

BY-LAW NUMBER 2003/35

BY-LAW NO. 2003/35 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 Serenity Bay located at Lot 1, Block 1, Plan 992 2738 in SW 7-46-5-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, an Area Structure Plan has been prepared for Lot 1, Block 1, Plan 992 2738 in SW 7-46-5-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.

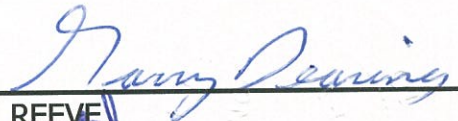
NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

1. The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Serenity Bay Area Structure Plan for Lot 1, Block 1, Plan 992 2738 in SW 7-46-5-W5M"*.
2. This by-law comes into effect on the date of third reading.

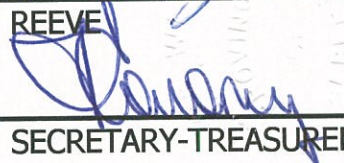
READ: A First time this 10th day of June, A.D., 2003.

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REEVE



SECRETARY-TREASURER

Amended
by Bylaw
2005/19

Area Structure Plan for Serenity Bay

As amended by County Council prior to adoption on 10 June 2003

Traffic Volumes

EXH did a traffic study. Type 2A intersection has been completed on Highway 13. Approach has been moved 150 metres south.

Road costs and construction

All roads have been or will be built to County of Wetaskiwin specifications. Roads to be dedicated to the County.

Flood Risk

No residential lots will be created below the historic flood elevation of 883m geodetic south of the main road.

Residential lots containing land lower than 884m geodetic will be filled to that level under the supervision of a professional engineer, who will certify that the land is then developable using standard techniques.

Services Provided

Natural gas and power will be provided to property line for all lots. Natural gas and power already installed for Stage 1 which consists of 13 lots.

Fire Protection

A fire pond with all-weather road access will be created close to the lake in a location acceptable to the county's fire chief.

Water

Each individual lot will have their own private well. Water study has been done by Sabatini Geotechnical. Please see enclosed report. Study shows more than adequate water supply.

Private Boat Launch and Dock

There will be a community owned lot on the south side of the main access road. This will be for Serenity Bay residents only. Approximate size will be 1/2 acre like the community lot in the Maywood subdivision.

There will be a 6m environmental reserve strip between the community lot and the lake shore.

Lots

All lots will be 1,900 square metres or larger.

Sewer

Each individual lot will have their own private holding tanks. Each individual lot owner will be responsible for putting in an approved holding tank sewage system, and each owner will be responsible for its maintenance.

Surrounding Neighbours

Johnsons have talked to surrounding neighbours adjacent to their property, Pietsch, Steeves, Carrols. None are opposed to this subdivision.

Previous Land Use

Johnsons previously bought their land at Buck Lake Alberta from Lee Steeves. This land has previously been used extensively as a hay field. This land's history is dated back to 1937. Hector Letourneau owned this land in the thirties. There was a sawmill on Muskrat Creek SE of the Maywood district. This land was in the Letourneau name, Hector and his son Emile. Harold Steeves bought his land from Letourneaus and had 15 boats for hire as well as seven cabins. This proved not to be too profitable for Hector. This land was purchased in 1966. With Harold's passing his sons Lee and Chuckie Steeves split up the land.

Environmental Reserve

With the exception of the community boat launch lot, all land within 60m of the lake shore, and all land liable to flooding, will be dedicated as environmental reserve.

The recent excavation south of the road will be filled and re-seeded.

Sour Gas

There are no sour gas wells in the vicinity.

Confined Feeding Operations

There are no confined feeding operations in the vicinity.

Airports

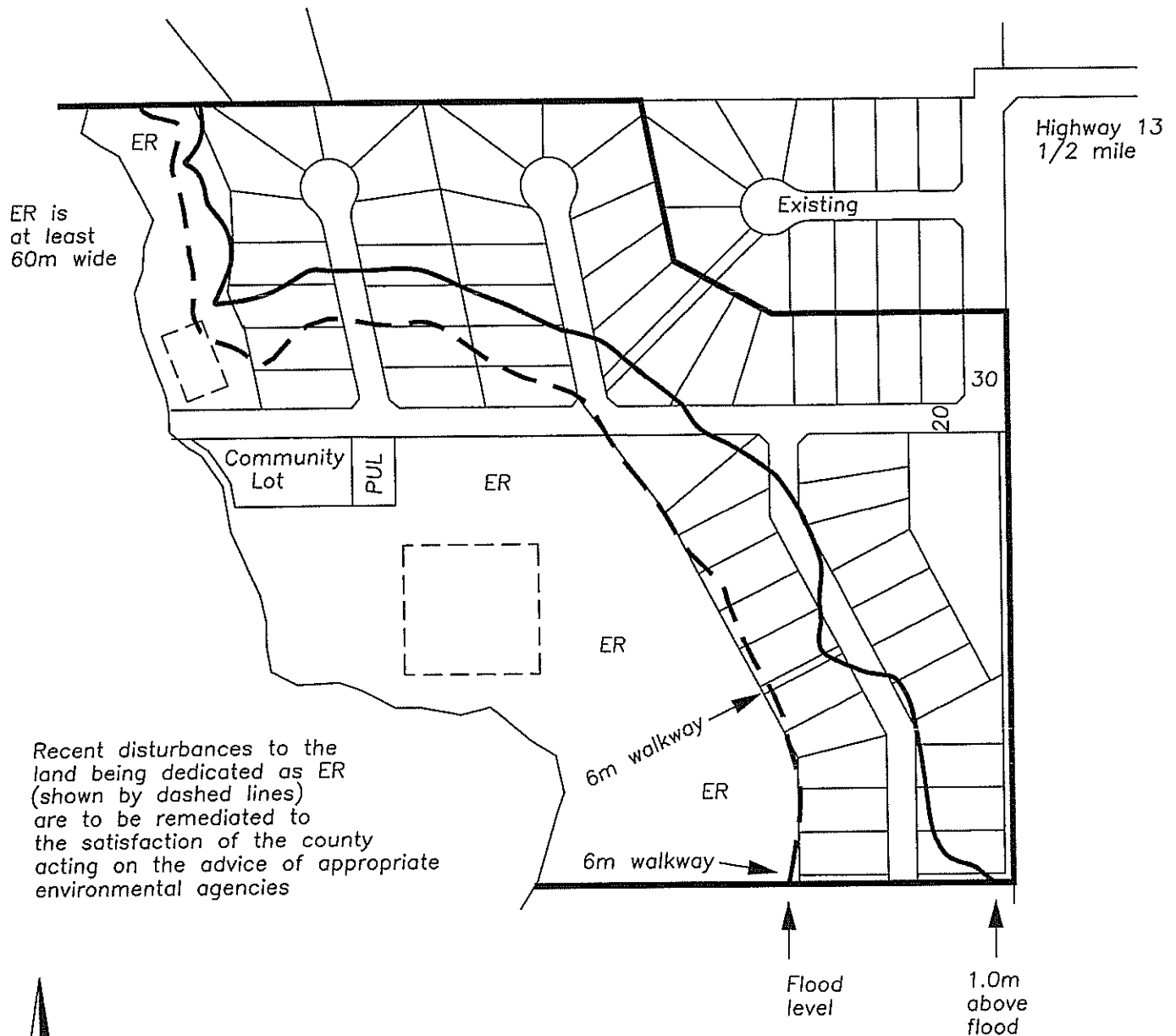
There are no airport in the vicinity.

Impact on the Environment

The recent disturbances to the land dedicated as ER will be remediated to the satisfaction of the County acting on the advice of appropriate environmental agencies. These areas are (a) two shallow borrow pits excavated in late 2002 and (b) areas where willows have been removed along the shoreline. The approximate locations of these areas are shown on the attached map.

Area Structure Plan
Serenity Bay
at Buck Lake

SW 7-46-5-5



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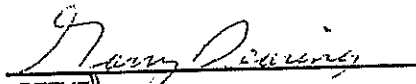
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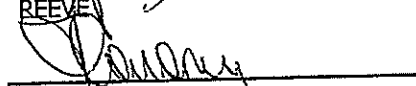
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