

## **BY-LAW NUMBER 2005/17**

BY-LAW NO. 2005/17 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of Text Amendments to the Willow Greens Estates Area Structure Plan.

WHEREAS: Section 191 of the Municipal Government Act, 2000, Chapter M-26, allows for the amendments of by-laws.

AND WHEREAS: notification and procedural requirements outlined in Section 230 and 606 of the Municipal Government Act, 2000, Chapter M-26 have been met.

NOW THEREFORE: The Council of the County of Wetaskiwin No. 10, hereby enacts as follows:

1. By-law 2005/17 is a By-law within the County of Wetaskiwin No. 10 for the purpose of a text amendment to Area Structure Plan By-law 2003/18 - NE 31, SE 31 & NW 32-46-1-W5M (Willow Greens Estates) as follows:

- (i) In section 3, Compliance with Relevant Legislation, the first sentence is amended to include the words in bold print:

*The ASP is prepared in compliance with section 633 of the MGA, the County's Municipal Development Plan **and Policy 6611 regarding sewer systems for new multi-lot subdivisions**, and the Pigeon Lake Watershed Management Plan.*

- (ii) In section 6.4, Roadways, the third sentence in paragraph two that starts "The south entrance from Secondary Highway 771..." is deleted and replaced by the words *"The south entrance from Highway 771 will be configured as required by Alberta Transportation."*

- (iii) Section 6.5, Utilities, is changed by adding a new paragraph after the second paragraph, as follows:

*"Lots under 4,000m<sup>2</sup> (one acre or less) in size, which are contiguous or separated by a road, lane, park or watercourse will be served by a sewage gathering system as required by the Municipal Development Plan and County Policy 6611 regarding Sewer Systems for new multi-lot subdivisions. This will also apply to lots of between 4,000m<sup>2</sup> and 10,000m<sup>2</sup> (one acre to 2.471 acres) unless the lot is at least 40m wide and contains an area of at least 1,850 m<sup>2</sup> in which the shallow water table is at least two metres below the ground surface.*

*The County's cost of expanding the sewer lagoons to handle the additional load may be recovered through an off-site levy by-law.*

- (iv) A new Section 6.7 is to be added:

*"Lots in NW 32 may be reduced to a minimum of 2,000 m<sup>2</sup> to make the provision of sewer service economic. These redesigns will not require any change to the road layout."*

- (v) The map forming Figure 3 is deleted and replaced by the map entitled "Area Structure Plan" prepared by GPEC Consulting Ltd. dated January 2004.

- (vi) The map forming Figure 4 is deleted and replaced by the map entitled "Development Staging" prepared by GPEC Consulting Ltd. dated January 2004.

2. This By-law comes into effect on the date of third and final reading.

READ: A First time this 17<sup>th</sup> day of March A.D., 2005

READ: A Second time this 17<sup>th</sup> day of March A.D., 2005

READ: A Third time and finally passed this 17<sup>th</sup> day of March A.D., 2005.

  
\_\_\_\_\_  
REEVE

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



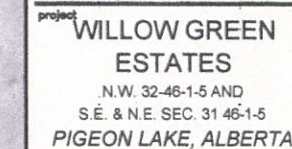


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revision

NO	DATE	ENG.	BY	NATURE OF REVISION

800-451-7243



drawing title

**FIGURE 3**  
**AREA STRUCTURE**  
**PLAN**

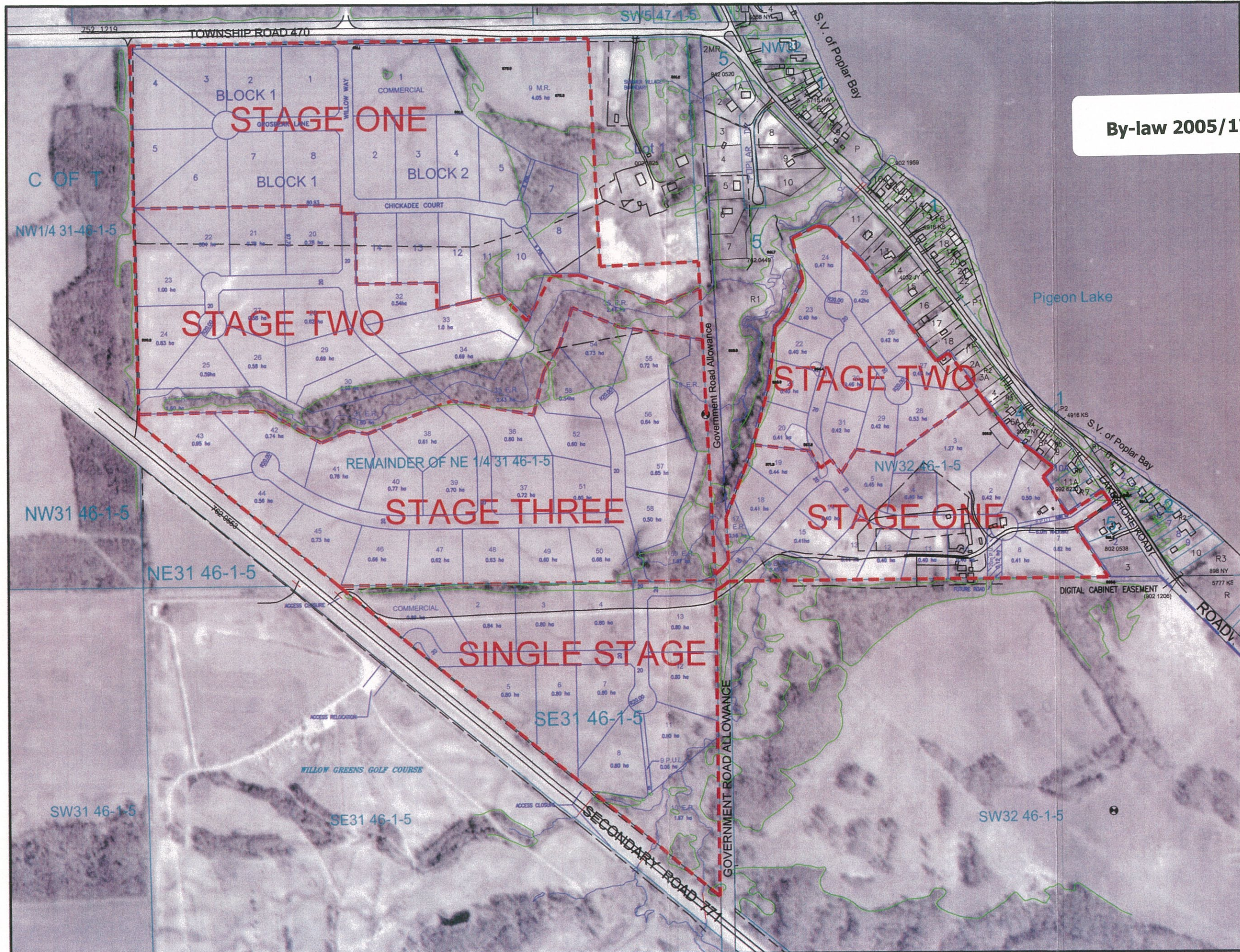
scale 1:7500	date JANUARY, 2004
drawn by M.L.G.	design by E.L.
cod file 1767-001-ASP-APRIL-2004.DWG	checked by E.L.
project no. 1767-001-30	sheet no. 1 OF 1

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By-law 2005/17 – Figure 4



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NO	DATE	ENG. BY	NATURE OF REVISION

scale



project  
**WILLOW GREEN  
ESTATES**  
N.W. 32-46-1-5 AND  
S.E. & N.E. SEC. 31 46-1-5  
PIGEON LAKE, ALBERTA

drawing title  
**FIGURE 4  
DEVELOPMENT  
STAGING**

scale 1:7500	date JANUARY, 2004
drawn by M.L.G.	design by E.L.
cad file 1767-001-SP-APL-200406	checked by E.L.
project no. 1767-001-30	sheet no. 1 OF 1

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