

BY-LAW NUMBER 2006/30

BY-LAW NO. 2006/30 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 28-47-27-W4M (Demitor) 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 NW 28-47-27-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.

Subject to the following amendments being made to the Area Structure Plan:

1. Amend the Area Structure Plan to show three lots instead of four.

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 28-47-27-W4M "Demitor".


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

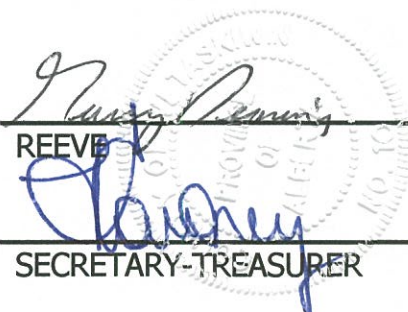
READ: A First time this 8th day of June, A.D., 2006.

READ: A Second time this 8th day of June, A.D., 2006.

READ: A Third time and finally passed this 8th day of June, A.D., 2006.


REEVE


SECRETARY-TREASURER



Proposed

AREA STRUCTURE PLAN

For

N½ NW28 - 47 - 27 - W4

In the

COUNTY OF WETASKIWIN

Introduction

The County of Wetaskiwin requires that an area structure plan (ASP) be prepared before council will approve a rezoning or subdivision that will lead to there being more than three parcels on a quarter section of land.

The owners of N½ - NW28 - 47 - 27 - W4 proposes to create four (4) residential lots. The general area is shown on Map 2, supplied by West Central Planning Agency, the county's planners.

Use of Surrounding Lands

The quarters to the east, west and north contain yards with full services including water and sewer.

The other adjacent quarters are in agricultural use as pasture or hay.

Present Land Use

About 1/8 - 1/10 of the land is cleared and seeded to hay. The remainder is covered by native trees - poplar, spruce and a large amount of birch, with willow in lower areas. The tree covered land and about five acres of cleared land are fenced off and used as native pasture for about 15 - 20 head of cattle.

Former Land Use

There is no evidence of any land use which might have contaminated the soil or which might limit future uses. There is not even a farm yard where fuel and herbicide spills might be expected.

Historical and Archaeological Features

In rural areas of Alberta, features of historical and archaeological interest are usually found adjacent to lakes and rivers, on hilltops, and on land which was cleared before the time of white settlement. It is extremely unlikely that the subject land contains any features of historical or archaeological interest. However, as required by the provincial Subdivision and Development Regulations, a copy of this document will be sent to the Historical Resources Division of Alberta Community Development with a request for comments.

Provincial Regulations Affecting Development

There are pipelines and a power line that run through the subject land, but development restrictions are limited to the surveyed right-of-way, which does not touch the subject proposed yard sites.

Site Characteristics

The presence of willows suggests that there are areas of high water table in the block of native trees on the property. This is addressed in the section below dealing with the subdivision design.

Soil Quality

The entire quarter is rated # 3 and #4 by the Canada Land Inventory (See Map 4). The soil is grey wooded with a large number of stones up to two feet in diameter. This makes cultivation difficult.

The County normally tries to preserve land assessed at more than 30% for agriculture (MDP, section 6.2). However, exceptions are made in areas of high demand around lakes. The soil on the subject quarter is comparable with that subdivided to create Wizard Heights and the quarter south-east of Wizard Heights and the various multi-lot subdivisions near these quarters (See Map 1).

Road Access

There will be an approach for each proposed lot with culverts according to County regulations in to the quarter from Range Road 274 and Township Road 475, one on the west side and three on the north side, giving access to the home sites.

Proposed Subdivision Design

Four lots, between 19 - 20 acres each, will be created. Each lot will have building site where the near-surface groundwater is at least two metres below ground level is proved by the owners, requested by the county.

Note: Two metre holes below ground level were drilled and left for several weeks with no evidence of water in the holes at proposed building sites on each proposed lot.

Water Supply

Each of the proposed lots will have an individual well.

Maps published by the Alberta Research Council show an expected groundwater yield of between 5 and 25 gallons per minute in the Wizard Lake area. Actual well logs yields in this range. A pump and recovery test conducted in NW 7 - 48 - 27 - W4 as part of a subdivision application in 1980 and accepted by Alberta Environmental Protection, showed a sustainable yield of 9.8 gallons per minute. This is the latest known test.

Sewage

Provincial regulations allow a self-contained system (septic tank and pump out field) on any lot of 1,800 square metres or more, but on land draining into names lakes, the County of Wetaskiwin will only allow such systems of lots of 4,000 square metres (one acre) or more. The proposed lots are much larger than this, so individual sewer systems are proposed.

County of Wetaskiwin

N 1/2 NW28-47-27 W4

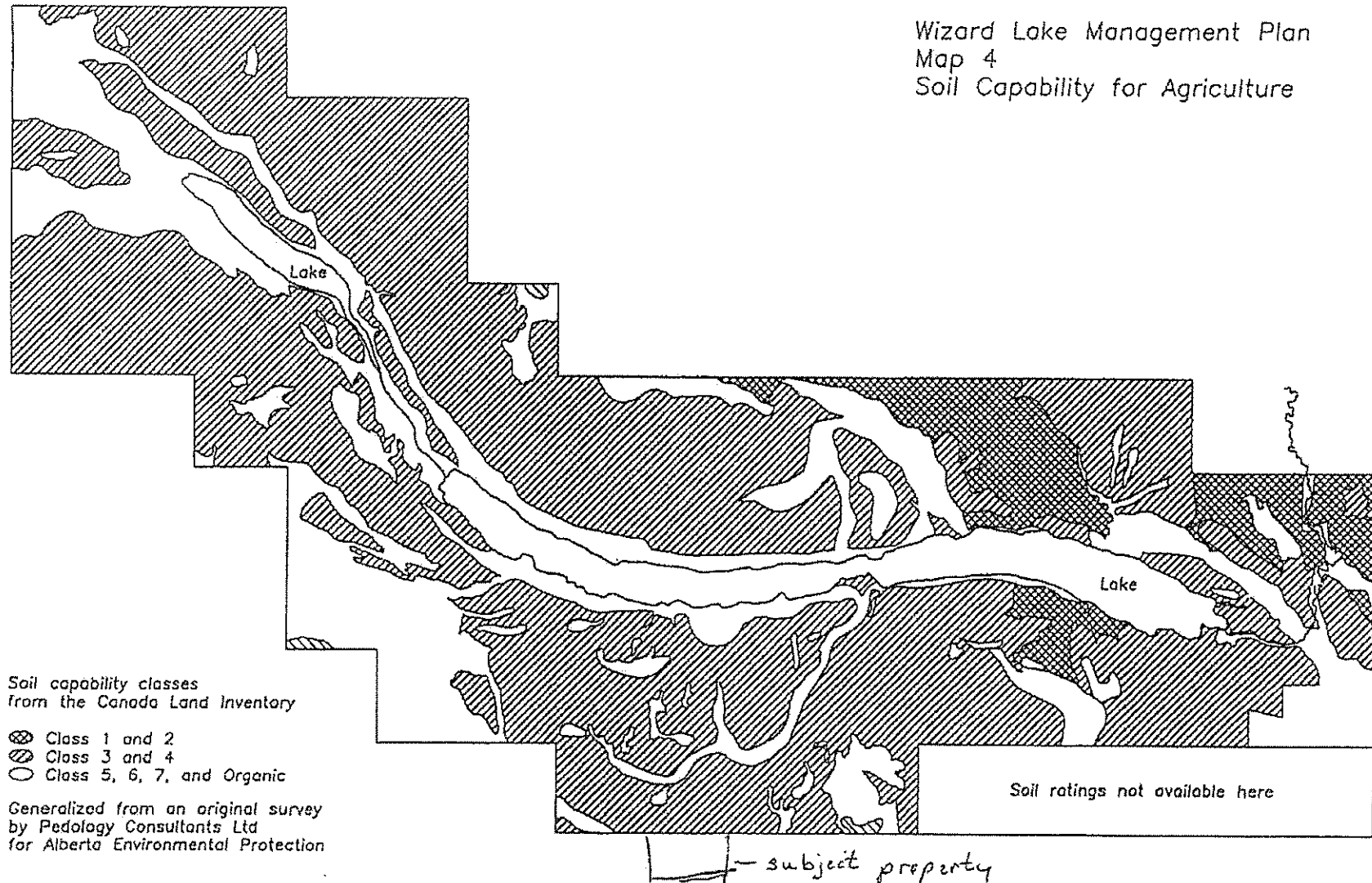
map 2



Scale
1:6000

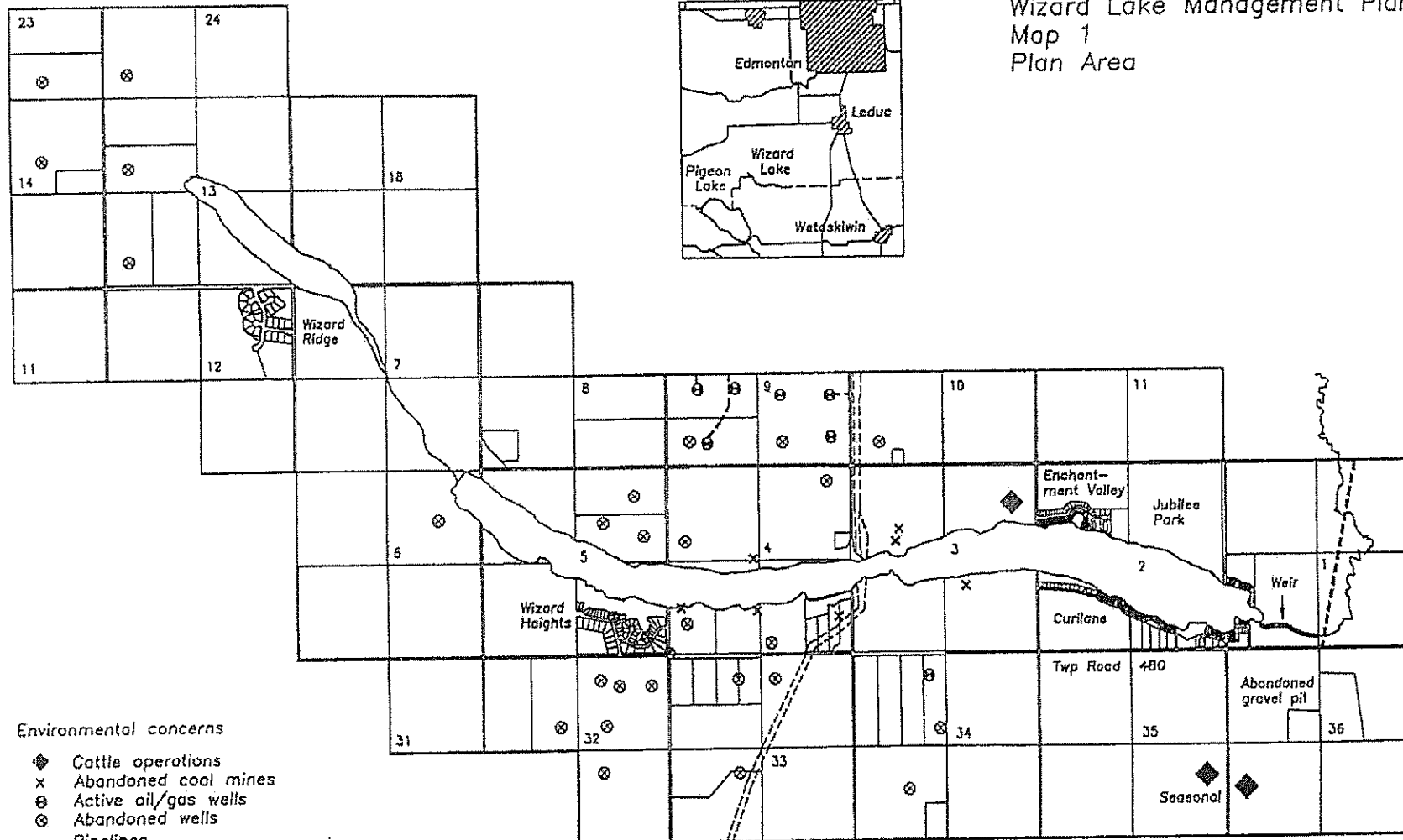
File:	Registered Owner(s):	
denotes titled area	Photos: 204, Line 9, 03/07/10	
Drawn:	Revised:	AutoCAD File: RW/Demitor
WEST CENTRAL PLANNING AGENCY		
Suite 105, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5		
Phone 780-352-2215 Fax 780-352-2211 Email wcpa@telusplanet.net		

Wizard Lake Management Plan
Map 4
Soil Capability for Agriculture



R 28 | R 27

Wizard Lake Management Plan Map 1 Plan Area



Environmental concerns

- ◆ Cattle operations
- X Abandoned coal mines
- ⊗ Active oil/gas wells
- ⊙ Abandoned wells
- Pipelines

← subject property.

S778

AREA TO BE REZONED

FROM: Agriculture

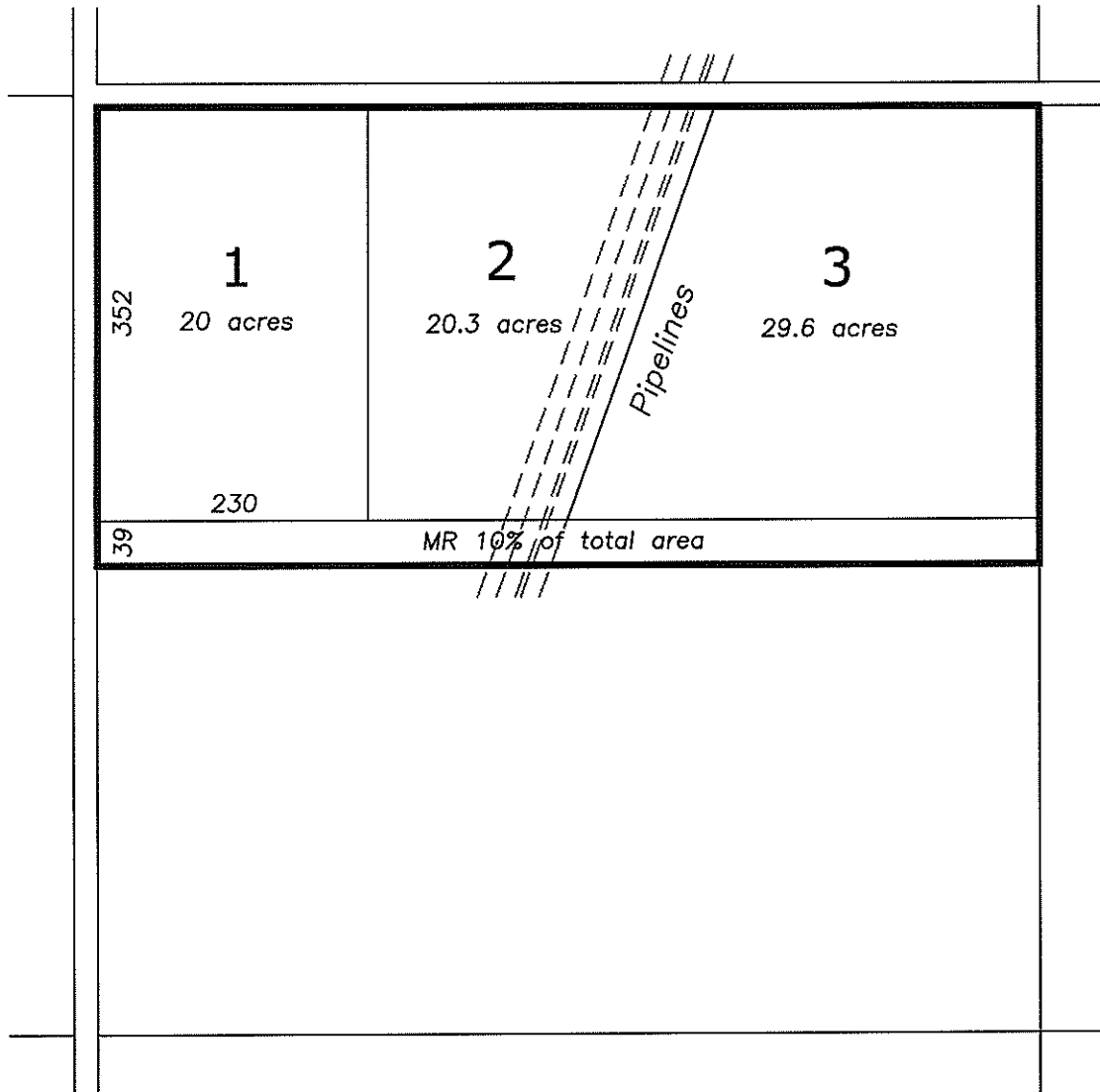
TO: Wizard Lake Watershed

NW28 47-27-4

PIPELINE R/V
PIPELINE R/V
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County of Wetaskiwin

NW 28-47-27-4



Scale
1:6000

Alternative design
compatible with WP zoning
and dedication of reserve

File:	Registered Owner(s):	
— denotes titled area	Photos: 204, Line 9, 03/07/10	
Drawn:	Revised:	AutoCAD File: RW/Demitor2
WEST CENTRAL PLANNING AGENCY		
Suite 105, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5 Phone 780-352-2215 Fax 780-352-2211 Email wcpa@telusplanet.net		