

## **BY-LAW NUMBER 2002/10**

BY-LAW NO. 2002/10 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 portions of NE 31, SE 31 and NW 32-46-1-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 Block 3, Plan 782 2683 (in SE 13-46-1-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:

- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Area Structure Plan for Block 3, Plan 782 2683 (in SE 13-46-1-W5M)"*.

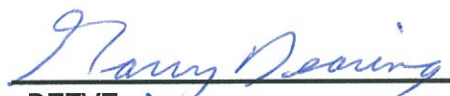
2. This by-law comes into effect on the date of third reading.

READ: A First time this 12<sup>th</sup> day of February, A.D., 2002.

READ: A Second time this 12<sup>th</sup> day of February, A.D., 2002.

READ: A Third time and finally passed this 12<sup>th</sup> day of February, A.D., 2002.

*Amended by  
By-law 2005/15*

  
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REEVE

  
\_\_\_\_\_  
SECRETARY-TREASURER

BY-LAW 2002/10

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# *County of Wetaskiwin*

## *Area Structure Plan*

*for*

*29 Lots - Country Residential -  
1 Lot - Direct Control -  
-Pigeon Lake-*

*Block 3 Plan 782-2683*

*February 2002*

*Prepared for 853068 Alberta Ltd.  
Priscilla & Wade Stephan*

# ***Pigeon Lake - Westeros***

## ***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 are available at the County of Wetaskiwin and the Planning Agency. The design incorporated the concept of loop system attaining access from Westeros acreage road for twenty country residential lots in block 1 and with a cul de sac another nine country residential lots in block 2. The remaining block of 4.8 ha. (12 ac.) is proposed for rural commercial. Road access is from the internal road for the first phase and provides adequate and safe entrance with good visibility. In total the Area Structure Plan proposes a density of 29 country residential lots with the balance remaining in a large commercial or agricultural block.*

## ***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 parcel in question, Block 3, Plan 782 - 2683 is located on the south west side of Pigeon Lake, just back from the lake shore and adjacent to Norris and Viola Beach. The country residential proposal would be all in tile of the SE. 13 and the area proposed for the first phase country residential use will be adjacent to the existing Beach Side Estates development.*

## ***Bedrock Geology***

*The upper bedrock in the Westrose area is the Cretaceous-Palaeocene Paskapoo formation. This is a nonmarine assemblage of grey-green grey thick bedded calcareous sandstone and grey green siltstone. Existing well logs indicate that the upper bedrock beneath the proposed subdivision consists of interbedded sandstone and shale. The surficial deposits of the area consists mainly of till, mantled in place by thin layers of lacustrine silt and clay.*

## ***Drainage***

*Alberta Environment undertook a drainage review of the property following rainstorm activity in June 2000, to determine a feasible drainage plan. Block 3, Plan 782-2683 has a gentle north easterly slope and the run-off drains into the lake along Westrose Acreage road east, then north along the road allowance. Development of the road way on the west side for phase one will intercept some run-off and reroute it north along proposed Stephan Drive to the acreage road. Development of the central area will have little to no impact on the existing drainage regime as it is west of the existing drainage area. On the east side the water flowing across the property originates on the south from an existing culvert on Highway 13 and not on the property. Ron Hanson, the water engineer from Alberta Environment, indicated that there was no appreciable impact from existing drainage on Pigeon Lake.*

## ***Development Phasing***

*The design on Block 3, Plan 782-2683 is proposed at a density of 29 lots with the first phase to proceed at 7 lots. Phase one will have no impact on the existing drainage system and no tree clearance for the road way will be required. This phase of development will require access to the north onto the existing acreage road with approximately 120 meters (400ft) of road and turn around. Utilities are available on the road allowance and will be extended south along the frontage of the proposed lots.*

## **Groundwater**

*The ground water availability review undertaken by MLM Ground Water Engineering show a good supply of potable water. The study reviewed 250 water wells in the area of the proposed Area Structure Plan and found 45 that were representative samples for the area. The examination of the well logs indicated the major aquifer in the area was in the uppermost bedrock. Well depths range from 5 to 90 meters (15-292 ft) and the majority of the wells were open hole completions. Flowing wells occurred throughout Section 13 and in the NE of section 12. The average Q20 for the bedrock wells in the area was calculated to be 310 liters per minute. (68 igpm). In March of 1978, MLM Ground Water Engineering undertook an aquifer pump test on the SE13-46-1-W5M and found a water supply that was both safe in quality and quantity. The test well was drilled by Elk Point Drilling to a depth of 25meters (80 ft) and due to the rapid flow of water had to be sealed with cement between the casing and the hole. The pump tests undertaken proved out a very high safe yield with a Q20 flow rate measurement at 419 liters per minute (90 igpm). The supply is calculated to be adequate to serve 630 full time occupied lots. The water supply required for the entire development, according to Alberta Environmental guidelines, will be 20 liters (5 igpm) 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 location the quarter section residential density and Area Structure Plan density of 29 lots amounts to 115 lots. The summer time lake lots account for 40, with another 46 in the existing acreage area. The first phase of seven lots and the entire development will have no impact on the existing ground water. The design kept in mind the environmental impact on the lake, building site requirements, surface drainage and road access. From the well driller's reports and pump tests, ground water for the entire 30 lots proposed is not a issue and any future development density will not be hampered by ground water availability*

## **Sewage Disposal**

*Under the plumbing regulations there are four sewage disposal systems, three of which will adequately function in this area. The first and most common to lake shore development is the sealed pump out or holding tank. The lot sizes however in this development are also large enough to accommodate either disposal fields and or treatment mounds. When this proposal proceeds to the subdivision stage, discussion with the County of Wetaskiwin will determine the most suitable system.*

## ***Reserves***

*Municipal reserves required pursuant to the Municipal Government Act have been provided for in the previous developments with additional area under the Area Structure Plan plat. The reserve being dedicated is on the south side of the development secures a buffer strip to preclude any development within 100 meters of the existing well head. As the subdivision is self contained and has its own recreational amenity, deferral of the reserves in the first stage is requested by caveat against the title. "In addition to the Reserve Lands shown on the attached maps, the Developer will dedicate land for walkways forming a looped trail system."*<sup>1</sup>

## ***Transportation and Access***

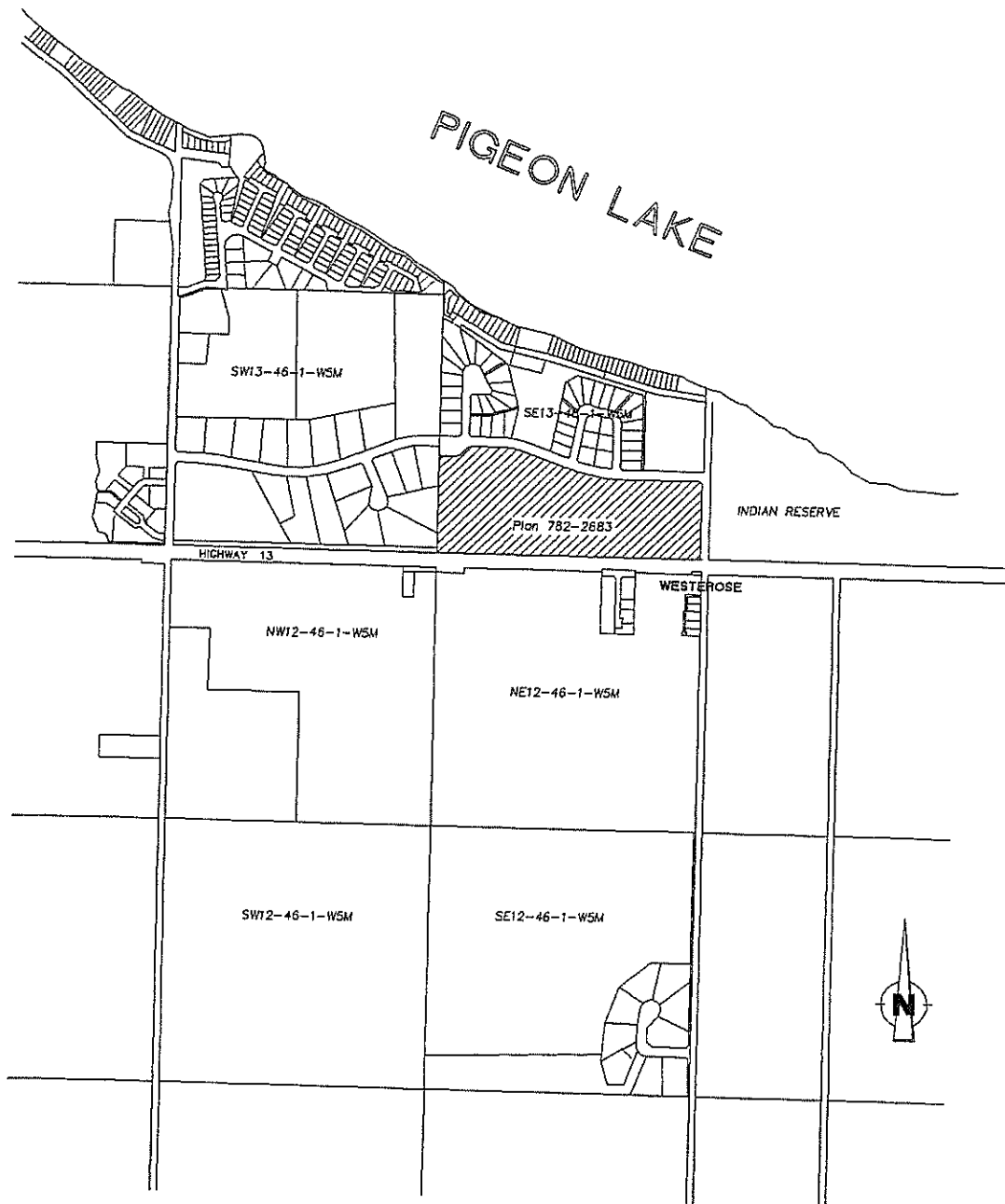
*The subject property under this Area Structure Plan is supported by Westeros Acreage road feeding the traffic either east or west onto the local county grid system. The intersection at this access point provides an adequate and safe entrance with good visibility. The additional traffic imposed on the local road system will be negligible and have no impact on the loading capacity of the transportation system. Eventual access on to Highway 13 on the east side will bare only the traffic from the local road which is dead end to the lake. Traffic movement from the area to the nearest commercial facility would occur along Westeros Acreage road westerly and have no impact on any highway intersection. "It is likely that Alberta Transportation will require a traffic impact assessment and / or study and intersectional improvements, at the time of subdivision."*<sup>1</sup>

## ***Gas Well and Pipelines***

*On the property we find two gas wells and associated pipe lines. The well on the east was drilled in 1982 and is owned and operated by Poco Petroleum. This sweet gas well is presently abandoned. The other sweet gas well is located adjacent to the highway and on the western side of the property. This well is still in production and is under operation and ownership of Novalta Resources. The Area Structure Plan design has taken both sites in to account and the land use recommended separation distance of 100 meters is applied in each case. No lot design or development is proposed adjacent to the pipelines.*

<sup>1</sup> Condition of Area Structure Plan bylaw approval.

# LOCATION PLAN



**PLANTEC**

PLANNING CONSULTANTS

Roy Heilman, A.C.P., M.C.I.P.  
RR5 Wetaskiwin, AB T9A 1X2

Drawn: 27 September 2001

Revised:

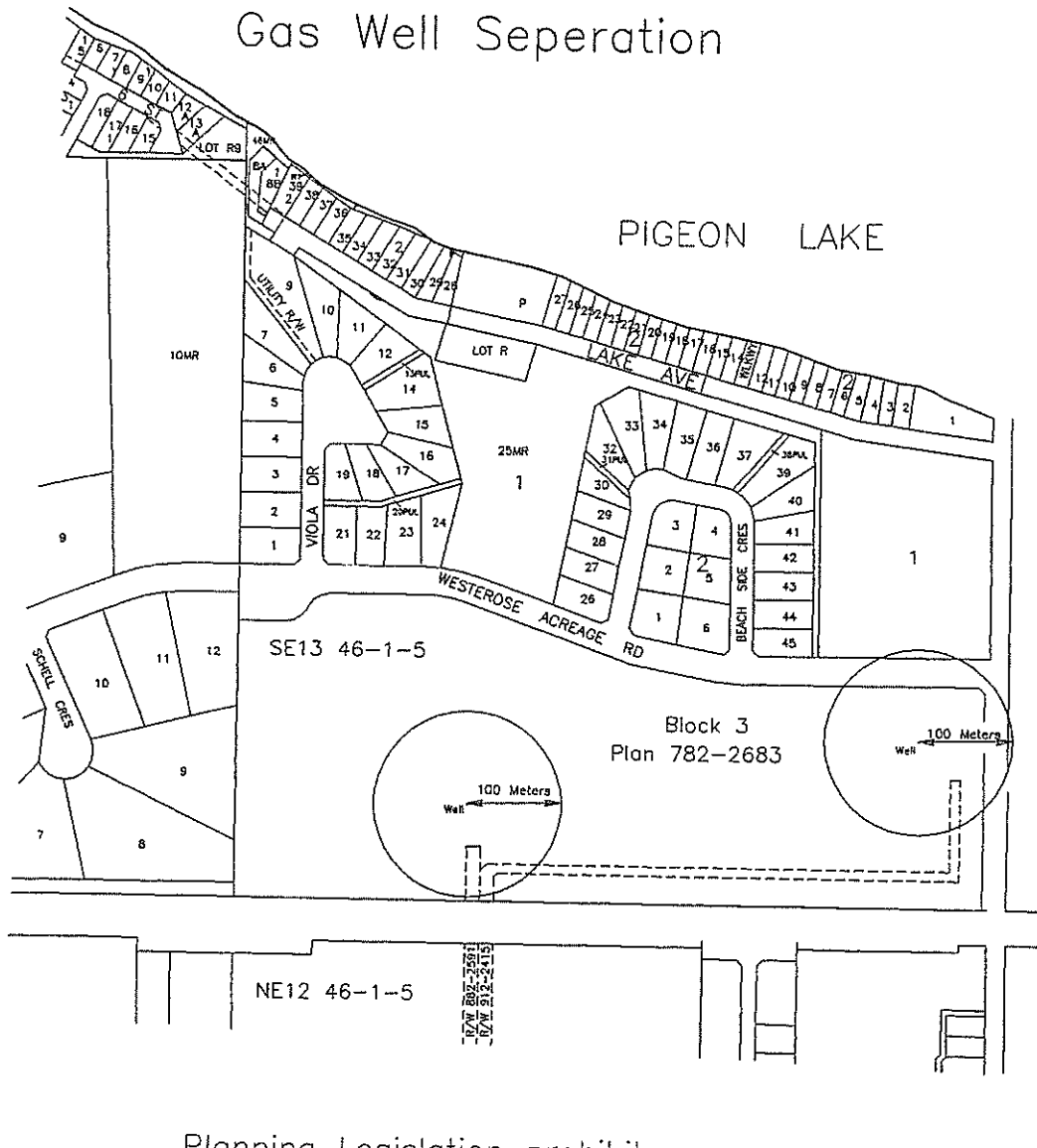
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# AREA STRUCTURE PLAN

Municipal Government Act  
Sec.633(1)

100 Meter  
Gas Well Separation



Planning Legislation prohibits  
residential development within  
100 meters of the gas well

**PLANTEC**

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RR5 Wetaskiwin, AB T9A 1X2

Drawn: 27 September 2001

Revised:

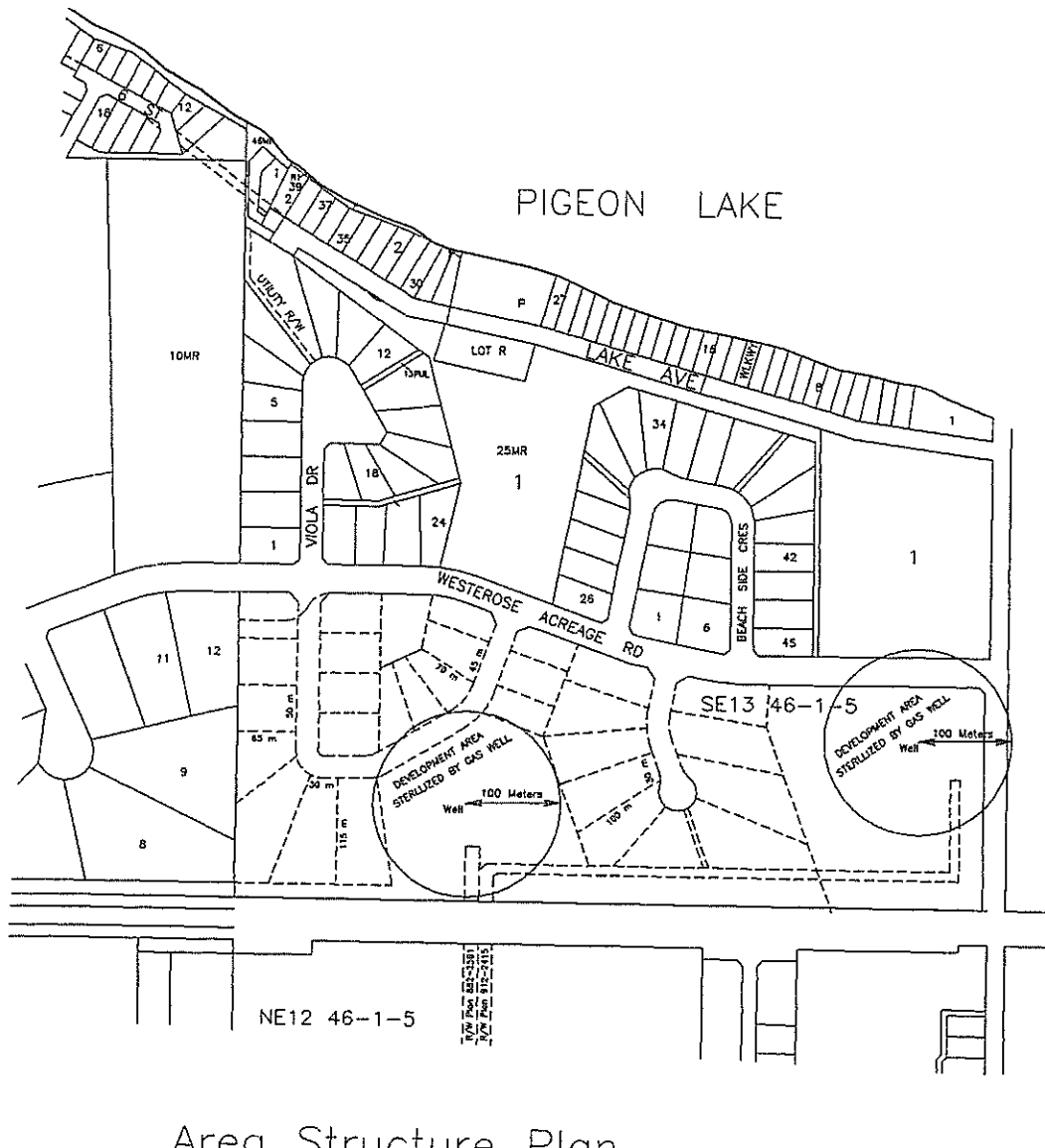
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# AREA STRUCTURE PLAN

Municipal Government Act  
Sec.633(1)

Plan 782-2683



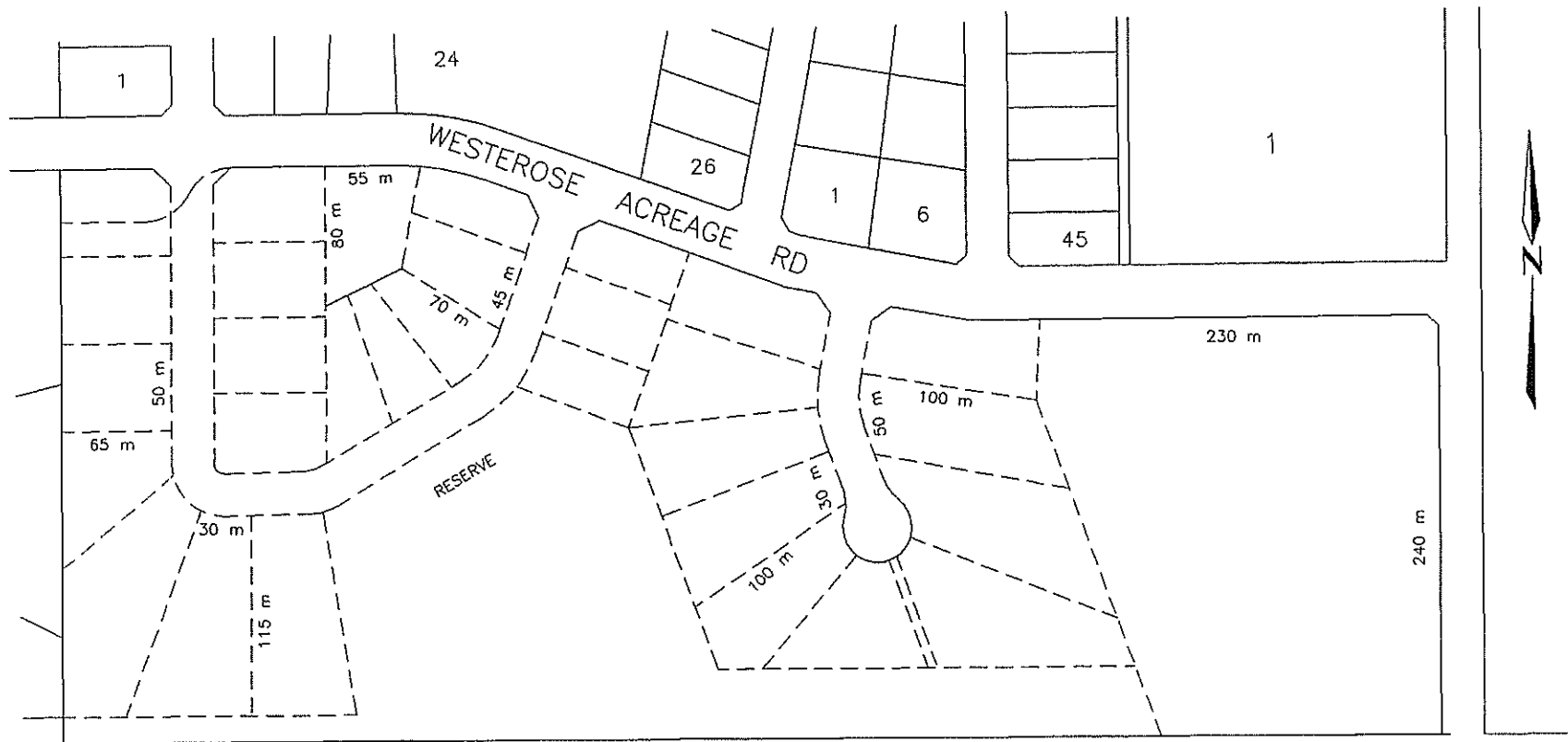
Area Structure Plan  
contains 30 lots

**PLANTEC**

PLANNING CONSULTANTS  
Ray Heilman, A.C.P., M.C.I.P.  
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# AREA STRUCTURE PLAN

Block 3  
Plan 782-2683



Area Structure Plan  
contains 30 lots

**PLANTEC**

PLANNING CONSULTANTS

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RR5 Wetaskiwin, AB T9A 1X2

Drawn: 27 September 2001

Revised: February 2002

Scale: 1:4000

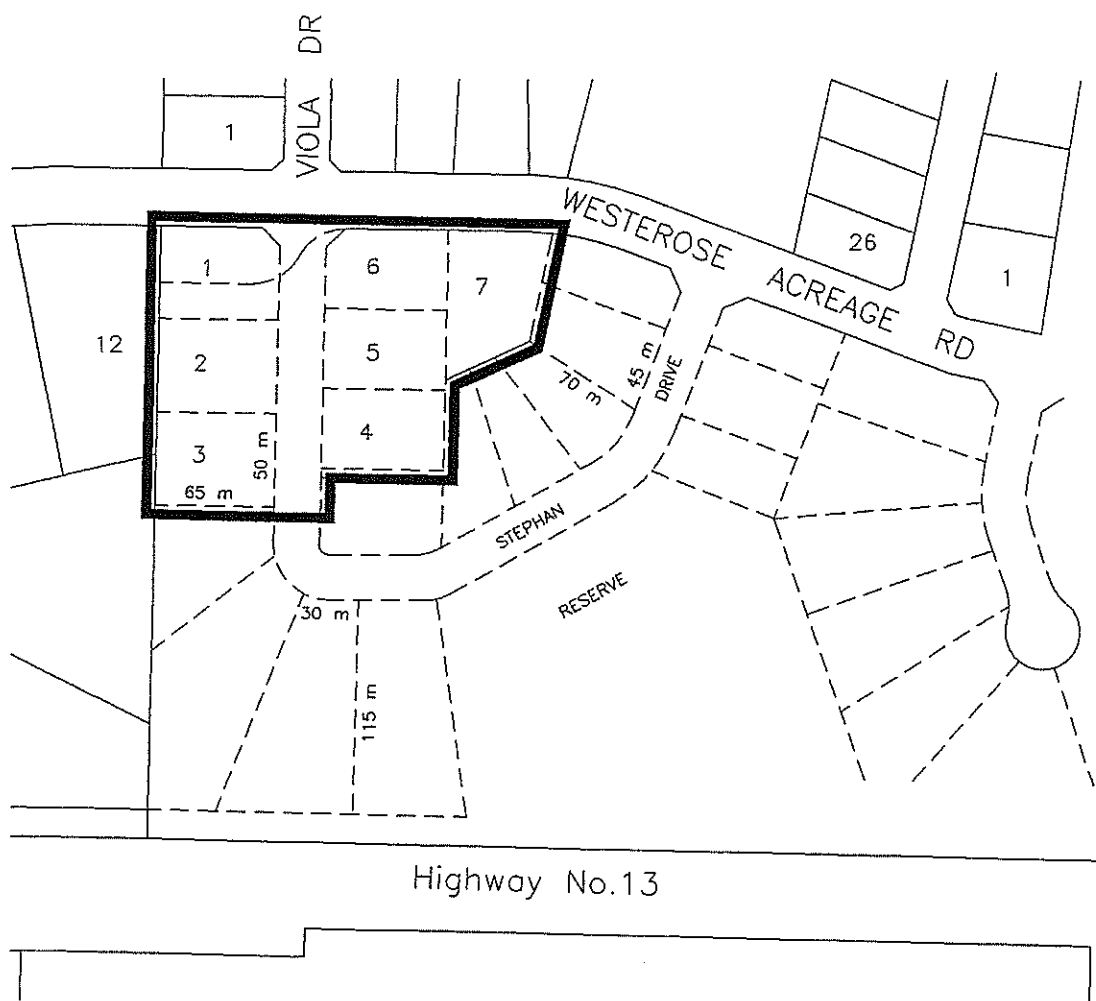
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# AREA STRUCTURE PLAN

Municipal Government Act  
Sec.633(1)

Block 3 Plan 782-2683

## FIRST PHASE



### PLANTEC

PLANNING CONSULTANTS

Roy Heilman, A.C.P. M.C.I.P.  
RR5 Wetaskiwin, AB T9A 1X2

Drawn: 27 September 2001

Revised:

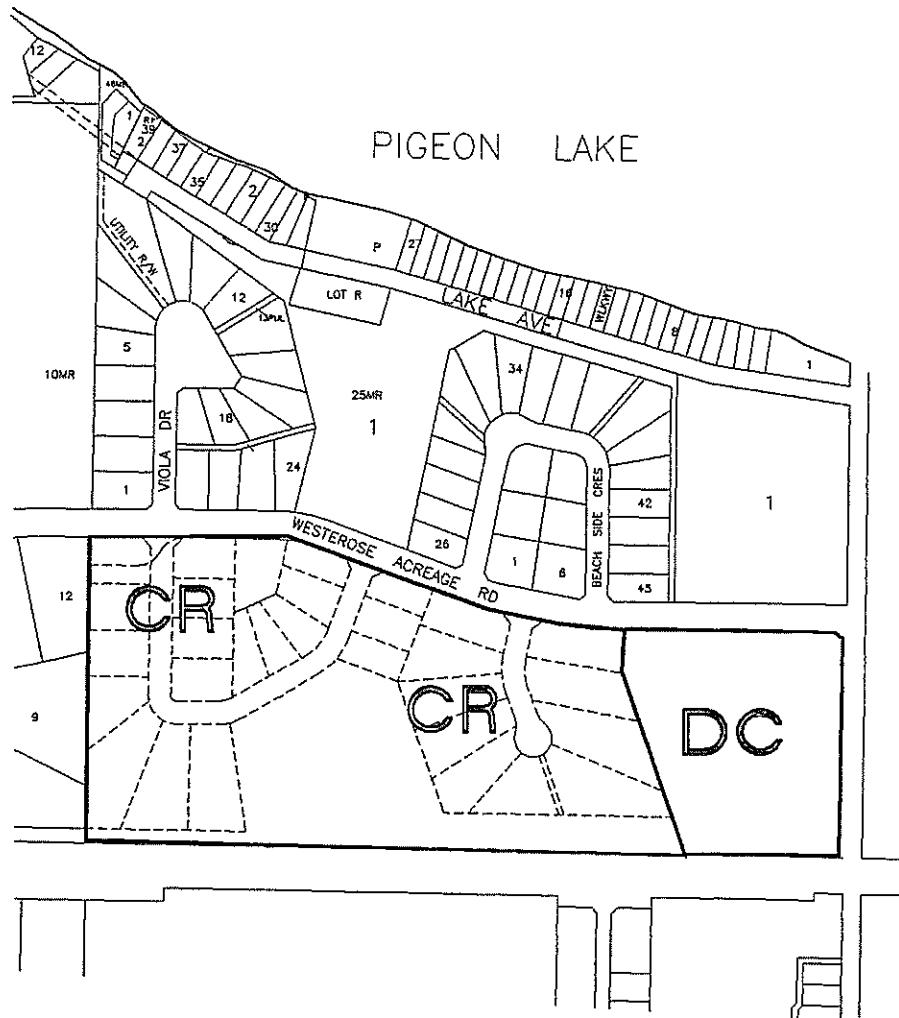
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# AREA STRUCTURE PLAN

Municipal Government Act  
Sec.633(1)

Plan 782-2683



AMENDMENT TO LAND USE BY LAW

Agricultural to Country Residential

Agricultural to Direct Control

**PLANTEC**

PLANNING CONSULTANTS  
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RR5 Wetaskiwin, AB T9A 1X2

Drawn: 27 September 2001

Revised: February 2002

Scale: 1:8000

Cadd File: stephon5