

BY-LAW NUMBER 2005/62

BY-LAW NO. 2005/62 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of a Text and Map Amendment to the Area Structure Plan in SE 35-46-6-W5M.

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-26.1 have been met.

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

1. By-law 2003/14 – SE 35-46-06-W5M (Heighington) is amended by adding nine lots into the North East portion of the Area Structure Plan.
2. Lot 9 westerly boundary is required to be extended south to the existing lots or lot 10 westerly boundary extended to the North boundary of Lot 1, depending on the consolidation of lot 10.
3. To address the concerns regarding limited Lake Front Access, Lot 9 shall not be developed for residential purposes and shall be districted Direct Control.
4. A section be added to the amended Area Structure Plan immediately after section 12 which will be entitled "Per Lot Financial Contribution" to read as follows:
 - (a) The developer agrees to provide a per lot financial contribution towards the maintenance and upgrading of Range Road 61. The amount to be determined by Council at the time of subdivision.
5. The developer shall provide an engineers report stating that Section 23 of the Water Act is satisfied.
6. The revised Area Structure plan be submitted by the Developer with the above information including a map showing the new area.
7. This By-law comes into effect on the date of third and final reading.

READ: A First time this 9th day of November A.D., 2005

READ: A Second time this 9th day of November, A.D., 2005

READ: A Third time and finally passed this 9th day of November, A.D., 2005.


REEVE


SECRETARY-TREASURER



COUNTY OF
WETASKIWIN

Amended Area Structure Plan
December 7, 2005

**for development of eight residential lots
comprising the final phase of subdivision in**

GREYSTONES WEST

Buck Lake, Alberta

**Lot A, Plan 002 0205
SE1/2 35-46-6-W5**

1. INTRODUCTION

This area structure plan (the "ASP") has been prepared in compliance with the County of Wetaskiwin No. 10 Policy No. 6606 which requires an area structure plan for any proposed subdivision that will create three or more parcels, and is intended to provide a framework for development of the final phase of Greystones West. The final phase consists of seven residential back lots lying approximately 500 feet north and east of the shoreline of Buck Lake. The lands within the ASP are presently zoned recreational. Five of the seven lots are to be re-zoned country residential, and contain approximately two acres each; the other two lots are to be re-zoned lakeshore residential, and will contain approximately one acre each.

Greystones West is a 100 acre parcel in the south half of Section 35, Township 46, Range 6, W5M not covered by the waters of Buck Lake, and consists of twenty-four lake front lots developed in Phase I, twelve lake front lots and four back lots developed in Phase II, and twelve back lots approved for development in Phase III. Greystones West is situated on the north end of Buck Lake, and the location of the lots within Phases I, II and III are shown on the general plan of Greystones which accompanies this report. The location of the additional seven lots proposed in connection with this ASP is also shown thereon.

2. SCHEDULES AND REPORTS

The following plans and geophysical reports are incorporated herein and accompany this ASP:

- (a) Comprehensive Plan of Subdivision for Greystones West;
- (b) Tentative Plan of Subdivision for the lands within the ASP;
- (c) Topographical contour map for Greystones West;
- (d) Plan of existing and proposed roads and utilities within Greystones;
- (e) Drainage plan for Greystones;
- (f) Hydrogeological report dated October 14, 1997 prepared by Hydrogeological Consultants Ltd. in connection with development of Phases I and II of Greystones;
- (g) Hydrogeological report and aquifer evaluation regarding lands within the ASP dated December 4, 2002 prepared by Sabatini Earth Technologies Inc.; and
- (h) Soil and water table survey dated October 19, 1997 prepared by Can-Ag Enterprises Ltd. in connection with development of Greystones.

3. SCHEDULE FOR APPROVAL OF AREA STRUCTURE PLAN

Following staff review and final approval of the proposed ASP, the ASP would be referred to all required government departments and agencies. Responses would be anticipated by February 28, 2003 given the simplicity of the proposed ASP and the familiarity of government departments with the existing Greystones West subdivision.

Notice of the public hearing for the proposed ASP would be circulated to adjacent land owners and published in two successive editions of the Wetaskiwin Times in March of 2003. The proposed ASP could then be placed on the Council planning agenda for the first available date in April of 2003. With the ASP approved, a re-zoning and subdivision application in compliance with the ASP could be placed on the next available Council planning meeting scheduled for May of 2003.

4. NATURAL AREAS

A contour map showing the topographical relief of the lands affected by the ASP and surrounding lands accompanies this report. A soil and water table report prepared by Can-ag Enterprises Ltd. in connection with the original applications for subdivision of Greystones West and dated September, 1997 also accompanies this report.

It will be noted from the contour map that the lands within the proposed ASP are gently undulating with a gradual slope towards Buck Lake. The ravine on the east boundary of the proposed five country residential lots is designated as a municipal reserve.

5. EXISTING LAND USE AND POTENTIAL LAND USE CONFLICT

There are no intensive livestock operations or sour gas installations within two kilometres of the proposed development. An oil well is located on SW 36-46-6 W5M, which is located approximately one kilometre east of the lands within the ASP.

6. ROADS, UTILITIES AND BUILT FEATURES

The locations of existing and proposed roads and utility lines within Greystones are shown on the Utility Plan attached.

7. TENTATIVE PLAN OF SUBDIVISION

A tentative plan of subdivision for the lands within the ASP is attached.

8. GEOTECHNICAL/GROUNDWATER AND PERCOLATION REPORTS

The groundwater report and percolation testing with respect to development in Phases I and II of Greystones prepared by Can-Ag Enterprises Ltd. accompanies this report.

The tentative plan of subdivision accompanying this ASP for the five lots which are to be re-zoned country residential has been designed such that slope stability relative to the ravine abutting the east boundary of the proposed subdivision is not an issue. The lands within the ravine have been dedicated to municipal reserve.

9. SEWAGE TREATMENT

It is anticipated that holding tanks or septic fields will be installed by individual lot owners for disposal of sewage.

10. STORM WATER MANAGEMENT PLAN

A drainage plan with respect to the lands within the ASP accompanies this report. It will be noted from the contour map and drainage plan that the development lands slope south and southeasterly, and are drained primarily through the ravine adjacent to the east boundary of the lands. Drainage from the ravine funnels through a culvert under Lakeshore Drive, and passes into Buck Lake through the drainage ditch constructed on PUL #39 shown on the Plan of Subdivision for Phase I. The drainage ditch along Lakeshore Drive would accommodate any westerly flow of water from the lands within the ASP.

11. WATER SUPPLY

Domestic water supply for the seven lots within the ASP would be provided by bored wells. A geophysical groundwater assessment report prepared by Hydrogeological Consultants Ltd. dated October 7, 1997, in conjunction with development of Phase I of Greystones accompanies this report. A further Aquifer Evaluation report dated January 12, 2006 prepared by Sabatini Earth Technologies Inc. in connection with the lands referred to within this amended ASP also accompanies this ASP and concludes there is adequate water supply for all of the lots in Greystones, including the eight proposed in this amended ASP.

12. TRAFFIC AND ROADS

The cul-de-sac road proposed for the five country residential lots and step out turnaround for the two lakeshore residential lots will be built to the standards of the County of Wetaskiwin. Vehicular Traffic

from the seven lots proposed in this ASP will have no significant impact on the roads or residents in Greystones West.

13. PER LOT FINANCIAL CONTRIBUTION

The developer agrees to provide a per lot financial contribution towards the maintenance and upgrading of Range Road 61. The amount to be determined by Council at the time of subdivision.

14. ENVIRONMENTAL ASSESSMENT

The proposed development area is not known to be environmentally sensitive and was not contaminated from previous or adjacent land uses.



10722 - 181st STREET, EDMONTON, ALBERTA