

## **BY-LAW NUMBER 2006/24**

BY-LAW NO. 2006/24 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 SE 10-47-24-W4M (Bishop) in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto. Subject to the following amendments being made to the Area Structure Plan:

1. The applicant is to provide an Engineering report stating that the proposal complies with Section 23 of the Water Act.
2. The applicant to provide percolation tests.
3. A 5 metre road widening taken across the frontage of the lots adjacent to the C&E Trail.
4. The south-west lot be extended back to within 10 metres of the existing barn, and the north-western lot be enlarged as shown.
5. Add a section in the Area Structure Plan regarding an adjustment of the boundaries of the existing lot to the north.

WHEREAS: at the requirements of County Council, an Area Structure Plan has been prepared for SE 10-47-24-W4M.

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:

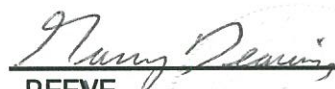
- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the SE 10-47-24-W4M "Bishop".

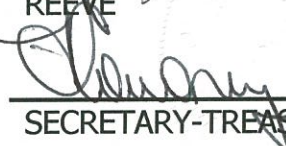
2. This by-law comes into effect on the date of third reading.

READ: A First time this 4<sup>th</sup> day of May, A.D., 2006.

READ: A Second time this 4<sup>th</sup> day of May, A.D., 2006.

READ: A Third time and finally passed this 4<sup>th</sup> day of May, A.D., 2006.

  
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REEVE

  
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SECRETARY-TREASURER

## **Area Structure Plan**

**SE-10-47-24-W4**

### **County of Wetaskiwin**

This quarter section has been designated for acreage development in the Millet Acreage Study. This land is of poor quality sandy soil and is zoned Agricultural.

There is a house, shop and yard site on this 39 acre parcel. We wish to subdivide the odd shaped lower section into 2 or 3 lots. This will allow us to sell the current yard site off and build a new home on the remaining land. Since the new subdivision will be odd shaped it would be most suitable to be divided into 3 titles, 2 lots at 1.72 acres each and 1- 5.5 acre lot with house and shop. This will create lots that cannot be further subdivided, the way the yard site is laid out. The remaining portion of 30 acres will not be further subdivided by owner, it will remain agricultural.

### **Proposed Development**

See Map #1

We wish to subdivide portion E (39 acres) as follows:  
Parcel F (5.5 acres), Parcel G (1.72 acres), and Parcel H (1.72 acres) and have them rezoned to Country Residential. Parcel E will remain zoned Agricultural; 30 acres in size.

### **Existing Land use in area**

See Map #2 for aerial photo

This parcel is bordered by hobby farms, a creek, acreages, forest and poor quality pasture. The soil is sandy and does not produce much feed for cattle. Farming in the area is minimal and subdivision of proposed area would not impact farming operations on any land use in area. There are two large subdivisions in the area; Bluebird Estates to the North and Thompson Estates to the East.

## **Existing Land uses on quarter**

There are currently 5 parcels on this quarter. There are 3 acreages and 2 larger parcels. There is roughly 100 acres of bush and trees. There are no farming operations on this quarter.

## **Mapping and Plan Information**

The proposed area is flat with no standing water at anytime of the year. Drainage is not a concern. There are no land use conflicts withing 2 km; municipal or otherwise. This quarter is already serviced by a road splitting through 1/3 of the quarter (See map #1).

## **Studies and Reports**

Groundwater and Water table – See attached reports

Sewage Treatment – to be assessed by contractors to determine what type of system to install.

Stormwater Management – sandy soil in area, there is no standing water at any time.

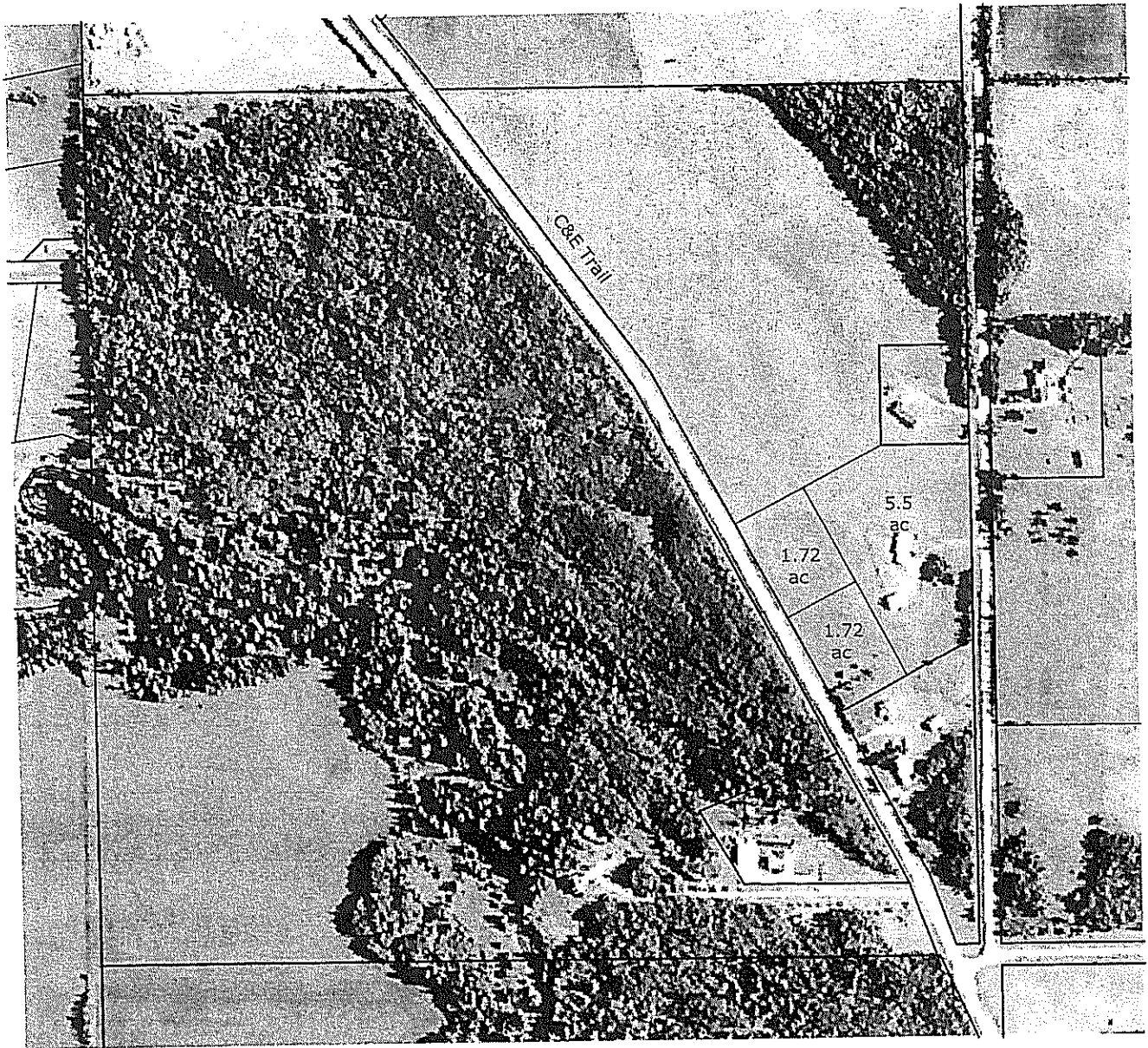
## **Environmental Assessment**

The 100+ acres in trees will not be effected.

## **Fire Protection**

The property is serviced by the Wetaskiwin Fire Department and it is within 1 km of a fire pond in Bluebird Estates.

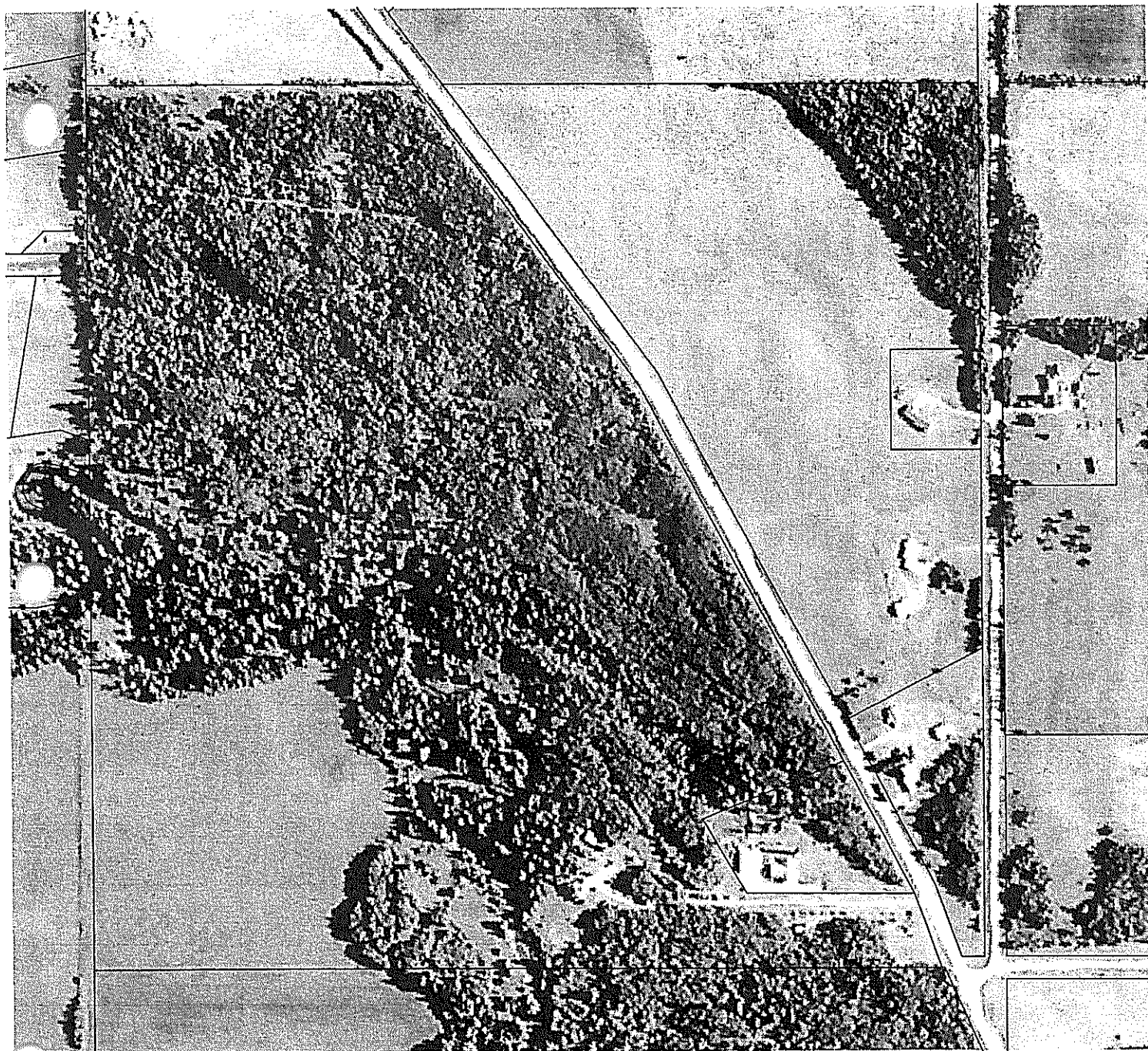
ASP to be circulated to relevant authorities and landowners between February 6 and March 9, proposed hearing date to be March 9, 2006.  
Rezoning and subdivision to follow acceptance of ASP.



Proposed Subdivision  
SE 10-47-2-4

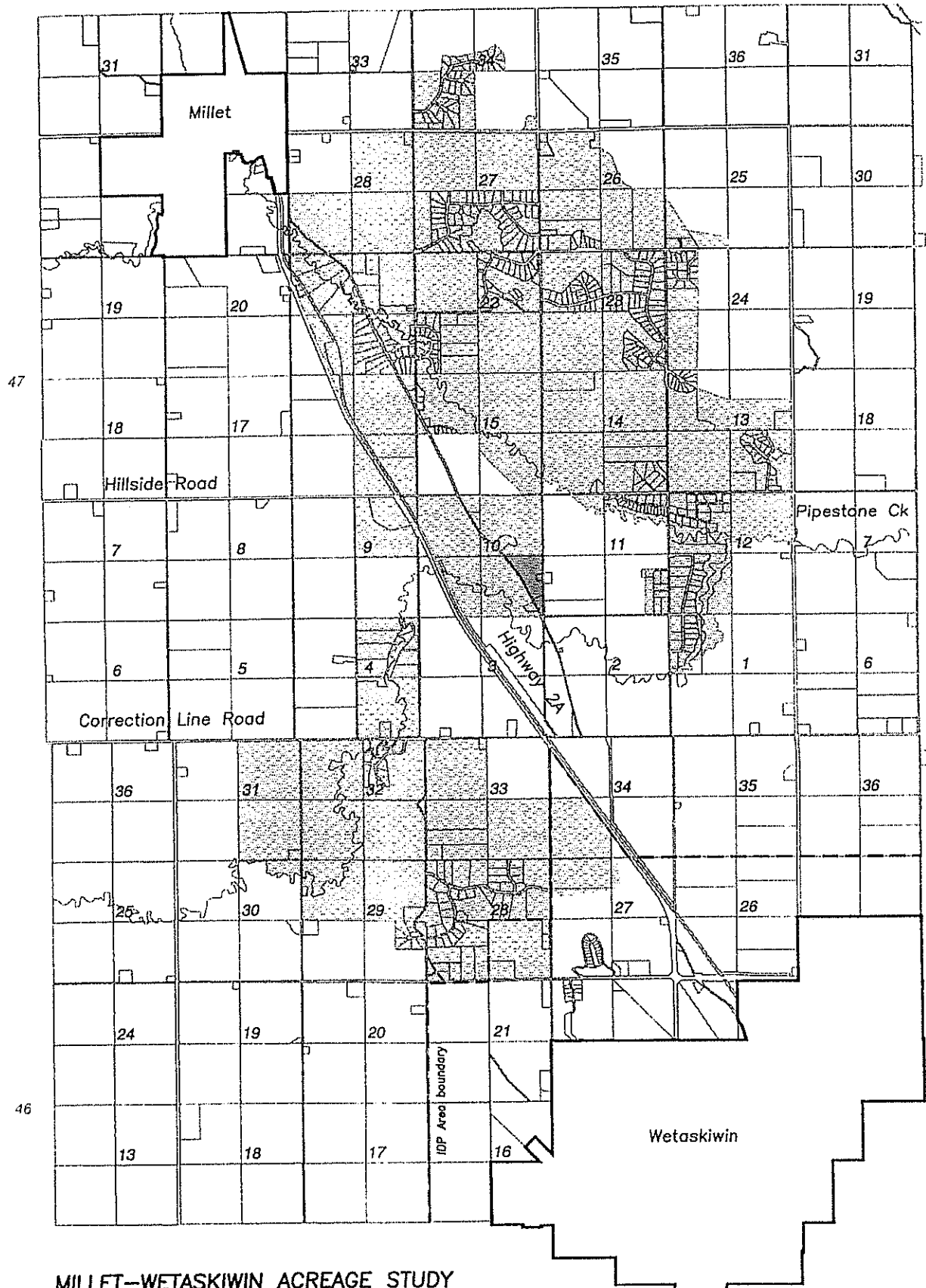
Map #1





SE10-47-24 W4

Map # 2



### MILLET-WETASKIWIN ACREAGE STUDY

Map 1: Possible Area for Acreage Development  
Amended July 2004 by Bylaw 2004/28

The areas shown shaded are, in principle, suitable for subdivision into residential acreage lots. However, before receiving subdivision approval, the owners will have to show that all proposed building sites meet the county's standards for water supply, access, and safety, and that development will not harm any farming operation or watercourse.