

## **BY-LAW NUMBER 2003/43**

BY-LAW NO. 2003/43 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 Buck Meadows in NW 21-46-6-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 NW 21-46-6-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 *"Buck Meadows in NW 21-46-6-W5M"*.

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

READ: A First time this 8<sup>th</sup> day of July A.D., 2003

READ: A Second time this 8<sup>th</sup> day of July, A.D., 2003

READ: A Third time and finally passed this 8<sup>th</sup> day of July, A.D., 2003

  
REEVE

  
SECRETARY-TREASURER

Area Structure Plan

for the final stage of

**Buck Meadows**

NW 21-46-6-5

County of Wetaskiwin

Adopted by bylaw on 8 July 2003

**Introduction**

Buck Meadows lies a mile west of Buck Lake. The existing 13 lots were subdivided as Plan 022 0900 under county subdivision approval RW/00/45. They take up the north-west part of the quarter. The owner originally thought remainder of the land, which is mostly in grass, would be well suited for a golf course. The county gave the appropriate Recreational zoning in 2000.

After reviewing the market the owner has abandoned the idea of a golf course. He intends to add about 20 acres to the existing residential area and leave the remaining 85 acres in agriculture.

**Existing land uses in the area**

Map 1 shows where Buck Meadows lies in relation to Buck Lake and provincial highways. Most of the land in the district is farmed, although there are several areas of native tree cover, including the quarter immediately to the west. The predominant type of farming is raising cattle, bison, and elk on pasture. Hay is also grown for local feed or for export.

The shoreline of Buck Lake contains several dozen cottage properties and more are being developed.

Buck Meadows is nowhere near any airport, confined feeding operation, or municipal boundary.

The owner believes the proposed development will have little or no effect on the surrounding land.

**Existing land uses on the quarter**

Map 2 shows an air photograph taken in 1998, before the present lots were subdivided, so recent residential development is not shown. Most of the remainder of the quarter is cleared for pasture, with about 20 acres in native tree cover along a seasonal runoff stream.

There is a wellsite in the north-east corner of the quarter, with its own access off the county road. The well is operated by Penn West. This is a Class 2 sweet well and houses may be built within 100m. This setback is shown on Map 3.

A number of oil and gas pipelines cross the quarter. One of these is a Level 2 sour gas line and the AEUB advises that no residence should be built within 100 metres of the edge of the right of way. This setback is also shown on Map 3.

### **Buck Lake Management Plan**

Development in the area is guided by the Buck Lake Management Plan, which was adopted by the county in 2002. The management plan encourages the retention of natural tree cover in the drainage basin, and especially along watercourses. This is seen as a way of reducing the inflow of silt and nutrients into the lake.

### **Proposed development**

The unsubdivided remainder of the quarter includes about 20 acres of tree covered land crossed by a small seasonal stream. This is adjacent to Township Road 464 and the existing lots. The owner proposes to subdivide this land into three lots, leaving the remaining 85 acres as an agricultural parcel in perpetuity. The cleared land is classed 4s9, 5w1 by the Canada Land Inventory. The overall development scheme is shown on Map 4. Map 5 gives more detail, including the setbacks required from the road and sour gas line to residences.

### **Road access**

The three proposed lots will access Township Road 464. The two northern lots will have new approaches and the southern lot will use the existing oilfield access road on to 464. This has been agreed by the oil company.

The extra traffic will have a negligible effect on the existing county road system

A five metre road widening was dedicated along the south side of Township Road 464 as part of the plan which created the present lots. No additional widening is proposed.

### **Reserves**

The county is entitled to take up to 10% of the land in a subdivision for park, school and buffer purposes. When the existing lots were created, council decided that there was no need for park or school sites so it took money in place of land. Reserves remain due on the unsubdivided remainder of the quarter.

A 20 acre subdivision entitles the county to two acres of reserve. The owner is prepared to make another cash payment in place of this.

### **Groundwater**

Maps published by the Alberta Research Council show that sustainable yields of groundwater may be expected in the range of 25+ gallons per minute. This is about five times the rate in the Millet / Wetaskiwin area, which comfortably supports densities of 24 lots per quarter section.

A groundwater evaluation was prepared by Sabatini Earth Technologies Inc in November 2000. There is a copy in the county's subdivision file RW/00/45. This report was based on a 48 hour pump-and-recovery test within the present subdivision. Sabatini concluded that the local aquifer was well able to supply the 13 lots then proposed with acceptable drawdown,

with a 50% safety margin. The three additional lots add 3/13 or 23% to the demand. Additional water supply testing seems to be superfluous.

Sabatini also reported bacterial and chemical tests on the test well. The water chemistry shows high sodium and TDS, which is common throughout the county. The water may not have the best taste but it is quite safe. Zero coliforms were found.

#### **Near surface water table**

Site investigation showed no obvious surface ponding, or the sort of vegetation which indicates high water tables. Also, the land has sufficient relief that any localized high water table may be lowered by ditching.

#### **Sewage treatment**

The *Alberta Private Sewage Systems Standard of Practice* allows for on-site disposal of sewage provided the lots are at least 1850 m<sup>2</sup> in area. All three lots exceed this size and tile fields are proposed as the means of disposal.

#### **Percolation rates**

The proposed lots are large enough to support appropriate sized tile fields even if percolation rates are low.

#### **Storm water management**

All lots drain down to a well incised stream which effectively drains them. Additionally, the two proposed north lots are drained by the ditch in Township Road 464.

Because of the good overland flow, the small scale of the development, and the fact that the lots will remain largely tree covered, there is no need for drainage channels, easements, or detention ponds.

#### **Fire protection**

The area is served by volunteer firefighters based in Alder Flats and Buck Lake. Because of the distances, response times are slow. The degree of protection may be increased by providing a fire pond on site. The stream which crosses the property already has a low dam and the pond might be deepened to provide a dependable supply. The owner is willing to provide land for this use, by easement or dedication, if requested by the county.

#### **Impact on wildlife**

Three lots covering 20 acres will leave large areas in a natural state. This will preserve wildlife habitat to a greater extent than if the land were grazed by cattle.

#### **Historical and archaeological assessment**

The deputy minister responsible for the *Historical Resources Act* has notified WCPA that he does not require site investigation in this case.

### **Public participation plan**

Because of the small scale of the development, the owner will not hold an open house but will rely on the county's process for gathering public input.

### **Rezoning requested**

The owner requests that the 20 acres along the road be rezoned from Recreational to Country Residential, and the remaining 85 acres rezoned from Recreational to Agricultural.

Area Structure Plan  
**Buck Meadows**  
NW 21-46-6-5  
Map 1: Location

Hauser's

Bay View

Buck Lake  
Estates

West  
Point  
Beach

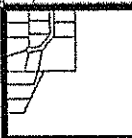
Highland  
Spruce

Avalon  
Wynd

Buck  
Lake

Highway 22

Highway 13





Area Structure Plan  
showing final stage of  
**Buck Meadows**  
NW 21-46-6-5

2

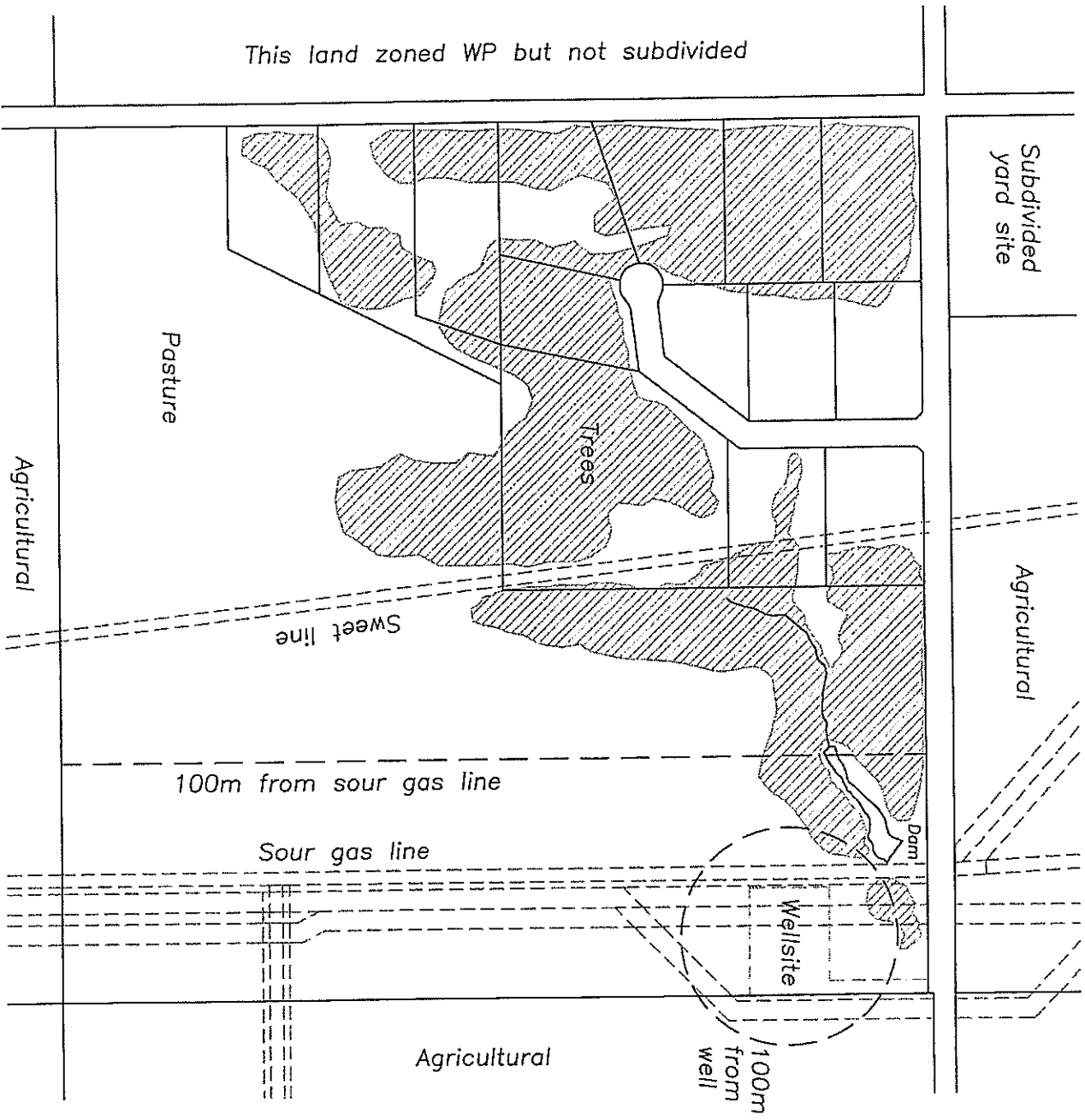


Map 2: Present Parcel Boundaries  
on 1998 air photograph



Scale 1:6000

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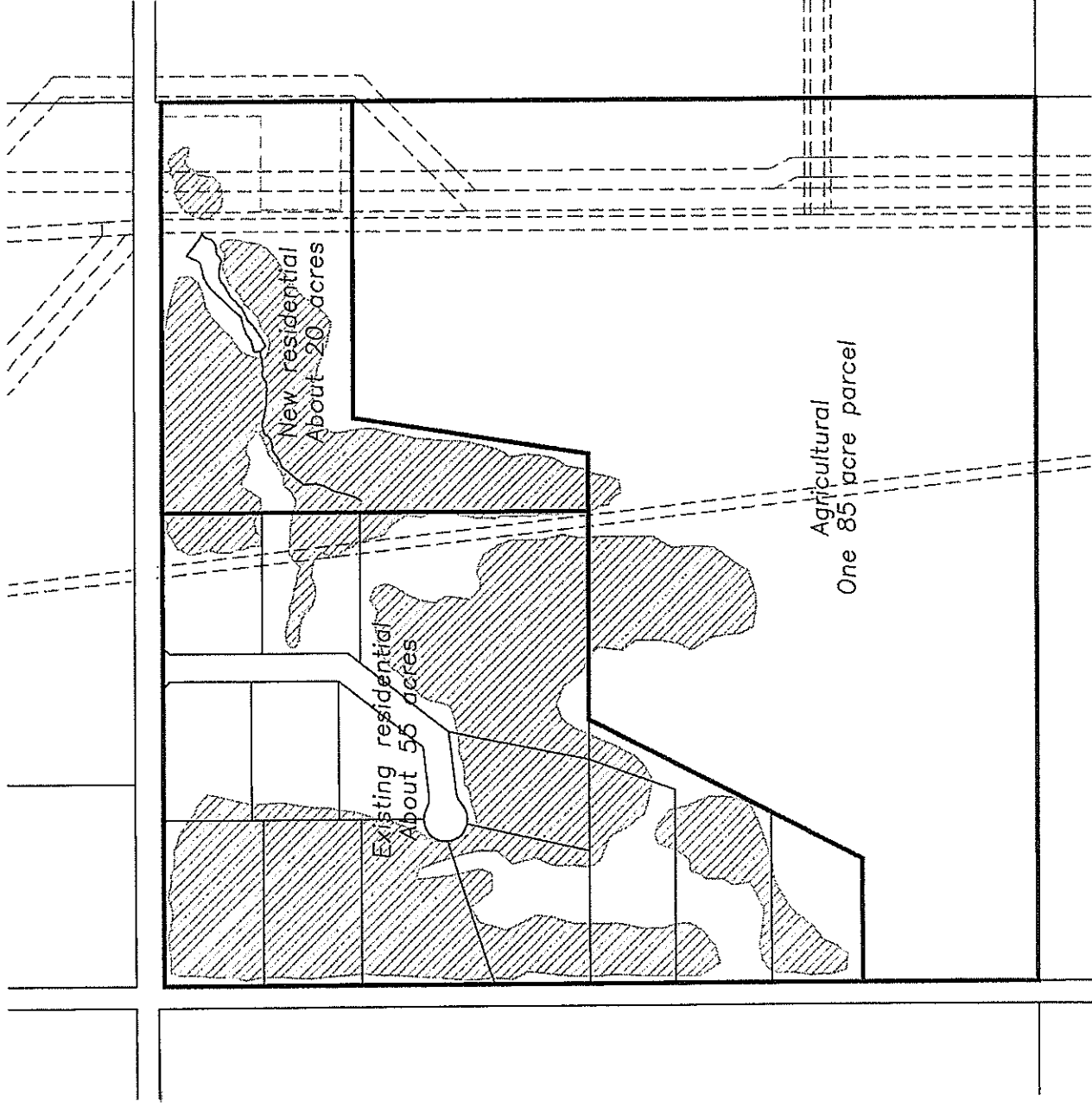
Map 3: Present Land Use





Area Structure Plan  
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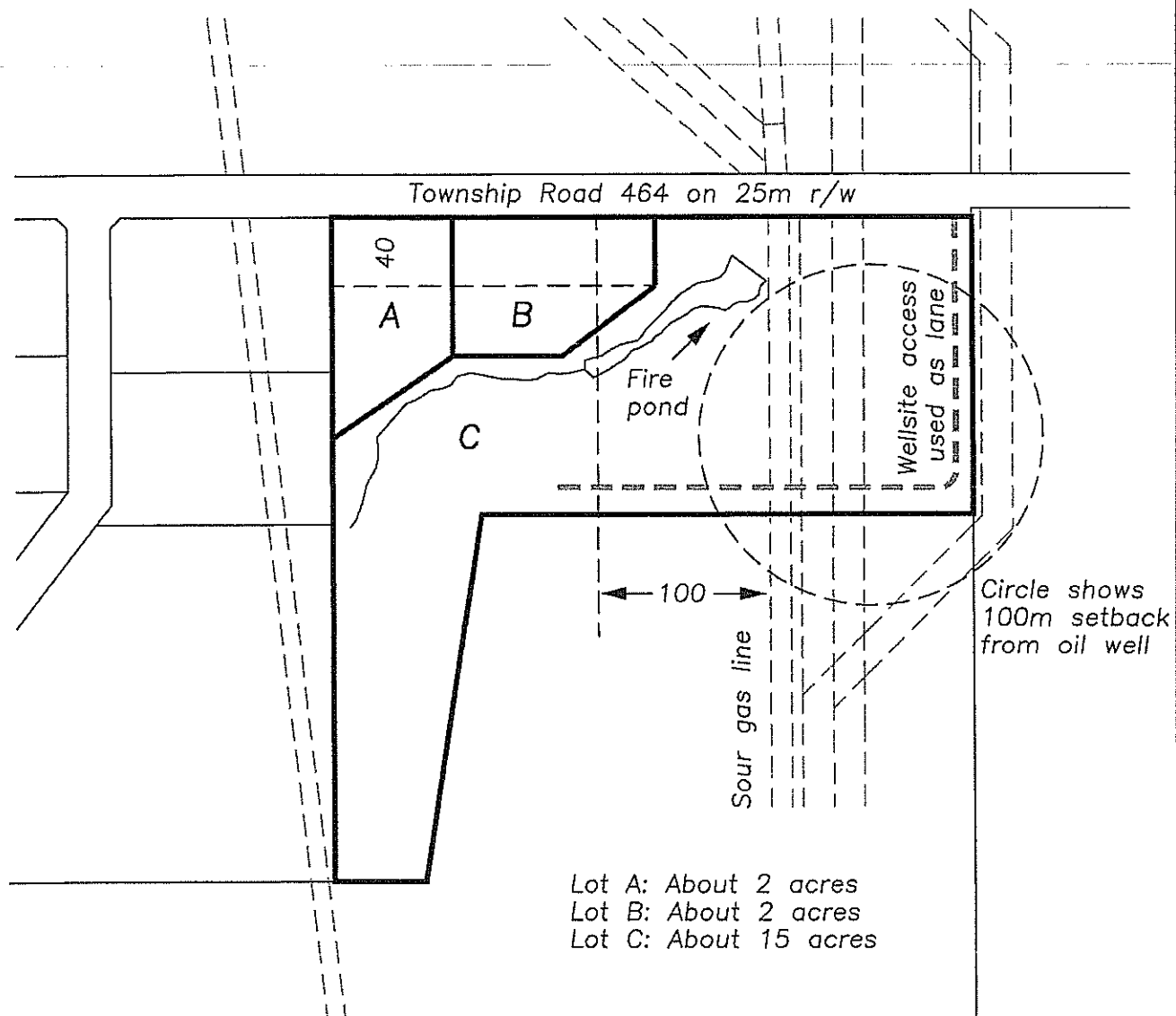


Map 4: Generalized Future Land Uses

Scale 1:6000

Area Structure Plan  
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5



Map 5: Proposed Lot Lines

Three residential lots to be created.  
Two north of creek have new approaches.  
One south of creek uses oilfield road.  
Dashed lines show required setbacks  
from road (40M) and sour gas pipeline (100m).

Fire pond is on easement in favour of county



Scale 1:4000

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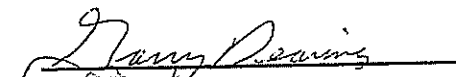
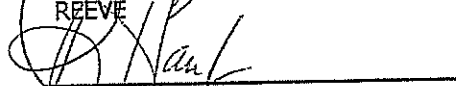
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