

BY-LAW NUMBER 2016/60

BY-LAW NO. 2016/60 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 an Area Structure Plan for Amy Brandl within NW 2-46-4-W5M, 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, as per Policy 6606, an Area Structure Plan has been prepared for NW 2-46-4-W5M.

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:

- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the Brandl Area Structure Plan within NW 2-46-4-W5M.

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

READ: A First time this 13 day of October, A.D., 2016.

READ: A Second time this 13 day of October, A.D., 2016.

READ: A Third time and finally passed this 13 day of October, A.D., 2016.



REEVE



SECRETARY-TREASURER

County of Wetaskiwin No.10
Area Structure Plan
NW 2-46-4w5 Subdivision File No. RW/16/21

September 25, 2016

General Overview

NW 2-46-4w5 is located west of Winfield, and is zoned Watershed Protection. In 2011 there were two 20 acres parcels subdivided from the original quarter, leaving 120 acres. The proposed subdivision of approximately 23.5 acres is located in the SW corner of the quarter. Range Road 42 runs along the west boundary and the land slopes to the south down to a small creek. The proposed lot has greater than 90% tree cover which consists of poplar interspersed with spruce, and in the low lying area near the creek there are mostly willow, the remainder also meets the 80% tree coverage for Watershed Protection. The proposed parcel has an existing approach that was constructed in 2015 with a 16" culvert and is independent of the other approach for the remainder. This approach was approved and inspected by the County in 2015. There are no drainage issues with this approach or the approach for the remainder of the 100 acres. The proposed parcel has an existing residence which has been inhabited since 2010. It has a drilled well, power, and an approved sewer system. The present driveway is shared with the other residence on the remaining 100 acres. If the proposed lot is subdivided, and sold to another party, it will be a requirement of the buyer to build a new driveway utilizing the existing county approved approach that was constructed in 2015 and that is independent of the driveway that accesses the remainder of the quarter. This requirement will be written into the Offer to Purchase with a set time frame of 6 months.

Sewage

The proposed parcel has a two compartment tank with a open discharge pump out system. It was installed in 2010 meeting county setback requirements, and was inspected by an approved company listed with the County of Wetaskiwin No. 10.

Any addition information required would be available in the County records. The remainder has a residence that also has an open discharge pump out system, that meets all setback requirements.

Water

The proposed parcel has a well that was drilled in 2010. It had a 2 hour pump test done July 20, 2016 showing adequate water supply. Currently NW 2-46-4w5 has three active drilled water wells all with two hour pump tests showing > 9gpm. The latest well was drilled in 2016 on Lot 1, and had a two hour pump rate of 12gpm. This latest well has not affected the water supply of the proposed lot or the original residence as shown in the well report done on July 20, 2016. The well on the proposed lot pumped at a rate of 9gpm, which is the maximum flow for that submersible pump model. Please see attached reports for more information.

Traffic

The approach for the proposed parcel is built off of Range Road 42. This County road is well built and maintained year round. The culvert on RRD 42 was rebuilt several years ago, and has had no problems since. There should be no increase in traffic and the proposed lot should not affect the surrounding land owners as it has already been occupied since 2010. The County has a Pavement and Per Lot Road Contribution Fee Policy that is required for the approval of the subdivision. This fee of \$2000.00 has been paid for the new lot.

Future Development

After the decision is made on the proposed 23.5 acre parcel, the present landowner has no intentions on subdividing the remaining 100 acres. To access any future development would be cost prohibited and unfeasible.

Thank you for your consideration,

Amy Brandl