

## **BY-LAW NUMBER 2004/10**

BY-LAW NO. 2004/10 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the amendment to an Area Structure Plan; which was adopted by By-law 97/58; for the purpose of providing a framework for subsequent subdivision and development of the area known as portions of SE 14-46-1-W5M (The Village at Pigeon Lake) in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 1994, and amendments thereto.

WHEREAS: Section 191 of the Municipal Government Act, 1994, Chapter M-26.1, allows for the amendments of by-laws.

AND WHEREAS: notification and procedural requirements outlined in Section 230 and 606 of the Municipal Government Act, 1994, Chapter M-26.1 have been met.


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


1. The attached map showing proposed development to the western portion of SE 14-46-1-W5M be added to this By-law as "Appendix A", and becomes part of the *"Village at Pigeon Lake Area Structure Plan"*.
2. The attached document be added to this By-law as "Appendix B" and becomes part of the "Village at Pigeon Lake Area Structure Plan".
3. This by-law comes into effect on the date of third reading.

READ: A First time this 10<sup>th</sup> day of February, A.D., 2004

READ: A Second time this 10<sup>th</sup> day of February, A.D., 2004

READ: A Third time and finally passed this 10<sup>th</sup> day of February, A.D., 2004

  
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REEVE

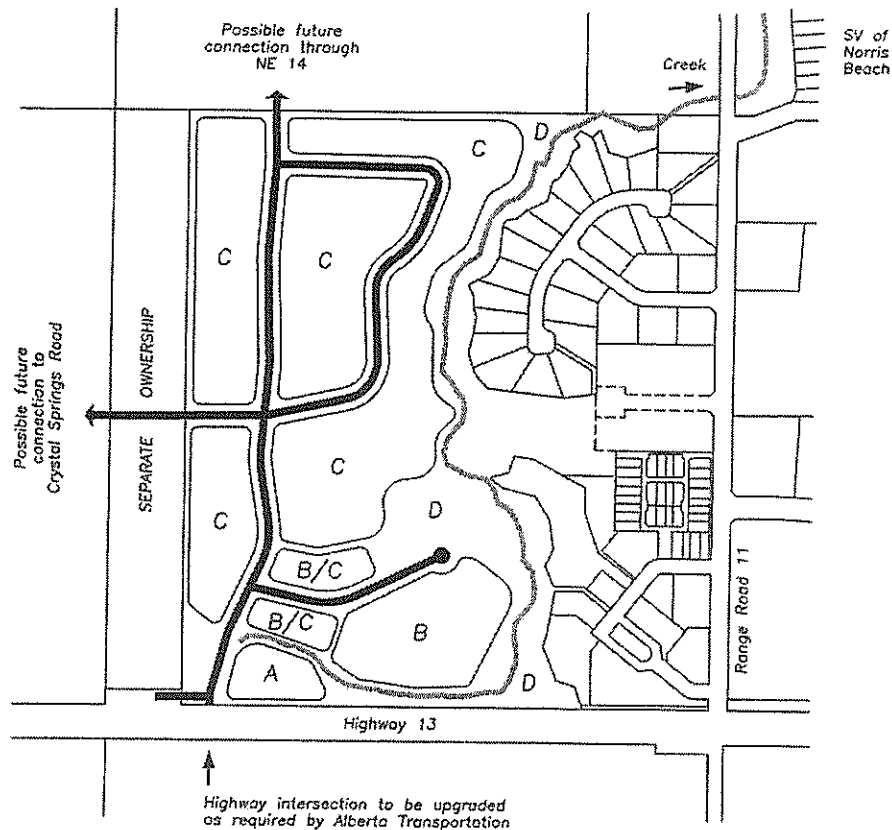
  
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SECRETARY-TREASURER

Amended by: By-law 2005/16

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## APPENDIX "A"

Drawing showing amendments to Area Structure Plan  
**The Village at Pigeon Lake**  
County of Wetaskiwin  
SE 14-46-1-5



Area	Land Use
A	Commercial
B	High Density Residential
C	Low Density Residential
D	Reserve

Development will proceed from south to north

Scale  
1:8000

AutoCAD File: DWG2004/RW/ASP/VPL2

Amended by By-law 2005/1

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## **APPENDIX "B"**

### **Overall development concept**

- 5.1 The map attached hereto becomes part of this area structure plan.
- 5.2 On the map, Area D is designated Reserve, not Environmental Reserve. The decision between Municipal Reserve and Environmental Reserve will be made by council at the time of subdivision.

### **Road access**

- 5.3 Subdivision of land west of the creek will be approved only if provision is made for two road accesses, one of which must be from the south off Highway 13, and the other to be to the satisfaction of Alberta Transportation and the County.
- 5.4 Road widths and curvatures will comply with County standards and additionally will give adequate access to all buildings for fire fighting.
- 5.5 The developer will be solely responsible for any highway intersection improvements needed to serve development west of the creek.
- 5.6 Any provisions of bylaw 97/58 which state or imply that there must be a road across the creek are void.

### **Water supply**

- 5.7 The report by Omni-McCann Consultants Ltd entitled Water Supply Assessment, Proposed Amendments to Area Structure plan, the Village at Pigeon Lake (VPL), County of Wetaskiwin, SE 14-46-1-W5M, dated 12 September 2003, and signed by A. M. McCann, M. Sc., P. Geol., meets the requirements of the County for compliance with section 23 of the Water Act.

### **Storm drainage**

- 5.8 Development west of the creek will be contingent upon the proper management of drainage to the satisfaction of Alberta Environment at the time of subdivision.
- 5.9 The drainage scheme must also be acceptable to the County, bearing in mind the capacity of the watercourse and culverts downstream from SE 14.
- 5.10 The design of storm drainage must be undertaken or supervised by a professional engineer.

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## **APPENDIX "B"**

### **Sewage disposal**

- Amended  
by  
By-law  
2005/16
- 5.11 Lots of one acre or less will be served by a municipal piped sewer system if such a system has been constructed or approved at the time of subdivision. If no such system is available at the time of subdivision, the County may caveat the lots requiring the private systems to be designed so they may be connected later.
  - 5.12 Lots served by a municipal system will be charged a fair share of the capital costs of the system in addition to connection costs, following the model used for new lots connecting to the NEPL system.
  - 5.13 Lots larger than one acre may use on-site disposal or pump-and-haul as allowed by the Alberta Private Sewage System Standard of Practice 1999 or its successor in force at the time of development.

### **Firefighting**

- 5.14 The County may require the developer to dedicate land and construct a fire pond to serve lots west of the creek.
- 5.15 Additional fire fighting and fire suppression measures, including the removal of dead vegetation, may be required as a condition of a development permit on land west of the creek.

### **Pedestrian trails**

- 5.16 Before approving multi-lot subdivision west of the creek, the County will require the developer to prepare a plan for pedestrian trails connecting that area to the lakeshore. The villages will be invited to comment on this plan before it is adopted by the County. Construction of trails may be part of a development agreement entered into at the time of subdivision.