

BY-LAW NUMBER 2006/04

BY-LAW NO. 2006/04 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 NW 33-45-07-W5M (Lois Johnson) in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 1994, and amendments thereto.

WHEREAS: at the requirements of County Council, an Area Structure Plan has been prepared for (NW 33-45-07-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, 1994, Chapter M-26.1, 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 *NW 33-45-07-W5M "Lois Johnson"*.

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


READ: A First time this 9th day of February, A.D., 2006.

READ: A Second time this 9th day of February, A.D., 2006.

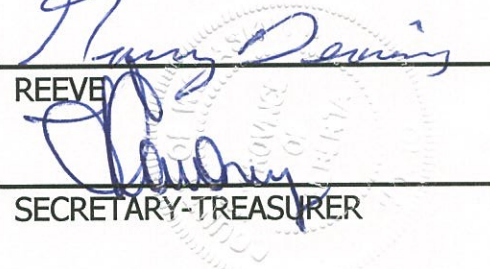
READ: A Third time and finally passed this 9th day of February, A.D., 2006.



REEVE



SECRETARY-TREASURER



Area Structure Plan

NW 33-45-7-W5

Previous Land Use:

This quarter section was bush and Urban Fringe. When my husband and I purchased the land from a Mr. Allen Damant, in June 1961, it was mainly bush with only the north part of the quarter, facing Highway 13, subdivided into lots for residential and business. My husband cleared most of the remaining quarter for agriculture use, which he seeded for cattle feed. There are no well sites active or abandoned on this quarter and no pipelines on or nearby.

Road Construction:

There is no need to build a road to the 5 acres we wish to sell. An approach was built not long after we bought the land, for easy access to gravel, that the County of Wetaskiwin had stock piled for future use in maintaining the roads.

Sewer:

The lot we wish to sell is large enough to have an on-site sewage disposal. It will be the choice of the buyer to install his own system, subject to provincial plumbing regulations. He will also be responsible for putting in an approved holding tank sewage system and for its maintenance.

Water Supply:

There is a well to supply the existing house, as well as 3 dugouts and abundant supply of water on this quarter section. There is an artesian well. The potential owner should have no difficulty finding a plentiful supply of water when he drills his own well.

Impact on Environment:

There are no creeks nearby and the potential owner will conform to County regulations regarding building setback, which requires any building to be at least 40 meters back from any range road. He plans on clearing just enough bush to build his cabin with a small yard surrounding it. There should be no anticipated impact on the environment in this proposed subdivision.

Flood Risk:

The proposed subdivision lot is on high ground, and should be at a low risk for flooding.

Roadway Access:

Access to the property is from graveled Range Road 74. The lot already has in place, an access road to the road, and the visibility along the road is good.

Reserves:

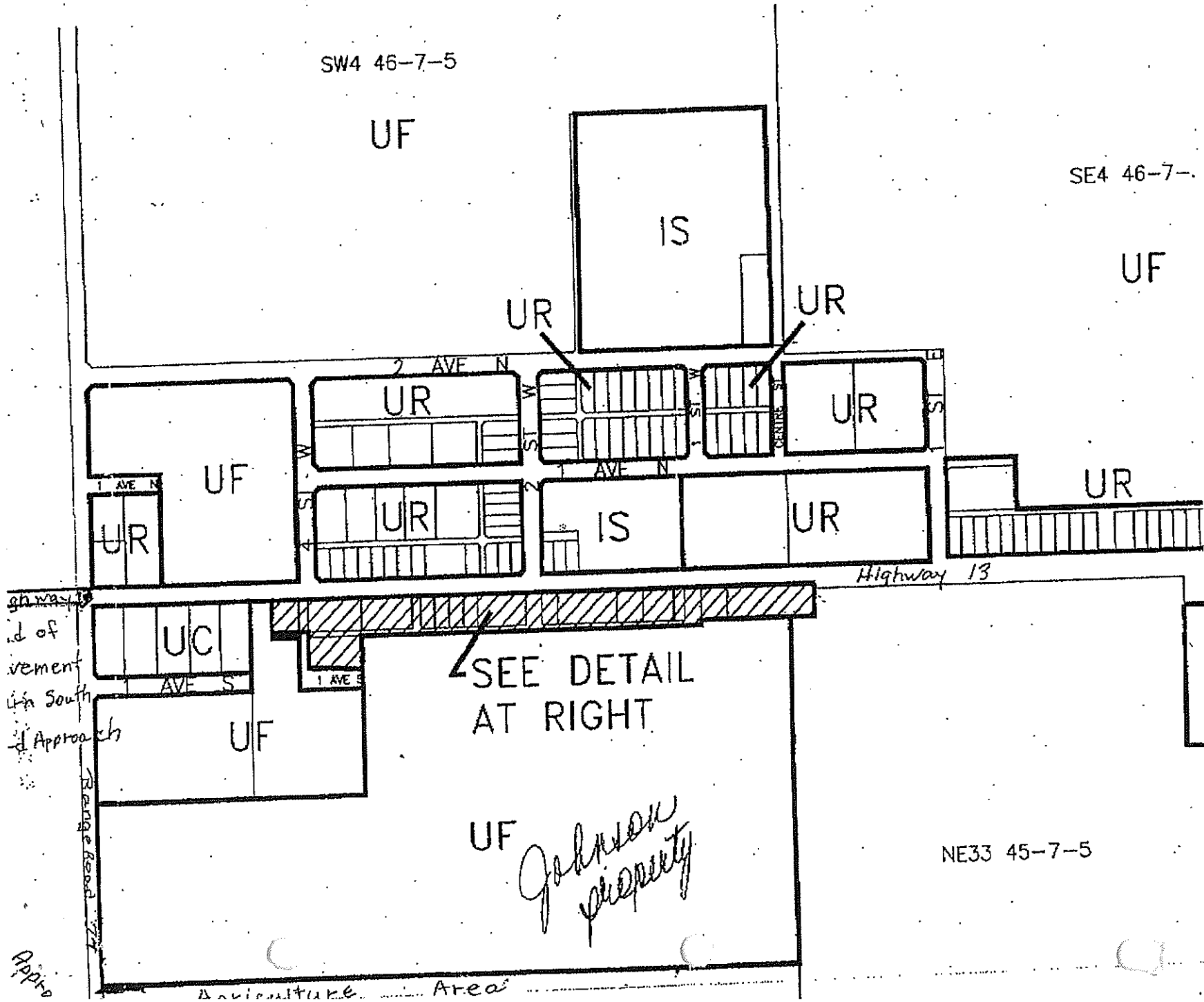
This subdivision would not have any impact on future development of the quarter section to the north.

Nearby Municipalities:

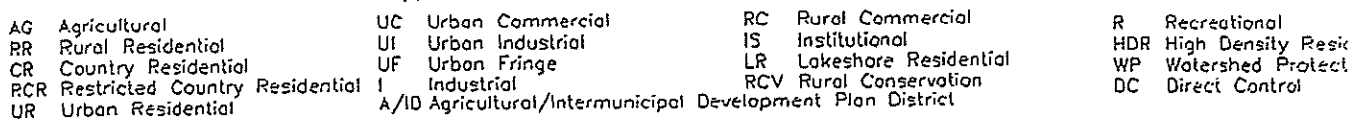
Not applicable, the only County affected is the County of Wetaskiwin.

Surrounding Neighbours:

None of the surrounding neighbours are opposed to the proposed subdivision.



LAND



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