

BY-LAW NUMBER 2008/13

BY-LAW NO. 2008/13 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 Hemmaway's in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, an Area Structure Plan has been prepared for NW 35-45-2-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, 2000, Chapter M-26.1, and amendments thereto.

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

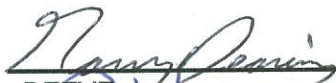
- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"Hemmaway's Area Structure Plan NW 35-45-2-W5M"*.

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

READ: A First time this 13th day of March A.D., 2008.

READ: A Second time this 13th day of March A.D., 2008.

READ: A Third time and finally passed this 13th day of March A.D., 2008.



REEVE



SECRETARY-TREASURER

County Of Wetaskiwin

Area Structure Plan

N ½ NE 35 - 45 - 2 - W5

Previous Land Use:

Currently this 1/4 section of land is divided into two 80 acre parcels and is in a state of mostly trees and bush. The southerly parcel has a little more cleared land and an abandoned and reclaimed oil well site. The northerly portion - the subject area - is almost completely covered with trees and bush except for the existing house site and workshop areas. Formerly this land had been completely logged off - almost 50 years ago - and the current cover is all second growth. The soil is what is referred to as "grey wooded" and is of overall poor quality, being too clay with too little topsoil.

Road Construction / Access:

The revised plan prepared by Mr. Riddett will require the construction of a County road for 250 meters with a turnaround at the end built to the County Standard. Construction of the road shall be the responsibility of the developer. Only lot 1 (the easternmost lot) shall have access to Range Road 21.

Sewer:

Each lot of the proposed subdivision is large enough to have their own on-site sewage disposal. It will be the choice of the buyer to install their own septic system and/or pump/out subject to the accepted Provincial Regulations.

Water Supply:

The water act requires that if a subdivision will result in there being more than six lots being created on a quarter that testing is required to demonstrate adequate water supply to all the existing users. However as there are only a total of five lots being created on this quarter no testing is required.

See attached logs for the four nearest existing water wells.

Impact on Environment:

There is no anticipated major impact on the environment with this subdivision.

Storm Water Management:

Surface water tends to flow to the northwest away from Battle River Valley and Battle Lake itself as shown on the attached contour map by an arrow. No changes will be made to the existing drainage. This plan proposes to maintain existing natural drainage courses and to limit, to as great an extent as possible, the removal of natural vegetation in order to protect the integrity of the watershed area. Under no circumstances will more than 20 % of the natural vegetation be removed, as per the regulations of the County of Wetaskiwin Land use By-Law.

Reserves:

8 acres of land will be dedicated to the County of Wetaskiwin for reserve by caveat split equally between the 4 parcels.

Flood Risk:

There is little or no flood risk as this land is on the top of the watershed.

Conflicting Land Use:

There are no sour gas wells in the area in operation nor any intensive feeder operations. The current area is lightly populated.

Public Input Plan:

Currently there are no plans for public consultation of the proposed subdivision and it is our intention to discuss the matter with our neighbors on a personal one to one basis.

Set Backs:

All set backs will be to county standards.

Design Concept:

The overall layout is that as proposed to us by Mr Bob Riddet of the West Central Planning as being the most reasonable and feasible under the circumstances, this enables us to retain our house and shopsite in one undivided piece.

As this property is already zoned Watershed Protection only 20% of the parcels may be cleared. The intention is to create 20 acre parcels for residential development and as a condition of subdivision approval, all existing structures will be brought into compliance with the County of Wetaskiwin Land Use By-law, by obtaining the proper permits.

Fire Protection:

Through consultation with County administration, it has been determined that fire protection infrastructure (fire pond or dry hydrant) will not be required due to the low density of the proposal.

See Attached Maps & Aerial Photographs Etc

TOWNSHIP ROAD 460

SUBJECT AREA

NE35-45-2 W5

RANGE ROAD 21



TOWNSHIP ROAD 460

SUBJECT AREA

NE35-45-2 W5

RANGE ROAD 21



Water Well Drilling Report

The data contained in this report is supplied by the Driller. The province disclaims responsibility for its accuracy.

Well I.D.: 0469858
 Map Verified: Not Verified
 Date Report: 1998/01/20
 Received:
 Measurements: Imperial

1. Contractor & Well Owner Information

Company Name: FRASER, RON
 Mailing Address: City or Town: Postal Code:
 Owner's Name: Well Location Identifier:
 P.O. Box Number: Mailing Address: RR1, WESTEROSE
 City: Province: Country:

Drilling Company Approval No.:

2. Well Location

1/4 or Sec Twp Rge West of
 LSD M
 NE 35 045 02 5
 Location in Quarter
 0 FT from Boundary
 0 FT from Boundary
 Lot Block Plan
 Well Elev: FT
 How Obtain: Not Obtain

3. Drilling Information

Type of Work: New Well
 Reclaimed Well
 Date Reclaimed: Materials Used:
 Method of Drilling: Rotary
 Flowing Well: No
 Gas Present: No
 Rate: Gallons
 Oil Present: No

Proposed well use:
 Domestic
 Anticipated Water
 Requirements/day
 109,987 Gallons

6. Well Yield

Test Date (yyyy/mm/dd): 1997/09/24
 Start Time: 11:00 AM
 Test Method: Bailer & Pump
 Non pumping static level: 31.2 FT

4. Formation Log

Depth from ground level (feet)
 Lithology Description
 12 Clay
 28 Sandy Clay
 40 Sandstone

5. Well Completion

Date Started (yyyy/mm/dd): 1997/09/24
 Date Completed (yyyy/mm/dd): 1997/09/24
 Well Depth: 40 FT
 Borehole Diameter: 0 Inches
 Casing Type: Liner Type: Plastic
 Size OD: 0 Inches Size OD: 5 Inches
 Wall Thickness: 0 Inches Wall Thickness: 0.26 Inches
 Bottom at: 0 FT Top: 0 FT Bottom: 38 FT
 Perforations from: 30 FT to: 38 FT Perforations Size: 0.25 Inches x 6 Inches
 from: 0 FT to: 0 FT 0 Inches x 0 Inches
 from: 0 FT to: 0 FT 0 Inches x 0 Inches
 Perforated by: Saw
 Seal: Shale Trap & Bentonite
 from: 0 FT to: 30 FT
 Seal:
 from: 0 FT to: 0 FT
 Seal:
 from: 0 FT to: 0 FT
 Screen Type: Screen ID: 0 Inches
 from: 0 FT to: 0 FT Slot Size: 0 Inches
 Screen Type: Screen ID: 0 Inches
 from: 0 FT to: 0 FT Slot Size: 0 Inches
 Screen Installation Method:
 Fittings
 Top: Bottom:
 Pack:
 Grain Size: Amount:
 Geophysical Log Taken:
 Retained on Files:
 Additional Test and/or Pump Data
 Chemistries taken By Driller: No
 Held: 0 Documents Held: 1
 Pitless Adapter Type:
 Drop Pipe Type:
 Length: FT Diameter: Inches
 Comments:
 DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 20".

Rate of water removal: 10 Gallons/Min
 Depth of pump intake: 35 FT
 Water level at end of pumping: 33 FT
 Distance from top of casing to ground level: 33 FT

Depth To water level (feet)	Elapsed Time	Drawdown Minutes:Sec	Recovery
31.17	0:00	33.08	
32.75	1:00	31.25	
33.08	2:00	31.17	
33.08	3:00	31.17	
33.08	4:00	31.17	
33.08	10:00	31.17	
33.08	20:00	31.17	
33.08	60:00	31.17	
33.08	90:00	31.17	
33.08	120:00	31.17	

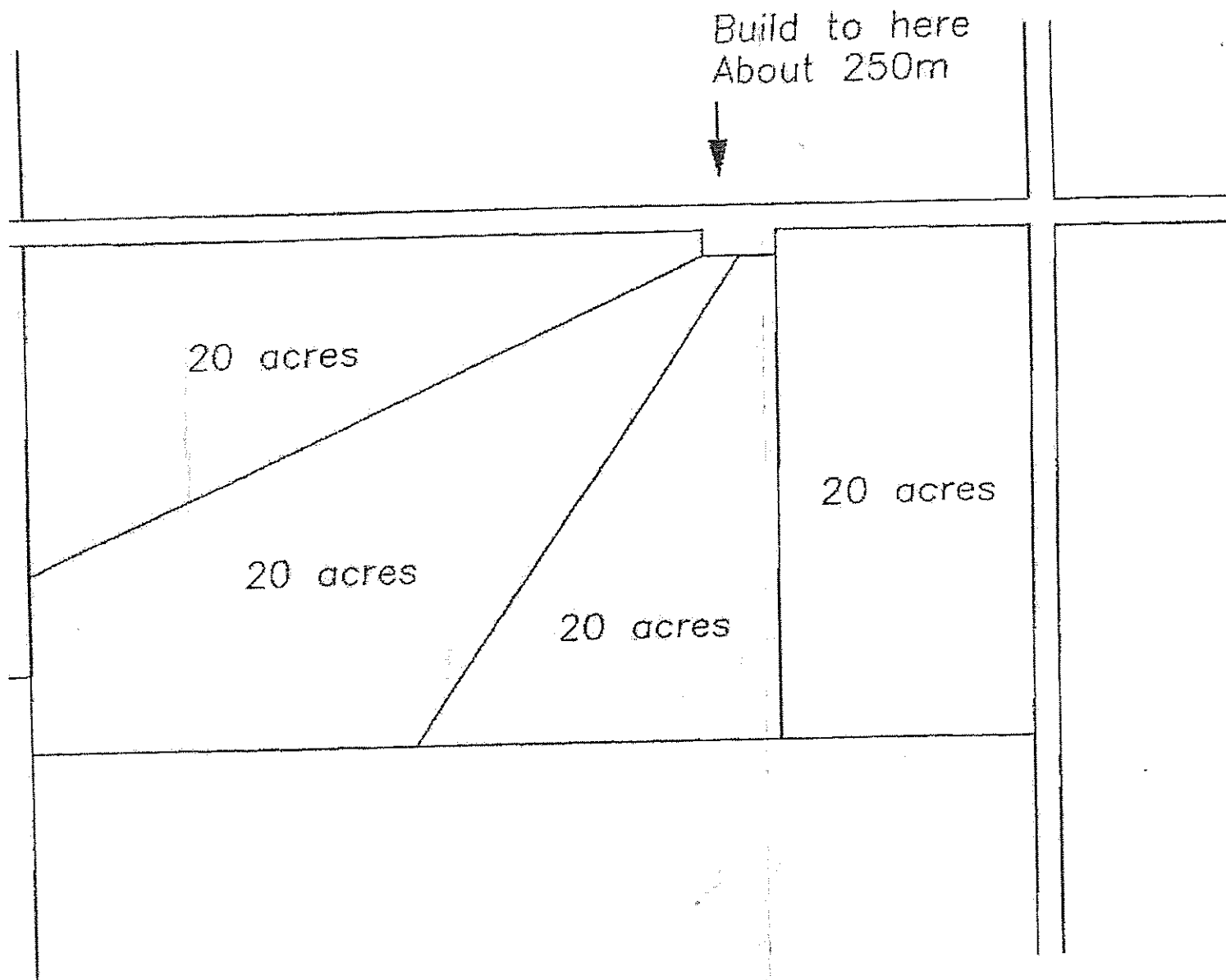
Total Drawdown: 2 FT
 If water removal was less than 2 hr duration, reason why:

Recommended pumping rate: 10 Gallons/Min
 Recommended pump intake: 35 FT

Type Pump Installed
 Pump Type:
 Pump Model:
 H.P.:
 Any further pump test information?

7. Contractor Certification

Driller's Name: UNKNOWN DRILLER
 Certification No.:



N 1/2 NE 35-45-2-5



Water Well Drilling Report

The data contained in this report is supplied by the Driller. The province disclaims responsibility for its accuracy.

Well I.D.: 0467578
Map Verified: Not Verified
Date Report: 1996/05/07
Received:
Measurements: Imperial

1. Contractor & Well Owner Information

Company Name: CLIFF'S DRILLING
Drilling Company Approval No.: 119381
Mailing Address: City or Town: BASHAW AB CA Postal Code: T0B 0H0
Owner's Name: Well Location Identifier:
P.O. Box Number: Mailing Address: WINFIELD Postal Code:
City: Province: Country:

2. Well Location

1/4 or Sec Twp Rge Westor
LSD NE 35 045 02 M 5
Location in Quarter
0 FT from Boundary
0 FT from Boundary
Lot Block Plan
Well Elev. How Obtain:
FT Not Obtain

3. Drilling Information

Type of Work: New Well
Reclaimed Well
Date Reclaimed: Materials Used:
Method of Drilling: Rotary
Flowing Well: No Rate: Gallons
Gas Present: No Oil Present: No
Proposed well use:
Stock
Anticipated Water
Requirements/day
500 Gallons

6. Well Yield

Test Date Start Time:
(yyyy/mm/dd): 1996/03/13 11:00 AM
Test Method: Air
Non pumping
static level: 20 FT
Rate of water
removal: Gallons/Min

4. Formation Log

Depth from ground level (feet)	Lithology Description
18	Brown Till
63	Brown Sandstone
68	Blue Sandstone
70	Blue Shale
8	Blue Sandstone

5. Well Completion

Date Started (yyyy/mm/dd): 1996/03/13
Date Completed (yyyy/mm/dd): 1996/03/13
Well Depth: 80 FT
Borehole Diameter: 0 inches
Casing Type: Steel
Liner Type: Plastic
Size OD: 5.56 inches
Size OD: 4.5 inches
Wall Thickness: 0.188 inches
Wall Thickness: 0.237 inches
Bottom at: 64 FT
Top: 60 FT Bottom: 80 FT
Perforations from: 65 FT to: 80 FT
Perforations Size: 0.25 inches x 10 inches
from: 0 FT to: 0 FT
0 inches x 0 inches
from: 0 FT to: 0 FT
0 inches x 0 inches
Perforated by: Saw
Seal: Driven
from: 0 FT to: 64 FT
Seal:
from: 0 FT to: 0 FT
Seal:
from: 0 FT to: 0 FT
Screen Type: Screen ID: 0 inches
from: 0 FT to: 0 FT Slot Size: 0 inches
Screen Type: Screen ID: 0 inches
from: 0 FT to: 0 FT Slot Size: 0 inches
Screen Installation Method:
Fittings
Top: Bottom:
Pack:
Grain Size: Amount:
Geophysical Log Taken:
Retained on Files:
Additional Test and/or Pump Data
Chemistries taken By Driller: No
Held: 0 Documents Held: 1
Pitless Adapter Type:
Drop Pipe Type:
Length: FT Diameter: inches
Comments:
DRILLER REPORTS DISTANCE FROM TOP OF CASING TO GROUND LEVEL: 2'

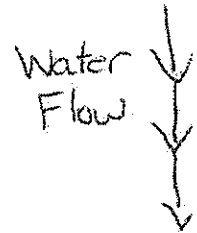
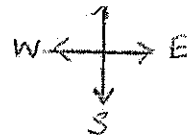
Depth of pump intake: 80 FT
Water level at end of pumping: 80 FT
Distance from top of inches casing to ground level:
Depth To water level (feet)
Elapsed Time
Drawdown Minutes: Sec Recovery
3:00 25
4:00 20
120:00 20
Total Drawdown: 60 FT
If water removal was less than 2 hr duration, reason why:
Recommended pumping rate: 15 Gallons/Min
Recommended pump intake: 40 FT
Type Pump Installed
Pump Type: SUB
Pump Model:
H.P.:
Any further pump test information?

7. Contractor Certification

Driller's Name: UNKNOWN DRILLER

[illegible]

Contour Map



Battle Lake

4-H Centre

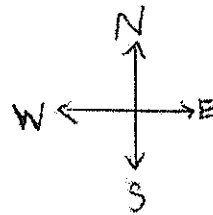
Hill

Hill

Highway #13

RR 21

Water flows
down hill, south
west away from
Battle Lake and
Battle River
Valley.



Developed County Access Rd.
F. Minnaway Property