

BY-LAW NUMBER 2015/09

BY-LAW NO. 2015/09 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 Gron Area Structure Plan within NE 25-46-2-W5M P.7520986 L.B, 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 NE 25-46-2-W5M P.7520986 L.B

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.

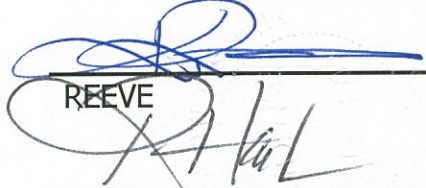
NOW THEREFORE: The County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

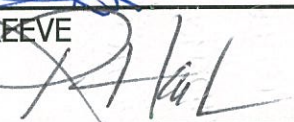
1. The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the "Gron Area Structure Plan".
 - (a) NE 25-46-2-W5M P.7520986 L.B approximately 4.2 hectares (10.5 acres).
2. This By-law comes into effect on the date of third reading.

READ: A First time this 9 day of April A.D., 2015

READ: A Second time this 9 day of April A.D., 2015

READ: A Third time and finally passed this this 9 day of April A.D., 2015



REEVE


CHIEF ADMINISTRATIVE OFFICER

Bylaw
2015/09

Area Structure Plan

County of Wetaskiwin No.10
NE 25-46-2-W5M ♦ Westeros, Alberta

Area Structure Plan **Of** **NE 25-46-2-W5M** **Plan# 7520986B**

Prepared for:
County of Wetaskiwin No.10

Land owner/developer:
Jeff Gron
RR#1 Westeros, AB

Prepared by:
Jeff Gron

February 2015

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1.0 General Overview

This Area Structure Plan was prepared for the Council of the County of Wetaskiwin No.10, as outlined in policy #6606 Requirements of Area Structure Plans. It is understood that Council considers land development as a partnership and the information and reports gathered in this ASP will prove the requirements and outline the benefits of this long term partnership for both parties. The developer has intentions of contributing to the new trend in the area of a "GREEN" residence utilizing natural power sources such as wind and solar energy. The developer believes this would build a good reputation for our community as a whole, for new development to the community and making it a more marketable community for people looking to join it.

2.0 Purpose

The purpose of this ASP is to outline and specify the proposed development layout.

3.0 Obligations

The developing party is prepared and ready to fulfill any and all requirements, information and research needed to complete this process. This will be required by all parties including; the developer, Administration, Council and The General Public.

4.0 Pre-ASP Information

4.1. Outline of Planning Area: After consulting with county staff the proposed subdivision would take place on the existing semi-developed quarter section of NE 25-46-2-W5M. This proposal is based on a lot that is already zoned for country residential.

4.2. Overall Vision of Development: The overall vision of the development is to subdivide the existing parcel of 10.5 acres on the NE 25-46-2-W5M / Plan# 7520986B

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into two 5.25 acre single parcels of land. Once subdivided, they would then be developed into two single family residences and a face lift of the site would be under taken to make it more attractive.

4.3. Draft Terms of Reference: The proposed development property was purchased from the existing owner with the understanding of a possible future subdivision. The property is south of an open field and backs onto Cree valley RV park. As the previous owner of the property had the intention of subdividing, the property is partially prepared and as it sits now serves no real use for both parties. The proposed lot has been cut out of the trees and is sort of an eye soar for passer byers... On approval of the subdivision the developer would be immediately applying for a single residential title for the new lot. Once approved on that it will be developed into a single family residence within a year or two of approval.

5.0 Contents of ASP: Studies & Reports

5.1. Public Input: Currently the developer has requested any and all public input via letter of notification on the proposed development was disbursed to the 14 adjacent land owners within 800m of the proposed development on January 26/2015 and left open, for feedback for 30 days prior to submitting this ASP and application. The contents of the letter included; general information on the proposal and contact information of the developer to receive public input. It encourages the public to input concerns, questions or improvements on the proposed subdivision. Of all 14 letters sent out only 1 adjacent land owner Paul Ho of the quarter section to the north of the proposed subdivision replied and inquired more information on the ASP, after reviewing the proposed ASP and visually inspecting the proposed subdivision Paul replied with positive feedback stating; "It is a great idea and you have my full support." I politely asked Paul to document his reply through email, but I have not yet received this from him. If I do receive the comments in an email through the application process this will be sent in to the County office for review and to be added to this ASP.

5.2. Geotechnical & Groundwater Percolation Reports: The near surface water tables pose no risk to the proposed development nor will they be affected by the proposed development. The proposed lot is at higher elevation than the existing residence on the property already and has never seen any complications from near surface water tables. The

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slope of the property already exists and flows to the SE of the property which connects with a run off creek that has existed for many years with no problems of excess water or flooding in the proposed development. See attached water report for more details.

5.3. Sewage Treatment: Upon approval of all requirements the proposed development will have a "tank and field" or "tank and haul" sewer system installed for the proposed single family residence. The sewer type will be dependent on what the requirements are under the Provincial Safety Codes legislations for each system and which system would be best suited to meet those requirements for the proposed property. With consideration of proper spacing from other residents and be non-restricting of further development of surrounding areas in the future. The developer is willing to contribute to the offsite sewer levy and is willing to have caveat placed on the title for the levy to be paid at the time of development.

5.4. Storm Water Management: The storm water management plan is already existent on the land with natural water flow to the SE of the property which connects with a run off creek that has been existent for many years. The proposed lot will not disturb this natural flow the only changes to the natural setting will be the access road to the proposed single family residence. That being said the planner has proposed an approved culvert for water flow which would improve and increase the natural flow going under the access road which would keep the water flow consistent to how it naturally flows. On approval the proposed lot will have its own 1:100 flood plan and be at minimal risk of flooding because of the natural creek that runs through the SE of the proposed lot. The run off creek bed has a difference in elevation of roughly 2.49 meters compared to the rest of the proposed lot and proposed building site. Width of the creek basin is an average of roughly 4.67 meters, that being said, per 1 meter of the creek basin could capacitate potentially 11.62 meters cubed of water (11,620 liters / meter). With the creek running through the entire lot, roughly 200 meters in length the proposed lot itself would be able to capacitate 2252 meters cubed of water (2,252,000 liters). In the years I have lived on the subject lot we have never seen water levels more than 0.5 meters at peak, not saying it could never flood but history shows there are minimal chances. It would take multiple years of above average water levels to fill that volume, on top of the rest of the creeks length which runs for km's past the proposed lot which would capacitate billions of liters of water.

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5.5. Water Supply: It is proven that the single family residence would pose no risk to water supply for the proposed water well, which would be on an approved plan by professionals and cased with a plastic casing to preserve and prolong the quality of the water table and well for the resident and pose no potential hazards to other water tables above over time. A full aquifer report has been done by a certified engineer for water quality and availability, see attached water report for full details.

5.6. Traffic and Roads: As this proposed development is only a single family residence the impact to increased traffic and road use would be minimal. The proposed lot is further than 0.8km from provincial high-ways so a traffic impact assessment is not required. The graveled access approach road to the proposed lot already has a culvert, the approach and culvert meet current county requirements in regards to height, length, size and slope according to County of Wetaskiwin's "Private Approaches Rural Standard" and on approval of sub division the approach would be inspected and approved by public works division, if need be any upgrades of approach would be done to meet the County's approval standards. The developer understands the agreement with the county and is fully compliant with contributing the \$2000.00 road levy fee.

5.7. Environmental Assessment: The proposed subdivision is within the area of the quarter section that has already been zoned for country residential. Environmental impact, if any has already been done by the previous land owner as the proposed subdivision is already cleared for another residence. I believe there has been minimal impact to the environment as the lot has already been there for many years and new vegetation grows naturally and healthy on the existing lot which was cleared years ago. If approved the single family residence would pose lower pollution levels than a conventional home being powered by Green Energy which would lower the environmental impact overall moving forward. As well some of the land within the proposed subdivision will benefit from the approval of the subdivision as they will be developed into garden areas, grassed areas and treed areas, this not only brings back life to the proposed subdivision but helps preserve the natural environment of the land and brings beauty to the community by boasting the lands healthy natural ability to flourish on its own. There is still a lot of natural environment left on the proposed subdivision that will be left alone when the proposed subdivision is being developed, the natural areas of the land are frequented and welcomed to wildlife of all types which also helps to preserve its natural environment.

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5.8. Archaeological and Historical Assessment: The proposed subdivision already falls under the existing lot which has already been zoned for Country Residential. So the proposed development would fall under the same provisions already in place of the existing quarter section.

5.9. Provision of Environmental and Municipal Reserves: The developer understands the need and reason for Reserves, but would like to pay the reserve out instead. As the proposed subdivision is a small piece of the quarter, it would be a catastrophic loss of land on a small section to set aside for reserve land. There is currently a caveat on title from the Battle Lake planning commission for deferred reserves. The developer is also willing to dedicate land or transfer land along the county road to the county for future road expansion. This will be discussed in further detail at the time of subdivision but the land will be set aside and usable when the time comes to expand the road.

5.10. Community Lots and Reserve Dedications: As this is a single lot subdivision, no land will be set aside as community lots or reserves.

5.11. Fire Protection: The proposed development is 8.9km away from the County's fire department and also has water on site from the dugout when it fills up for sufficient water supply for additional fire protection if need be through high risk fire season.

5.12. Existing Land Use: The existing lot is currently serving no purpose to either parties, the lot has been cut out by the last land owner with his intention of sub dividing this lot. As it sits now the proposed lot is sort of an eye soar, the plans of the developer are to give the lot a face lift and developing the lot into a single family residence. In consideration of Wetaskiwin County amendment 6605 the existing land use of the subject quarter varies and was not planned for a multi-lot sub division to consist of equal sized lots and zoning requirements. The subject quarter and surrounding quarters are currently divided into multiple sized lots and varies in zoning and use therefor, the approval of the proposed sub division would be very compatible with the existing land use of the subject quarter and surrounding quarters and would not change the destiny of a previous proposal or devalue existing lot values in a multi-lot sub division. The proposed sub division would be the next stage in development on the subject quarter and would increase the potential value and the visual display of the lot and the subject quarter as a whole, I believe this would be a huge benefit for the County, subject quarter owners and surrounding quarter owners.

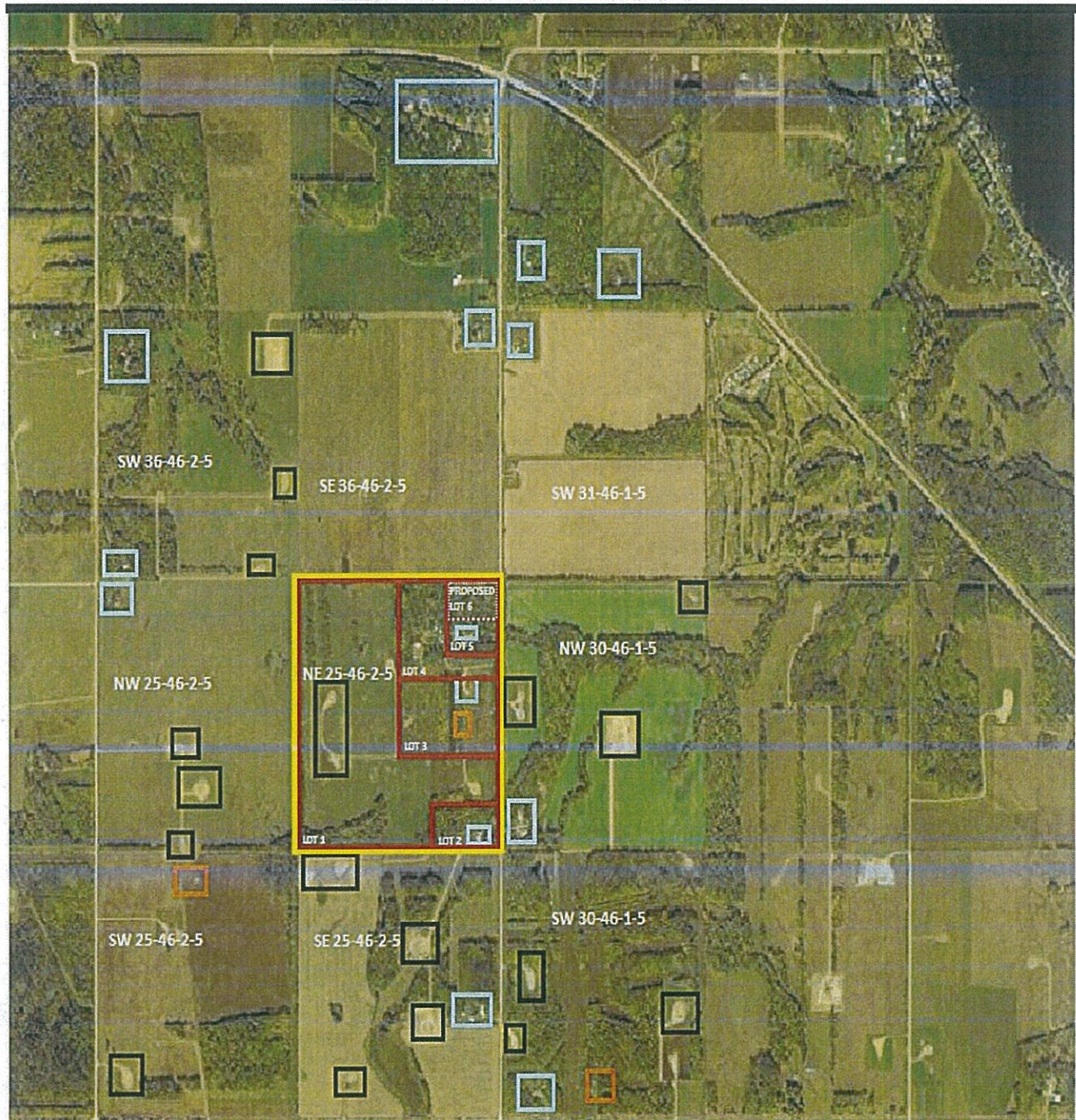
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6.0 Contents of ASP: Maps

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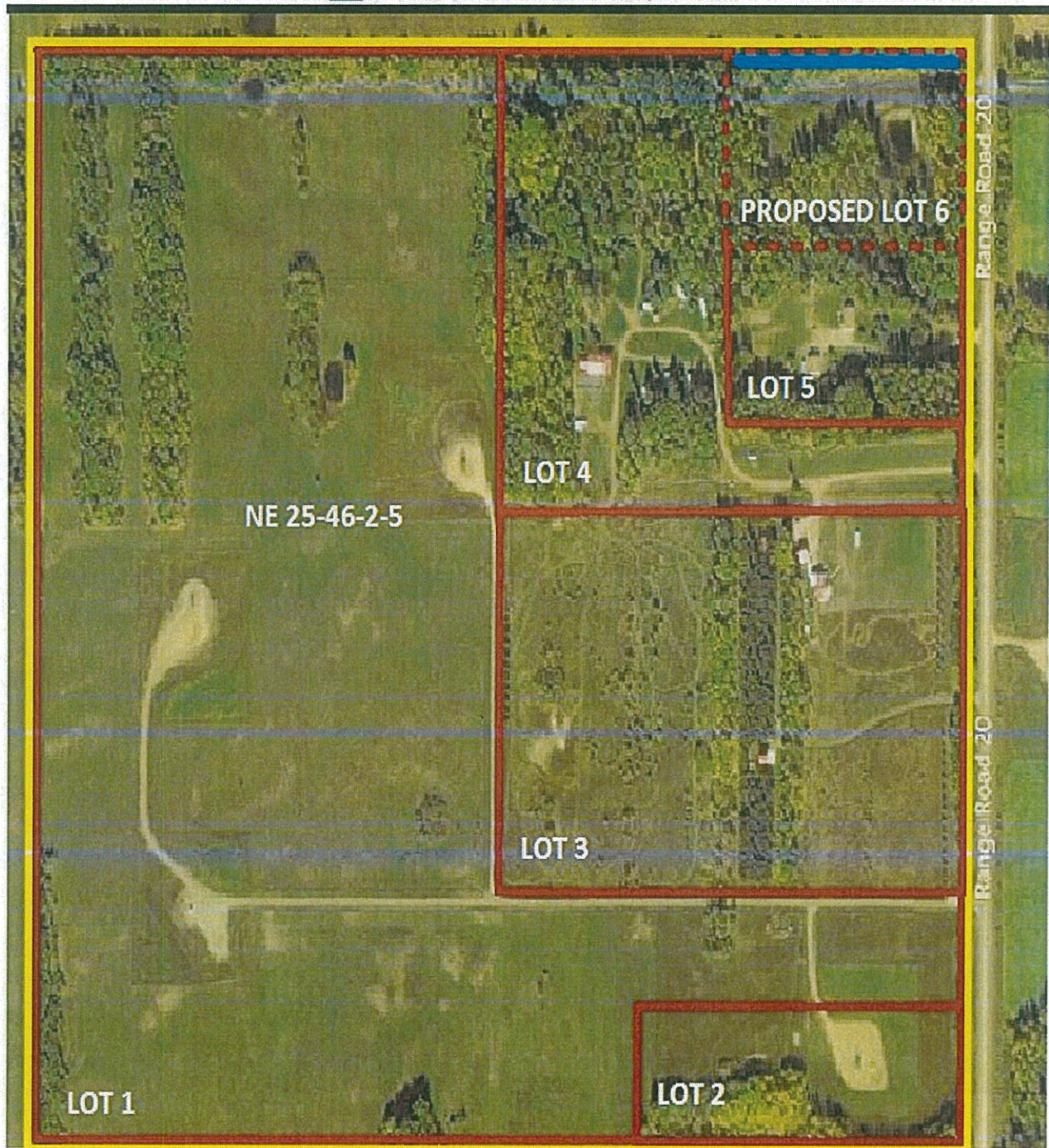


* NOT TO SCALE *





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|--------------------|----------------|
| — SUBJECT QUARTER | — RESIDENCE |
| — EXISTING LOTS | — CABINS |
| PROPOSED LOT | — ENERGY LEASE |

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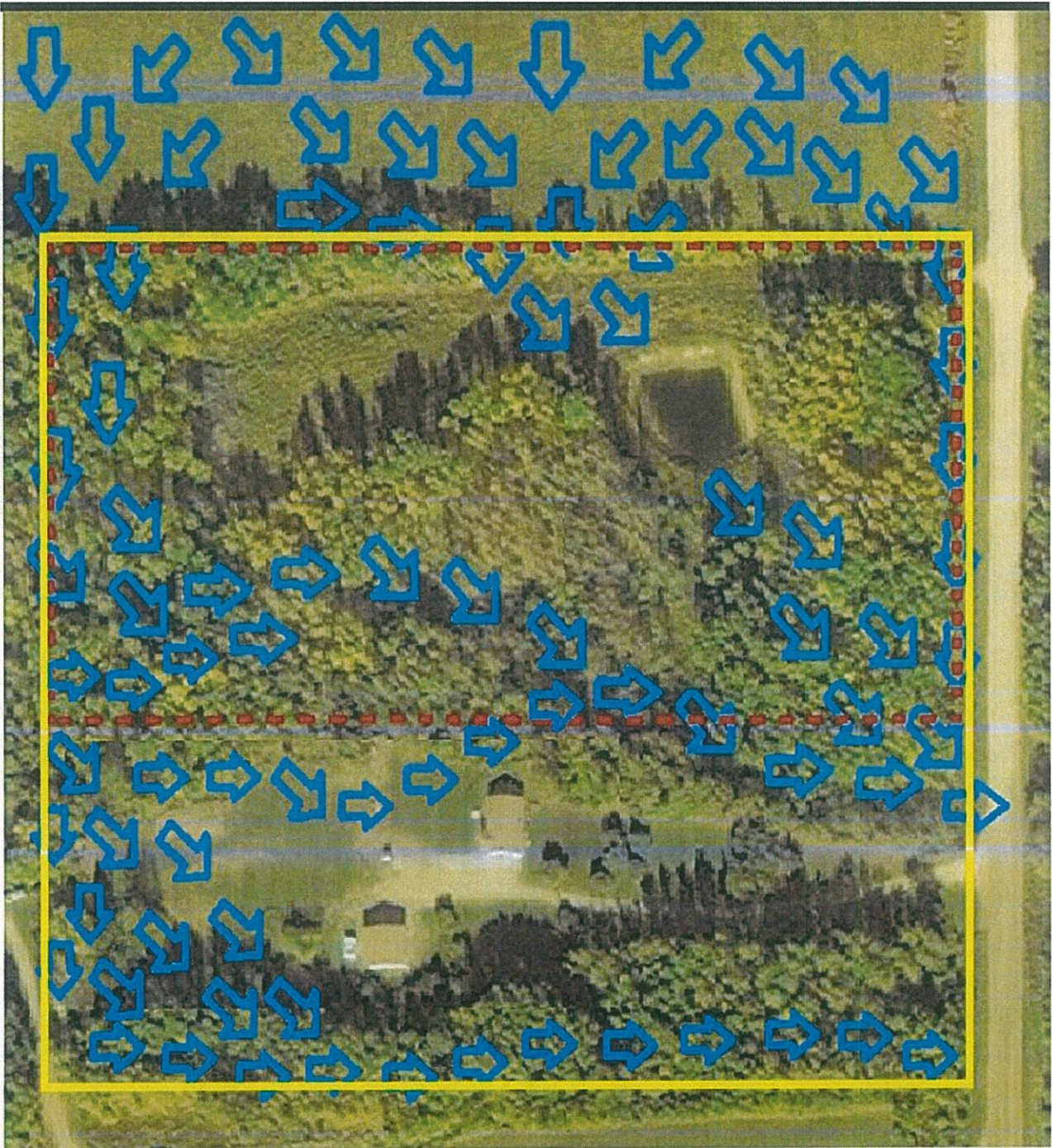


* NOT TO SCALE *

- | | |
|---|--|
|  SUBJECT QUARTER |  PROPOSED LOT |
|  EXISTING LOTS |  COUNTY RESERVED LAND |

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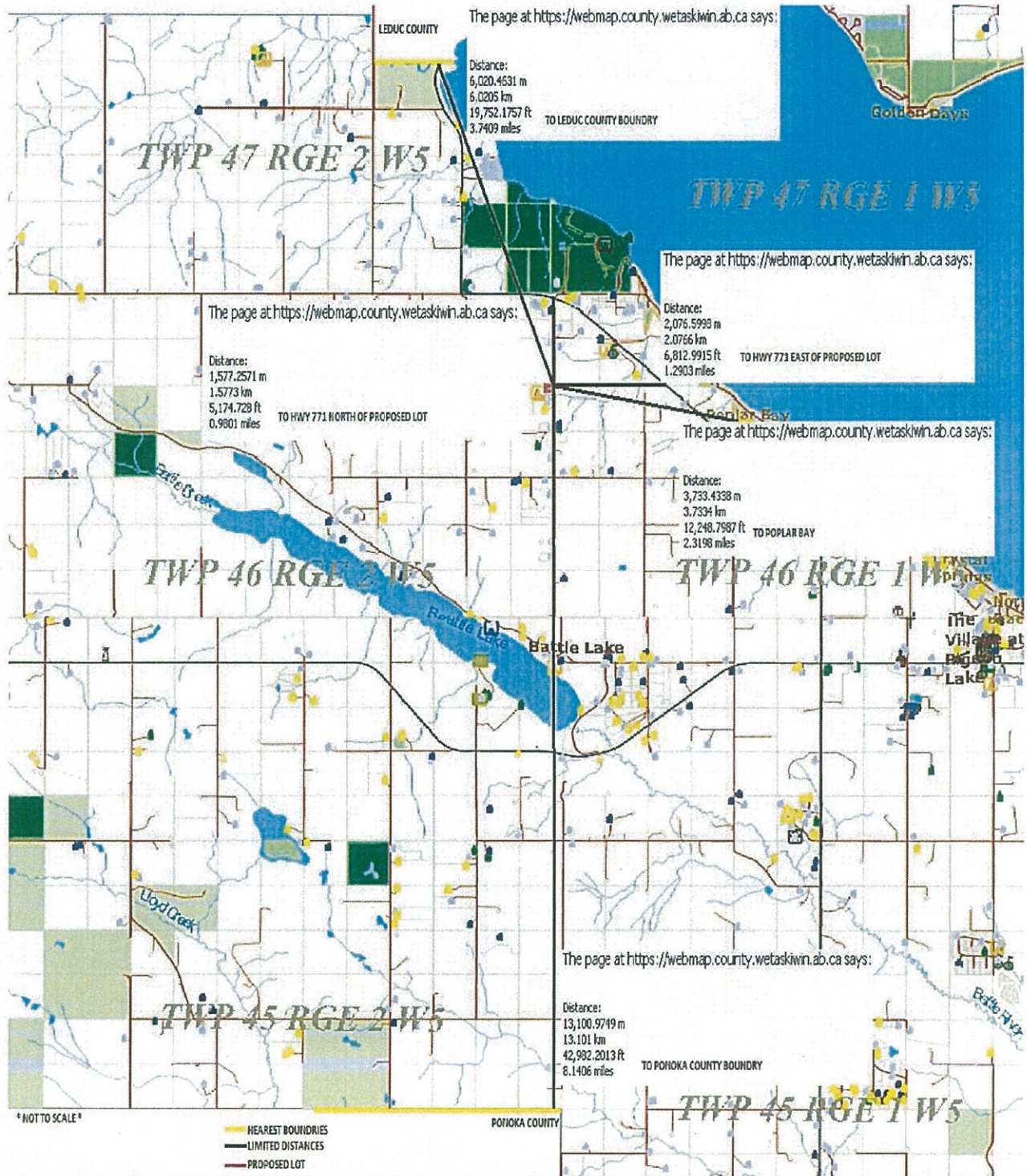


- SUBJECT LOT
- - - PROPOSED LOT
- ➡ STORM WATER RUN OFF

* NOT TO SCALE *

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