

## **BY-LAW NUMBER 2006/57**

BY-LAW NO. 2006/57 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 34-46-02-W5M "*Papineau*" 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 SE 34-46-02-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, 2000, Chapter M-26.1, and amendments thereto.

NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

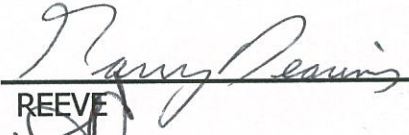
- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the SE 34-46-02-W5M "*Papineau*".

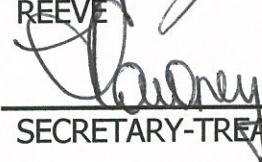
2. This by-law comes into effect on the date of third reading.

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

**Area Structure Plan**

**SE 34-46-2W5**

**Previous Land Use:**

The above mentioned quarter of land has had two previous parcels removed by subdivision. One four (4) acre parcel remaining as Agricultural and the second ten (10) acre parcel zoned Rural Conservation. The remaining 146 acres (approx.) zoned Agricultural has approximately 70 acres cleared and the balance in trees and bush. The land is used for grazing cattle and is presently rented for that purpose to a relative.

This land at present contains four (4) Oil wells and two (2) Gas wells (both sweet gas). However, the #1 Gas well (as shown on the attached map) is being reclaimed with notification as of June 6, 2006.

**Sour Gas:**

There are no sour gas wells in the vicinity.

**Airports:**

There are no airports in the vicinity.

**Confined Feeding Operations:**

There are no confined feeding operations in the vicinity.

**Road Access:**

Access to the property is from graveled Range Road 22 into the parcel to be rezoned to Watershed Protection (as shown on the attached map). An approach will be made into the remaining Agricultural parcel (as shown on the attached map) in accordance to the County regulations for an access.

Access to both parcels can be made on the present access road as the Oil company also uses this road to their well sites. The access road belongs to the Owner up to the driveway to the residence. The road beyond that point is leased by the Oil company of Oil well #2. There are three (3) lease roads off of the privately owned access road that being Oil well #3, Oil well #4 and Gas well #2 (as per attached map).

**Surrounding Neighbors:**

Mr. Papineau has talked to the surrounding neighbors adjacent to his property and none are opposed to this proposed subdivision.


**Residence Location:**

The residence was constructed in 2004 and the septic is serviced by a pump out sewage system which is located approximately 200' from the proposed subdivision line. The land where the pump out is located is slanted downhill to the North into the open field. The entire quarter gently slopes downhill to the North.

**Reason for the Proposed Subdivision:**

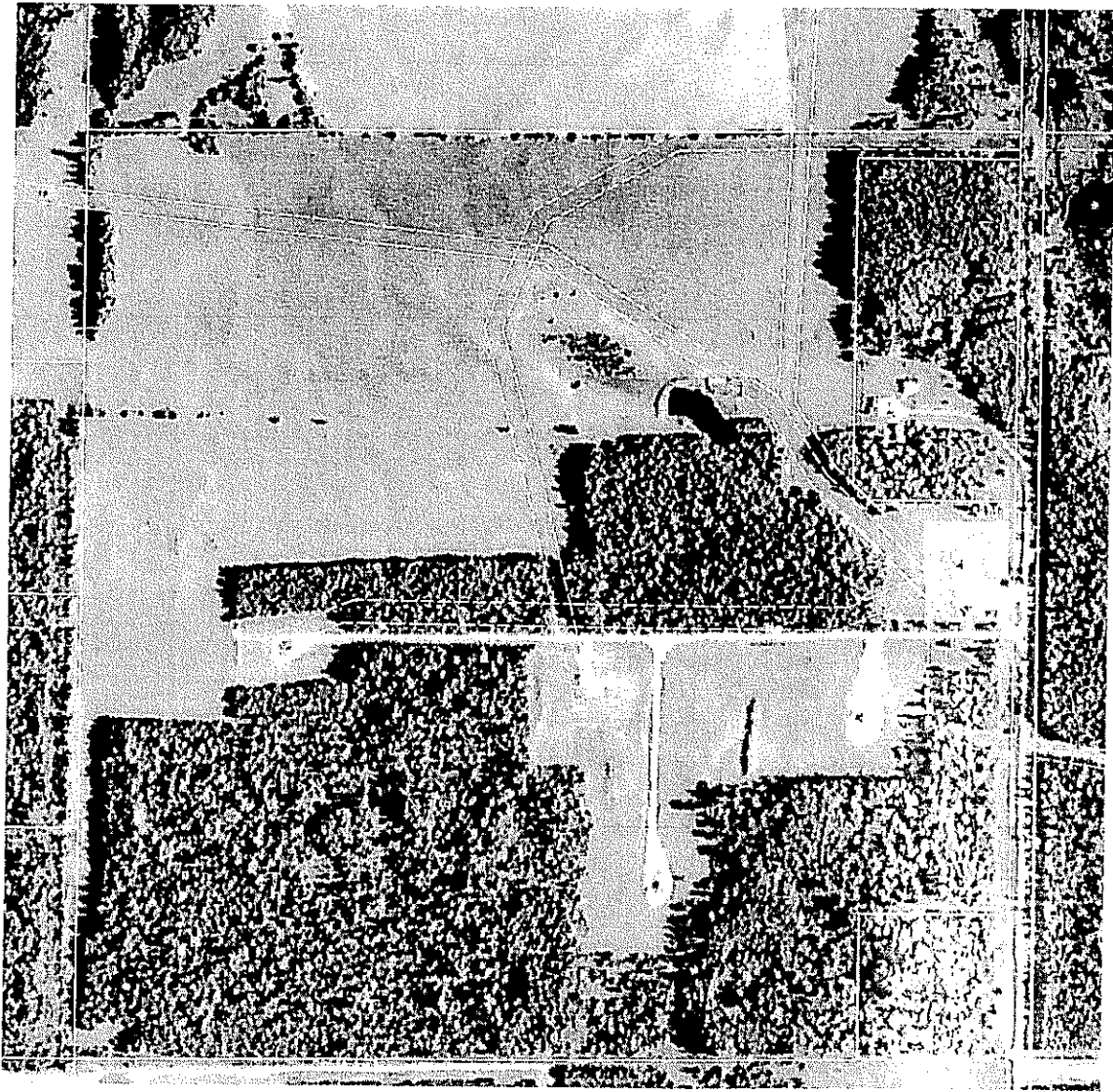
The proposed Watershed Protection subdivision will remain in the ownership of the present owner while the residence and the Agricultural portion will be sold in the future due to retirement.

Signed/

  
George F. Papineau

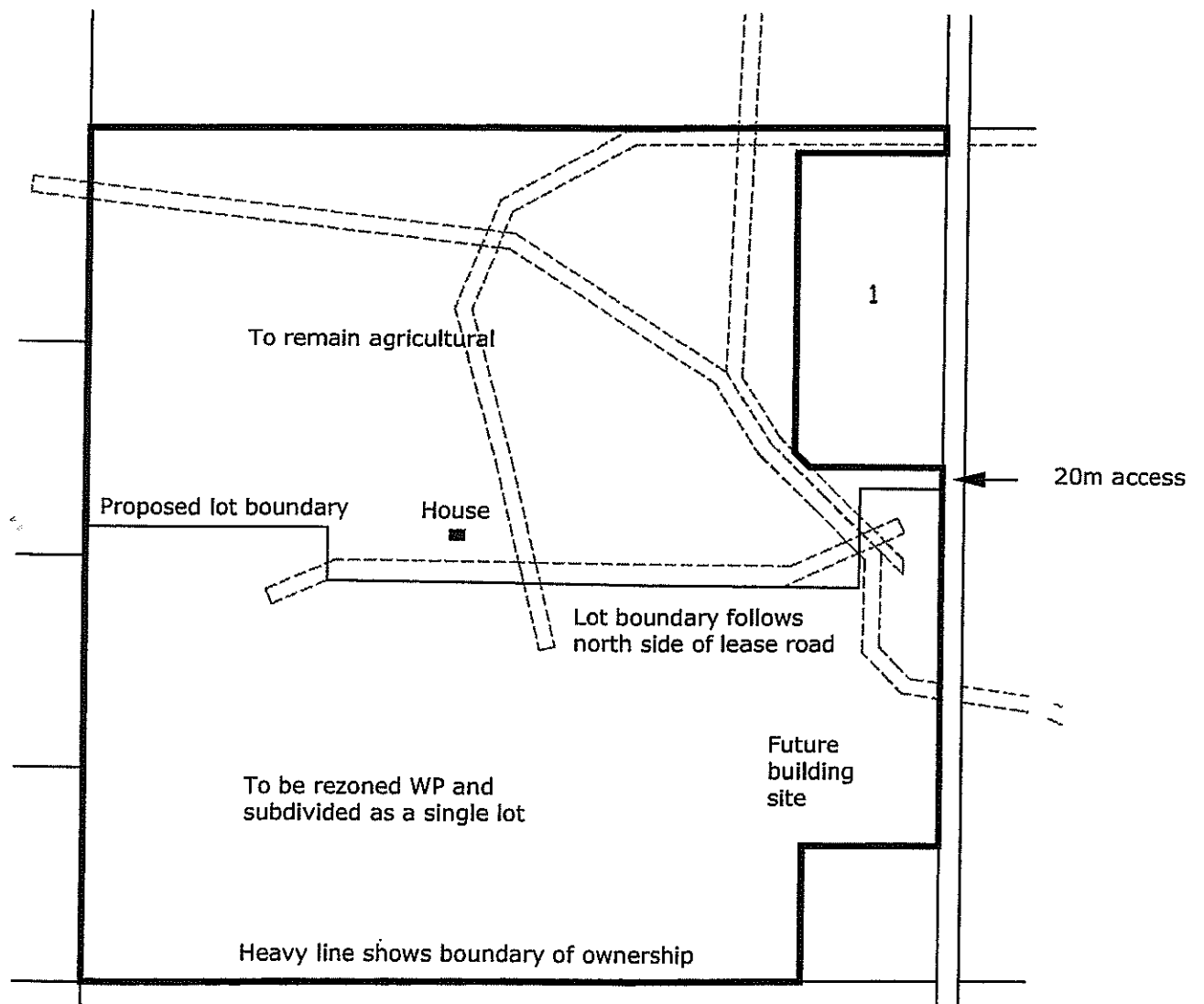
August 17, 2006

Area Structure Plan  
SE 34-46-2-5



Map 1: Recent air photo

## Area Structure Plan SE 34-46-2-5



Map 2: Proposed subdivision