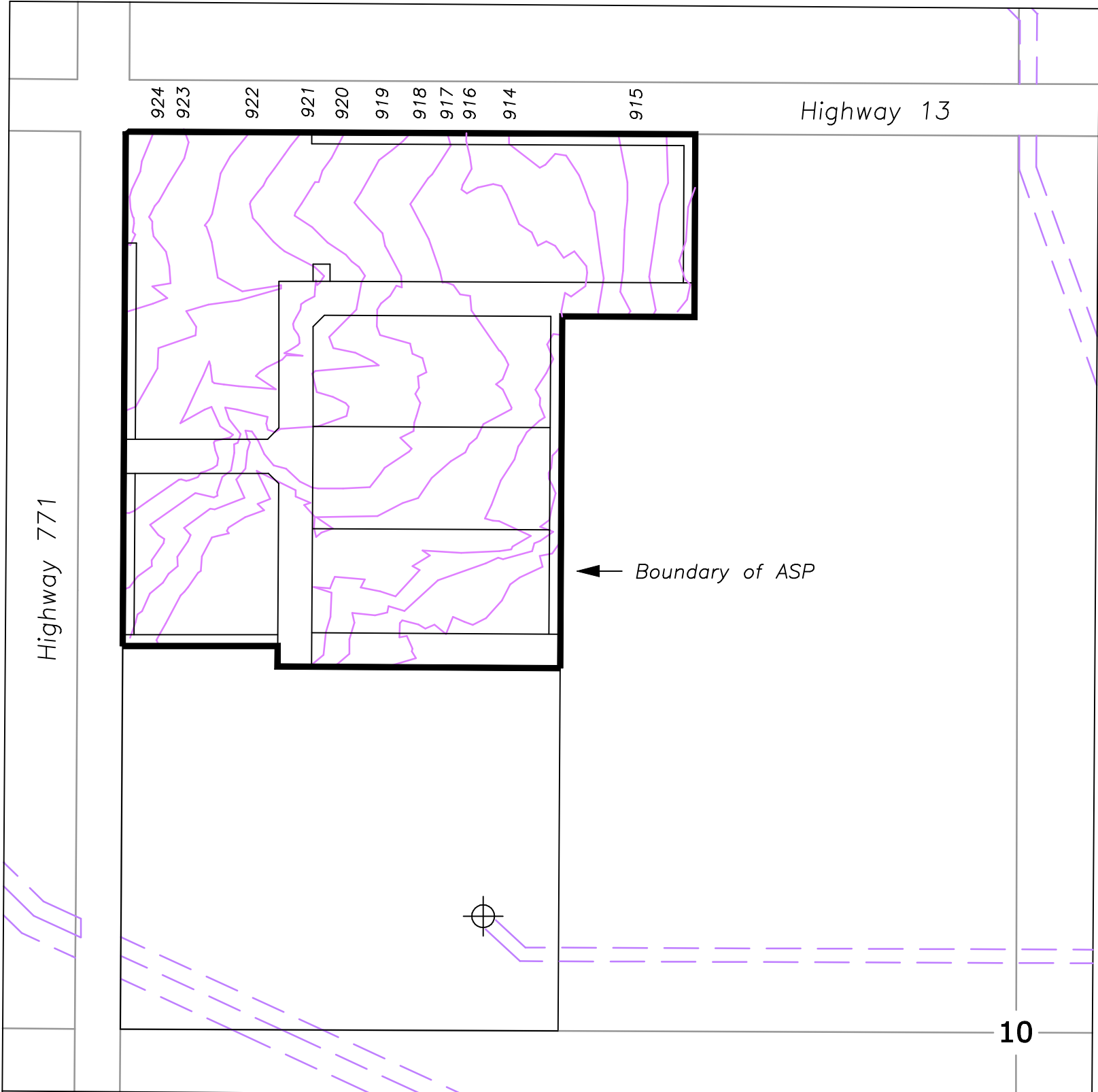


Area Structure Plan  
South Lake Business Park  
NW 10-46-1-5  
County of Wetaskiwin  
Map 4  
Recent Air Photograph



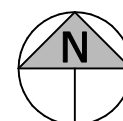
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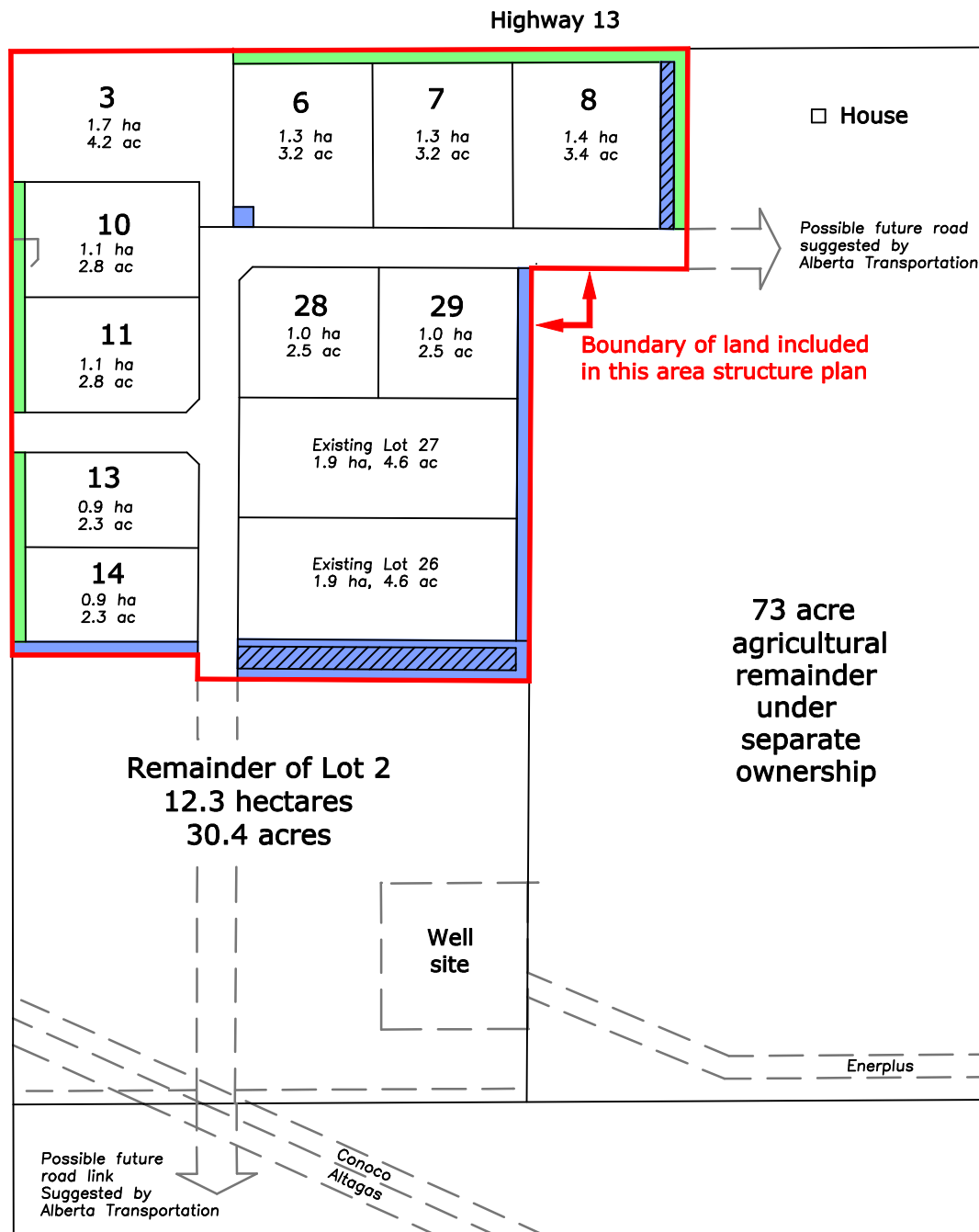


**Area Structure Plan  
South Lake Business Park  
NW 10-46-1-5  
County of Wetaskiwin  
Map 5: One Metre Contours**




*Simplified from original 0.25m contours  
by Michael Richards, P.Eng., 2022*



100m



**Area Structure Plan**  
**South Lake Business Park**  
**NW 10-46-1-5**  
**County of Wetaskiwin**  
**Map 6**  
**Proposed Layout**

-  Existing utility lots
-  Existing municipal reserve
-  New drainage ponds



100m

Lot sizes and boundaries are approximate and may be adjusted at the time of survey  
 Lot numbers from proposed subdivision by M. Richards P. Eng.

ISSUED FOR CONSTRUCTION



PERMIT TO PRACTICE  
No. 18462  
02 MARCH 2022  
PERMIT NUMBER: P 6513

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RICHARDS & ASSOCIATES  
CONSULTING ENGINEERS  
LIMITED

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ALBERTA, T4N 5E3

P: 403-886-2819 F: 403-886-2733  
CUSTOMER

DEL NEUFELD

PROJECT  
SOUTH LAKE  
BUSINESS PARK

WETASKIWIN COUNTY, ALBERTA

LEGAL DESCRIPTION  
LOT 2 BLK 1 PLAN 112 4895

DRAWING TITLE  
ROADWAY  
PLAN

SCALE 1:1000

DESIGNED BY  
M. RICHARDS

DRAWN BY  
J. BEISICK

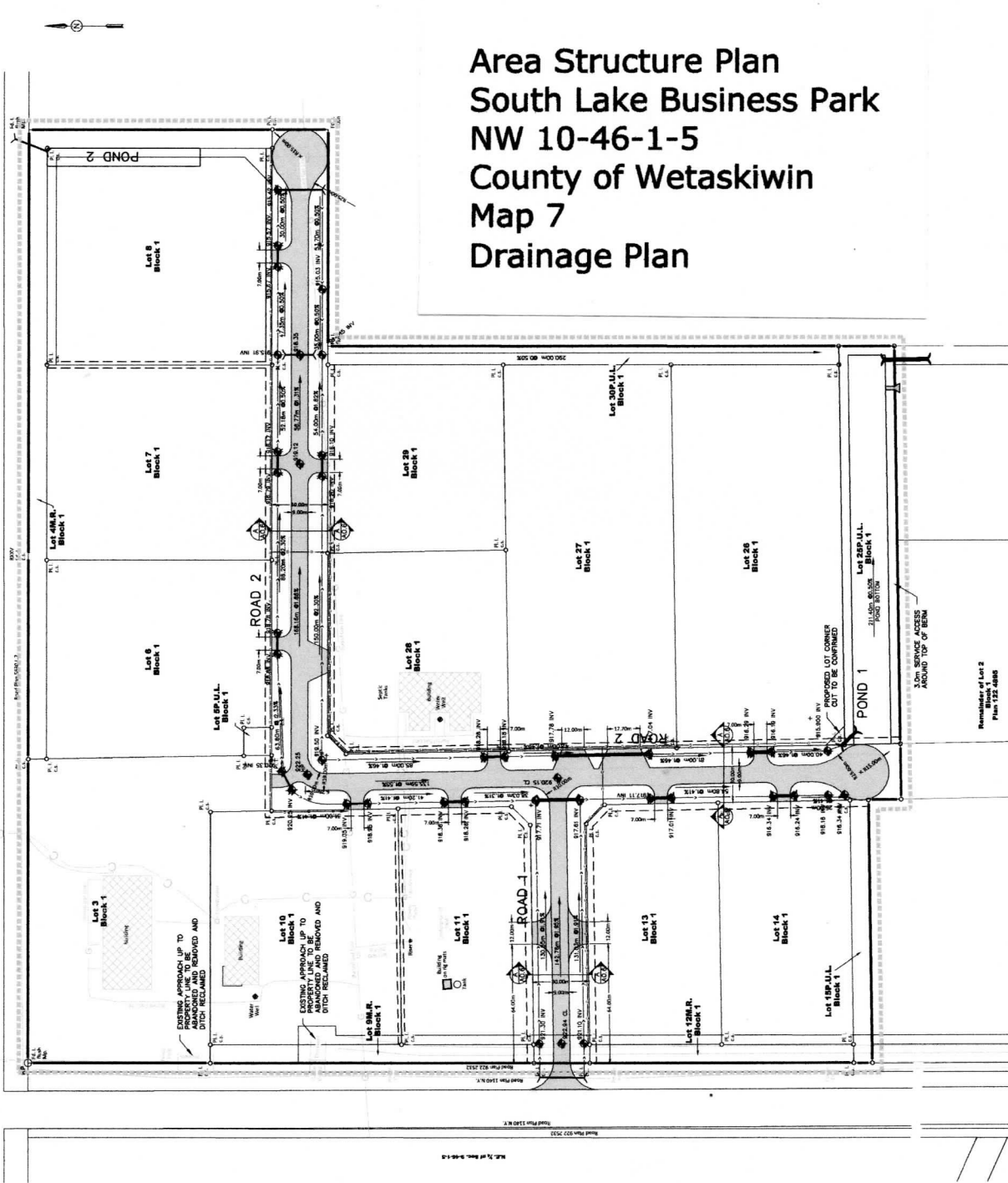
CHECKED BY  
M. RICHARDS

JOB NUMBER  
17585

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REVISION  
A0.7 5

# Area Structure Plan South Lake Business Park NW 10-46-1-5 County of Wetaskiwin Map 7 Drainage Plan



- ROADWAYS LEGEND**
- EXISTING PROPOSED
  - PROJECT BOUNDARY
  - BUILDING
  - ROAD SURFACE (ROAD CRUSH)
  - POWER
  - TELECOM
  - GAS
  - CULVERT
  - GRADE ELEVATION
  - HYDRANT
  - VALVE
  - MANHOLE
  - CATCH BASIN
  - DITCH/SHOULDER

Remainder of Lot 2  
Plan 122 4885