

## **BY-LAW NUMBER 2005/49**

BY-LAW NO. 2005/49 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 Randy Inglis in SE 32-46-6-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, an Area Structure Plan has been prepared for Randy Inglis in SE 32-46-6-W5M.

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 2000, Chapter M-26.1, and amendments thereto.

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

The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the Randy Inglis Area Structure Plan in SE 32-46-6-W5M subject to the following amendments:

1. Reference in the Area Structure Plan referring to Municipal Reserves be amended to read Environmental Reserves.

This by-law comes into effect once the above amendment is received.

READ: A First time this 11 day of August, A.D., 2005.

READ: A Second time this 11 day of August, A.D., 2005.

READ: A Third time and finally passed this 11 day of August, A.D., 2005.

  
\_\_\_\_\_  
REEVE

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

## **Area Structure Plan**

SE 32 – 46 – 6 W5

## **Previous Land Use:**

This quarter section has one active well site and one abandoned well site. This land has been all bush only, partially cleared by Mr. Inglis, and has had no previous use. Mr. Inglis purchased this land from 655165 Alberta Ltd. This land had been previously left untouched in its natural state of treed/bush. Mr. Inglis has done some clearing of the land, and the oil company that has purchased the oil lease rights has put in a lease road onto the property.

## **Road Construction:**

All road construction will be paid for by Mr. Inglis. Road construction will be done to County specifications.

## **Sewer:**

Each lot on the proposed subdivision design is large enough to have on-site sewage disposal. It will be the choice of the owner, subject to the provincial plumbing regulations, whether they choose to install a field or a pump-and-haul system. Each individual lot will have their own private holding tanks. Each individual lot owner will be responsible for putting in an approved holding tank sewage system, and each owner will be responsible for its maintenance.

## **Water Supply:**

The Alberta Research Council maps show flows of 100 to 500 gallons per minute, which is ample for four lots. Tests done by Sabatini for Morley Lee, one mile south, also showed excellent flows.

## **Impact on Environment:**

Mr. Inglis has left a suitable area around the creek for environmental reserve (see map). This will ensure the creek is left undisturbed and that the potential owners will conform to County regulations regarding building setback. There is no anticipated impact on the environment in this proposed subdivision.

## **Flood Risk:**

All proposed subdivision lots are on high ground, with ideal building sites set back from the creek environmental reserve. The maximum flood elevation is the crown of Range Road 64, and all lots have building sites above that.

**Roadway Access:**

Access to the property is from graveled Range Road 64. Each lot will have access on the graveled Range Road 64. The two north lots will share an approach. Visibility along the road is good.

**Reserves:**

Land that borders both sides of the creek will be dedicated as environmental reserve. The area to be dedicated is approximately 10% of the area being subdivided.

**Nearby Municipalities:**

Brazeau County is 2 ½ miles north, and Clearwater County is 7 ½ miles west, so there is no need to refer the proposal to them.

**Surrounding Neighbors:**

Mr. Inglis has talked to surrounding neighbors adjacent to his property. None are opposed to this proposed subdivision.

**Historical and Archaeological Resources:**

The proposed subdivision development is smaller than the threshold size, so no site survey is needed.

**Sour Gas:**

There are no sour gas wells in the vicinity.

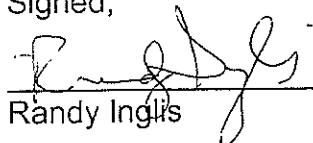
**Confined Feeding Operations:**

There are no confined feeding operations in the vicinity.

**Airports:**

There is no airport in the vicinity.

Signed,



Randy Inglis

September 19/05

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SE 32 – 46 – 6 W5

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**Confined Feeding Operations:**

There are no confined feeding operations in the vicinity.

**Airports:**

There is no airport in the vicinity.

# County of Wetaskiwin

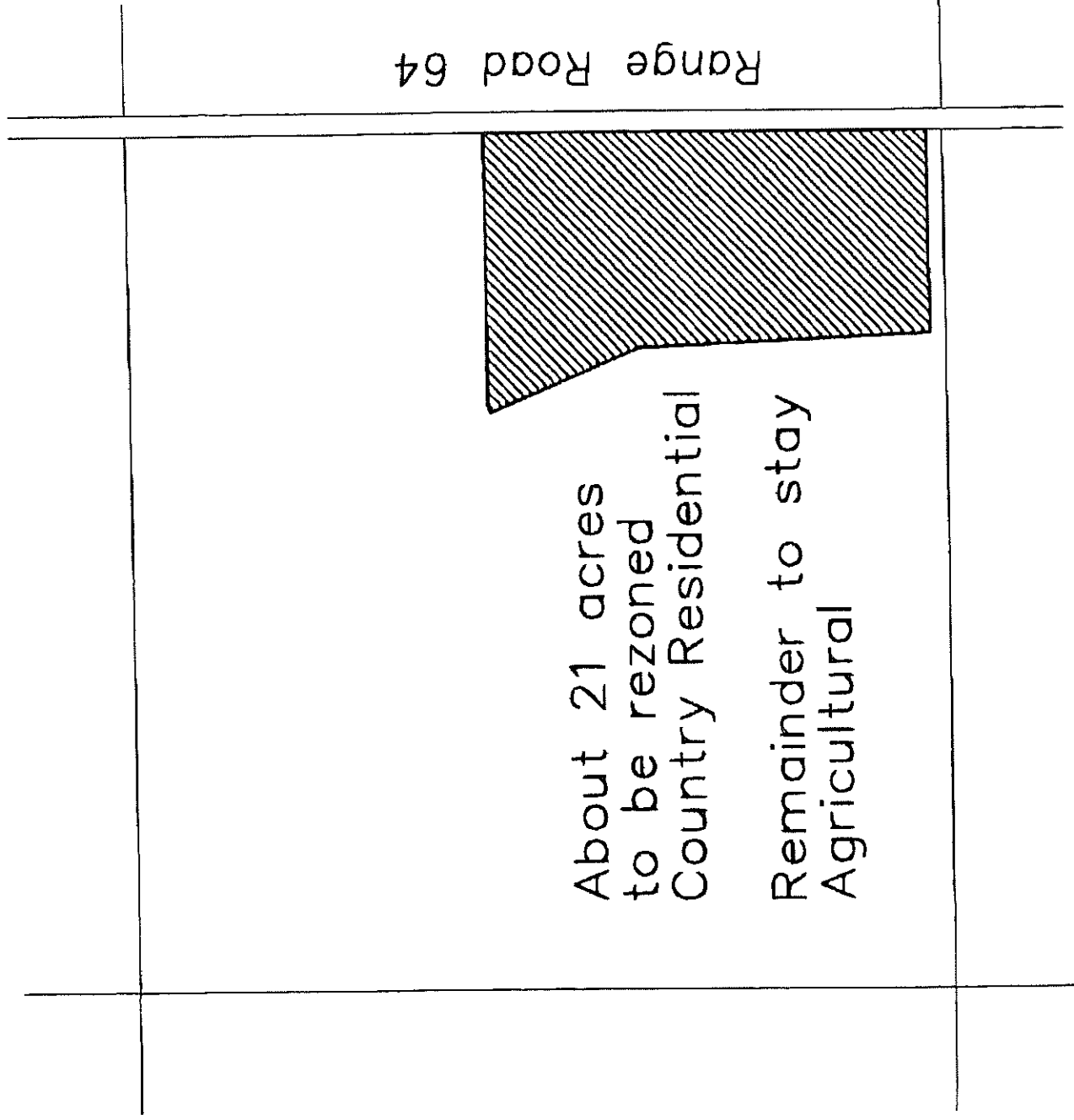
SE 32-46-6-5



2003 AIR PHOTO WITH PIPELINES

County of Wetaskiwin

SE 32-46-6-5



## PROPOSED REZONING

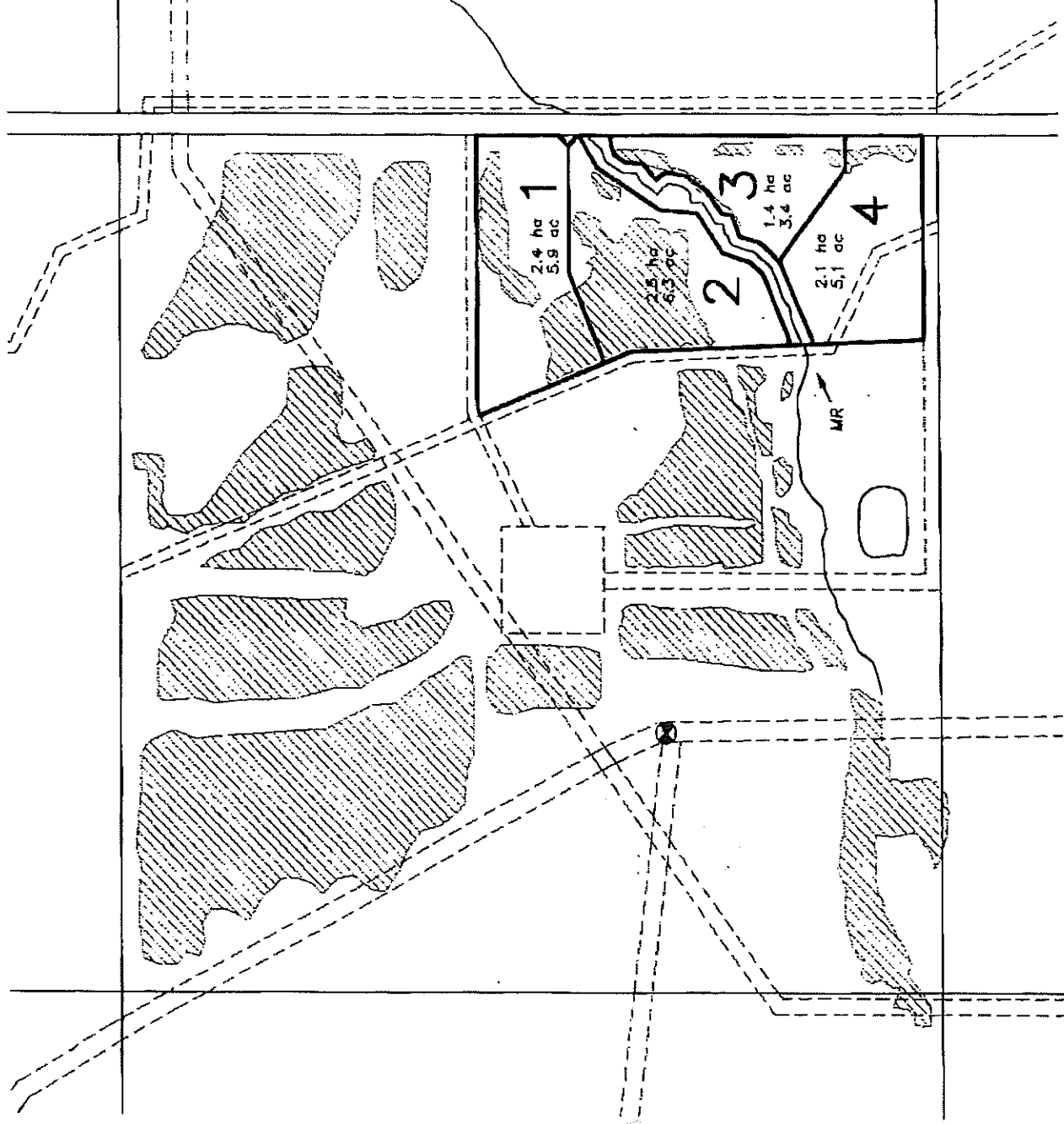
If approved, the owner intends  
to subdivide into four lots





# County of Wetaskiwin

SE 32-46-6-5



## PROPOSED SUBDIVISION DESIGN

Shading shows areas covered by trees



4 SEC. 32-46-6-5  
REQ'D = 2.05 ACS.

N.W. 1/4 SEC. 28-  
AREA REQ'D - 1.9.

S.E. 1/4 SEC. 32-46-6-5  
APR REQ'D - 2.25 ACS.

N.E. 1/4 SEC. 29-46-6-5  
AESA REQ'D 0.25 ACS.

5