

## **BY-LAW NUMBER 2001/60**

BY-LAW NO. 2001/60 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 Lot 1, Plan 972 1790 and Lot 2, Plan 982 1377 in SW 28-46-1-W5M, 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, as per Policy 6 of the Pigeon Lake Watershed Management Plan, an Area Structure Plan has been prepared for Lot 1, Plan 972 1790 and Lot 2, Plan 982 1377 in SW 28-46-1-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:

1) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the "*Lot 1, Plan 972 1790 and Lot 2, Plan 982 1377 in SW 28-46-1-W5M (W.J. Pidde Professional Corp.) Area Structure Plan*" and includes the following:

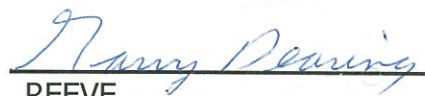
- The access between lots 8 & 9 south of SH 771 be moved to the east (as per Alberta Transportation requirement);
- The access between lots 11 & 1 on the north side of SH 771 has been removed and replaced with a cul-de-sac (as per Alberta Transportation requirement);
- An access be provided between proposed lots 6 & 7 in order to provide legal access to the remainder of the property (known as the existing farmsite) and the triangular area in NW 28-46-1-W5M;
- A turning head be incorporated between lots 7 & 14 located on the east end on the area north of SH 771;
- A 5 meter access be provided for foot traffic to the Reserve area located on the north side of SH 771 at the very southeast end of the proposed lots;
- Development Permit 91/33 issued for an airstrip on SW 28-46-1-W5M be abandoned;
- Access is to be provided to the "common area" for lots 9-12 rather than use of the road allowance.

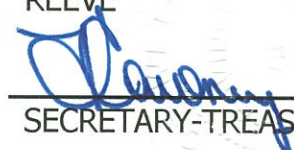
2) This by-law comes into effect on the date of third reading.

READ: A First time this 13<sup>th</sup> day of November, A.D., 2001.

READ: A Second time this 13<sup>th</sup> day of November, A.D., 2001.

READ: A Third time and finally passed this 13<sup>th</sup> day of November, A.D., 2001.

  
REEVE

  
SECRETARY-TREASURER

Amended  
by bylaw  
2005/20

BY-LAW 2001/60

# *County of Wetaskiwin*

## *Area Structure Plan*

*for*

*Country Residential  
-Pigeon Lake-*

*Lot 1 Plan 972-1790  
&  
Lot 2 Plan 982-1377*

*Prepared for W. J. Pidde Professional Corporation  
by*

*Plantec Planning Consultants  
RR#5 Wetaskiwin, Alberta.  
Roy Heilman ACP, MCIP.*

# ***Pigeon Lake - Poplar Bay***

## ***Introduction***

*Under the direction and requirements of the Lake Management Plan adopted for Pigeon Lake, all subdivision and development around the lake will require an Area Structure Plan. The plan prepared for this multi-lot development precedes subdivision application for the first phase of a Seven lot country residential subdivision. Contours undertaken several years ago were utilized for planning purposes to identify the drainage regimes and areas of high water table. The contours were not mapped for this study as they are available in several previous files at the County of Wetaskiwin and the Planning Agency. The design incorporated the concept of a cul de sac road system parallel to Secondary Road 771 for thirty two country residential lots in Lot 1 Plan 972-1790 and with a cul de sac twelve country residential lots in Lot 2, Plan 982-1377. Road access is from the County road allowance for the first phase and provides adequate and safe entrance with good visibility. In total the Area Structure Plan proposes a density of 44 country residential lots with the balance remaining in a large agricultural block. On Plan 972-1790 the remaining block contains the existing farm site and shelter belt. The large remaining block in Plan 982-1377 is pasture land and is proposed to be under condominium ownership to the lots proposed. The necessary land use class to accommodate the use applied for is in place and the proposed lot density is supported by the lake shore development policies for Poplar Bay under the Pigeon Lake Management Plan.*

## ***Purpose***

*The purpose of an Area Structure Plan is to provide a framework for subsequent subdivision and development of an area of land. In this application the design reflects the area for country residential use and depicts first phase for development.*

## ***Contents***

*Pursuant to section 633(1) of the Municipal Government Act an Area Structure Plan must describe:*

- \* the sequence of development proposed for the area,*
- \* the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- \* the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- \* the general location of major transportation routes and public utilities, and may contain any other matters the council considers necessary.*

## ***Location***

*The parcels in question, Lot 1, Plan 972-1790 and Lot 2, Plan 982-1377 are located on the west side of Pigeon Lake, just back from the lake shore and adjacent to the Summer Villages of Poplar Bay and Grandview. The country residential proposal would be all in tile of the NW. 28 and the area proposed for the first phase country residential use will be adjacent to the existing Aspen Acres development.*

## ***Drainage***

*The country residential parcel has a gentle north easterly slope and the run-off drains into the lake through an existing drainage easement and public reserve land. Development of the road way from the west will intercept some run-off which will be channeled north through a proposed lot by a drainage easement to the remaining large farmyard lot.*

## ***Groundwater***

*The ground water availability review undertaken by the Research Council, hydrogeology report 72-8 prepared by G.F. Ozory, show a good supply of potable water. The producing zones at depths between 40 - 80 feet are in sandstone and sandy shales of the Paskapoo formation. This formation has outcrops at several locations in the area and springs are also quite prevalent. Potable ground water availability and chemistry testing undertaken by Ground Water Consultants Group and Hydrogeological Consultants Ltd. on several wells in the area have proven out a 20 year safe potable water supply. Water well driller's logs on the parcel and on the newly created lots adjacent to the lake road indicate that there is no problem in obtaining an adequate potable water supply or in depleting the aquifer and jeopardizing existing users. The water supply required for the first phase, according to Alberta Environmental guidelines will be between 1 and 1-1/2 gallons per minute when developed and fully occupied.*

## ***Density***

*Under the Country residential class of the County of Wetaskiwin Bylaw density is limited to 24 lots per quarter section to protect and reserve adequate ground water for existing users and adjacent agricultural operations. In this case the quarter section Area structure Plan density of 44 lots. The first phase of seven lots will have little to no impact on the existing ground water. The design kept in mind the environmental impact on the lake, building site requirements, surface drainage and access. From indications of the well driller's reports ground water for the entire 44 lots is not a issue however and any future development density will require and be governed by on site testing.*

# AREA STRUCTURE PLAN

Municipal Government Act  
Sec. 633(1)

SW28-46-1-5 Lot1 Plan 972-1790

## FIRST PHASE



**PLANTEC**

PLANNING CONSULTANTS

Roy Heliman, A.C.P., M.C.I.F.  
FP5 Wetaskiwin, AB T9A 1X2

Drawn: 5 September 2001

Revised:

Scale: 1:4000

Cadd File: ASP3CR

# LOCATION PLAN

and  
Existing Land Use

(Bylaw No.95/54)



## PLANTEC

PLANNING CONSULTANTS

Roy Hallman, A.C.P., M.C.I.P.  
PPS Wetaskiwin, AB T9A 1X2

Drawn: 28 August 2001

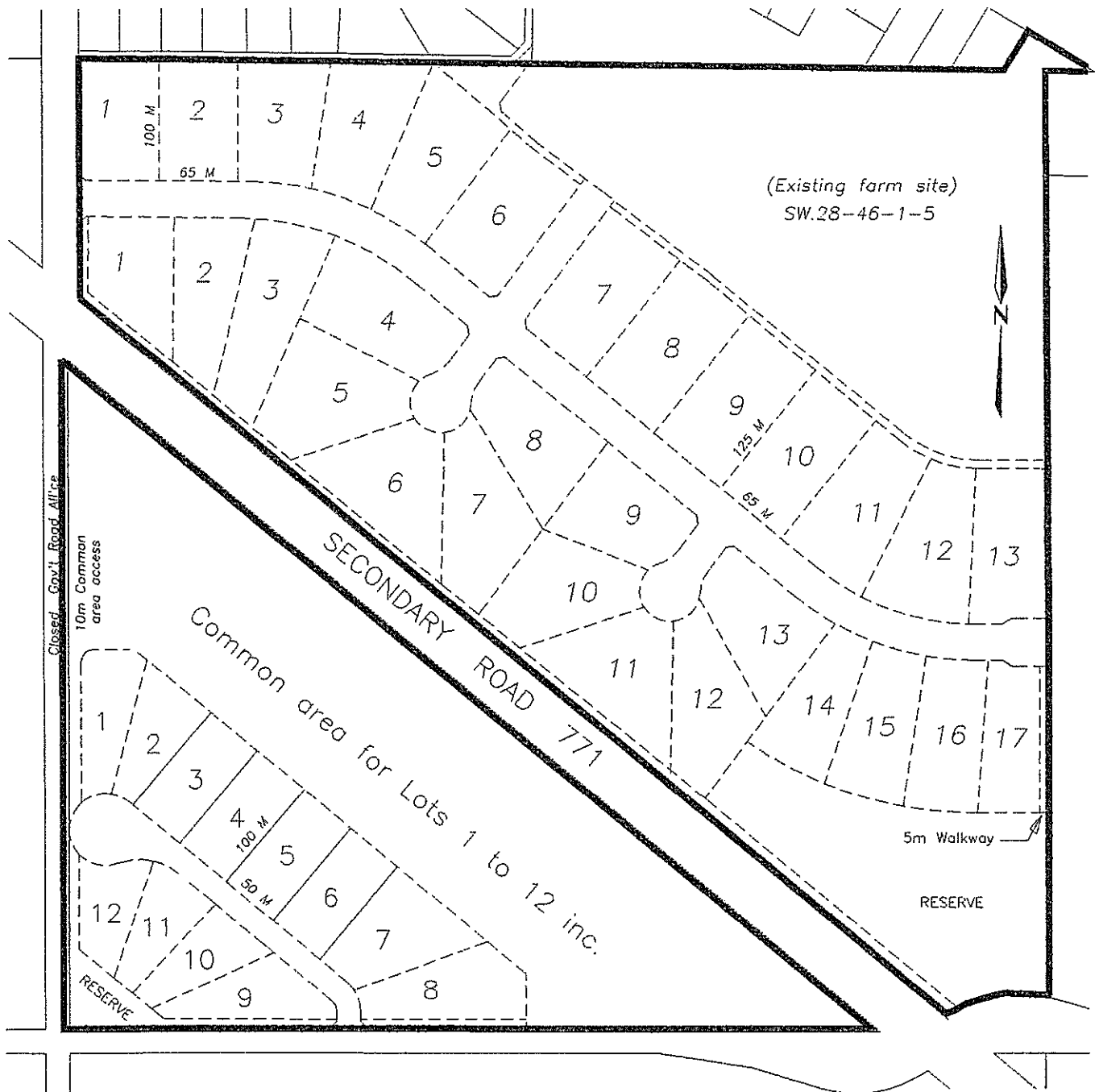
Revised:

Scale: 1:8000

ASP1CR

# Area Structure Plan

REVISED to conform with COUNCIL'S  
APPROVAL dated November 13, 2001



**PLANTEC**

PLANNING CONSULTANTS

Roy Hellman, A.C.P., M.C.I.P.  
RR5 Wexford, AB T9A 1X2

Drawn: 26 November 2001

Revised:

Scale: 1:5000

Cadd File: ASP2CR1A