

## **BY-LAW NUMBER 2002/08**

BY-LAW NO. 2002/08 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 SE 27-46-1-W5M (Grandview Meadows), 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 SE 27-46-1-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.

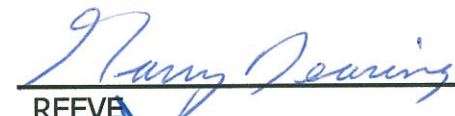
NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

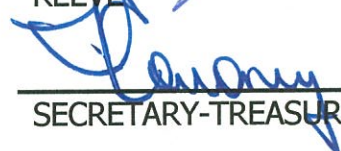
1. The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the "*SE 27-46-1-W5M (Grandview Meadows) Area Structure Plan*".
2. This by-law comes into effect on the date of third reading and signing of the by-law.

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.

  
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REEVE

  
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SECRETARY-TREASURER

**BY-LAW 2002/08**

## **GRANDVIEW MEADOWS**

**AREA STRUCTURE PLAN  
AND REZONING APPLICATION**

**Submitted by  
Architectural Works Inc. for  
Mrs. Faye Kozack**

**December 04, 2001**

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### **Overview**

We are seeking County of Wetaskiwin approval to subdivide and change zoning of Mrs. Kozack's yard into fifteen (15) "Country Residential District" third and fourth row back lots. Mrs. Kozack intends to sell approximately 14 acres, and retain the existing residence and smaller yard site for her family. Grandview Meadows is a (proposed) fifteen (15) lot single-family residential subdivision within the County of Wetaskiwin. Lot sizes vary from 0.51 acres to 2.37 acres, with an average lot size of 0.85 acre. This development site is within the County of Wetaskiwin, with historical and existing site access from the lakeshore road. The Restrictive Covenant attached to this site establishes high quality and environmental development standards. Grandview Meadows is a sensitive and responsible minor infill that sets a very high quality standard. The Grandview Meadows Area Structure Plan complies with the Municipal Government Act and generously exceeds all legislative requirements.

### **Precedent**

Two recent decisions by County of Wetaskiwin Council approved subdivisions and rezoning for nineteen (19) new Country Residential lots within the County, with each lot accessed directly from a summer village road. Both Council decisions reference the "Paul J. Norris" lands (NE ¼, 14-46-1-5 and NW ¼, 13-46-1-5), adjacent to the Summer Village of Crystal Springs. The first Council decision approved subdivision and rezoning of nine (9) new lots accessed directly from the summer village of Crystal Springs lake road. The most recent Council decision (November 13/01) unanimously approved subdivision and rezoning for ten additional (10) new lots accessed directly from the summer village of Crystal Springs lake road. Mr. Riddett (West Central Planning Agency) did not object to nineteen new lots within the County, accessed directly from a summer village road.

### **History / Context**

The site is approximately 17.03 acres, and is the existing farmyard (homestead) site and agricultural land of Mrs. Faye Kozack (referring to the attached plans, the existing residential site is designated "Lot 1"). Mrs. Kozack does not own land adjacent (west) to this site.

### **Subdivision Data**

Total Area	17.03 acres
Proposed Lots 1 thru Lot 16	13.55 acres
New Road Access	2.57 acres
Subdivision Reserve	0.91 acres

### **Legal Description**

Based on Hagen Surveys (1982) Ltd. May 29/01 survey (file number 01X0590), the legal description is SE ¼, SEC 27, TWP 46, RGE 1, W5M. The Certificate of Title No. is 842015794.

### **Land Use / Zoning**

Referring to the attached Land Use Plan and Site Context Plan, established single family residential development surrounds this site, except for existing agricultural (cultivated) land west of this site. Site-specific development will comply with *County of Wetaskiwin No. 10 – Land Use Bylaw No. 95/94, "Country Residential District (CR)*. The proposed land use is consistent with neighbouring existing land use.

### **Impact of Development on Land Use**

Subdivision approval will result in fifteen (15) new third and fourth row "back lot" properties, changing existing "Rural Residential" and "Agricultural District" uses to single family "Country Residential District" sites. The proposed density of development is approximately one dwelling per acre, which is significantly less than existing adjacent residential development (estimated at six dwellings per acre).

### **Site Drainage**

This site does not include lakeshore lands or creeks; surface water from this site does not directly drain into Pigeon Lake. Based on survey, the high point is the southwest corner, and the low point is the northwest corner. The site generally drains from south to north. Existing grades are very gradual and vary from one (1%) percent to two and a half (2 ½%) percent.

The intended residential use and generously oversized lots (an average size of 0.85 acre) result in a substantial amount of natural ground cover, so surface run-off is negligible. Storm water management will comply with *"Alberta Environment, Storm water Management Procedures and Guidelines for Run Off Control in New Developments"*.

This development will not negatively impact fishery, or offshore rooted vegetation, and is consistent with parameters of the "Pigeon Lake Watershed Management Plan".

### **Flood Risk**

Given the history of the lake elevation, there is very little, if any, risk of flood.

### **Site Access**

The existing (historical) and only site access to this development is from the lakeshore road, and existed prior to incorporation of the Summer Village of Grandview. Based on Hagen's survey, the grade on approach to the existing access is approximately two (2%) percent. The existing site access has unobstructed views entering and leaving the site.

### **Traffic**

The provincially legislated "lake road" is a public through road, and integral to the south Pigeon Lake road system. The marginal (mostly seasonal) traffic generated by Grandview Meadows is destination traffic only and not through traffic. Once traffic enters Grandview Meadows it is off the lake road.

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Based on traffic/parking data collected on three different summer weekends, including a long weekend, an average of 268 vehicles (or just over one vehicle per dwelling) were parked within the Summer Village of Grandview. Also, an average of 37 dwellings did not have vehicles parked and appeared unoccupied. Vehicle congestion along the lake road is "*cabin and event specific*", not uniformly distributed along the lake road on a daily basis. We estimate this development may generate a marginal average increase of 20- parked vehicles, however Grandview Meadows vehicles will not be parked along the lake road. Grandview Meadows will not create a congestion or traffic flow problem.

The RCMP and County of Wetaskiwin Constabulary have confirmed only 5 traffic act violations were issued in the Summer Village of Grandview for June and July. In addition, they confirmed the lake road and county roads serving the lake in this area are not considered high-risk routes. Historical records of consistently marginal traffic act violations support this.

#### **Local Access Road (Right of Way)**

The proposed local road is a 20-metre wide road right of way. Dimensions, cross section, and road construction materials shall comply with County of Wetaskiwin standards. As shown, this is not a through road.

#### **Lake Access**

This development will use existing reserves (noted on our attached Land Use Plan and Site Context Plan). As noted in the "Pigeon Lake Watershed Management Plan", a recommended guideline is ten (10') feet of lakeshore access per "back lot" accessible within 1300 feet of the lake. West Central Planning Agency has previously confirmed this development does not create a deficiency of lake access reserve.

#### **Proposed Water Supply**

Each new dwelling will be serviced by individual water well. The water supply for this development will be confirmed and comply with Section 23 of the Water Act.

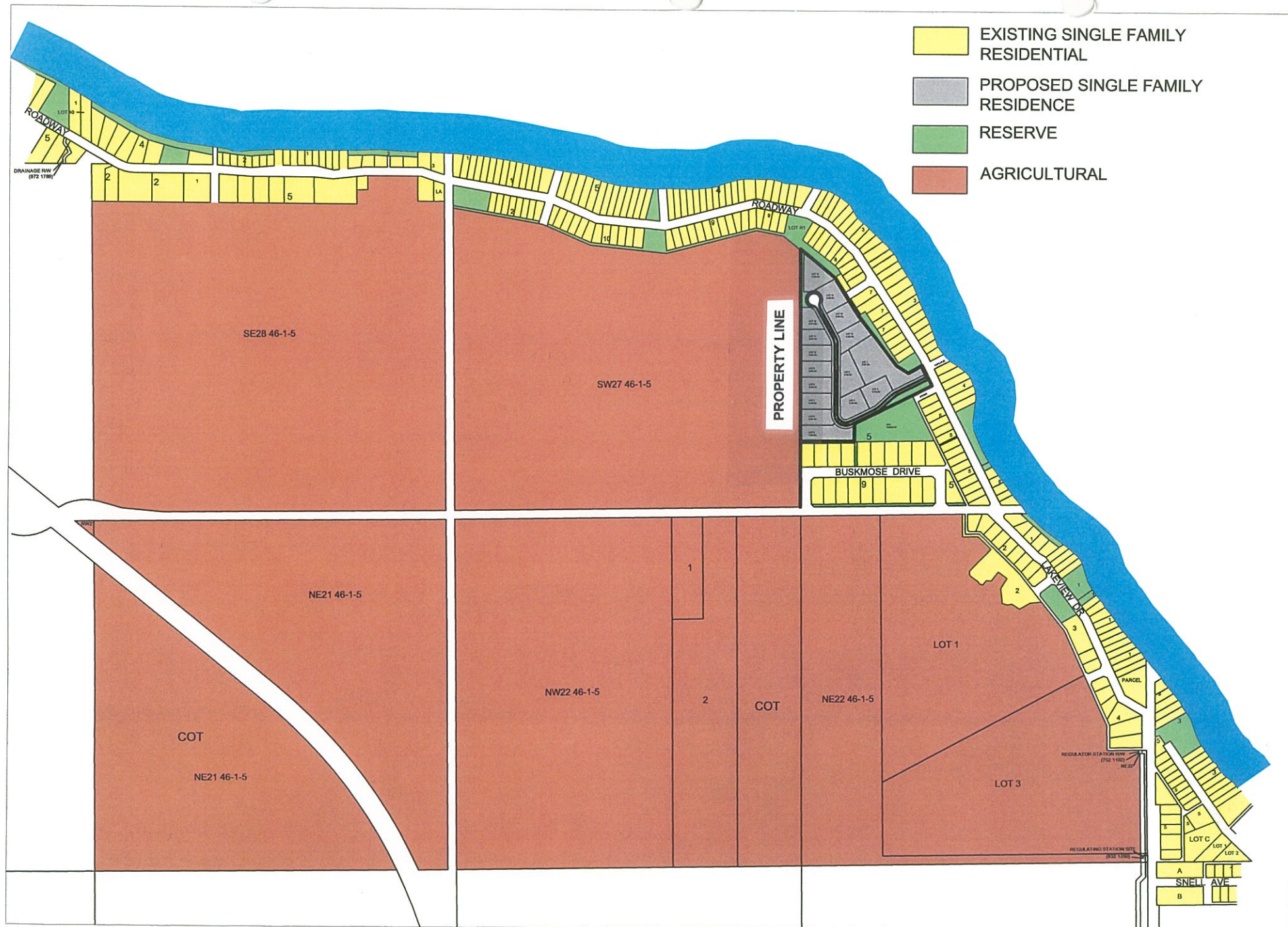
#### **Sewage**

Each lot will be served by an individual sewage and grey water holding tank and pump out system. Septic fields will not be allowed.

#### **Development Controls**

Construction on each lot must comply with the most recent *Alberta Building Code*, and *County of Wetaskiwin No. 10 – Land Use Bylaw No. 95/94, Country Residential District (CR)*. In addition, the Restrictive Covenant establishes sensitive architectural, environmental and use standards that generously exceed existing standards and legislative requirements. Multi-family dwellings, mobile homes, trailers, and non-permanent residential structures will not be permitted.





**SITE CONTEXT PLAN**

ARCHITECTURAL WORKS INC.



