

## BY-LAW NUMBER 2013/02

BY-LAW NO. 2013/02 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of Amendments to the Morley Lee Area Structure Plan.

WHEREAS: Section 191 of the Municipal Government Act, 2000, Chapter M-26, allows for the amendments of by-laws.

AND WHEREAS: notification and procedural requirements outlined in Section 230 and 606 of the Municipal Government Act, 2000, Chapter M-26 have been met.

NOW THEREFORE: The Council of the County of Wetaskiwin No. 10, hereby enacts as follows:

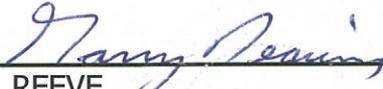
1. By-law 2013/02 is a By-law within the County of Wetaskiwin No. 10 for the purpose of an amendment to Area Structure Plan By-law 2000/56 – NW 21-46-6-W5M.

2. This By-law comes into effect on the date of third and final reading.

READ: A First time this 10 day of January A.D., 2013

READ: A Second time this 10 day of January A.D., 2013

READ: A Third time and finally passed this 10 day of January A.D., 2013.

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
SECRETARY-TREASURER

Proposed Subdivision in  
**County of Wetaskiwin**

Lot 18 Block 1 Plan 042 1853  
within NW-21-46-6-W5

Township Road 464

Range Road 64

Lot 18A  
2.35 ha±  
5.81 ac±

Proposed Property Line

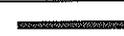
Seasonal  
Runoff Creek

Lot 18B  
3.19 ha±  
7.89 ac±



To subdivide the existing parcels into 7.89 ac± and 5.81 ac± lots in size

Registered Owner(s): Morley & Marion Lee

 denotes titled area

File: RW/13/08

Drawn: February 20, 2013

Revised:

## WEST CENTRAL PLANNING AGENCY

Suite 101, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5  
Phone 780-352-2215 Fax 780-352-2211 Email [admin@westcentralplanning.ca](mailto:admin@westcentralplanning.ca) Web Site: [www.WestCentralPlanning.ca](http://www.WestCentralPlanning.ca)

# **Proposal to Amend Existing Buck Meadows Area Structure Plan (July 8,2003)**

**Applicants: Morley & Marion Lee**

**Phone: (780) 388-3080**

**Email: [mmlee@xplornet.com](mailto:mmlee@xplornet.com)**

**Legal Description: NW 21-46-6-W of the 5th  
Lot 18, Block 1, Plan 022 0900  
County of Wetaskiwin**

**Certificate of Title: Certificate of Title Attached**

## **Appendix 1**

### **Scope of Plan:**

**As permitted under Subdivision Policy 6606, we wish to subdivide existing Lot 18 (5.56 ha) into approximately two equal parcels. This will result in two parcels approximately 2.78 hectares or 6.86 acres each. Other existing parcels within the subdivision are between 2 and 4.5 acres with one other parcel located in the north east of the quarter section being 12.7 aces and the remainder of the quarter being 86.7 acres. Administration believes that the proposed size of the two resulting parcels will not detract from the majority of lots, and in fact, the proposal will result in the creation of lots closer to the majority of existing lot sizes.**

## **1.0 Public Input:**

**I have spoken to my neighbors within the Buck Meadows Subdivision concerning my plan to subdivide lot 18 into two parcels. I also have circulated a letter of proposal to all neighbors. I have received no objections to this plan. This lot division will not have any negative effect on our overall subdivision and its present enjoyment by all residents.**

### **Appendix 2**

## **2. Sewage Treatment:**

**Both proposed lots will be large enough to sustain on-site disposal systems. Because the proposed lots may be suitable for onsite sewage disposal, Alder Flats lagoon offsite levy will not apply unless a safety codes inspector deems it is necessary. Lot 18 has a traditional gravity fed septic field that adequately handles present sewage disposal. Other subdivision lot owners have either installed a field or pump out tank. If offsite levy is deemed necessary see the attached caveat.**

### **Appendix 3**

## **4.0 Storm Water Management:**

**The present storm water system has been in place since the original Area Structure Plan. It continues to work well. This new lot will not require any further management other than what is already in place. All run-off areas will be unchanged. The new lot created**

**from the subdivision of Lot 18 will include modest gradient around the pond area. The selected building site can be adjusted if the inspection of the area requires an extra setback distance.**

#### **5.0 Water Supply:**

**In the Executive Summary of his Groundwater Evaluation, Mr. Abello of Levelton Engineering Solutions, states regarding "Proof of Water Supply"; that "Sufficient water supplies should be available from the well, when installed, to provide 1250 m<sup>3</sup>/year in accordance with Section 23(3) of the Water Act for the proposed two lot subdivision.**

### **Appendix 4**

#### **6.0 Traffic & Roads:**

**The present road system should easily handle traffic from this new lot. The original ASP is still in place. It addressed all concerns when originally approved. I had hired a professional engineer (Mr. Henning Rasmussen) at the suggestion of the County. He oversaw all, approaches, gradients and the actual road building.**

**We are aware that subsequent to our initial discussions in 2007 concerning this application for lot severance, the county has imposed a \$2000.00 lot fee according to policy No. 6615. We would ask that this be waived due to the fact that we began this application before this ruling had been adopted.**

## **7.0 Environmental Assessment:**

**In my consultation with Ms. Terrina Perley of the Ministry of Environment in Red Deer she indicated that an assessment is not likely applicable. According to correspondence regarding environmental matters in section 16 and attached as Appendix 9, approval has been granted under the Water Act in relation to the Intermittent Unnamed Stream.**

## **8.0 Archeological and Historical Assessment: N/A**

## **9.0 Provision of Environmental and Municipal Reserves:**

**This was addressed in the original ASP and no new lands are being created in the Subdivision.**

## **10.0 Fire Protection:**

**In the original subdivision, the County required that I set aside an area in an existing pond for additional fire protection. This is located on lot 17 and includes Road access, signage and a deepening of the pond for Fire fighting access that was previously inspected by the county.**

## **Appendix 5**

## **11.0 Existing Land Use and Dwelling:**

**The subdivision is zoned Country Residential and no uses of the land can be identified as being in conflict with CR Zonings. The existing residence and the garage with office space were in place prior to the approval of the original Area Structure Plan and subsequent subdivision. The garage and office space is not used as a permanent residence. The bathroom and refrigerator in the office space are for our use of the office only and are not intended or used as a residence. This property will not be upgraded, repaired, or replaced so the lot will continue to have only one dwelling.**

## **Appendix 6**

## **12.0 Natural Areas:**

**Natural areas shall remain unchanged. There is a restrictive covenant on the subdivision forbidding the removal of trees other than for necessary roads and building sites. The trail system is available to all residents in the subdivision. The natural areas such as ponds are protected for waterfowl and other wildlife. The entire subdivision is gently sloping toward Buck Lake, 2 miles away and all lands in the area are drained by seasonal run off waterways.**

## **13.0 Boundaries of Adjacent Municipalities: N/A**

## **14.0 Roads, Utilities, and Build Features:**

## **Appendix 7 (3 parts)**

### **15.0 Tentative Plan of Subdivision:**

The present subdivision plan was approved by the County about 10 years ago. The plan included in this new proposal is to divide lot 18 into approximately two equal portions. Lot 18 is 5.56 ha, the two lots will be approximately 2.78 ha (6.86 ac) each. Note the red dashed line on Appendix 8.0. This line shows the approximate division line. This new proposed subdivision of Lot 18 will make it similar in size to others. **Appendix 7** shows the lot sizes of all lots in the subdivision. **Appendix 7** is a certified copy of the present location of buildings and infrastructures on lot 18.

## **Appendix 8**

### **16.0 Additional Contacts:**

At the request of the County, I have contacted the following:

- a. Alberta Environment
- b. Department of Fisheries and Oceans
- c. Transport Canada, Navigable Waters.

None of the above contacts object to this subdivision. The County Development Officer has copies of the correspondence resulting from these contacts.

### **Summary of 16.0**

- a. I visited the offices of Ms. Terrina Perley of the Ministry of Environment in Red Deer. She asked me to fill out an Application under the water Act

**for the approval to maintain a dam on a seasonal waterway that crosses the proposed new lot. On Nov. 22/11, I received an approval letter from the Dept. of Environment and Water for that application. I was also asked to contact Fisheries and Oceans and Transport Canada regarding the proposed subdivision. My Application and the Approval should be in county files.**

- b. In my phone call to Mr. Michael Hunter a Habitat Biologist for the DFO. He informed me that this subdivision gives them no concern and that I am exempt from their legislation. His phone number in Edmonton is 495-4220.**
  
- c. I followed up with a further request—that I should contact Transport Canada, Navigable Waters Protection Program in Edmonton. I contacted Mr. Dallas Babiuk (780-495-8218). He said that it appears that my crossing the seasonable stream on the proposed new lot should be no problem, but would prefer that I fill in the normal application in any case. I did so and waited to hear from him. After several more communications I received the attached letter and approval document No. 00298792-00-00 authorizing the operation and maintaining works in the unnamed stream.**

## **Appendix 9**

**Shelly Der, Development Officer for the County of Wetaskiwin, noted: "the approval from Alberta transport is not necessary since the location of the lots is greater than half-mile to an Alberta Highway."**

**Attachments:**

- Appendix 1: Land Title Certificate**
- Appendix 2: Public Input**
- Appendix 3: Caveat re: sewage disposal**
- Appendix 4: Proof of Water Supply**
- Appendix 5: Fire Pond Location**
- Appendix 6: Existing Land Use**
- Appendix 7: Roads, Utilities and Build Features**
- Appendix 8: Lot 18 Subdivision Plan**
- Appendix 9: Contact Letters re: Transport Canada, Alberta Environment and Water, and Fisheries and Oceans.**



Morley Lee  
 NW-21-46-6-W5M  
 County of Wetaskiwin  
 Aerial Photograph showing Proposed Subdivision

Date: August 2011	Job No: AB11-1730-00	Plate No: 2
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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 052 255 984

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
792 220 862	12/09/1979	CAVEAT RE : EASEMENT CAVEATOR - KEYERA ENERGY LTD.. 600, 144 4TH AVENUE SW CALGARY ALBERTA T2P3N4 (DATA UPDATED BY: TRANSFER OF CAVEAT 962001316) (DATA UPDATED BY: TRANSFER OF CAVEAT 102241720)
812 000 420	05/01/1981	UTILITY RIGHT OF WAY GRANTEE - BUCK LAKE GAS CO-OP LIMITED.
022 065 972	25/02/2002	CAVEAT RE : RESTRICTIVE COVENANT " AFFECTS PART OF THIS TITLE "
042 128 886	01/04/2004	CAVEAT RE : RESTRICTIVE COVENANT
052 255 985	27/06/2005	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 300,10004 JASPER AVE EDMONTON ALBERTA T5J1R3 ORIGINAL PRINCIPAL AMOUNT: \$71,500

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 30 DAY OF MAY, 2011 AT 01:24 P.M.

ORDER NUMBER:19017667

CUSTOMER FILE NUMBER: 2011-132



\*END OF CERTIFICATE\*

( CONTINUED )

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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**APPENDIX 2**

**Public Input:**

<b>Lot 8</b>	<b>Joseph Pitzel</b>	<b>780 388-2393</b>
<b>Lot 11</b>	<b>Ron Kluzeritz</b>	<b>403 946-5258</b>
<b>Lot 14</b>	<b>Karen Fraser</b>	<b>780 388-2394</b>
<b>Lot 16</b>	<b>Bill Dittman</b>	<b>780 388-0108</b>

## **APPENDIX 3**

### **Sewage Treatment Caveat**

**The Applicant will obtain a Caveat to be placed on title for a sewer levy of \$2034.00 should the ground water table evaluation indicate that a sewage lagoon disposal be necessary. This caveat will be completed by our lawyer when the application is accepted by council.**

# Appendix 4

## GROUNDWATER EVALUATION

PARCEL IN NW-21-46-6-W5M  
COUNTY OF WETASKIWIN No. 10 , ALBERTA

Prepared for:

Morley Lee  
Box 5  
Buck Lake, AB T0C 0T0

Prepared by:

Levelton Consultants Ltd.  
203-6919 32<sup>nd</sup> Avenue NW  
Calgary, AB T3B 0K6

  
Per: Rabea Chishti, BSc, Geol.I.T  
Hydrogeologist

Reviewed by HUGO  
  
Per: Ken Hugo, MSc, P. Geol.  
Hydrogeologist

Aug 15/11

APEGGA Permit to Practice No. 8696

Date: August 15, 2011

File: AB11-1730-00

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Appendix 1 – Reconnaissance Report, Well Logs and Pump test Interpretations

## 1. EXECUTIVE SUMMARY

An aquifer assessment was undertaken within the NW ¼ of Section 21, Township 46, Range 6, West of the 5<sup>th</sup> Meridian, to determine whether sufficient groundwater supplies exist to supply a proposed two lot subdivision for acreage/county residential development.

Aquifers in the area are usually located within sandstone and shale beds of the Tertiary aged Dalehurst member of the Paskapoo Formation and well depths of around 100 feet or greater are expected. Well yields are good, typically in the range of 10 – 35 imperial gallons per minute. Analysis of the data provided and calculations of well performance conclude that:

- Sufficient water supplies should be available from the well, when installed, to provide 1250 m<sup>3</sup>/year in accordance with Section 23(3) of the Water Act for the proposed two lot subdivision. This is assuming that the aquifers underlying the proposed subdivision have similar general conditions found in the area.
- The water quantity obtained to the well in the proposed subdivision will not interfere with nearby household, registered or licensed users assuming the well is used for domestic/residential use.
- The static water levels in the area appear to be stable. No indications of aquifer dewatering are apparent.
- The groundwater supply source is not likely to be susceptible to contamination from nearby surface water

Water samples analyzed from nearby wells for routine dissolved constituents shows that the groundwater in the area is sodium-bicarbonate type water that is generally acceptable as a potable water source. As no chemical analysis has been undertaken on the water from any well within the proposed subdivision it is recommended that groundwater samples be collected from the wells prior to use and tested for routine parameters as well as bacteria to ensure the water is safe for human consumption.

## 2. INTRODUCTION

At the request of Morley Lee, an aquifer evaluation was undertaken for a proposed subdivision within the NW ¼ of Section 21, Township 46, Range 6, West of the 5<sup>th</sup> Meridian. The purpose of the evaluation was to determine if groundwater could be provided at a rate, as defined in the Water Act, of 1250 m<sup>3</sup>/year/well, for two new wells within the subdivision without causing affects on existing groundwater users. The current parcel of land; Lot 18, of approximately 14 acres is to be subdivided into two individual lots.

The location of the quarter section that contains the proposed subdivision is shown on the Site Plan attached on Plate 1. An aerial photograph showing the location of the proposed subdivision and existing parcels is shown on Plate 2.

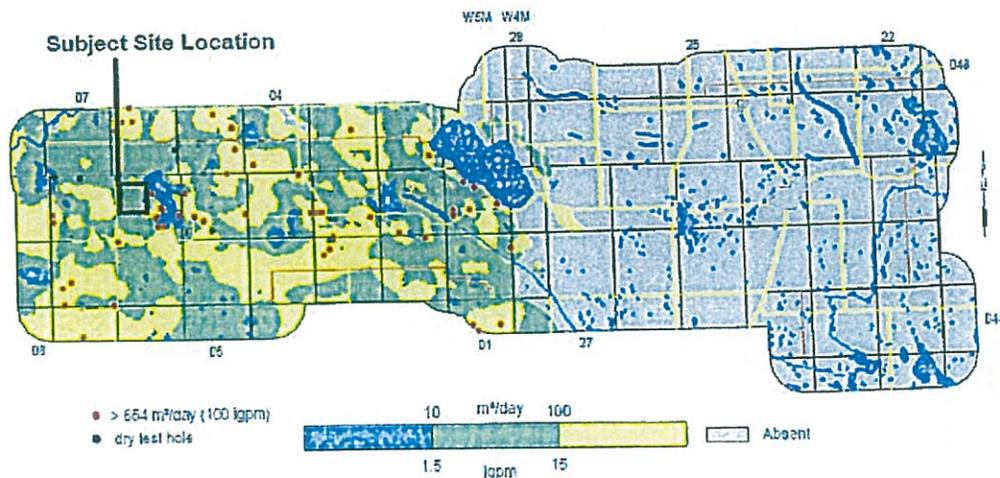
## 3. SUMMARY OF STRATA AND WATER WELL USERS

According to the Surficial Geology of Central Alberta (Shetsen, 1990) the area is immediately underlain by glacial till. A sequence of glacial units, up to 8 m, underlies the site. This strata consists largely of tills with minor sand and gravel deposits of meltwater origin. Very few aquifers are believed to be present within these unconsolidated deposits in the area.

Underlying the surficial sediments are sandstone and shales of the Tertiary aged Dalehurst member of the Paskapoo Formation.

The regional nature of aquifers was examined with the aid of the Regional Groundwater Assessment for the Wetaskiwin County prepared by Agriculture and Agri-Food Canada (2002). The attached map shows that generally speaking the Dalehurst Member of the Paskapoo Formation forms a good aquifer with yields from 10 – 100 m<sup>3</sup>/day. Certain areas in the vicinity of the subject site are estimated to have high aquifer yields (> 100 m<sup>3</sup>/day)

Figure 1: Aquifer Yield



The water quality is reported to be good with low chloride content. The groundwater is sodium – bicarbonate/sulphate type water with a total dissolved solids concentration of approximately 500 - 1000 mg/L.

The Alberta Environment's water well database was reviewed to describe the nature of water wells within the area. The reconnaissance report from Alberta Environment is included in Appendix 1. Wells range in depth from 39 to 300 feet with majority of the wells being relatively deep (> 100 feet). Records for sixty seven wells are present within 1 km of the subject site. No records are listed as either dry holes or abandoned new wells.

Good aquifers are indicated by initial test rates ranging from 10 - 35 gallons per minute.

A review of Alberta Environment's database for water licenses and registrations was undertaken within Section 21 and the surrounding sections. There are no records for registrations or licenses for the subject section. A single record of a license held by WR Parker for 8 acre feet from an aquifer at a depth of 208-248 feet was recovered for the southwest adjacent section, Section 17. Another record for a groundwater license was recovered for Section 28. The license is held by Samson Tribal Enterprises for 13 acre feet from an aquifer at a depth of approximately 150 feet. A few other records of registrations for unknown amounts and sources were recovered for the surrounding sections.

## 4. PUMP TESTS AND INTERPRETATION

### 4.1 WELL PARAMETERS

To more precisely determine well yield, pump test data from wells in the area was interpreted to determine aquifer transmissivity. Six well records containing pump test information were obtained to allow for determination of aquifer parameters. The pump test data was interpreted with the aid of the AQTESOLV program developed by HydroSoft Inc. A confined radial flow model was used, generally utilizing a confined aquifer condition.

The well logs and graphs with interpreted transmissivities are attached in Appendix 1. A summary of the results is as follows:

Table 1: Pump Test Interpretations

Well ID	Location	Well Depth (m)	Available Head (m)	Aquifer Type	Initial Test Rate (l/gpm)	Transmissivity (m <sup>2</sup> /day)
1575411	SW - 27	41	27.7	Sandstone/Shale	10	1.85
366509	SW - 27	23	11.3	Sandstone	20	21.8
1065742	SE - 21	61	25	Sandstone	12	1.32
1545409	NE - 20	57	27.4	Sandstone	10	1.95
1546008	SE - 21	59	18.6	Sandstone	30	13.4
1545450	NW - 21	55	21.4	Sandstone	7	1.23

Note: Imperial gallons per minute (l/gpm).

A geometric average transmissivity of 3.46 m<sup>2</sup>/day is calculated. Well depths and available heads vary due to increasing topography to the northeast. Initial well yields are high with an average of initial head of 22 m calculated.

### 4.2 WELL CAPACITY

The theoretical twenty year safe yield (Q<sub>20</sub>) of an average well in the area can be calculated though the Farvolden Equation:



$$Q_{20} = \frac{(T * H)}{0.183} \div \log \left[ \frac{2.25Tt}{r^2 * S} \right]$$

where T is the Transmissivity from the pump test (3.46 m<sup>2</sup>/day), H is the average distance between the static water level and the top of the aquifer (22 m), t is the time of pumping ( 7305 days), r is the radius of the well bore radius and S is an estimate of storativity (5x10<sup>-5</sup>).

Substituting the above values a yield of 13,454 m<sup>3</sup>/year (5.6 imperial gallons per minute) is calculated. This value show that sufficient supply exists to provide the expected water needs of 1250 m<sup>3</sup>/year/well (0.5 imperial gallons per minute).

## 5. EFFECT ON NEIGHBOURING USERS

A determination of whether the aquifer is under stress is normally undertaken to determine whether the additional parcel will cause adverse affects on existing users. A review of the static water levels in the area was undertaken to determine if indications of the aquifer being over utilized is evident. Initial static water levels from wells within the area were examined to determine water level changes with time. A summary of the average water level in each decade for wells of this depth range is as follows:

Table 2: Average Static Water Level

Decade	Number of Wells	Average Static Water Level (ft)
1970s	1	105
1980s	14	36
1990s	17	23
2000s	15	46
2010s	0	-

No trend in static water levels is noted over the decades. A sharp decrease of water levels from the 1970s to the 1980s is due to the lack of well data for the 1970s. Aquifer dewatering is not evident.

## 6. SITE CONSIDERATIONS

### 6.1 GWUDI

When shallow groundwater supply sources are vulnerable to contamination by pathogens from nearby surface water sources or infiltrating precipitation, they are classified as groundwater under the direct influence of surface water' (GWUDI). When they are determined to be as such, treatment equivalent to that required for surface sources is necessary. Bedrock aquifers are less likely susceptible to such contamination.

- 1) Alberta Environment requires the source shall not be a spring, infiltration gallery, and shallow collector system, artificial recharge system, bored well, or dug well. The water source at our subject site is not classified as within one of these settings.

- 2) The second Alberta Environment criterion deals with proximity to the surface water. Buck Lake is located approximately 2.5 km to the east of the site. The lake is at a distance greater than 100 meters as specified by the GWUDI assessment, and thus no surface water concerns are evident for the subject site.
- 3) The well should be constructed properly according to the Alberta Water (Ministerial) Regulation (Alberta Regulation 205/98). The well's surface casing and grout seal should aid in preventing surface migration to the perforated zone of the well.
- 4) Alberta Environment outlines that the raw or treated water from the well shall not exhibit evidence of contamination by surface water such as high nitrates or bacteria.

As a result, the groundwater in the area can be considered a high quality groundwater and treatment techniques such as chlorination is not required, unless a community well supply is established.

## 6.2 DISTANCE TO SOURCES OF CONTAMINATION

As outlined in the Water Well Regulations of the Environmental Protection and Enhancement Act, a well for diversion and use of groundwater must be located and drilled at a minimum distance away from certain contamination sources. The following table outlines this requirement:

**Table 1: Well Diversion Requirement**

Source of Substance	Minimum Distance Required
Water tight septic tank or sewage holding tanks	10 metres
Sub-surface weeping tile effluent disposal field or an evaporation mound	15 metres
Sewage effluent discharge to the ground surface	50 metres
Above ground storage tanks containing petroleum substances	50 metres

It is recommended that these well setbacks be utilized for all of the above sources, whether currently in place or to be installed with development (i.e. the septic field).

## 7. WATER CHEMISTRY

To determine the typical water quality to be expected in the subject well, a search of Alberta Environment's water well database for water chemistries was undertaken. A water chemistry analysis report was obtained from a well in close proximity to the subject site. The lab report from the Alberta Environment database is attached on Plate 3. A summary of the results with a comparison to potable water guidelines as established by the Canadian Council of Ministers of the Environment (CCME) is as follows:

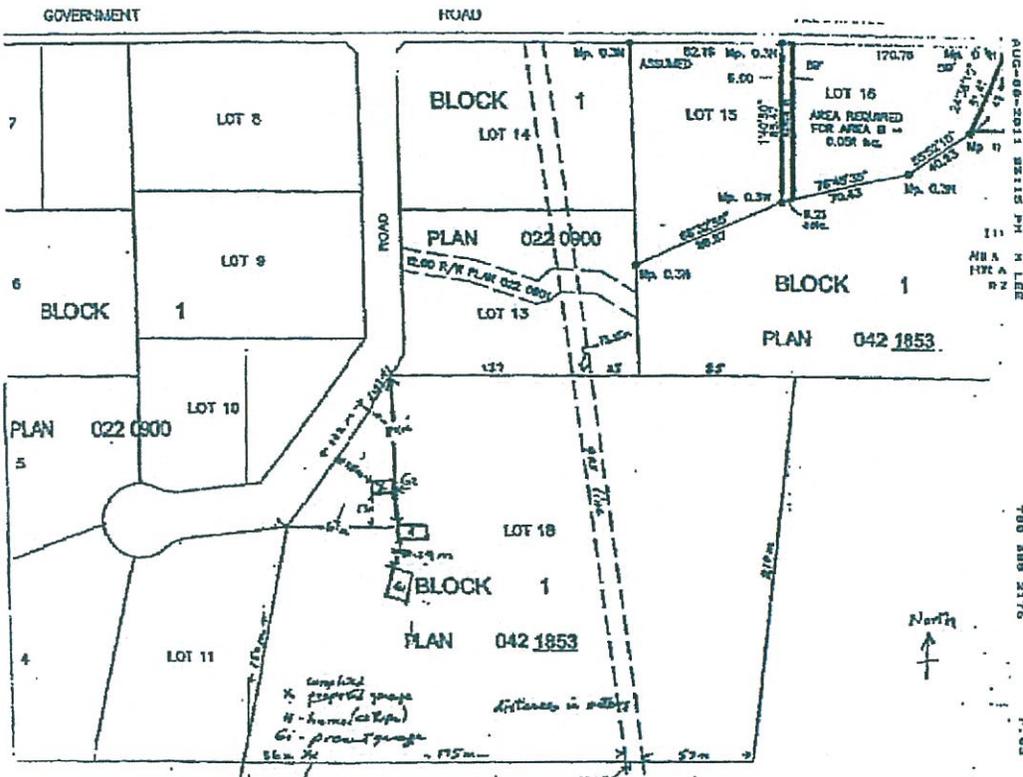
**Table 2: Water Quality Results compared to CCME limits**

Parameter	Well ID 476124	CCME Limits
Well Depth (ft)	160	-
Calcium	17	-
Magnesium	7	-
Sodium	350	200
Iron	0.06	0.3

Manganese	N/A	0.05
Bicarbonate	652	-
Chloride	0	250
Fluoride	0.12	1.5
Nitrite	0	3.2
Potassium	1.94	-
Sulphate	311	500
pH	8.3	6.5 - 8.5
Total Dissolved Solids	<b>1008</b>	500

*Note: All results are in mg/L (ppm) except pH which is in pH units; N/A – Not Analyzed; **Bold** exceed criteria*

The results show that the water is a sodium bicarbonate type water that is acceptable for potable water use. The sodium and total dissolved solids content in the water exceeds the recommended guideline values. However it is to be noted that both of the parameters are based on aesthetic criteria and may be acceptable to most users. Since no samples have been collected from any well within the subdivision; it is recommended that groundwater samples be collected from the well when installed and tested by a third party laboratory for routine parameters as well as bacteria to ensure the water is safe for human consumption.



Morley Lee		
NW-21-46-6-W5M		
County of Wetaskiwin		
Site plan showing Subject Site Boundaries		
Date: August 2011	Job No: AB11-1730-00	Plate No: 1

# Appendix 5

Morley Lee  
202-6220 Fulton Rd.  
Edmonton, Alta. T6A 3C4  
(780) 461-2311

R. H. Riddet  
West Central Planning Agency  
105, 5111-50 Ave.  
Wetaskiwin, Ab.  
T9A 0S5

Dear Robert:

Proposed Subdivision of NW 21-46-6-5 (RW/03/44)

In response to your letter of August 13, 2003, I would like to bring you up to date on our progress.

1. Ken Carlson, the County's Fire Chief, visited the site and gave instructions regarding the ~~fire pond~~. These have been completed as directed. In addition, we have installed guard posts and posted a "Caution, Deep Water" sign, as suggested by David Blades and David Dextraze.
2. The approaches have been completed by Willows Construction and were inspected. On first inspection the slopes toward the road and around the culverts did not meet County Standards. Extra clay has been removed so that slopes are corrected. The extra clay has been piled to the rear of the approach and will be applied to roads into the lots in the spring when earth is thawed. I can do that myself. The inspection fee of \$300.00 was paid to the County.
3. Lot C now has two approaches: a. one at the fire pond that meets the county standards, and (b). one through the well site. The well site location now has a raised roadway to the lot and a Texas gate as agreed by Penn West in the latest lease dated in 2002. I have not asked them for a letter authorizing use of this approach since I already have one at the fire pond, and it is written in my agreement with Penn West. Should you still need a letter for this approach as well, please let me know and I shall have them provide one for me.

4. Please find attached the endorsement fee of \$400.00 payable to West Central as required when the surveyor submits the plans for endorsement. I have been told by the surveyor that you can expect these shortly. The surveying has been completed and the plans are being reviewed at the present time. The surveyor is Kevin Lais of Baseline Geometrics Ltd. in Drayton Valley. Their phone number is 542-5252.
5. Reserves of \$1235.00 have been paid to the county. This represents \$65.00 for each acre in the new lots. A total of 19 Acres.

Please let me know if there are any further instructions. I believe I have completed the conditions required.

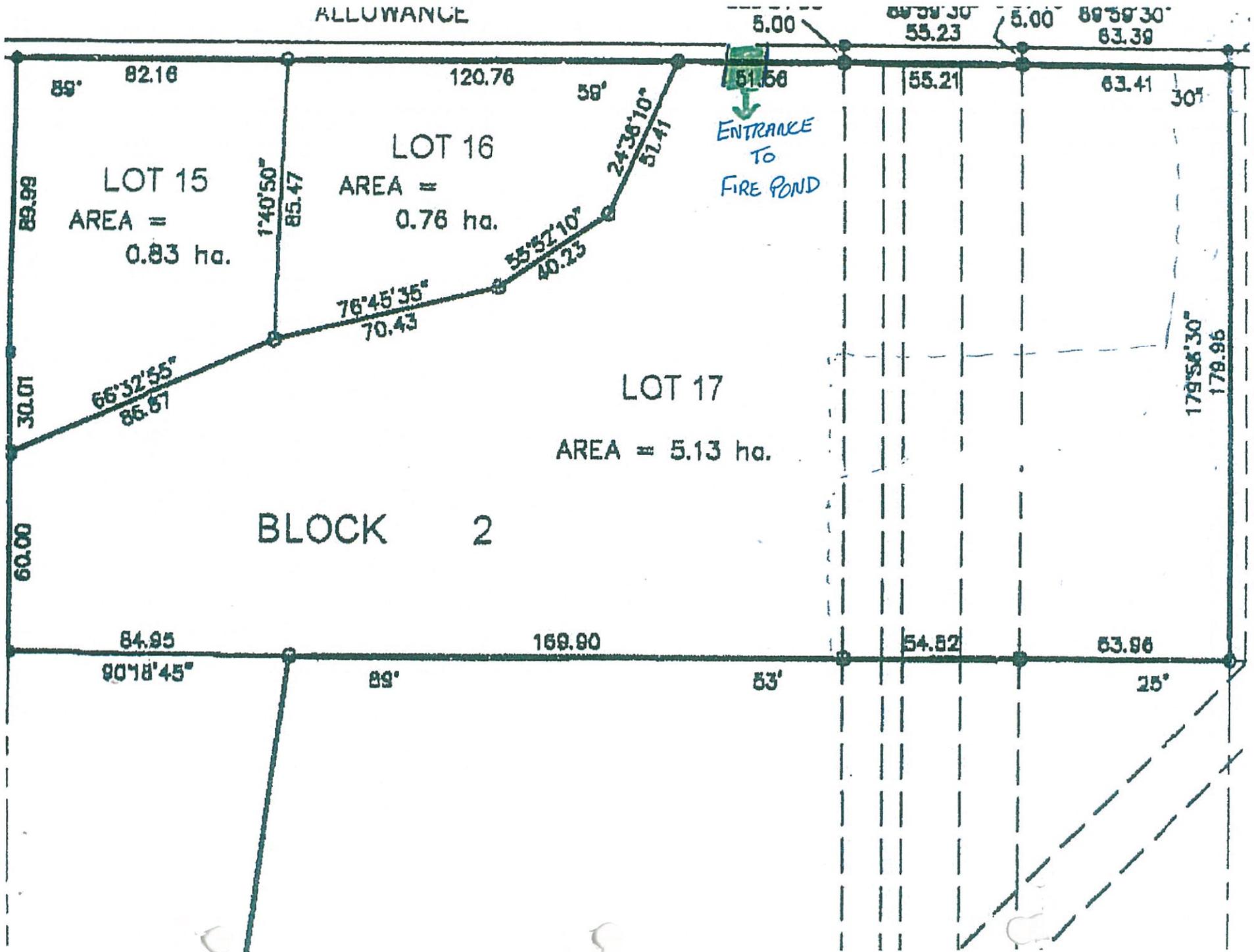
I once again wish to thank the County of Wetaskiwin and each of you who have been so helpful in the development of this project.

Sincerely,

Morley L. Loo

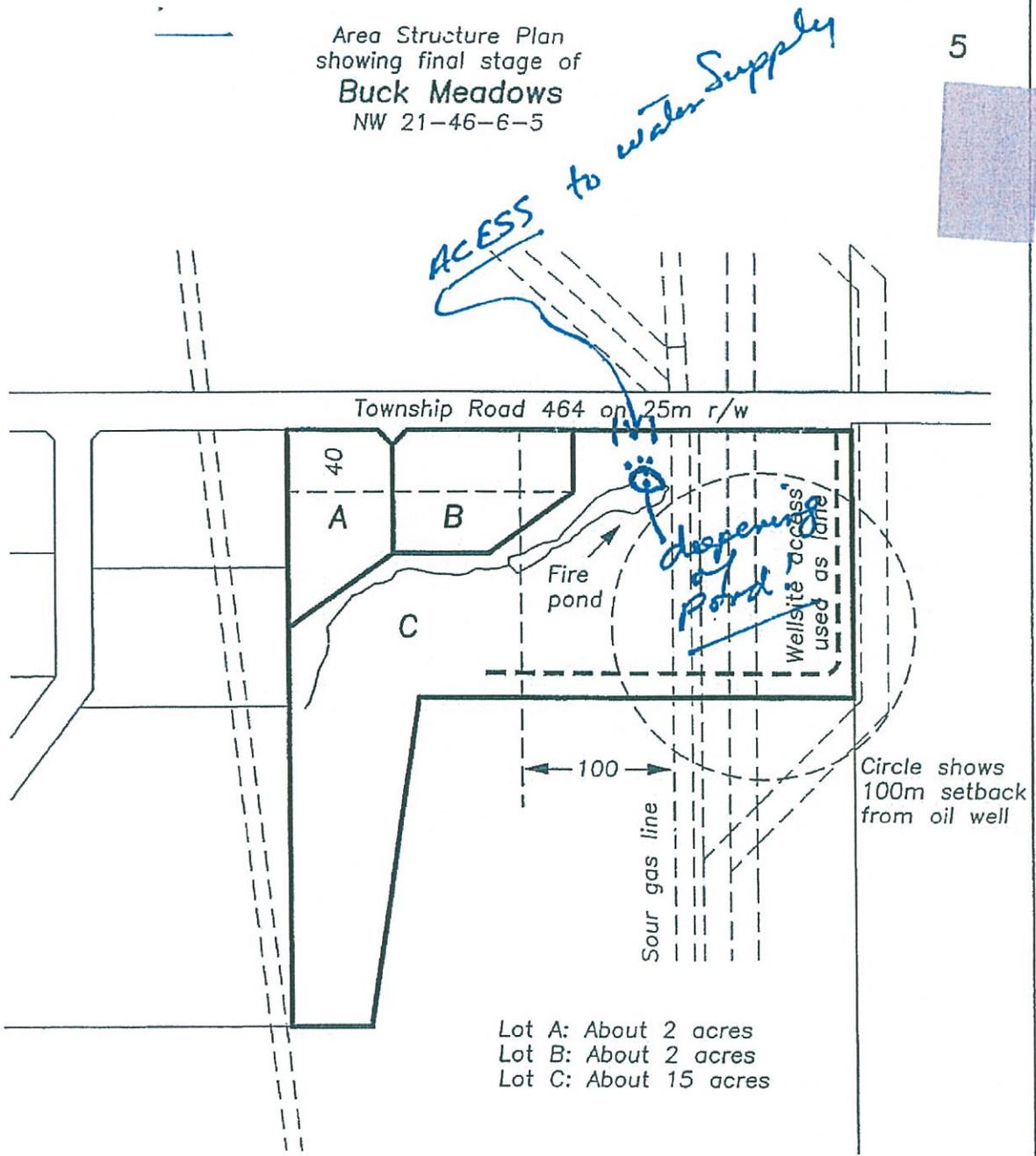
Cc: David Blades (Director of Environmental Services)

*also cc. Kevin Lais.*



Area Structure Plan  
 showing final stage of  
**Buck Meadows**  
 NW 21-46-6-5

5



Lot A: About 2 acres  
 Lot B: About 2 acres  
 Lot C: About 15 acres

Map 5: Proposed Lot Lines

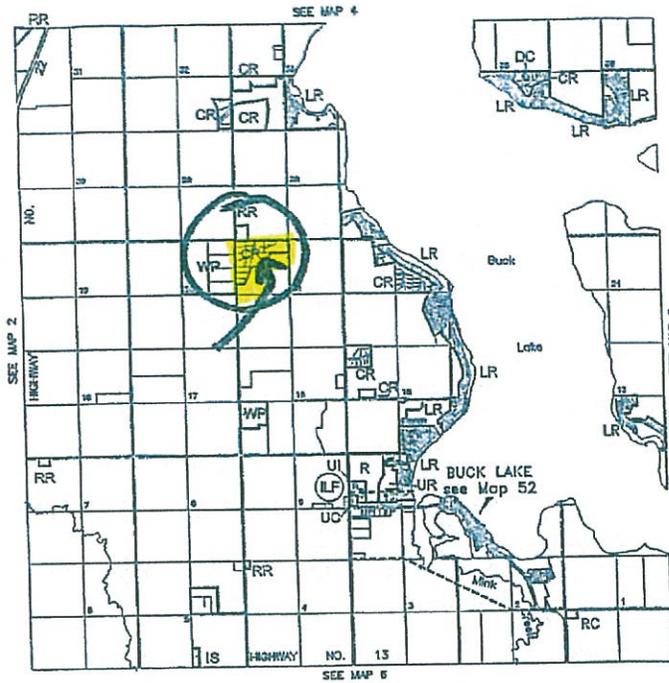
Three residential lots to be created.  
 Two north of creek have shared approach.  
 One south of creek uses oilfield road.  
 Dashed lines show required setbacks  
 from road (40M) and sour gas pipeline (100m).

Fire pond is on easement in favour of county

County of Wetaskiwin No.10  
 LAND USE BYLAW NO.95/54



Appendix 6



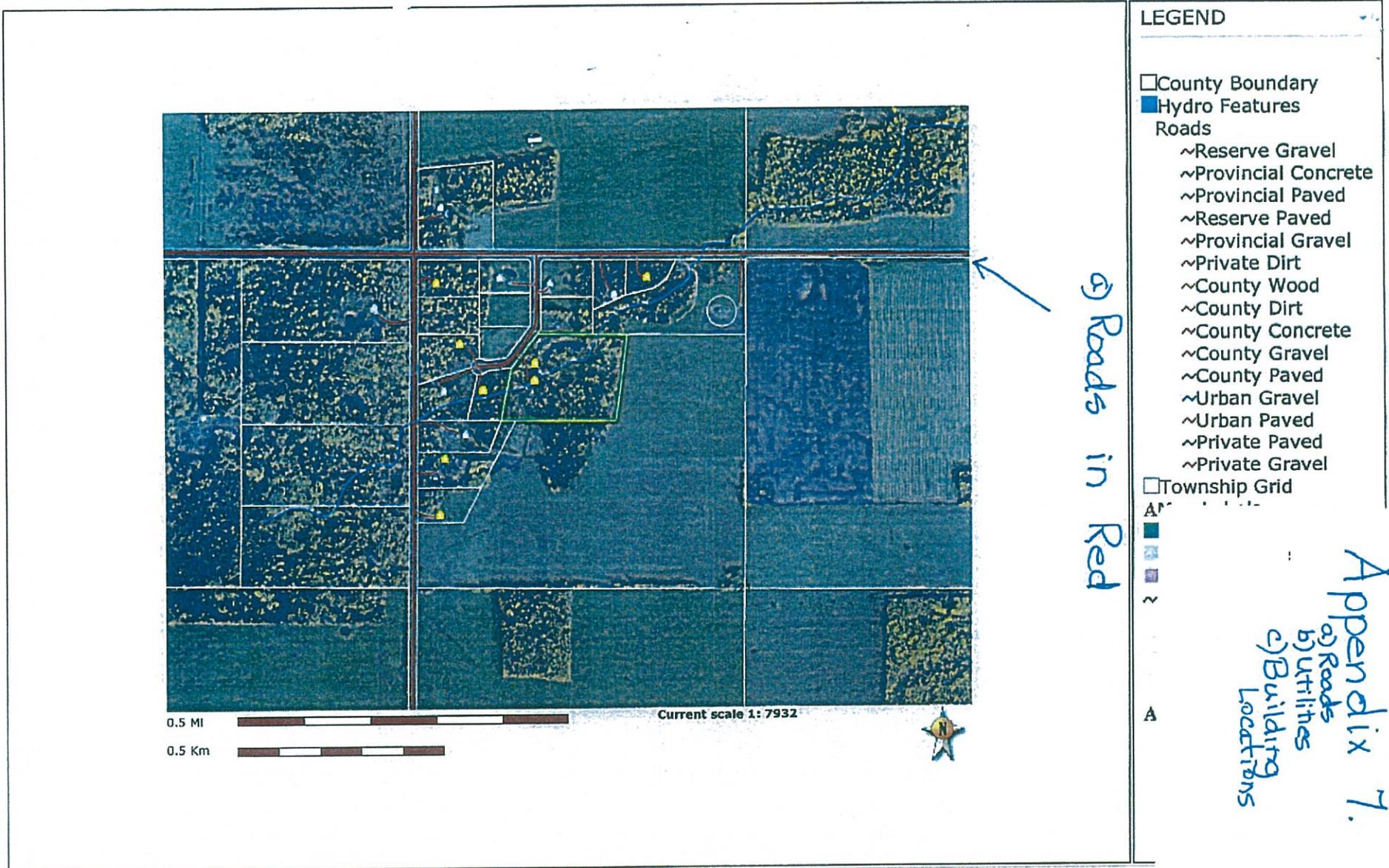
Twp.46 - Rge.06 - W5M

AG Agricultural	LG Municipal Lagoon	TS Transfer Station
A/ID Agricultural/Intermunicipal Development Plan District	LR Lakeshore Residential	UC Urban Commercial
CR Country Residential	LS Landfill	UF Urban Fringe
DC Direct Control	R Recreational	UI Urban Industrial
HDR High Density Residential	RC Rural Commercial	UR Urban Residential
I Industrial	RCR Restricted Country Residential	WLV Wizard Lake Watershed
ILF Inactive Landfill	RCV Rural Conservation	WP Watershed Protection
IS Institutional	RR Rural Residential	
	S Ag Severed Agriculture	

All Lands are districted AG unless noted otherwise  
 - for lands districted RR see Schedule B, Section 2.9 of the bylaw

Map 5

Revised Date: June, 2010



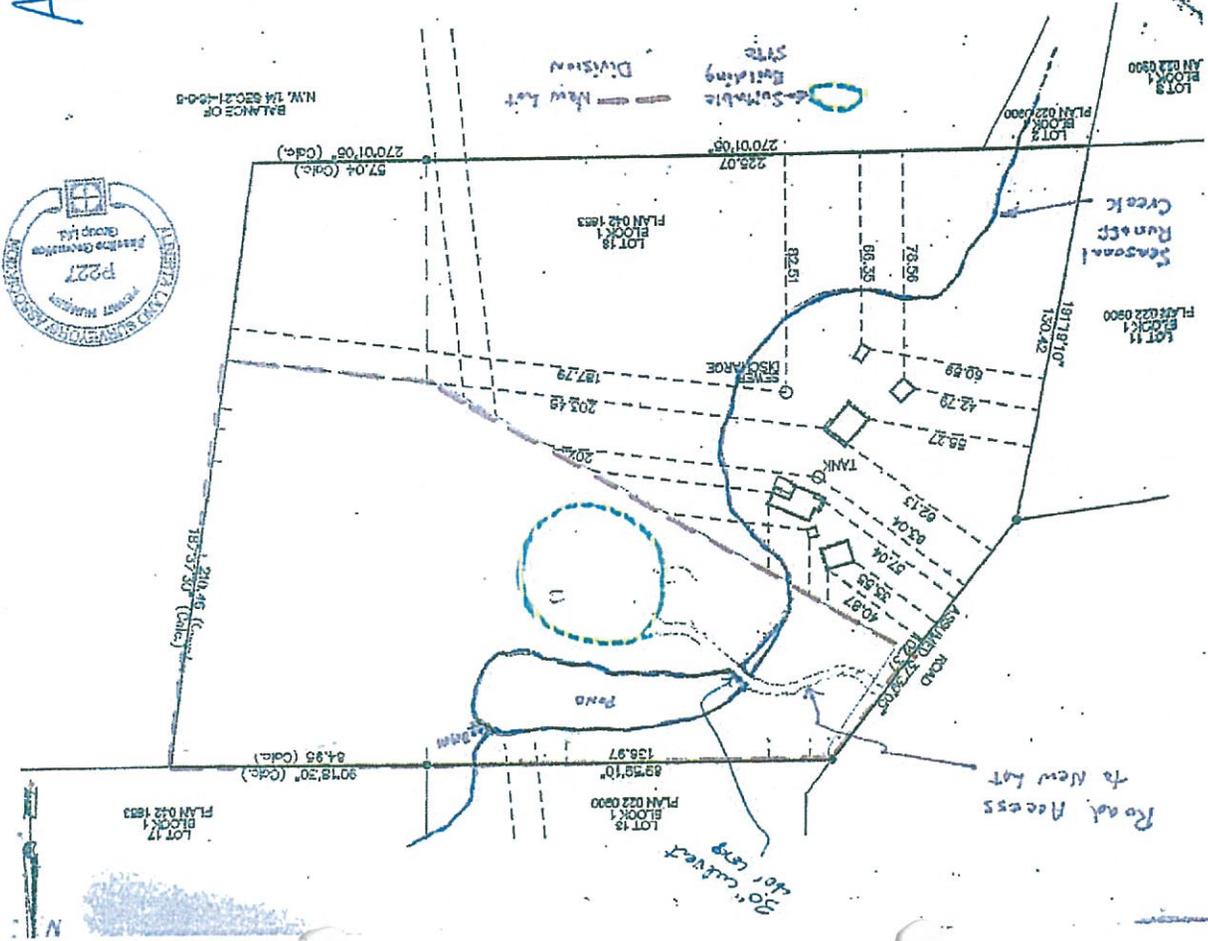
**County of Wetaskiwin  
Webmap Site**

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# Appendix 8



# Appendix 9



Transport Canada    Transports Canada  
Safety and Security    Sécurité et sûreté

Navigable Waters Protection Program  
Canada Place  
1100 9700 Jasper Avenue Edmonton  
Alberta T5J 4E6

*Votre file / Votre référence*  
*Our file / Notre référence*  
5260-2011-660365

December 15, 2011

Box 5  
Buck Lake AB T0C 0T0

Attention: Morley Lee

SUBJECT: Road Northwest Section 21, Township 48, Range 6, W4M  
Lot 18, Block 1, Plan 0421853 Alberta

Reference is made to your correspondence dated December 2, 2011 regarding the above matter/Il has come to our attention through XXXX that you propose to undertake the above.

The purpose of the Navigable Waters Protection Act (NWPA) is to balance the public right of navigation with the need to construct works in navigable waters. It is the responsibility of the Navigable Waters Protection Program (NWPP) to administer and enforce the *Navigable Waters Protection Act*.

Please be advised that the *Minor Works and Waters (Navigable Waters Protection Act) Order* (the Order) came into effect on April 22, 2009. The Order exempts certain classes of works and waters from the need to apply for Approval under the *Navigable Waters Protection Act* (NWPA). For your convenience, please find attached a copy of the Order.

It is the responsibility of the owner to do a self-assessment of the work(s) or water to determine if either falls within one of the exempted classes, prior to submitting an application to Transport Canada. As the above-noted work(s) and/or water may be subject to an exemption under the Order, your correspondence is being returned.

An application will only be required should you determine that your work cannot meet the criteria established for that particular class of exempted work(s) or water. For your convenience, please find attached a copy of the NWPA Application Guide.

Should you have any questions, please do not hesitate to contact our office in Edmonton at 780-495-6508 or by e-mail at [NWP-PEN.PN@tc.gc.ca](mailto:NWP-PEN.PN@tc.gc.ca)

Navigable Waters Protection Program  
Marine Safety  
Transport Canada  
Prairies and Northern Region

Enclosure(s)

Canada

[www.tc.gc.ca](http://www.tc.gc.ca)

Telephone: (403) 292-5160  
Fax: (403) 292-5173

relating to the application of federal laws relating to the *Fisheries Act (Canada)* and the:

Transport Canada  
Navigable Waters Protection Program  
Canada Place  
1100 - 9700 - Jasper Avenue  
Edmonton, Alberta T6J 4E6  
Telephone: (780) 495-3215  
Fax: (780) 495-8607

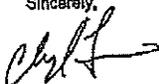
780-495-5549

relating to the *Navigable Waters Protection Act*.

Please notify us should there be a change in the ownership of the land to which this approval is attached.

If you have any questions, please Terina Perley at (403) 340-7751.

Sincerely,



Cheryl Tweten  
Water Application Coordinator  
Regulatory Approvals Centre

Enclosure

cc: County of Wetaskwin  
Terina Perley, Central Region, Red Deer Office

Government of Alberta  
Environment and Water

Finance and Administration  
Regulatory Approvals Centre  
Main Floor, Ombuds Place  
8320-106 Street  
Edmonton, Alberta T5C 2N6  
Canada  
Telephone: (780) 643-1678  
Fax: (780) 422-0154  
[www.gov.ab.ca](http://www.gov.ab.ca)

November 22, 2011

File: 00298792

Morley Lee and Marion Lee  
BOX 5  
BUCK LAKE AB T0C 0T0

Dear Mr. & Ms. Lee:

**RE: An Approval under the Water Act  
For the Purpose of Surface Water Management Works  
at NW 21-046-06-W5, Lot 18, Block 1, Plan 0421853**

Enclosed is Approval No. 00298792-00-00 authorizing the operating and maintaining works in an unnamed stream altering the level or water in a watercourse located at NW 21-046-06-W5, Lot 18, Block 1, Plan 0421853.

The Water Act provides a right to appeal this decision. Notice of appeal must be submitted no later than 7 days after receipt of this notice to:

Chair  
Environmental Appeals Board  
3rd Floor, Peace Hills Trust Tower  
10011 109 Street  
Edmonton, Alberta T5J 3S8  
Telephone: (780) 427-8207  
Fax: (780) 427-4693

Please ensure that a copy of this approval is available at the site of the activity.

Under the Water Act, the Director will provide a public notice of this decision.

In order to reduce the potential of the spread of the Whirling Disease in fish we ask that all equipment and machinery that has been used in the United States be washed clean of all mud and dirt before being used again in any activities in or near streams in Alberta.

This application should not be taken to mean that you have an authority under federal legislation. You should contact the:

Fisheries and Oceans  
Habitat Management  
Central and Arctic Region  
7646 8 Street NE  
Calgary, Alberta T2E 8X4

APPROVAL  
PROVINCE OF ALBERTA  
WATER ACT, R.S.A. 2000, c. W-3, as amended

APPROVAL No.: 00298792-00-00

FILE No.: 00298792

WATERBODY: Intermittent Unnamed Stream (Tributary to Buck Lake)

ACTIVITY LOCATION: NW 21-46-06-W5M Lot 16 Block 1 Plan 042 1853

EFFECTIVE DATE: November 16, 2011

EXPIRY DATE: November 16, 2021

APPROVAL HOLDER: Morley and Marlon Lee

Pursuant to the Water Act, R.S.A. 2000, c. W-3, as amended, an Approval is issued to the Approval Holder for the following activity:

Operating and maintaining works in an unnamed stream altering the level of water

Designated Director under the Act:   
Todd Aasen, P.Eng.

Date Signed: November 16, 2011

**APPROVAL  
PROVINCE OF ALBERTA  
WATER ACT, R.S.A. 2000, c. W-3, as amended**

APPROVAL No.: 00298792-00-00

FILE No.: 00298792

WATERBODY: Intermittent Unnamed Stream (Tributary to Buck Lake)

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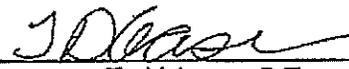
EFFECTIVE DATE: November 16, 2011

EXPIRY DATE: November 16, 2021

APPROVAL HOLDER: Morley and Marion Lee

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Operating and maintaining works in an unnamed stream altering the level of water

Designated Director under the Act:   
Todd Aasen, P.Eng.

Date Signed: November 16, 2011

**Government of Alberta**   
Environment and Water

Finance and Administration  
Regulatory Approvals Centre  
Main Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta T5K 2J6  
Canada  
Telephone: (780) 643-1676  
Fax: (780) 422-0154  
[www.environment.alberta.ca](http://www.environment.alberta.ca)

File: 00298792

November 22, 2011

Morley Lee and Marion Lee  
BOX 5  
BUCK LAKE AB T0C 0T0

Dear Mr. & Ms. Lee:

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Chair  
Environmental Appeals Board  
3rd Floor, Peace Hills Trust Tower  
10011 109 Street  
Edmonton, Alberta T5J 3S8  
Telephone: (780) 427-6207  
Fax: (780) 427-4693

Please ensure that a copy of this approval is available at the site of the activity.

Under the *Water Act*, the Director will provide a public notice of this decision.

In order to reduce the potential of the spread of the Whirling Disease in fish we ask that all equipment and machinery that has been used in the United States be washed clean of all mud and dirt before being used again in any activities in or near streams in Alberta.

This application should not be taken to mean that you have an authority under federal legislation. You should contact the:

Fisheries and Oceans  
Habitat Management  
Central and Arctic Region  
7646 8 Street NE  
Calgary, Alberta T2E 8X4

## **DEFINITIONS**

- 1.0 All definitions from the Act and the Regulations apply except where expressly defined in this approval.
- 1.1 In all parts of this approval:
- (a) "Act" means the Water Act, RSA 2000, c. W-3, as amended;
  - (b) "Director" means an employee of the Government of Alberta designated as a Director under the Act;
  - (c) "Regulations" means the regulations, as amended, enacted under the authority of the Act; and
  - (d) "Maintenance" means the routine repair, upkeep and preservation of the activity authorized under this approval.

## **GENERAL**

- 2.0 The Approval Holder shall immediately report to the Director by telephone any contravention of the terms and conditions of this approval at 1-780-422-4505.
- 2.1 The terms and conditions of this approval are severable. If any term or condition of this approval is held invalid, the application of such term or condition to other circumstances and the remainder of this approval shall not be affected thereby.
- 2.2 The Approval Holder shall retain a copy of:
- (a) this approval; and
  - (b) the plan(s)/report(s) referred to in Section 3.1
- at the site of the activity at all times while conducting the activity.

## **PARTICULARS**

- 3.0 This Approval is appurtenant to the undertaking as described in the application and located in the NW 21-46-06-W5M Lot 18 Block 1 Plan 042 1853.

- 3.1 The Approval Holder shall undertake the activity in accordance with the following plan(s)/report(s):

TITLE	ALBERTA ENVIRONMENT NUMBER
Approval Application and Attached Plan	00298792-P001

- 3.2 The Approval Holder shall not undertake the activity in any manner or use any material that causes or may cause an adverse effect on the aquatic environment, human health or public safety.
- 3.3 The Approval Holder shall not conduct activities in the unnamed stream from April 16 to June 30.
- 3.4 The Approval Holder shall minimize the removal or disturbance of existing bank vegetation at the site of the activity.
- 3.5 The Approval Holder shall confine the activity to the work area designated on the plans/reports or to areas as prescribed in the approval.
- 3.6 The Approval Holder shall ensure imported riprap are free of silt, clay and organic material.
- 3.7 The Approval Holder shall ensure that any equipment entering the water body is free of silt, sands, clays or organic materials, oils, fuels, etc.
- 3.8 The Approval Holder shall not release water affected by the activity to any water body unless the quality of water is equal to or better than the quality of water in the receiving water body.
- 3.9 During the activity, the Approval Holder shall maintain a continuous flow of water in the water body.

**SILTATION AND EROSION CONTROL**

- 4.0 The Approval Holder shall minimize:
- (a) siltation; and
  - (b) erosion of the water body as a result of the activity.

**CERTIFICATE OF COMPLETION**

5.0 A Certificate of Completion is not required for this activity.

Date Signed: November 16, 2011



\_\_\_\_\_  
Designated Director under the Act  
Todd Aasen, P. Eng.