



BYLAW 2021/54

BYLAW 2021/54 is a Bylaw of the County of Wetaskiwin No. 10 in the Province of Alberta, for the purpose of authorizing the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of Area Structure Plan, for a proposed 5.08 ha (12.55) Agricultural Hobby Farm Lot for the third parcel out of the Quarter Section, located within Lot 1, Plan 9723451, SW-26-44-22-W4M, in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments there to.

WHEREAS as per the requirements of County Council, an Area Structure Plan has been prepared for KLASSEN, ROBERT HENRY & ALICE JUDITH, located within Lot 1, Plan 9723451, SW-26-44-22-W4M.

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, and amendments thereto.

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

1. This document attached to this Bylaw as " Appendix A" together with accompanying maps, is here by adopted for KLASSEN, ROBERT HENRY & ALICE JUDITH, located within Lot 1, Plan 9723451, SW-26-44-22-W4M.
2. This Bylaw shall come into full force and effect upon passing of the third reading.

READ: First time this 20th day of July, 2021

READ: A Second time this 20th day of July, 2021

READ: A Third time and finally passed this 20th day of July, 2021

REEVE

ASSISTANT CHIEF ADMINISTRATIVE
OFFICER



Appendix "A"
Bylaw 2021/54

Area Structure Plan

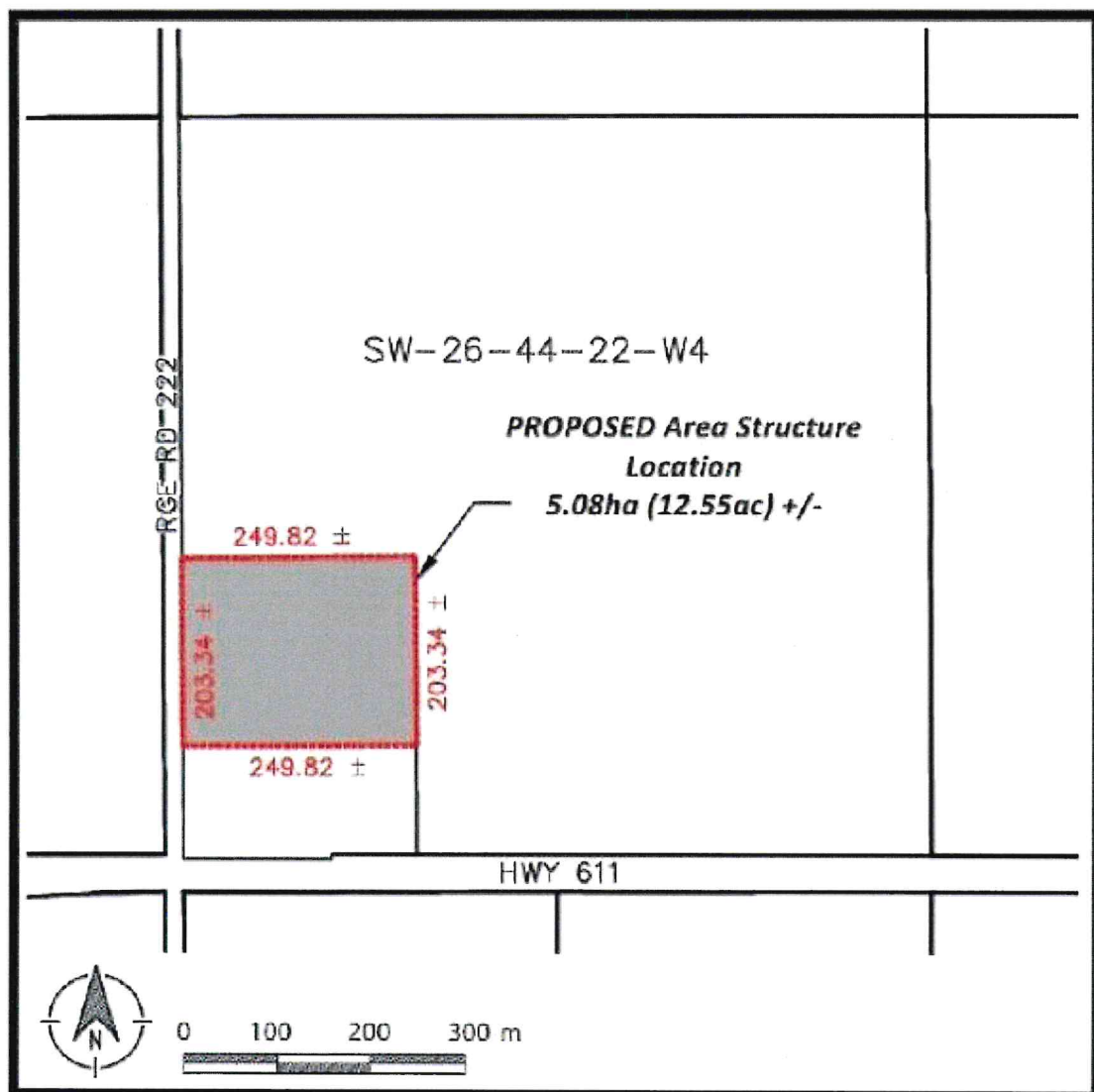
KLASSEN, ROBERT HENRY & ALICE JUDITH

Roll #:10401

SW-26-44-22-W4M

Lot 1, Plan 9723451

Total Pages in Area Structure Plan:12





**Area Structure Plan
For Proposed
Subdivision
Of
Lot 1 Plan 972 3451**





History

This parcel was subdivided in 1997 from the SW SEC. 26, TWP. 44, RGE. 22, W. 4 MER. It is a 8.09ha. (20 Acre) lot.

The yard is split into 2 parts. The Southern portion contains a house (with attached garage), 3 medium sized storage sheds and a separate garage. The Northern portion contains over 100,000 bushels of storage for grain in several very large grain bins. There is also a very large (15,800 sq. foot) shed currently being used for storage of farm equipment. This yard site used to be part of a very large farming operation. In 1997 the owners sold off the land to the Silver Creek Colony and subdivided the yard site out. For the last several years the storage shed and the grain bins have been rented to a farmer in the area. The owners have continued to use the South portion of the property as their residence.



Proposed Subdivision

The proposed subdivision would split the current 8.09ha (20 acre) lot into a northern portion that would be zoned Proposed Agricultural Small Holdings (5.08 ha.) and the remainder of the lot (3.01 ha.) would be re-zoned to country residential.





Proposed Land Use

We are proposing that this lot would be a good candidate for subdivision and use under Agricultural Small Holdings district zoning.

The reason we believe this zoning would be appropriate is that the Northern portion of the yard contains over 100,000 bushels of grain storage and a very large storage shed used to store large farm equipment. The grain bins can hold enough grain to harvest over 2000 acres of land. This yard site would be excellent for any farmer needing to upgrade an older yard site to have sufficient grain and equipment storage for modern farming operations. There are several farmers who need to upgrade their grain storage and struggling to fit ever larger equipment into smaller older sheds. For the last 12 years one local farmer has been renting this portion of the yard to store all his field farm equipment and grain from the 2000 acres of land he currently farms.

The second proposed operation that we believe would be a good candidate for this site would be a market garden or greenhouse. There is plenty of land to grow vegetables and flowers. The shed would make an excellent storage and viewing venue for this potential use.

A third option would be a riding stable as the building has sufficient floor area for riding and the land in the proposed subdivision would be sufficient to provide room for many corals.

Septic System

If a residence is ever built on the property, this site is best suited for a septic storage tank system that would be hauled to a treatment site.

Public Consultation

Letters were sent to the owners of the following properties:

Legal Land	C. Of T.	Owners	Mailing Address
Lot 1 Block 1 Plan 022 1192	172 240 399	Robert and Alice Klassen	R.R. #1 FERINTOSH ALBERTA T0B 1M0
Lot 1 Plan 952 2846	972 392 027	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
Lot 1 Plan 922 0934	212 035 898	2043828 ALBERTA INC	3314 52B ST CAMROSE ALBERTA T4V 5G7
NW 22-44-22-4	002 198 900	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
NW 22-44-22-4	972 133 430 001	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
NE 22-44-22-4	972 133 470 002	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0



APPENDIX A / BYLAW 2021/54/ KLASSEN ASP

SE 22-44-22-4	022 091 313	DUCKS UNLIMITED CANADA	17504 111 AVE EDMONTON ALBERTA T5S 0A2
SW 23-44-22-4	972 133 467 007	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
NW 23-44-22-4	972 133 467 007	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
NW 23-44-22-4	062 313 278	RONALD HOLLAND & SUSAN HEPBURN	R.R. #1 FERINTOSH ALBERTA T4V 1V7
NE 23-44-22-4	042 020 797 002	DEAN DONALD GRAFF & JOANNE SHELLEY GRAFF	RR 1 FERINTOSH ALBERTA T0B 1M0
SE 26-44-22-4	972 133 467 008	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
NE 26-44-22-4	972 134 053 004	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
NW 26-44-22-4	972 134 053 003	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
SW 26-44-22-4	972 305 000 001	HUTTERIAN BRETHREN OF SILVER CREEK.	RR 1 FERINTOSH ALBERTA T0B 1M0
SE 27-44-22-4	972 133 470	HUTTERIAN BRETHREN OF SILVER CREEK	RR 1 FERINTOSH ALBERTA T0B 1M0
SW 27-44-22-4	932 092 767 002	WARREN GENE MOSESON & JANET EVA MOSESON	RR 2 WETASKIWIN ALBERTA T9A 1W9
NE 27-44-22-4	972 133 467 010	HUTTERIAN BRETHREN OF SILVER CREEK.	RR 1 FERINTOSH ALBERTA T0B 1M0

No concerns or comments were received from any of the land owners contacted.

Road Contributions

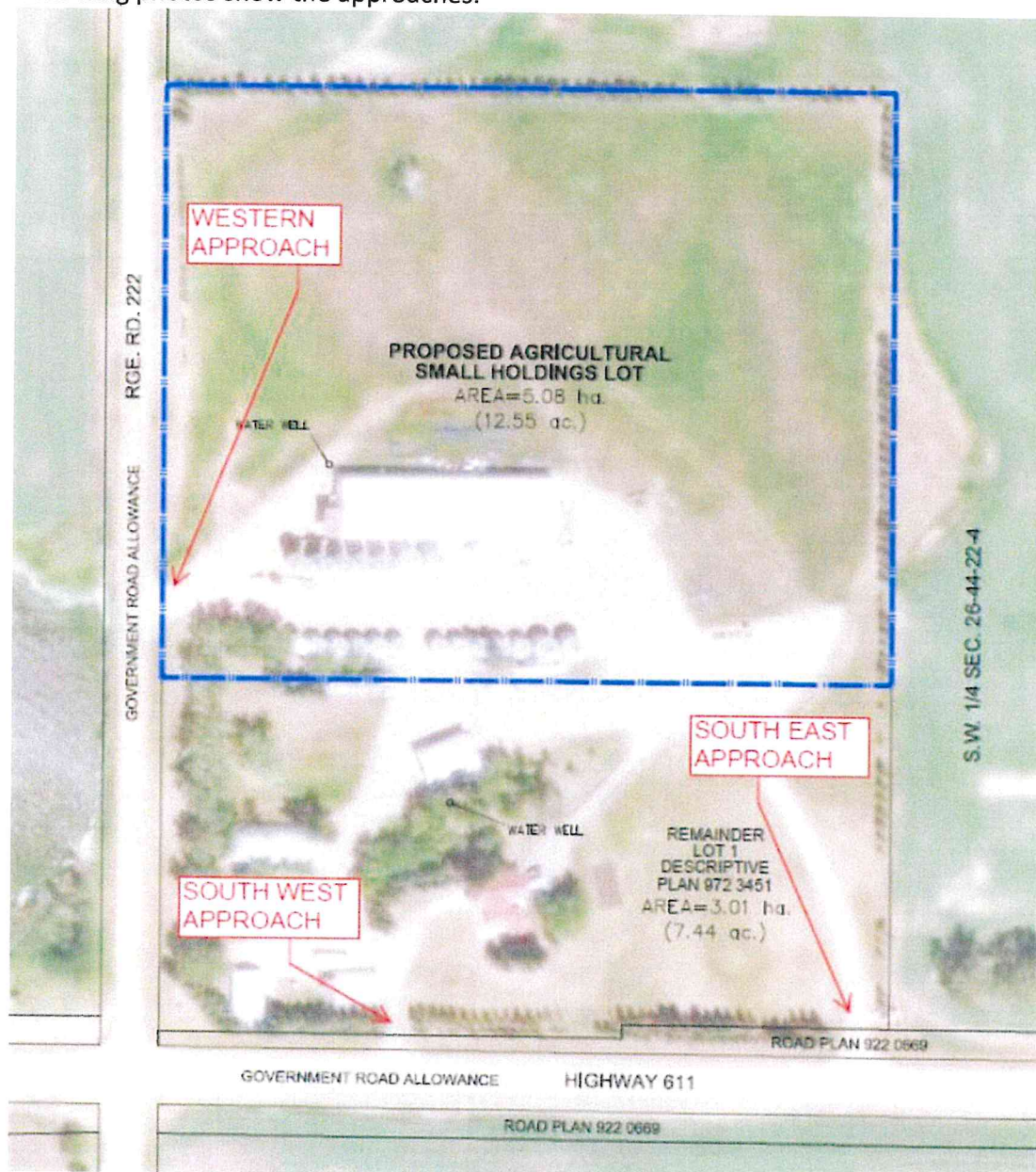
The owners as the applicant will be responsible for any required road fees or levies required if the subdivision is approved by the county.



Access to Proposed Lots

There are currently 3 access points to the proposed lots. 2 onto highway 611 that will remain with the remainder and a third that access Range Road 222.

The following photos show the approaches.





West Approach

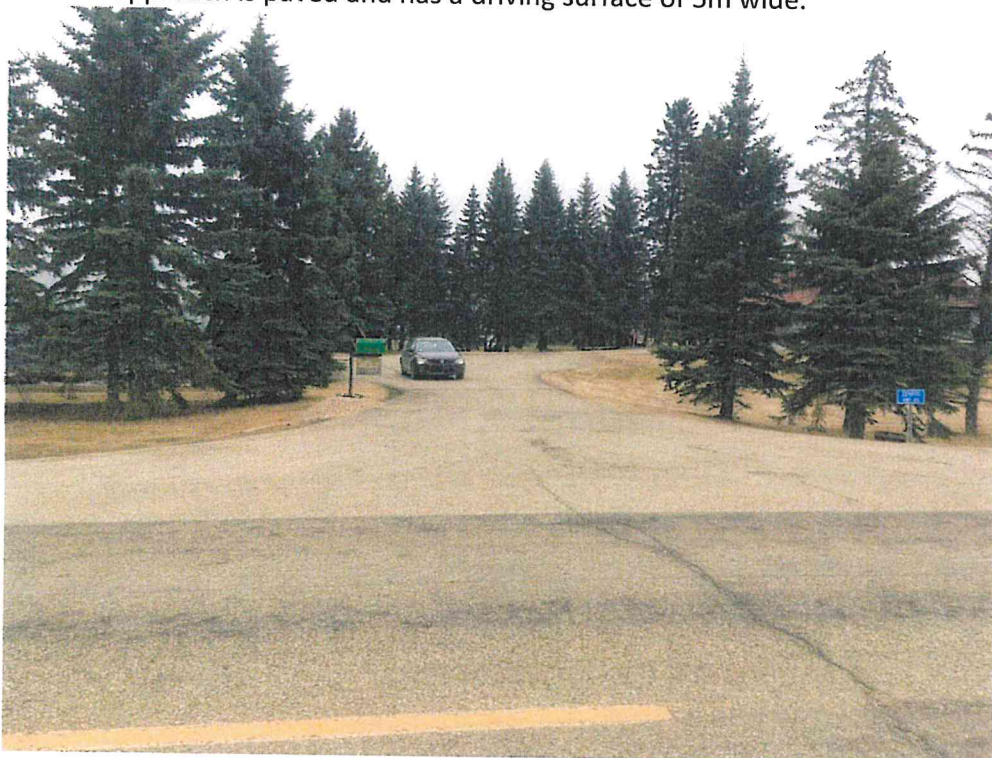
The Western approach is from Range Road 222. It is a graveled surface and has a 60cm diameter culvert with a driving surface of 13m wide. The following two photos are of the approach.





South West Approach

The South West approach is paved and has a driving surface of 5m wide.





South East Approach

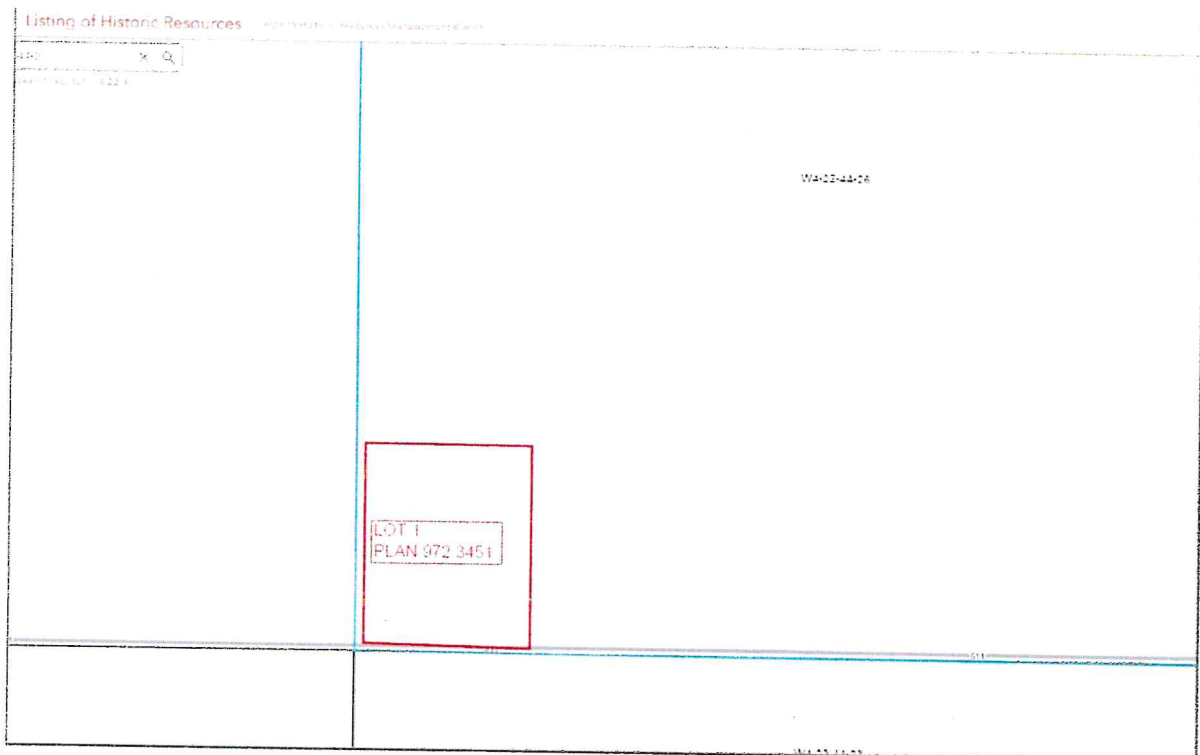
The South East approach is paved that converts to gravel. The driving surface is 6.5m wide.





Historical Resources Search

A historical resources search was completed and no historical resources are expected to be found at this area. Below is an excerpt of the map search of the property. The box in red is our subject area.





Percolation Test

Three holes were drilled on the proposed site to a depth of 4 meters.

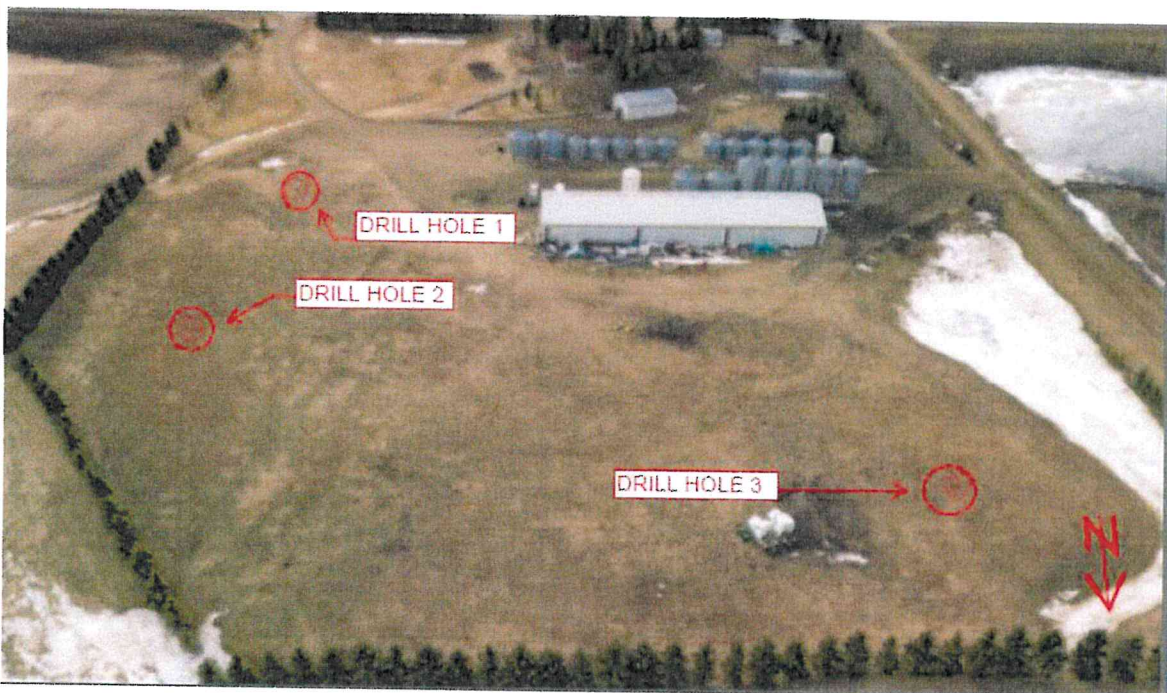
The following photo shows the location of the three holes and labeled them 1-3.

The amount of water in each hole after 24 hours is as follows:

-Hole 1 = 0cm

-Hole 2 = 0cm

-Hole 3 = 10cm



Expiry Clause

As per the Area Structure Plan policy if the Council of the County of Wetaskiwin approves this plan, and within 3 years the subdivision is not completed . The ASP will expire and a new ASP would need to be approved by the county if the owner still wishes to proceed with the subdivision.



Water Well Report

A water well was drilled on the proposed property in 2016. The county has agreed that since the well was drilled and tested in 2016 that a new water test is not required. The 2016 well report and a letter from the well driller stating that in their opinion the subdivision would not negatively effect any nearby subdivisions.