

## **BY-LAW NUMBER 2010/29**

BY-LAW NO. 2010/29 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 area known as The Woodlands at Pipestone Creek Area Structure Plan (NE 34-46-23-W4M, Plan 0624490, Block 1, Lot 1) in accordance with Section 633 of the Municipal Government Act, Chapter M-26, 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 NE 34-46-23-W4M, Plan 0624490, Block 1, Lot 1.

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, 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 Woodlands at Pipestone Creek in (NE 34-46-23-W4M, Plan 0624490, Block 1, Lot 1)*".

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

READ: A First time this 10th day of June, A.D., 2010.

READ: A Second time this 10th day of June, A.D., 2010.

READ: A Third time and finally passed this 10th day of June, A.D., 2010.

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

The Woodlands at Pipestone Creek  
Appendix "A"

Area Structure Plan  
For  
**The Woodlands at Pipestone Creek**

Lot 1 Block 1 Plan 062 4490  
Parts of NE and NW 34-46-23-4  
County of Wetaskiwin

Owners:

Bob Affleck, Brad Affleck, Dean Fratacangeli, and Tim Gee

***Adopted by Wetaskiwin County Council on 10 June 2010 as Bylaw 2010/29***

## **Introduction**

*The Woodlands at Pipestone Creek* will be an architecturally controlled country residential development on a 103 acre parcel lying close to Pipestone Creek, north-east of Gwynne in the County of Wetaskiwin. The owners propose to sub-divide the land into 23 lots plus an agricultural remainder. As part of the rezoning application, and as required by the County, the owners have prepared this area structure plan (ASP) which describes the location of the land, its physical characteristics, neighbouring land uses, proposed layout, and required infrastructure.

## **Location**

Map 1 shows that the subject land lies about four miles east of Wetaskiwin, and just over a mile north of Highway 13.

The subject property contains those parts of NE and NW 34-46-23-4 surveyed and registered as Lot 1 Block 1 Plan 062 4490.

The south boundary of the property is a Crown owned parcel legally described as Reservoir Plan 508 TR. This parcel was created in the early 1970s. At that time a dam was built to raise Coal Lake to augment the City of Wetaskiwin's water supply. The reservoir plan took in all land to be flooded, plus sufficient extra land to give the Crown ownership of the shoreline of the lake and its tributary creeks. Parts of the valley walls remain in private ownership.

## **Present and former use of the land**

At one time the land was worked for gravel. On-site evidence suggests that the total depth of excavation, gravel plus overburden, was about three metres. Air photographs on file at West Central Planning Agency indicate that gravel extraction started before 1963, beginning at the south end of the property and working north-westwards, and was discontinued before 1976. There are several small piles of overburden scattered though the area, two to three metres high, but apart from those, the land has mostly been left level. The land is now reverting to native tree cover, mostly poplar, although white spruce is coming in from the valley. The poplars in the former worked areas are mostly 10 cm or less in diameter at breast height, but some are up to 35 cm in diameter, which is consistent with the abandonment of gravel working about 30 years ago.

The land is fenced, and appears to have been lightly grazed by cattle in the recent past.

To the best of the owners' knowledge, the land has never been used for any activity which might have contaminated the soil or groundwater.

## **Possible conflicting land uses**

The County's policy on area structure plans requires that any conflicting land uses be identified.

Map 2 shows the locations of confined animal operations within a two mile radius of the proposed development. None are large enough or close enough to limit residential development on the site.

The closest sewer lagoon is at Gwynne, about 3,500 metres from the proposed development. That is ten times the separation distance required by provincial regulations.

The closest waste disposal site is just east of Gwynne, 5,500 metres from the proposed development. That is twelve times the separation distance required by provincial regulations. The former waste disposal site south of Gwynne is 5,700 metres distant.

The closest airports are Edmonton International and Wetaskiwin Regional, and they are far enough away that flight operations do not limit development on the subject property. Under Transport Canada regulations, this is Class G (uncontrolled) air space.

There is no oil and gas activity on or near the property, and ERCB records held by West Central Planning Agency show no abandoned oil or gas wells on the property.

## **Transportation**

Map 3 shows road access to the property. The government road allowances on the east side (RR 232) and the north side (TR 470) are undeveloped. Access is along RR 231A, which starts at Highway 13 and runs north across Pipestone Creek and thence along the west side of Coal Lake.

The local road from the site to the highway appears to be good. It is built on a 20 metre right of way for most of its length, widened to as much as 42 metres in some places, and has a built top which varies from 6.5 to 7.5 metres. The bridge over the creek has a 7.5 metre wide surface. North of the creek, the road is cut in to the north valley wall. Visibility here is poor, and the gradient is steeper than ideal. The County's Director of Public Works requires the road to be upgraded to deal with those shortcomings. The developers will bear the cost.

Neighbours say that a length of road south of the bridge is sometimes soft. If this is confirmed by the County's Director of Public Works, the developers will do whatever is necessary to upgrade this length of road to County standards.

The developers engaged a firm of traffic engineers to prepare a traffic impact assessment (TIA) of the intersection of the local road and Highway 13. The TIA recommends that a Type IIIa intersection be built to safely accommodate traffic expected over the next 20 years. By their letter of 30 December 2009, copied to the County, Alberta Transportation agrees that a Type IIIa intersection should be built. The work will be paid for by the developers.

Because the subdivision will contain no more than 24 lots, and road distance from Highway 13 to the site entrance is over a mile, County Policy 6615 does not require the developers to pave Range Road 231A.

The developers recognize that the County requires payment of a road contribution levy in accordance with its Pavement and Per-Lot Road Contribution Fee Policy 6615.

RR 231 north of TR 470 provides a second access to the site, but it is not likely to be used by many residents, so it should not need to be upgraded.

During the construction period, the developers will pay for dust control on RR 231A.

### **Soil quality**

The County of Wetaskiwin's assessment records divide the property into three areas. In the north-east corner, about eight acres are undisturbed, and have a farmland assessment rating of 62%. Sixteen acres of former gravel pits are rated at 10%, and the tree covered land, much of it in the creek valley, is rated at 25%. The weighted average for the property is 26%.

The County's Municipal Development Plan, at section 6.2, states that land with a farmland assessment rating of 30% or more will normally be reserved for agriculture. Use of the subject land for residential subdivision does not appear to conflict with that policy.

### **Historical and archaeological resources**

The provincial department responsible for historical and archaeological resource management may request an assessment of any proposed residential subdivision

covering 20 acres or more. Because the land has previously been disturbed, the department has waived that requirement. The department's letter of 29 August 2008 was copied to the County.

### **Site characteristics**

Map 4 is a recent air photograph of the property, and Map 5 shows the contours, based on work done by the Alberta government in the early 1970s when they were purchasing land for the Coal Lake reservoir. Because of the date of the work, all elevations were given in feet above mean sea level (AMSL).

The land outside the creek valley covers about 76 acres. It slopes down from a high point of 2,450 feet AMSL in the north-east corner, down to the valley break which is between 2,390 and 2,400 feet AMSL. On this top land, the typical gradient is about 5%. This provides good surface drainage, but is gentle enough that roads can be built directly up and down the slope without exceeding the County's maximum allowable gradients.

The remainder of the property consists of land in the Pipestone Creek valley. This covers about 27 acres. The creek is incised up to 40 feet (13 metres), with in-valley slopes up to 70% on outside curves. The developers therefore engaged Golder Associates Ltd, a firm of consulting engineers, to investigate the site and determine if there is any risk of slope failure.

Golder's initial work (report dated 6 June 2008, previously submitted to the County) found two small areas where the slope may be unstable. They recommended that test holes be drilled. That was done in August 2008, and the results are set out in their final report dated 26 September 2008, which was submitted to the County under separate cover. The design proposed in the next section of this ASP takes into account Golder's findings and recommendations found on page 14 of their final report.

The developer will caveat the September 26, 2009 Golder and Associates Final Report entitled "Geotechnical Drilling, Investigation Proposed Subdivision Development, The Woodlands at Pipestone Creek" on the titles of the lots being registered.

### **Proposed design**

The proposed design for the subdivision is shown on Map 6.

All lots will be served by an internal road system built on a 20 metre right of way, with a five metre easement on both sides to accommodate utilities. This will start at the junction of the existing TR 470 and RR 231. Because TR 470 is a correction line, RR 231 to the north does not align with RR 232 to the south, so to avoid a staggered intersection, the developers will attempt to purchase enough land from NW 35 (Von Platen) to create a straight alignment.

The internal road will start by running west along presently undeveloped TR 470 before swinging south and then looping back east to RR 232 and then north to TR 470. There will be 16 lots between the road and the creek valley, and another eight lots north and east of the road. There is provision for roads to be extended north and east on to other

land (not owned by the developers) which the County may in future wish to see developed for residences.

The subdivision maximizes the number of lots overlooking Pipestone Creek. Most of these view lots are 50 metres wide (about three times the width of a standard urban lot), with areas of one acre and up. The back lots are larger, ranging from about 1.5 to four acres. The land which was not mined for gravel, and which has some agricultural value, will be left as a single 12+ acre remainder.

It was noted earlier that there are concerns about the stability of the valley wall. The subdivision design deals with this by ensuring that all lots have building sites a safe distance back from the top of slope.

Golder recommends, and the County requires, a 30 metre setback from the top of slope. In practice there can be problems with establishing setbacks relative to the top of slope. Landowners may not agree where the top of slope is. To avoid this, lot lines will be set back a minimum of ten metres from the top of slope as established by the surveyor who prepares the plan of subdivision. The surveyor will then define a building line 20 metres further back, for a total of at least 30 metres from the top of slope, and will permanently mark it by setting survey monuments and marker posts. An encumbrance on title, in a form acceptable to the County, will require all buildings to be back of that line.

Golder makes several other recommendations to ensure long term bank stability, including

- management of surface runoff,
- location of sewer fields,
- maintenance / re-establishment of natural vegetation,
- ensuring water lines do not leak
- restrictions on filling, and
- banning any structure or use which might release excessive water.

The full list of recommendations is on page 15 of the final report.

The developers expect the County to register development agreements on the titles of the lots, requiring buyers to conform to Golder's recommendations.

The design shown on Map 6 uses a top of slope line taken from air photography. It is likely that the actual top of slope, as determined by an Alberta Land Surveyor, will be in a slightly different location. In that case the lot lines will be adjusted to give the necessary setbacks. If it is possible to increase the number of lots overlooking the valley, that will be done, and the number of back lots will be reduced to stay under 24 in total.

### **Restoration of the land surface**

The old gravel workings were not restored to current standards. Small piles of overburden remain in some places. The land surface will be graded at the same time that roads are being constructed. This work will be done under the supervision of a

professional engineer, who will give the County a letter guaranteeing that all lots are suitable for building.

### **Minimizing environmental impact during construction**

Provincial and federal legislation require that road construction and other operations involving land clearance be done outside the spring breeding season for birds, usually taken to be 15 April to 31 July. Construction will therefore be concentrated in the late summer, fall, and early winter.

### **Municipal Reserves**

When land is subdivided into multiple residential 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 (Municipal Government Act, sections 664 and 665). The 41.7 hectares (103 acres) in title will require a minimum dedication of 4.2 hectares (10.3 acres).

As noted in the section on subdivision design, all lots will be set back at least 10 metres from the top of the valley slope. This setback area will be dedicated as reserve. All land in the valley walls will also be dedicated as reserve. The total area to be dedicated is estimated to be about 14.6 hectares (36.1 acres), which is about 35% of the present titled area.

Where environmental reserve has any recreational value, the County of Wetaskiwin normally credits it against the amount of municipal reserves due. The 36+ acres proposed for environmental reserve should therefore be sufficient to completely discharge the reserve requirement on the land. However, the developers propose additional dedication.

During road construction, a borrow pit will be created in the centre of the property. After construction, the borrow pit will be landscaped, a liner will be installed, and a pond will be created on a 2.4 ha (six acre) lot. This will be a decorative feature to add value to the lots which do not have a creek view. It can also be used as a storm water retention pond. It may be designated municipal reserve, or utility lot, as the County wishes.

Additionally, a 6320 m<sup>2</sup> (about 1.5 acre) municipal reserve lot is proposed on the north boundary of the development at the intersection of the two roads.

The developers will construct walking trails along the top of the valley and through the pond lot. The trails will be built close to the private lots. This will help to define the lot boundary, and prevent lot owners from colonizing the reserve. Subject to the County's approval, the developers will install bollards to keep out motor vehicles. Public works crews and emergency services will be provided with keys to remove these bollards if necessary.

## **Controls on Building Quality and Land Use**

Country Residential zoning allows a number of non-residential land uses (such as home businesses), and a wide range of building styles and quality. This has given rise to problems in some other subdivisions. The developers will therefore register restrictive covenants on the titles of all lots, setting out standards for building size, quality, and maintenance, limiting livestock, forbidding the use of the land or buildings for commercial uses, and requiring proper maintenance of buildings and land.

Because the County will not be a party to these covenants, it will not be expected or required to enforce them; that will be done by individual lot owners through civil action.

## **Water Supply**

The County has recently constructed a water line from the City of Wetaskiwin's Coal Lake water treatment plant, south along RR 231 and 231A and across Highway 13 to Gwynne. The developers request that The Woodlands be permitted to take water from that line.

An agreement between the County and the City allows the County to use 2% of the water supply from the plant for the hamlet of Gwynne and other residential development. In this regard the County and the developer firmly believe that there is more than adequate water for the proposed development.

EPCOR, the City of Edmonton's water supplier, says that a typical metered household uses 18.5 cubic metres of water per month. If households at The Woodlands use that amount, the annual water consumption for the entire subdivision will be 18.5 m<sup>3</sup> times 23 households times 12 months, or about 5106 m<sup>3</sup> per year. However, all houses will have low flow fixtures, and lawn watering will be limited by the restrictive covenant, so a lower figure can be expected.

The water is highly chlorinated, and is not suitable for human consumption until the chlorine level is reduced. That will happen naturally if the water stands for some hours. This can be achieved by installing a tank at a central reservoir where the water can settle before it enters the local distribution system.

The developers will of course pay their share of the main line, as determined by the County (through an off-site levy bylaw which is now being drafted), and will also pay for all on-site costs such as lines, de-chlorination tanks, and metering.

The water system will be turned over to the County once it has been built and has been inspected to ensure it meets County standards. There will also be a maintenance guarantee period.

It is understood that an adjacent landowner is thinking of creating lots on land close to The Woodlands. The developers have approached that landowner to discuss the possibility of building a reservoir which is large enough to serve both developments. This is contingent on making suitable arrangements for recovering the cost of the over-sizing.



## **Sewage Treatment**

The proposed lots are over twice the size required for on-site sewage disposal under the Alberta Private Sewer Systems Standard of Practice, and six test holes drilled by Golder in July and examined in August 2008 (page 11 of their September 2008 report) found the water table to be at least 2.5 metres below ground surface. However, two additional factors must be considered:

- Water from poorly placed underground disposal fields may increase slope instability. Fields should therefore be located between the house and the road, not between the house and the valley. This requirement should be contained in a development agreement, restrictive covenant, or other means acceptable to the County, and registered on title by the County at the time of subdivision.
- Pipestone Creek is the City of Wetaskiwin's water supply, and it is essential that the waste water systems installed at The Woodlands do not contaminate the creek, either by surface flow or by contamination of shallow groundwater which leaches into the creek.

The developers asked Golder Associates to test the site to determine its suitability for various types of sewer systems. Their report, dated 1 September 2008, has been delivered to the County under separate cover.

Golder undertook percolation tests at three locations. One site had an excessively high percolation rate, one had an acceptable rate, and one had too low a rate. Such variation is to be expected on a site which has been disturbed for gravel extraction. Golder recommends that each site be tested when the house is built. If the percolation rate lies outside the acceptable range, the installers can bring in suitable material for the trenches, or construct an evaporation mound, or use a pump-and-haul system. The requirement to test and to install a suitable system should be registered on title, either in a development agreement registered by the County, or by a restrictive covenant registered by the developer, whichever the County prefers.

## **Storm Water Management**

Alberta Environment requires that the intensity of storm water flows leaving a site be no higher after development than before. Because of the size of the lots, most of the land will remain in grass and trees, so storm water runoff is not expected to be significantly higher after the development, and a detention pond will probably not be necessary. However, a preliminary storm water management plan, prepared by a professional engineer, will be submitted with the subdivision application. The engineering design plans submitted by the developer after subdivision approval will include a detailed storm water management plan, again prepared by a professional engineer. Any necessary detention pond will be constructed at the developer's expense.

The storm water system will be designed to minimize flow over the banks into Pipestone Creek.

If required by regulators, the developers will construct settling ponds to prevent siltation of the creek.

## **Fire Protection**

The closest fire station is in Wetaskiwin, which will result in fairly slow response times. The developers will therefore consult with the County's Fire Chief to find out how individual property-owners can reduce the risk of fire, and will pass on that information when they sell lots.

The County requires that all rural subdivisions have a supply of water for fire protection. There are four ways this can be done at The Woodlands.

- The first and simplest method is to take fire flow directly from the mains. This is contingent upon having sufficient pipe and pump capacity to give the necessary fire flow.
- A second method is to construct a fire pond and dry hydrant. This can probably be combined with the storm water pond.
- A third method is to construct a hydrant with direct connection to the domestic water reservoir.
- Finally, a sprinkler system could be installed in every house. This will add about \$5,000 to the cost of each house, but it will provide excellent protection with immediate response, and will avoid the cost of a fire pond or reservoir. It will also reduce the home owner's cost of insurance. The County does not prefer this option because it is difficult to ensure that adequate systems are installed in each house.

The developers will have their engineers discuss these three possibilities with the fire chief, and they will install whichever system the fire chief wishes.

## **Staging of development**

Depending on market conditions, the developers may choose to build The Woodlands in stages. If so, it may be possible to defer the upgrading of the highway intersection. This will be discussed with Alberta Transportation.

## **Future cost recovery from third parties**

It is possible that, in future, other land in the area will be subdivided into residential lots. These subsequent developments will benefit from the upgrading of RR 231A and the highway intersection, and possibly also from the on-site water reservoir. The developers have approached the owners of adjacent land to discuss sharing the costs of these improvements. To the extent allowed by County Policy 6615, they request that, when the County drafts the development agreement for The Woodlands, they insert a clause under which they will "endeavour to assist" the developers to recover part of their sunk cost from other people who benefit from their investment.

## **Public Participation Process**

About a dozen landowners will be directly affected by The Woodlands, most of them because of the increased traffic on RR 231A. In May 2009, the owners of all property adjacent to the development, and along RR 231A as far south as the highway, were mailed a summary of this document, and invited to an Open House to discuss the proposals. An advertisement was also placed for two weeks in the Pipestone Flyer.

The Open House was held at the Wayside Inn in Wetaskiwin on Monday 25 May 2009, and eleven people attended. Copies of the ASP were made available. A note of the meeting is attached.

After the Open House, one other neighbour sent an email asking technical questions, and asking for a copy of the final document. This was sent to him in December 2009.

The developers' efforts will be supplemented by the normal County advertising and public hearing process.

## **Request for Zoning**

The developers request that the entire property be zoned Country Residential, which allows the type and density of uses proposed in this ASP.

*Letter sent to the owners of nearby land*

## **The Woodlands at Pipestone Creek**

Dear landowner:

*The Woodlands at Pipestone Creek* is the name of an architecturally controlled country residential development proposed on a 103 acre parcel lying close to Pipestone Creek, north-east of Gwynne in the County of Wetaskiwin. The land lies about four miles east of Wetaskiwin, and just over a mile north of Highway 13. The owners propose to subdivide the land into 24 lots. The land was previously worked for gravel, is mostly tree covered, and has very little agricultural value.

The owners will dedicate about 36 acres, 34% of the title area, to the County as park land, including the entire creek valley, and will construct walking trails along the top of the valley and elsewhere.

The County has recently constructed a water line from the City of Wetaskiwin's Coal Lake water treatment plant to Gwynne. The line passes close to The Woodlands. The developers have asked the City and County for permission to take water from the line. If this is not forthcoming, wells will be used.

The owners are holding an open house where all the issues can be discussed. This will be in the Peace Hills Room at the Wayside Inn (Best Western) in Wetaskiwin from 5 pm to 8 pm on Monday 25 May. All interested people are invited. Copies of the detailed plan will be available there, or will be sent out in advance to anyone who requests it. Call Bob Affleck at 780-608-9170 for a hard copy, or email [rriddett@gmail.com](mailto:rriddett@gmail.com) for a printable digital version.

If you are unable to get to the open house, the owners will welcome your comments by email, or by contacting

Bob Affleck  
Box 1901 Camrose, Alberta T4V 1X8  
780-352-6151 (home)  
780-608-9170 (cell)

## **Proposed Area Structure Plan The Woodlands at Pipestone Creek**

### **Report on Open House**

A draft area structure plan for The Woodlands was submitted to the County of Wetaskiwin in 2008. Following receipt of comments by County staff, a revised version was submitted early in 2009. County staff then asked the developers to hold an open house where the proposal could be discussed by neighbours.

An open house was held at the Wayside Inn in Wetaskiwin on Monday 25 May. It was advertised for two weeks in the Pipestone Flyer, the local paper which the County uses to for its public notices. Invitations to attend the open house were also mailed to the owners of nearby land. Eleven of these neighbours attended the open house. Those present were:

Carl and Annie Graveson  
Lianne Larsen and daughter  
Bryce and Elaine Misener  
Clarence Morgan  
Glenys Von Platen  
Ed and Jeanette Schattschneider  
Lloyd Schnick

Bob Affleck, developer  
Bob Riddett, developer's planner

The following issues were raised.

#### **Water supply:**

All present agreed that there was very little groundwater in the area. Bob Affleck, the developer, said that they will not proceed with the development if they cannot tie in to the Gwynne water line.

#### **Range Road 231A:**

All present agreed that the intersection of RR 231A and Highway 13 is dangerous. Residents suggested that the intersection be rebuilt with a turning lane. Bob Affleck said that Alberta Transportation has asked the developers for a traffic engineering study. If that study recommends that the intersection be upgraded, the developers will do it. This commitment is made on pages 2 and 3 of the ASP.

The Miseners, the Schattschneiders, and the Gravesons were concerned about dust caused by increased traffic on RR 231A in front of their houses. Mr Affleck said that the developers had offered to pay for dust control during construction (ASP, page 3). After

that, he hoped the taxes generated by the development will be sufficient for the County to take over the job. One of the residents said that he was paying the County for one chloride application per year, and that seemed to be adequate.

Clarence Morgan said there is a soft spot on the road south of the bridge which should be rebuilt. Bob Affleck said that the developers will add this to the list of improvements to be made to RR 231A if requested by the County.

Clarence Morgan and Carl Graveson said that the hill north of the bridge is dangerous because of poor visibility at the curve. Mr Affleck said that the developers are aware of that, and had committed to rebuilding the road at that location if requested by the County (ASP, bottom of page 2).

### **Use of ATVs**

Bryce and Elaine Misener, Glenys Von Platen, and Lloyd Schnick all said there was a problem with ATVs using the Crown land in the creek valley. However, Mrs Von Platen said that more houses in the area would mean more "eyes on the street" which might dissuade irresponsible ATV use. Mr Morgan agreed that trespassers usually go where they cannot be seen. He had recently called the Wetaskiwin RCMP to complain about dangerous behaviour on public land near his property, and he had been pleasantly surprised by the speed of response.

### **Land uses to be allowed in the development**

Elaine Misener asked if breeding and boarding kennels will be allowed in the development. Their house is only half a mile away, and she is concerned about the noise.

Lianne Larson said that she and her husband are looking for an acreage which they can use as the base for their trucking business.

Mr Affleck said that no commercial uses will be allowed in The Woodlands, and this will be enforced through a restrictive covenant registered on all lots (ASP, page 6).

Mrs Larson said in that case they will look elsewhere for property.

### **Hérons**

Glenys Von Platen said there is a heron colony on Crown land in the creek valley, and she is concerned that the birds might be disturbed by the development. However, if the development discourages ATV use, it might actually reduce stress on the birds.

### **Fire**

Clarence Morgan said there is a high fire risk in the area now. Trespassers often light fires, and sometimes they spread through dead grass and over-mature trees. However,

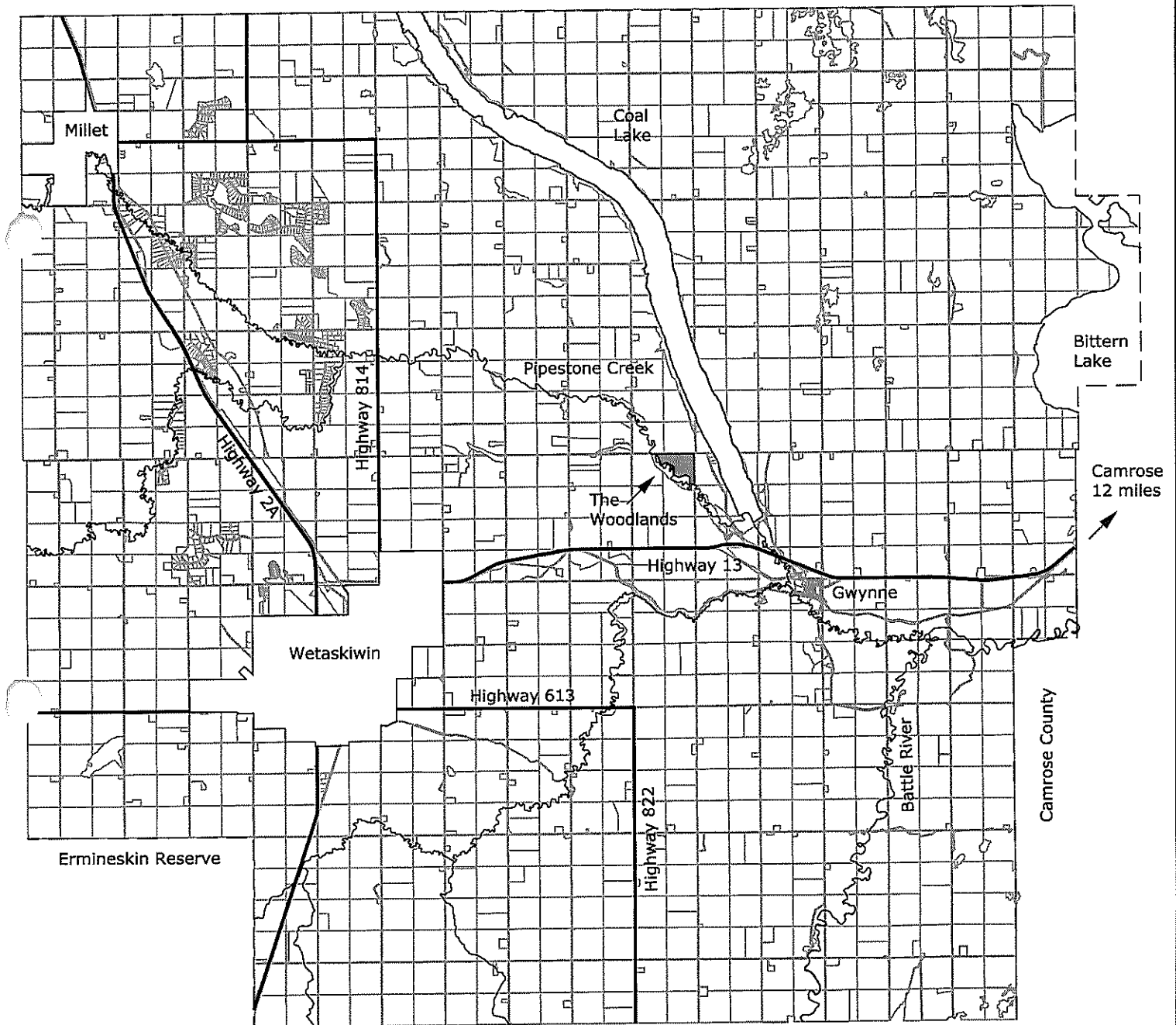
he said that having more people live in the area might reduce the risk of a fire spreading without being noticed.

### **Changes to the draft ASP**

As a result of the open house, the developers will change to ASP to note the soft condition of the road south of the bridge, and will commit to fixing this problem to the satisfaction of the county. This will be added to the list of off-site improvements noted in the text and shown on Map 6 of the ASP.

*(This report was written on 28 May 2000. Where a proposal is mentioned, or a page number is noted, it refers to the May 2009 version of the ASP, prior to the changes to which the developers have committed.)*

Leduc County



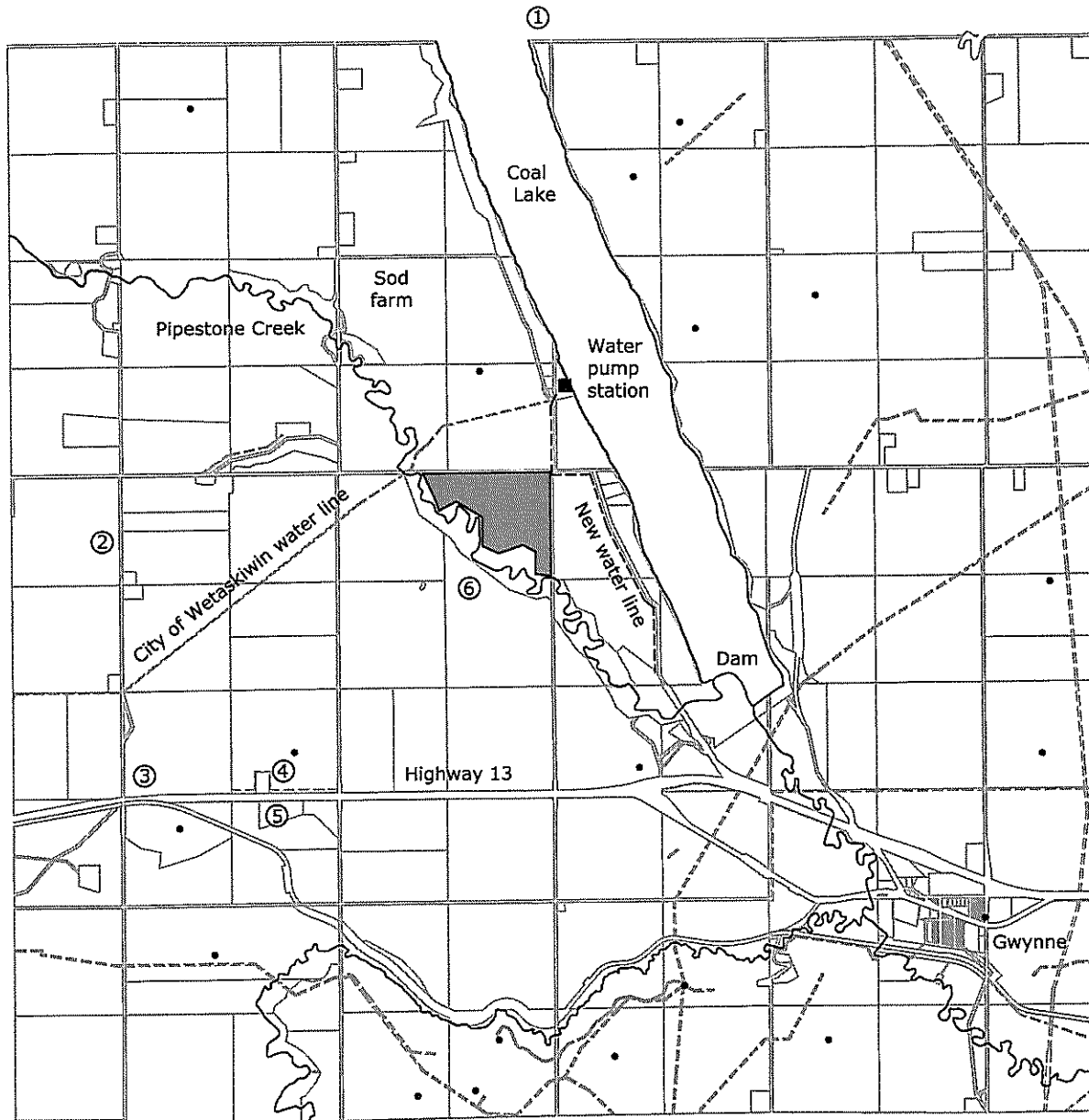
Area Structure Plan  
The Woodlands at Pipestone Creek  
Map 1  
Location

- Paved Provincial Highways
- - - Municipal boundaries



5.0 km





## Area Structure Plan The Woodlands at Pipestone Creek Map 2 Local Features

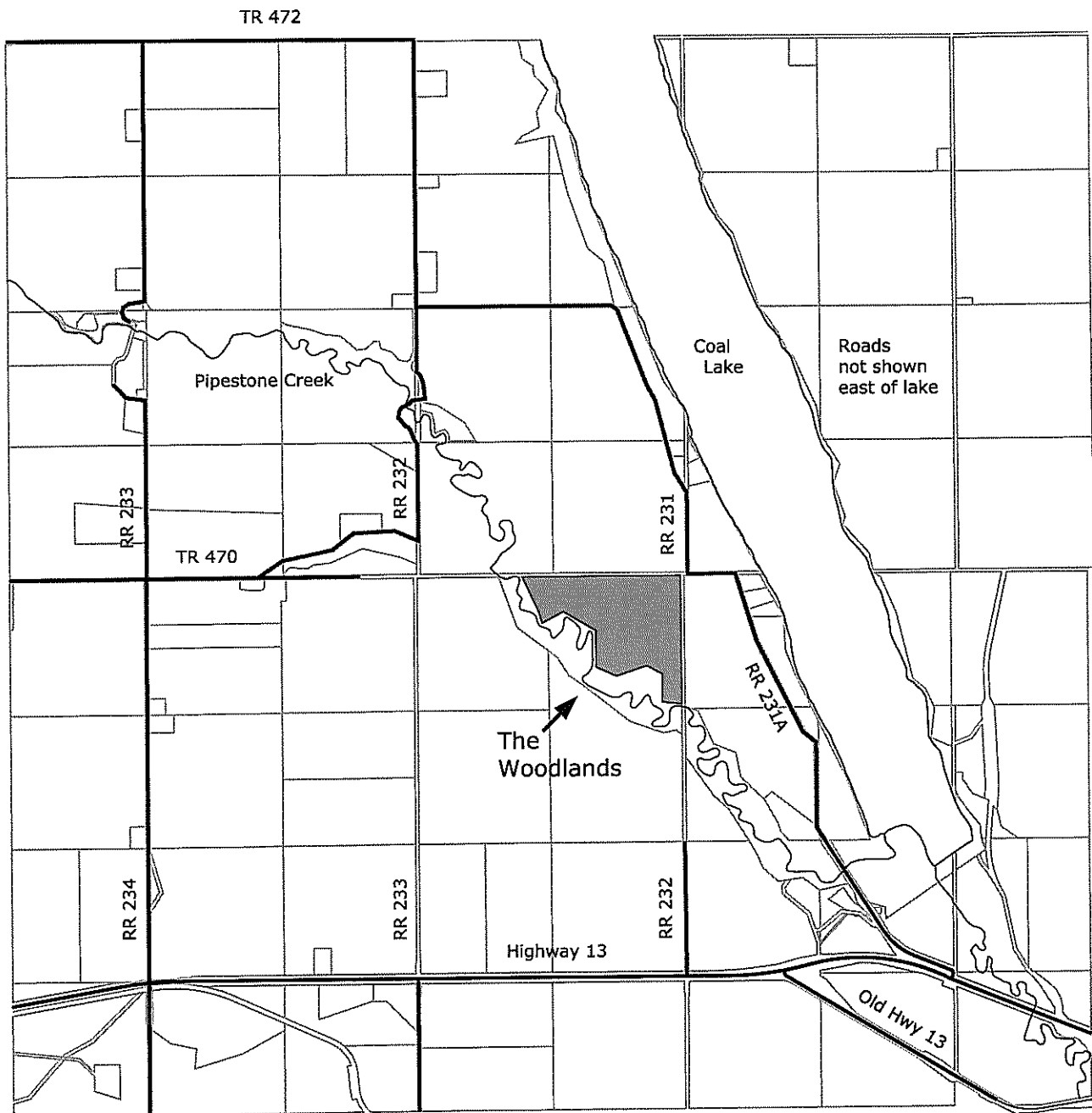
- Pipelines
- Abandoned oil wells

### Confined animal operations:

- 1 Gwynne Vista Farms (Rasmusen): hogs
- 2 Ken & Sharon Ball: small feed lot, former dairy
- 3 Justamere Farms (Ballhorn): feed lot and hog barns
- 4 Van Deau Gelbviehs: bull production
- 5 Hoskins: poultry barn
- 6 Former Von Platen feed lot, now closed



1.0 km

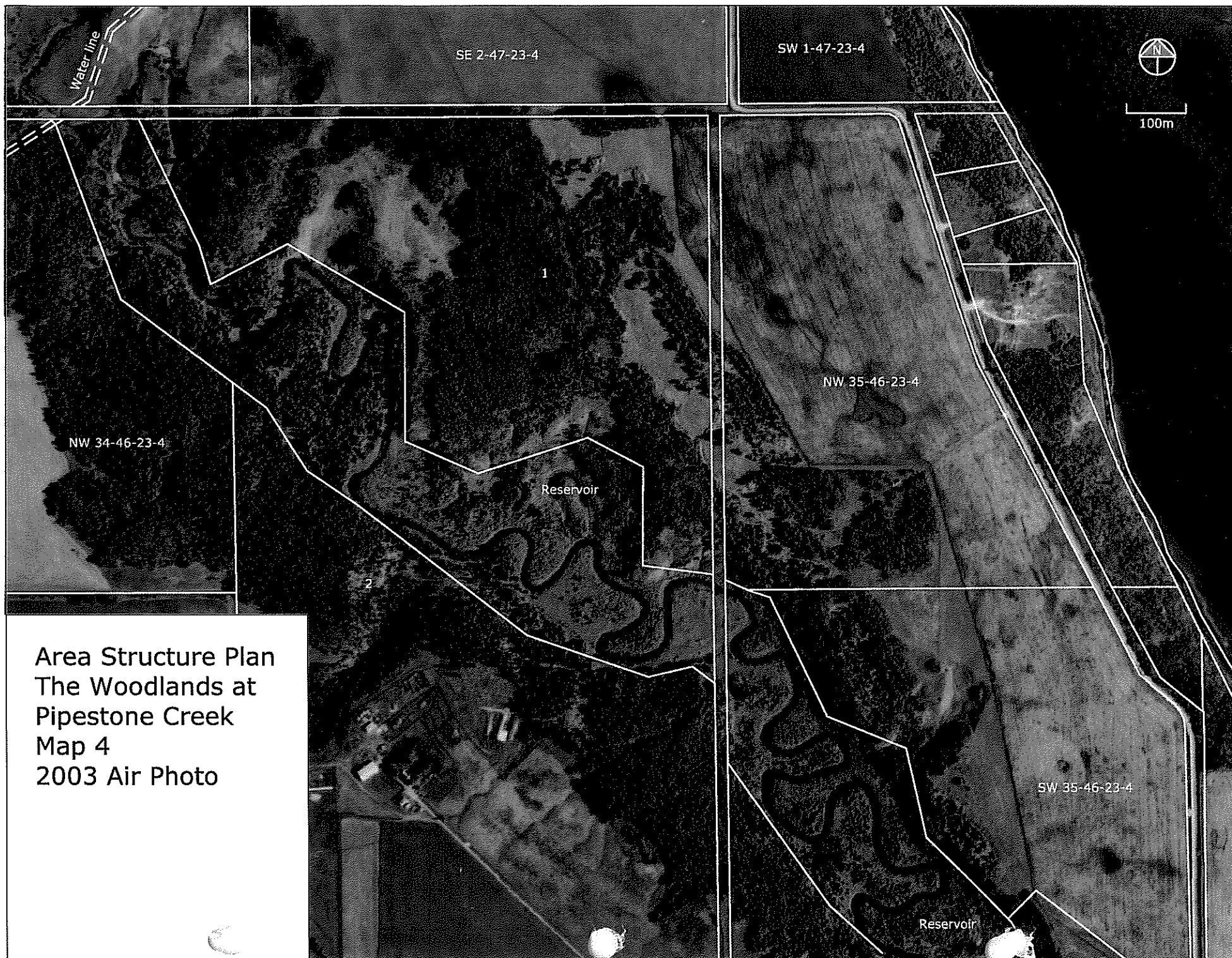


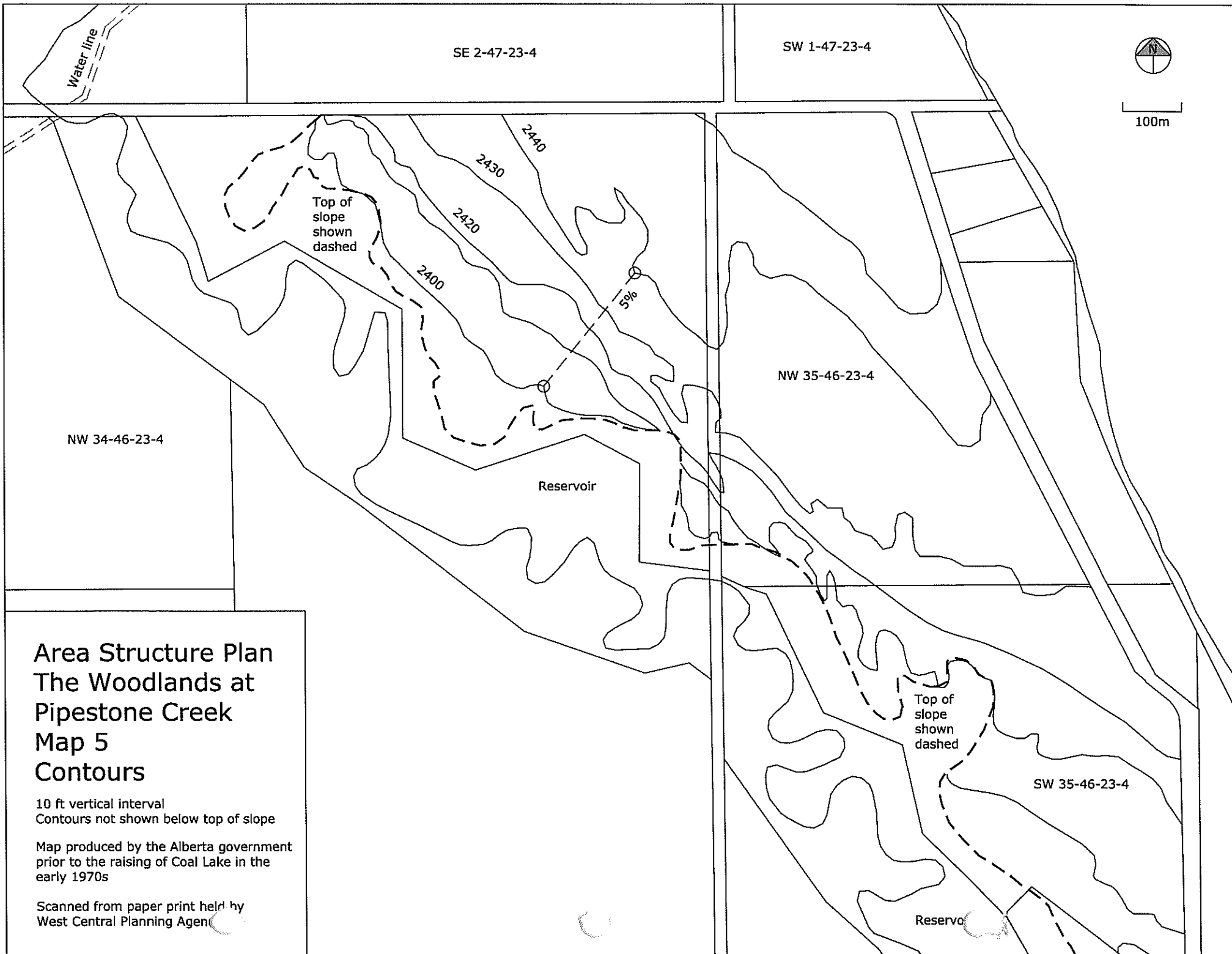
# Area Structure Plan The Woodlands at Pipestone Creek Map 3 Road Access

— Developed roads



1.0 km



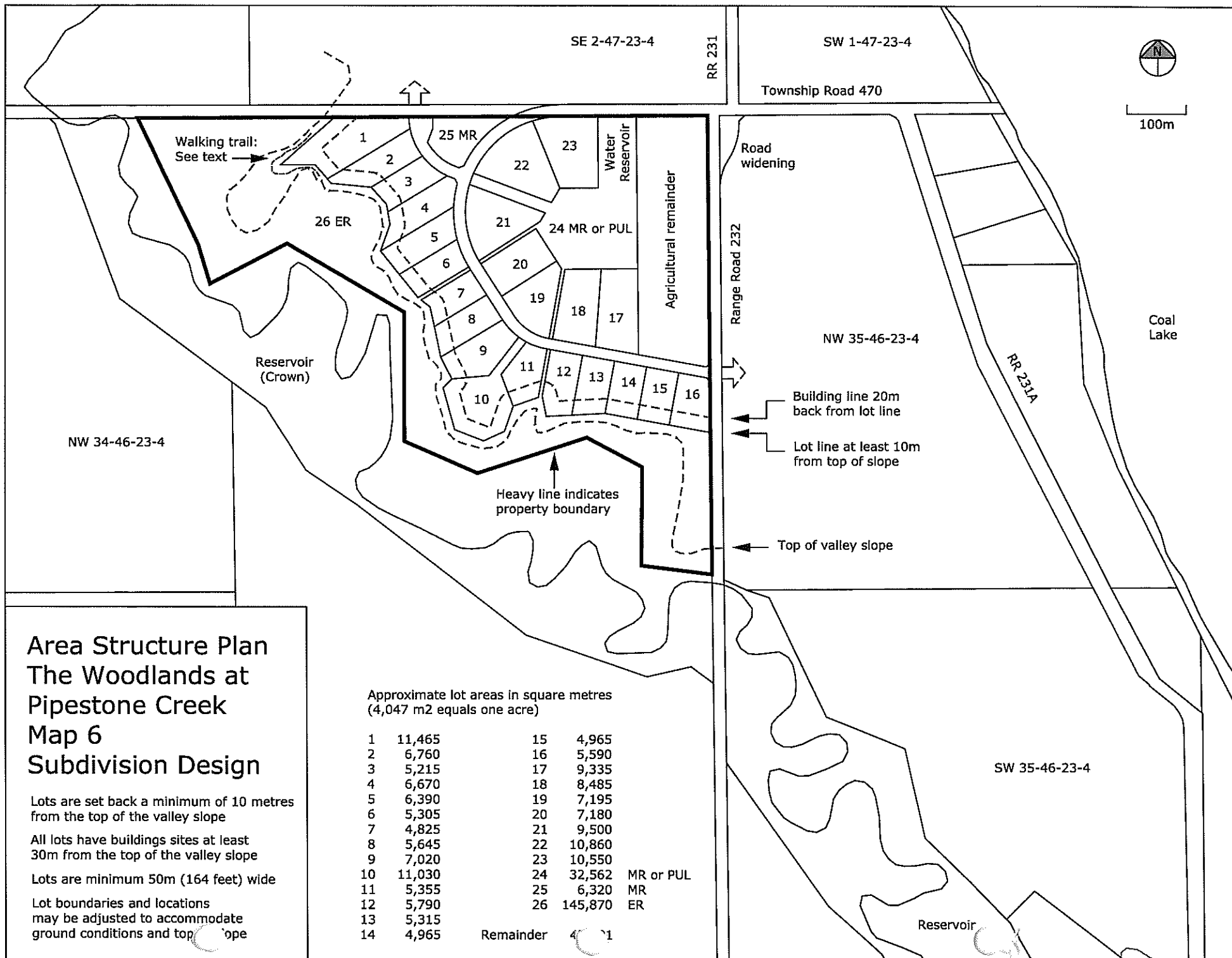


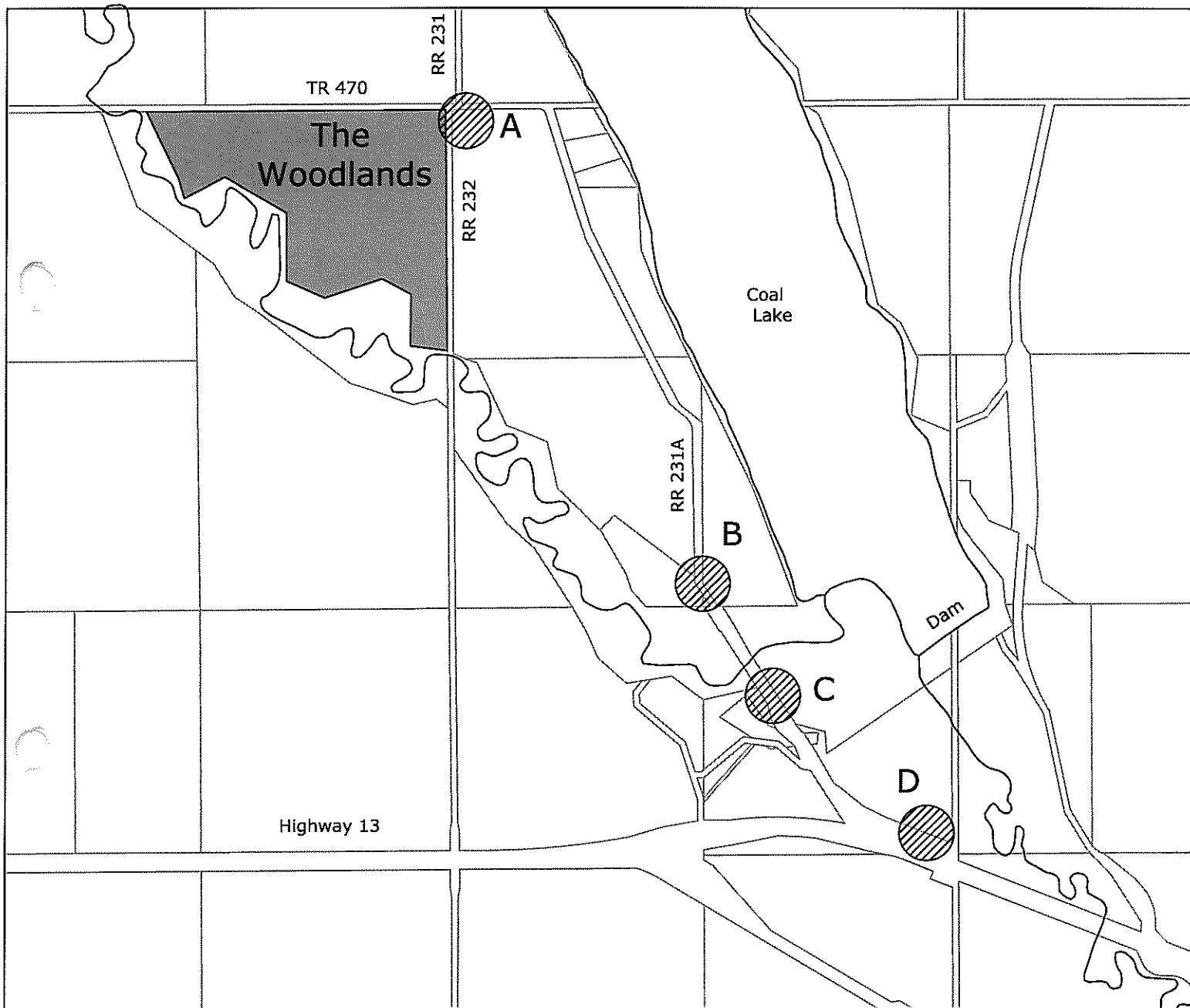
# Area Structure Plan The Woodlands at Pipestone Creek Map 5 Contours

10 ft vertical interval  
Contours not shown below top of slope

Map produced by the Alberta government  
prior to the raising of Coal Lake in the  
early 1970s

Scanned from paper print held by  
West Central Planning Agency



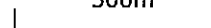


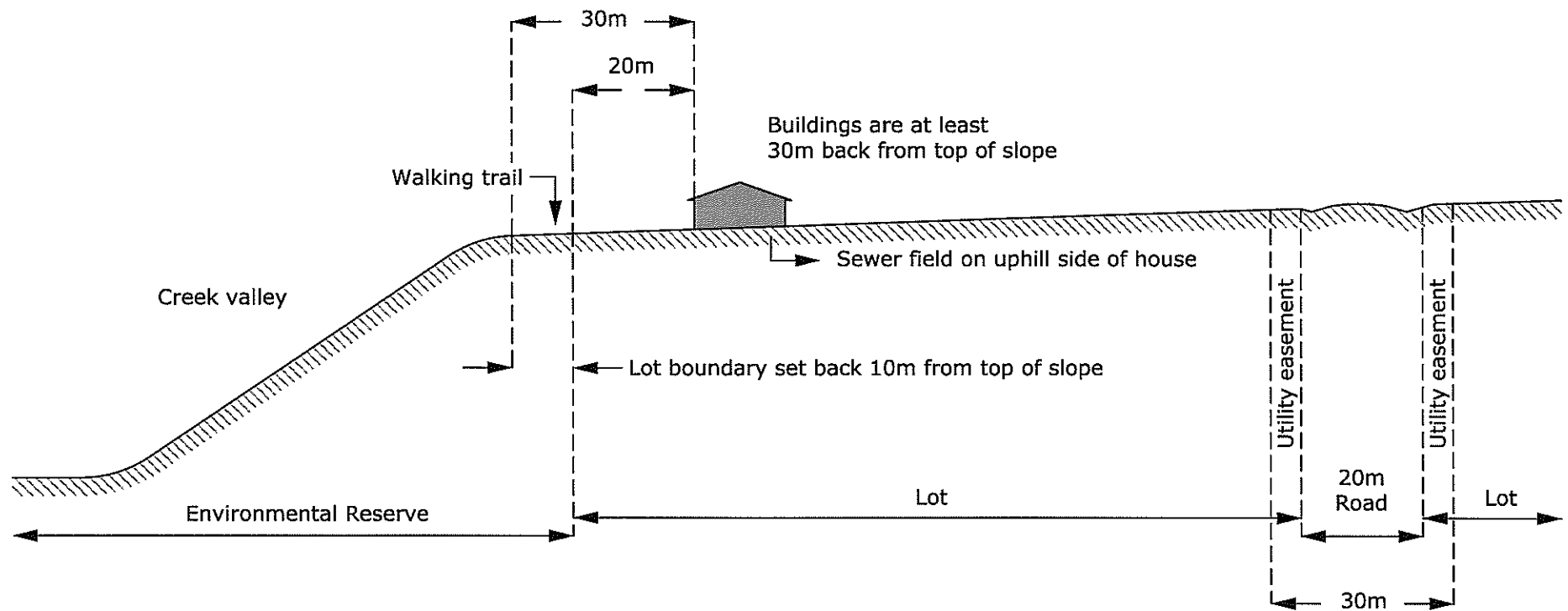
# Area Structure Plan The Woodlands at Pipestone Creek Map 7 Offsite Improvements Required

- |   |               |  |
|---|---------------|--|
| A | SW 35-46-23-4 | Road widening to align internal road with RR 231 north of TR 470 |
| B | SE 35-46-23-4 | Road widening to improve grade and visibility on hill            |
| C | NE 26-46-23-4 | Soft road may require new base                                   |
| D | NE 26-46-23-4 | Highway intersection improvements                                |



500m





Area Structure Plan  
The Woodlands at Pipestone Creek  
Map 8  
Top of Slope Features