

BY-LAW NUMBER 2006/56

BY-LAW NO. 2006/56 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 32-46-27-W4M "*Ostapchuk*" 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 32-46-27-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.

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 32-46-27-W4M "*Ostapchuk*".

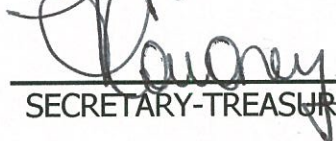
2. This by-law comes into effect on the date of third reading.

READ: A First time this 12th day of October, A.D., 2006.

READ: A Second time this 12th day of October, A.D., 2006.

READ: A Third time and finally passed this 12th day of October, A.D., 2006.


REEVE


SECRETARY-TREASURER

County Of Wetaskiwin

Area Structure Plan

Part of NW 32-46-27-W4

Previous Land Use:

Currently this quarter section is in its natural state of trees and bush. There is a cleared strip of land due to a pipeline crossing which runs diagonally across the farm. The farmland assessment of cleared land in the area ranges from 25 - 41 percent. This quarter contour has some large hills with 50ft vertical rises and small wetland areas between the hills. I suspect that this land wasn't cleared due to the combination of large hills, wetland, small marshes, and overall poor soil quality. I also believe this land contains lots of rocks based on the fact that the quarter next to it is a pit run facility and has lots of rocks on it.

Road Construction/Access:

There is no need for road construction for the proposed lots. Access to the proposed lots would consist of two approaches on RR 275 and three on TWP Road 470. There are currently two on TWP Road 470; one for pipeline access and one existing approach to the quarter. All approaches would be to county standards. Visibility is good from all the above approaches.

Sewer:

Each lot on the proposed subdivision is large enough to have on-site sewage disposals. It will be the choice of the buyer to install their own system subject to the Provincial Plumbing Regulations.

Water Supply:

The Water Act requires that if a subdivision will result in there being more than six lots on a quarter section and the resulting lots will depend on ground water, the subdivision must not be approved until it is proved that there is sufficient ground water to supply the new lots without depleting the supply to existing users in the area. (Water Act, Section 23, and the Water Regulations, AR 205/98 Section 9)
This proposal consists of four lots. So no tests are required.
The closest four existing water wells have flows of 2.5, 5, 12, and 12 gpm (logs attached).

Impact on Environment:

There is no anticipated impact on the environment in this proposed subdivision.

Drainage:

Surface water flow is from west to east as shown on Map #3. No change will be made to the existing drainage channel. This land drains into the Pipestone Creek system, which is Wetaskiwin's water supply.

Reserves:

All the lots are 40 acres; no reserves are required.

Flood Risk:

There is a very low risk of flooding on the proposed building sites.

Conflicting Land Uses:

Sour Gas: No sour gas wells in the vicinity.

Confined Feeding Operations: No confined feeding operations in the vicinity.

Public Input Plan:

Currently there are no plans to have an open-house discussion on the subdivision. The plan is to discuss the proposal one-on-one with the surrounding area residents.

Set Backs:

Building site setbacks from the road will be a minimum of 40 meters as per the county standards.

The pipeline does not consist of sour gas. So no extraordinary setbacks are required from the pipeline. The standard 100 meter setback is adequate to meet AEUB requirements.

Design Concept:

The overall design concept for this land is shown on Map #3.

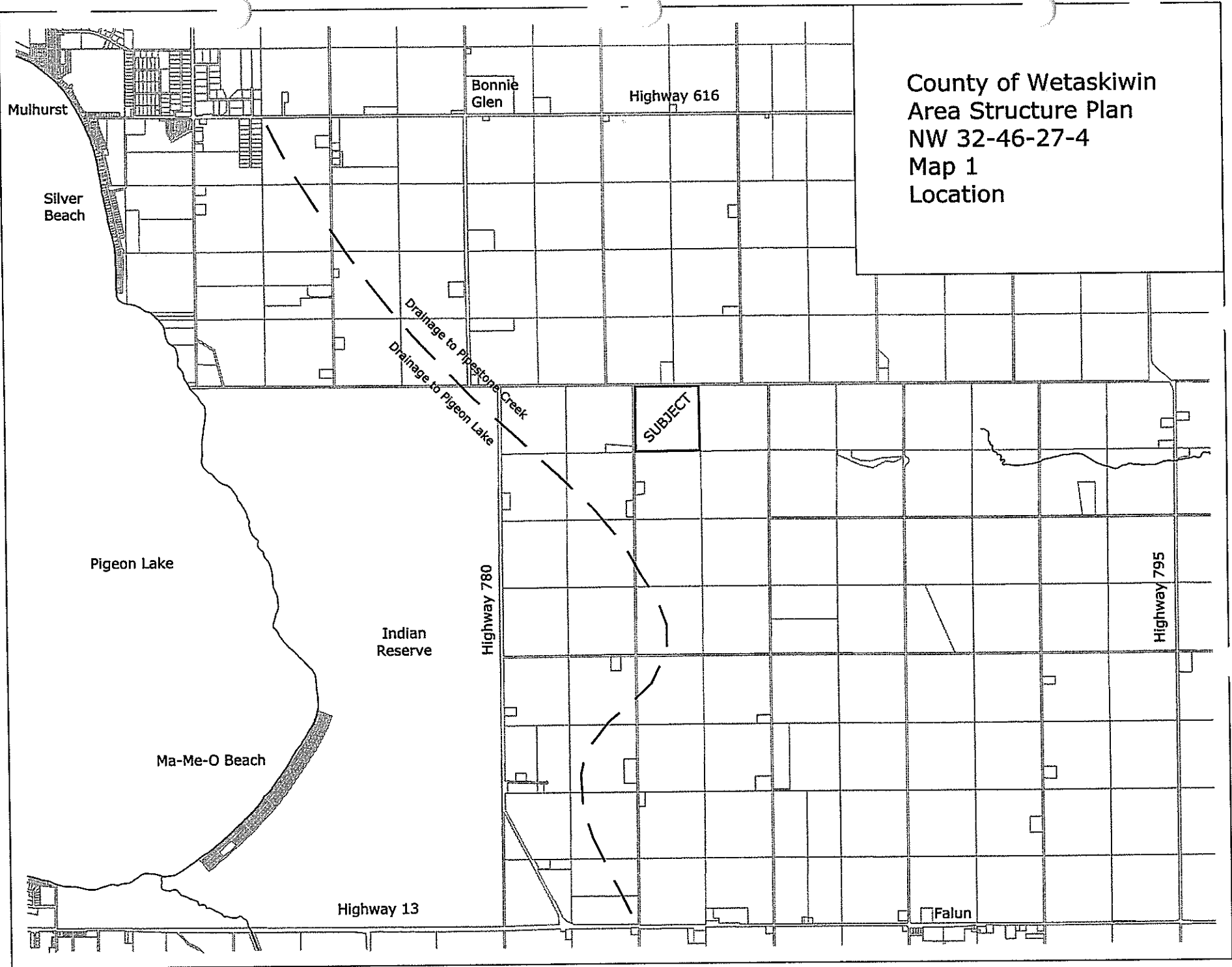
The proposal is to take the bush quarter and divide it into four forty-acre parcels.

Rezoning this land to Watershed Protection ensures that only 10% of the parcels could be cleared as stated in the Watershed Protection Municipal Development Plan.

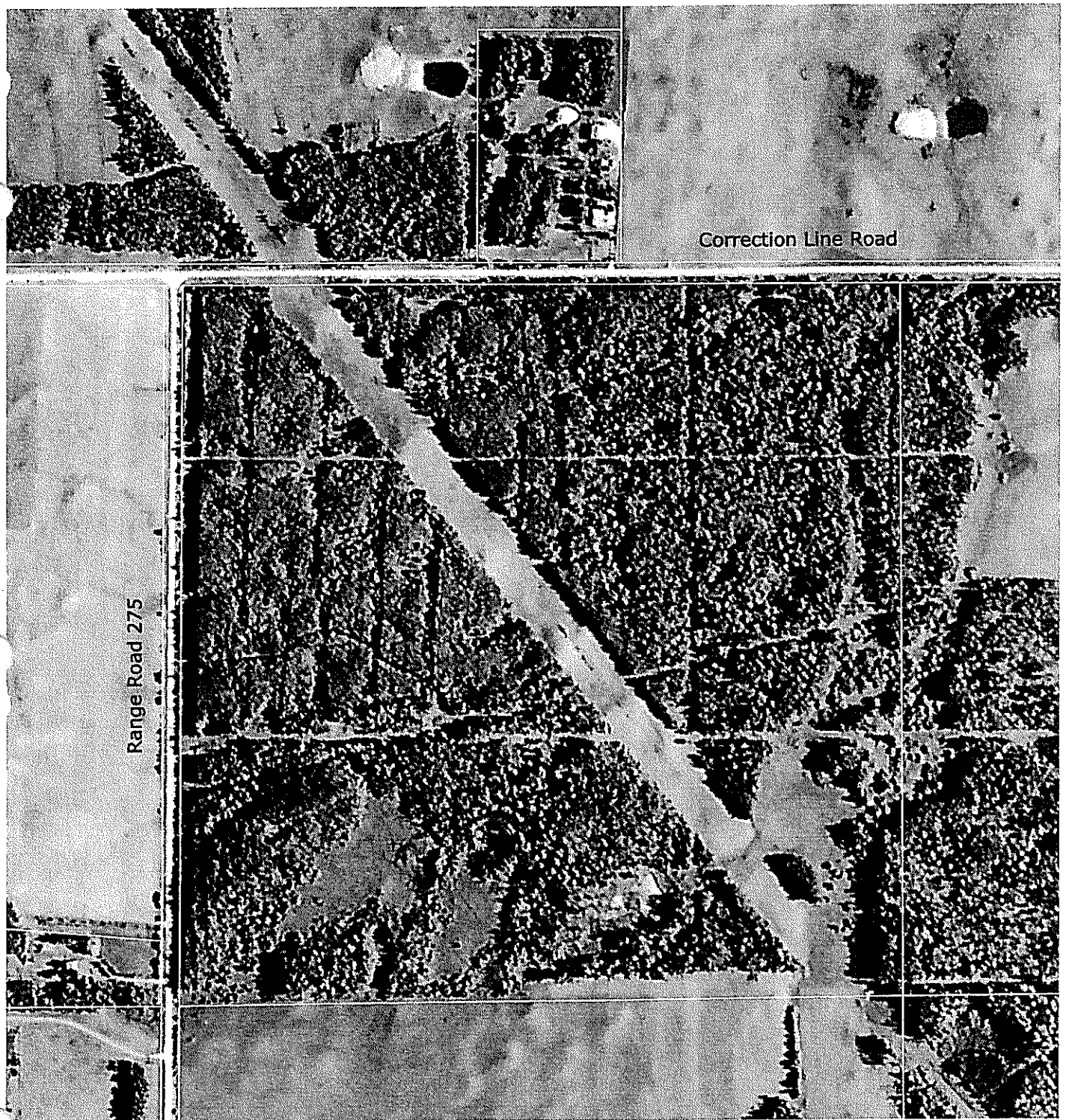
Quotes from the watershed protection section:

10.3: Quarter Sections which have not been cleared may be subdivided for Watershed Protection parcels even if it is good agricultural land. This does not apply to quarter sections which have been cleared.

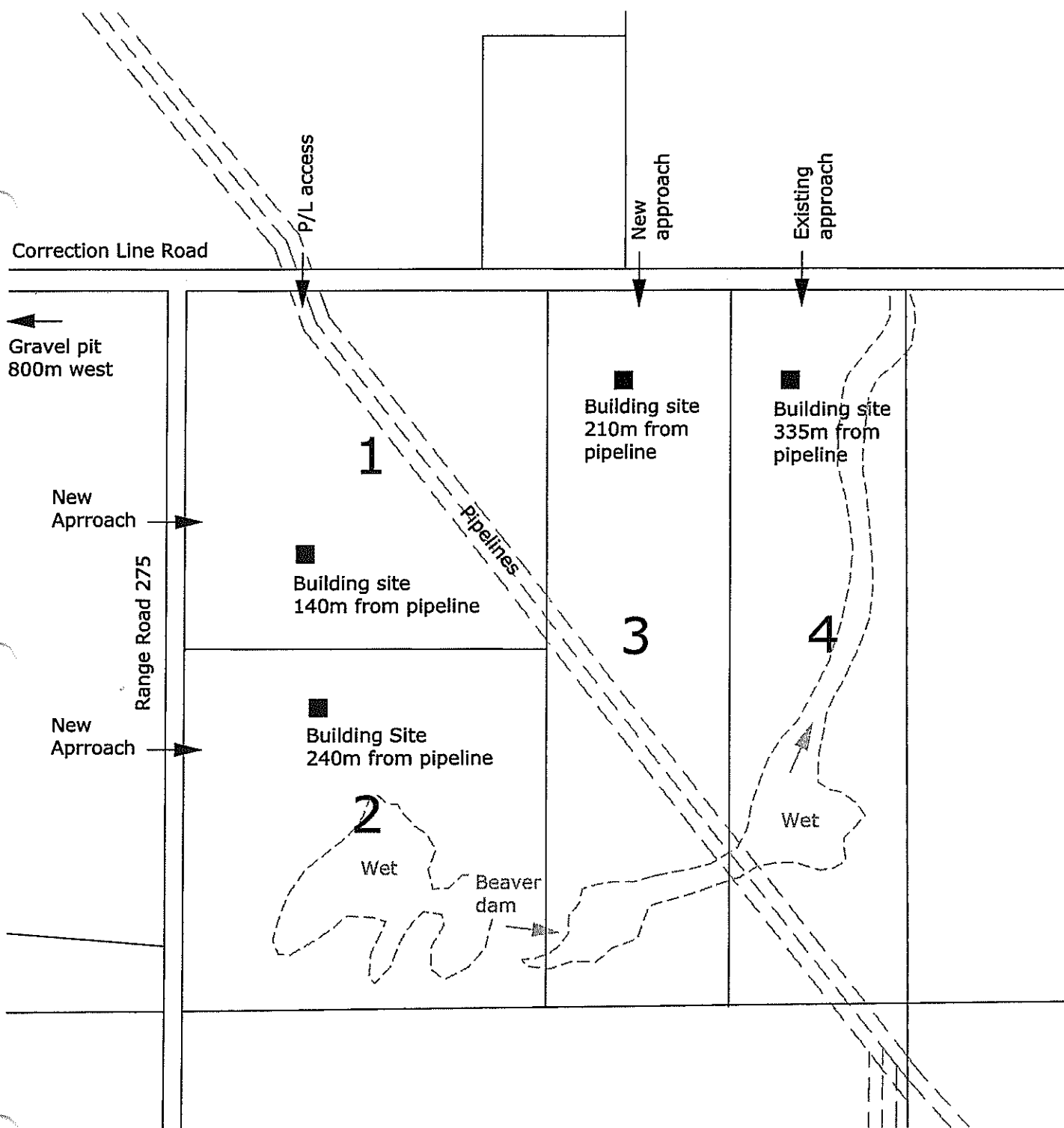
10.4 The existing Watershed Protection district zoning may be extended to include Twin Lakes. The district may be implemented elsewhere in the County.



County of Wetaskiwin
Area Structure Plan
NW 32-46-27-4
Map 1
Location



County of Wetaskiwin
Area Structure Plan
NW 32-46-27-4
Map 2
Recent Air Photograph



County of Wetaskiwin
Area Structure Plan
NW 32-46-27-4
Map 3
Proposed Subdivision

Four pipelines in two rights of way:
1 HP Natural Gas
1 Water
1 HP Propane
1 HP Ethane



Water Well Drilling Report

The data contained in this report is supplied by the Driller. The province disclaims responsibility for its accuracy.

Well I.D.: 0132820
 Map Verified: Map
 Date Report Received:
 Measurements: Imperial

1. Contractor & Well Owner Information

Company Name: FRASER, RON Drilling Company Approval No.:
 Mailing Address: City or Town: Postal Code:
 Well Owner's Name: Well Location Identifier:
 Box Number: Mailing Address: FALUN Postal Code:
 City: Province: Country:

2. Well Location

1/4 or Sec Twp Rge West of
 LSD M
 NE 29 046 27 4
 Location in Quarter
 0 FT from Boundary
 0 FT from Boundary
 Lot Block Plan
 Well Elev: 2835 FT How Obtain: Estimated

3. Drilling Information

Type of Work: New Well
 Reclaimed Well
 Date Reclaimed: Materials Used:
 Method of Drilling: Rotary
 Flowing Well: No Rate: Gallons
 Gas Present: No Oil Present: No
 Proposed well use:
 Stock
 Anticipated Water
 Requirements/day
 0 Gallons

6. Well Yield

Test Date (yyyy/mm/dd): Start Time:
 1975/09/22 11:00 AM
 Test Method: Bailer & Pump
 Non pumping 33 FT
 static level:
 Rate of water removal: 12 Gallons/Min
 Depth of pump intake: 36 FT
 Water level at end of pumping: FT
 Distance from top of casing to ground level: Inches
 Depth To water level (feet)
 Elapsed Time
 Drawdown Minutes: Sec Recovery
 Total Drawdown: 0 FT
 If water removal was less than 2 hr duration, reason why:

4. Formation Log

| Depth from ground level (feet) | Lithology Description |
|--------------------------------|-----------------------|
| 5 | Clay |
| 46 | Sand & Sandstone |
| 100 | Shale |
| 104 | Sand & Shale |

5. Well Completion

Date Started (yyyy/mm/dd): 1975/09/22 Date Completed (yyyy/mm/dd): 1975/09/22
 Well Depth: 104 FT Borehole Diameter: 0 Inches
 Casing Type: Steel Liner Type:
 Size OD: 4.5 Inches Size OD: 0 Inches
 Wall Thickness: 0.25 Inches Wall Thickness: 0 Inches
 Bottom at: 49 FT Top: 0 FT Bottom: 0 FT
 Perforations from: 0 FT to: 0 FT Perforations Size: 0 Inches x 0 Inches
 from: 0 FT to: 0 FT 0 Inches x 0 Inches
 from: 0 FT to: 0 FT 0 Inches x 0 Inches
 Perforated by:
 Seal: Driven from: 0 FT to: 49 FT
 Seal: from: 0 FT to: 0 FT
 Seal: from: 0 FT to: 0 FT
 Screen Type: Screen ID: 0 Inches
 from: 0 FT to: 0 FT Slot Size: 0 Inches
 Screen Type: Screen ID: 0 Inches
 from: 0 FT to: 0 FT Slot Size: 0 Inches
 Screen Installation Method:
 Fittings Top: Bottom:
 Pack:
 Grain Size: Amount:
 Geophysical Log Taken:
 Retained on Files:
 Additional Test and/or Pump Data
 Chemistries taken By Driller: No
 Held: 0 Documents Held: 1
 Pitless Adapter Type:
 Drop Pipe Type: Diameter: Inches
 Length: FT
 Comments:
 DRILLER REPORTS MED-HARD WATER

7. Contractor Certification

Driller's Name: UNKNOWN DRILLER
 Certification No.:
 This well was constructed in accordance with the Water Well regulation of the Alberta Environmental Protection & Enhancement Act. All information in this report is true.
 Signature Yr Mo Day

Recommended pumping rate: 0 Gallons/Min
 Recommended pump intake: 0 FT
 Type Pump Installed
 Pump Type:
 Pump Model:
 H.P.:
 Any further pump test information?



Water Well Drilling Report

The data contained in this report is supplied by the Driller. The province disclaims responsibility for its accuracy.

Well I.D.: 0132830
 Map Verified: Field
 Date Report Received: 1973/08/15
 Measurements: Imperial

| 1. Contractor & Well Owner Information | | 2. Well Location | |
|--|---|---|---|
| Company Name: UNKNOWN DRILLER | Drilling Company Approval No.: 99999 | 1/4 or LSD 09 | Sec Twp Rge West of 31 046 27 M 4 |
| Mailing Address: UNKNOWN | City or Town: UNKNOWN AB CA | Postal Code: | |
| Well Owner's Name: | Well Location Identifier: | Location in Quarter 0 FT from 0 FT from | Boundary Boundary |
| Box Number: | Mailing Address: | Postal Code: | Lot Block Plan |
| City: | Province: | Country: | Well Elev: 2875 FT |
| | | How Obtain: Estimated | |
| 3. Drilling Information | | 6. Well Yield | |
| Type of Work: Well Inventory | Proposed well use: Unknown | Test Date(yyyy/mm/dd): Start Time: 1973/08/15 11:00 AM | |
| Reclaimed Well | Anticipated Water | Test Method: | |
| Date Reclaimed: | Requirements/day 0 Gallons | Non pumping 0.1 FT | |
| Method of Drilling: Unknown | | static level: | |
| Flowing Well: Yes | Rate: 12 Gallons | Rate of water Gallons/Min | |
| Gas Present: No | Oil Present: No | removal: | |
| 4. Formation Log | | 5. Well Completion | |
| Depth from ground level (feet) | Lithology Description | Date Started(yyyy/mm/dd): | Date Completed(yyyy/mm/dd): |
| <i>MacGregor.</i> <i>Across Road.</i> | | Well Depth: 0 FT | Borehole Diameter: 0 Inches |
| | | Casing Type: | Liner Type: |
| | | Size OD: 0 Inches | Size OD: 0 Inches |
| | | Wall Thickness: 0 Inches | Wall Thickness: 0 Inches |
| | | Bottom at: 0 FT | Top: 0 FT Bottom: 0 FT |
| | | Perforations from: 0 FT to: 0 FT from: 0 FT to: 0 FT from: 0 FT to: 0 FT | Perforations Size: 0 Inches x 0 Inches 0 Inches x 0 Inches 0 Inches x 0 Inches |
| | | Perforated by: | |
| | | Seal: from: 0 FT to: 0 FT | |
| | | Seal: from: 0 FT to: 0 FT | |
| | | Seal: from: 0 FT to: 0 FT | |
| | | Screen Type: from: 0 FT to: 0 FT | Screen ID: 0 Inches Slot Size: 0 Inches |
| | | Screen Type: from: 0 FT to: 0 FT | Screen ID: 0 Inches Slot Size: 0 Inches |
| | | Screen Installation Method: | |
| | | Fittings Top: Bottom: | |
| | | Pack: Grain Size: Amount: | |
| | Geophysical Log Taken: Retained on Files: | | |
| | Additional Test and/or Pump Data Chemistries taken By Driller: No Held: 1 Documents Held: 2 | | |
| | Pitless Adapter Type: Drop Pipe Type: Length: FT Diameter: Inches | | |
| | Comments: WATER TEMP = 42F | | |
| | | 7. Contractor Certification | |
| | | Driller's Name: UNKNOWN DRILLER | |
| | | Certification No.: | |
| | | This well was constructed in accordance with the Water Well regulation of the Alberta Environmental Protection & Enhancement Act. All information in this report is true. | |
| | | Signature Yr Mo Day | |

Report 1 Pump Test 1



Water Well Drilling Report

The data contained in this report is supplied by the Driller. The province disclaims responsibility for its accuracy.

Well I.D.: 0132831
 Map Verified: Map
 Date Report Received: 1985/03/13
 Measurements: Imperial

| Contractor & Well Owner Information | | | 2. Well Location | | |
|---|-----------------------|---|---|---|-----------------|
| Company Name: STARKEY DRILLING | | Drilling Company Approval No.: | 1/4 or LSD | Sec | Twp Rge West of |
| Mailing Address: | | City or Town: | 05 | 32 | 046 27 4 |
| Well Owner's Name: ANKA, RENO | | Well Location Identifier: | Location in Quarter | | |
| Box Number: | | Mailing Address: FALUN | 0 FT from Boundary | | |
| City: | | Province: | 0 FT from Boundary | | |
| | | Country: | Lot Block Plan | | |
| | | | Well Elev: FT | | |
| | | | How Obtain: Not Obtain | | |
| 3. Drilling Information | | | 6. Well Yield | | |
| Type of Work: New Well | | Proposed well use: Stock | Test Date (yyyy/mm/dd): 1983/11/17 | | |
| Reclaimed Well | | Anticipated Water Requirements/day | Start Time: 11:00 AM | | |
| Date Reclaimed: | | 0 Gallons | Test Method: | | |
| Method of Drilling: Jet | | | Non pumping static level: 0.1 FT | | |
| Flowing Well: Yes | | Rate: 2.5 Gallons | Rate of water removal: Gallons/Min | | |
| Gas Present: No | | Oil Present: No | Depth of pump intake: 0 FT | | |
| 4. Formation Log | | 5. Well Completion | | Water level at end of pumping: FT | |
| Depth from ground level (feet) | Lithology Description | Date Started (yyyy/mm/dd): 1983/11/17 | Date Completed (yyyy/mm/dd): 1983/11/17 | Distance from top of casing to ground level: Inches | |
| 9 | Clay | Well Depth: 46 FT | Borehole Diameter: 0 Inches | Depth To water level (feet) Elapsed Time | |
| 14 | Gravel | Casing Type: Steel | Liner Type: | Drawdown Minutes: Sec Recovery | |
| 24 | Blue Clay | Size OD: 2 Inches | Size OD: 0 Inches | Total Drawdown: 0 FT | |
| 46 | Shale | Wall Thickness: 0 Inches | Wall Thickness: 0 Inches | If water removal was less than 2 hr duration, reason why: | |
| Quarter to South. | | Bottom at: 32 FT | Top: 0 FT Bottom: 0 FT | Recommended pumping rate: 0 Gallons/Min | |
| | | Perforations from: 0 FT to: 0 FT | Perforations Size: 0 Inches x 0 Inches | Recommended pump intake: 0 FT | |
| | | from: 0 FT to: 0 FT | 0 Inches x 0 Inches | Type Pump Installed | |
| | | from: 0 FT to: 0 FT | 0 Inches x 0 Inches | Pump Type: | |
| | | Perforated by: | | Pump Model: | |
| | | Seal: Driven from: 0 FT to: 0 FT | | H.P.: | |
| | | Seal: from: 0 FT to: 0 FT | | Any further pump test information? | |
| | | Seal: from: 0 FT to: 0 FT | | | |
| | | Screen Type: from: 0 FT to: 0 FT | Screen ID: 0 Inches | | |
| | | Screen Type: from: 0 FT to: 0 FT | Screen ID: 0 Inches | | |
| | | Screen Installation Method: | | | |
| | | Fittings Top: Bottom: | | | |
| | | Pack: Grain Size: Amount: | | | |
| | | Geophysical Log Taken: Retained on Files: | | | |
| | | Additional Test and/or Pump Data | | | |
| | | Chemistries taken By Driller: No | | | |
| | | Held: 0 Documents Held: 1 | | | |
| | | Pitless Adapter Type: | | | |
| | | Drop Pipe Type: Length: FT Diameter: Inches | | | |
| | | Comments: DRILLER REPORTS MED-HARD WATER | | | |
| 7. Contractor Certification | | | | | |
| Driller's Name: UNKNOWN DRILLER | | | | | |
| Certification No.: | | | | | |
| This well was constructed in accordance with the Water Well regulation of the Alberta Environmental Protection & Enhancement Act. All information in this report is true. | | | | | |
| Signature | | Yr Mo Day | | | |

Report 1 Pump Test 1 page1



Water Well Drilling Report

The data contained in this report is supplied by the Driller. The province disclaims responsibility for its accuracy.

Well I.D.: 0129827
 Map Verified: Map
 Date Report Received: 1979/05/25
 Measurements: Imperial

1. Contractor & Well Owner Information

Company Name: STARKEY DRILLING
 Mailing Address: _____ City or Town: _____ Postal Code: _____
 Drilling Company Approval No.: _____
 Well Owner's Name: _____ Well Location Identifier: _____
 Box Number: _____ Mailing Address: RR2, THORSBY _____ Postal Code: _____
 City: _____ Province: _____ Country: _____

2. Well Location

1/4 or Sec Twp Rge West of
 LSD 01 04 047 27 M
 Location in Quarter
 0 FT from Boundary
 0 FT from Boundary
 Lot Block Plan
 Well Elev: 2800 FT
 How Obtain: Estimated

3. Drilling Information

Type of Work: New Well
 Reclaimed Well
 Date Reclaimed: _____ Materials Used: _____
 Method of Drilling: Jet
 Flowing Well: _____ Rate: Gallons
 Gas Present: No Oil Present: No

6. Well Yield

Test Date (yyyy/mm/dd): 1978/04/20 Start Time: 11:00 AM
 Test Method: Pump
 Non pumping static level: 86 FT
 Rate of water removal: 5 Gallons/Min
 Depth of pump intake: 86 FT
 Water level at end of pumping: FT
 Distance from top of casing to ground level: inches
 Depth To water level (feet)
 Elapsed Time
 Drawdown Minutes: Sec Recovery
 Total Drawdown: 0 FT
 If water removal was less than 2 hr duration, reason why:
 Recommended pumping rate: 0 Gallons/Min
 Recommended pump intake: 0 FT
 Type Pump Installed
 Pump Type:
 Pump Model:
 H.P.:
 Any further pump test information?

4. Formation Log

Depth from ground level (feet) Lithology Description
 20 Yellow Clay
 90 Blue Clay & Boulders
 198 Blue Water Bearing Sand & Shale

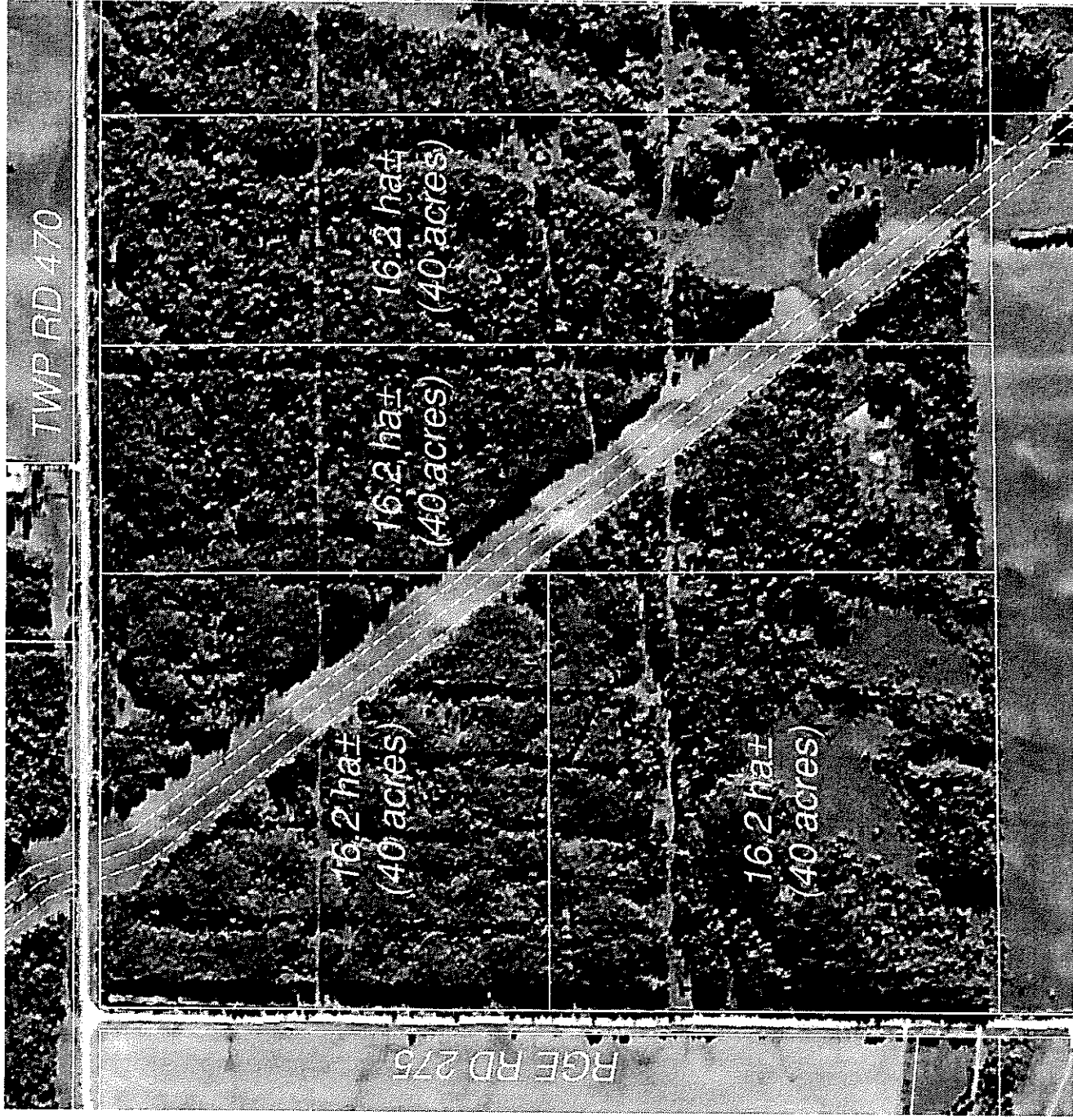
5. Well Completion

Date Started (yyyy/mm/dd): 1978/04/14 Date Completed (yyyy/mm/dd): 1978/04/20
 Well Depth: 198 FT Borehole Diameter: 0 inches
 Casing Type: Galvanized Steel Liner Type:
 Size OD: 2 inches Size OD: 0 inches
 Wall Thickness: 0 inches Wall Thickness: 0 inches
 Bottom at: 105 FT Top: 0 FT Bottom: 0 FT
 Perforations from: 0 FT to: 0 FT Perforations Size: 0 inches x 0 inches
 from: 0 FT to: 0 FT 0 inches x 0 inches
 from: 0 FT to: 0 FT 0 inches x 0 inches
 Perforated by:
 Seal: Driven from: 0 FT to: 0 FT
 Seal: from: 0 FT to: 0 FT
 Seal: from: 0 FT to: 0 FT
 Screen Type: Screen ID: 0 inches
 from: 0 FT to: 0 FT Slot Size: 0 inches
 Screen Type: Screen ID: 0 inches
 from: 0 FT to: 0 FT Slot Size: 0 inches
 Screen Installation Method:
 Fittings Top: Bottom:
 Pack:
 Grain Size: Amount:
 Geophysical Log Taken:
 Retained on Files:
 Additional Test and/or Pump Data
 Chemistries taken By Driller: Yes
 Held: 0 Documents Held: 1
 Pitless Adapter Type:
 Drop Pipe Type:
 Length: FT Diameter: inches
 Comments:
 DRILLER REPORTS SOFT WATER

7. Contractor Certification

Driller's Name: UNKNOWN DRILLER
 Certification No.:
 This well was constructed in accordance with the Water Well regulation of the Alberta Environmental Protection & Enhancement Act. All information in this report is true.
 Signature _____ Yr Mo Day

Report 1 Pump Test 1 page1



Proposed subdivision design
NW32-46-27 W4