



County of Wetaskiwin No. 10
BYLAW # 2024/02

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 framework for the future subdivision and development of one (1) additional lot within the land described as SE 3-47-24-W4M.

WHEREAS per Requirements of Area Structure Plan Policy, an Area Structure Plan has been prepared for the SE 3-47-24-W4M.

AND WHEREAS the proposed Area Structure Plan has been widely circulated and discussed in accordance with notification and procedural requirements outlined in Section 606 (1) and 633(1) of the *Municipal Government Act*.

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

PART 1 - TITLE


1. The document attached to this Bylaw as "Schedule A", together with accompanying maps, is hereby adopted as the "Area Structure Plan- SE 3-47-24-W4M":
 - a. To create one (1) additional lot within the existing 89.5 acre parcel of land described as SE 3-47-24-W4M.

PART 2 - EFFECTIVE DATE

2. This Bylaw shall come into force and take effect upon the date of Third and Final Reading.

READ for the FIRST TIME this	<u>30</u>	day of	<u>January</u>	, A.D.,	<u>2024</u>
READ for the SECOND TIME this	<u>30</u>	day of	<u>January</u>	, A.D.,	<u>2024</u>
READ for a THIRD and FINAL time this	<u>30</u>	day of	<u>January</u>	, A.D.,	<u>2024</u>


COUNTY REEVE Josh Bishop

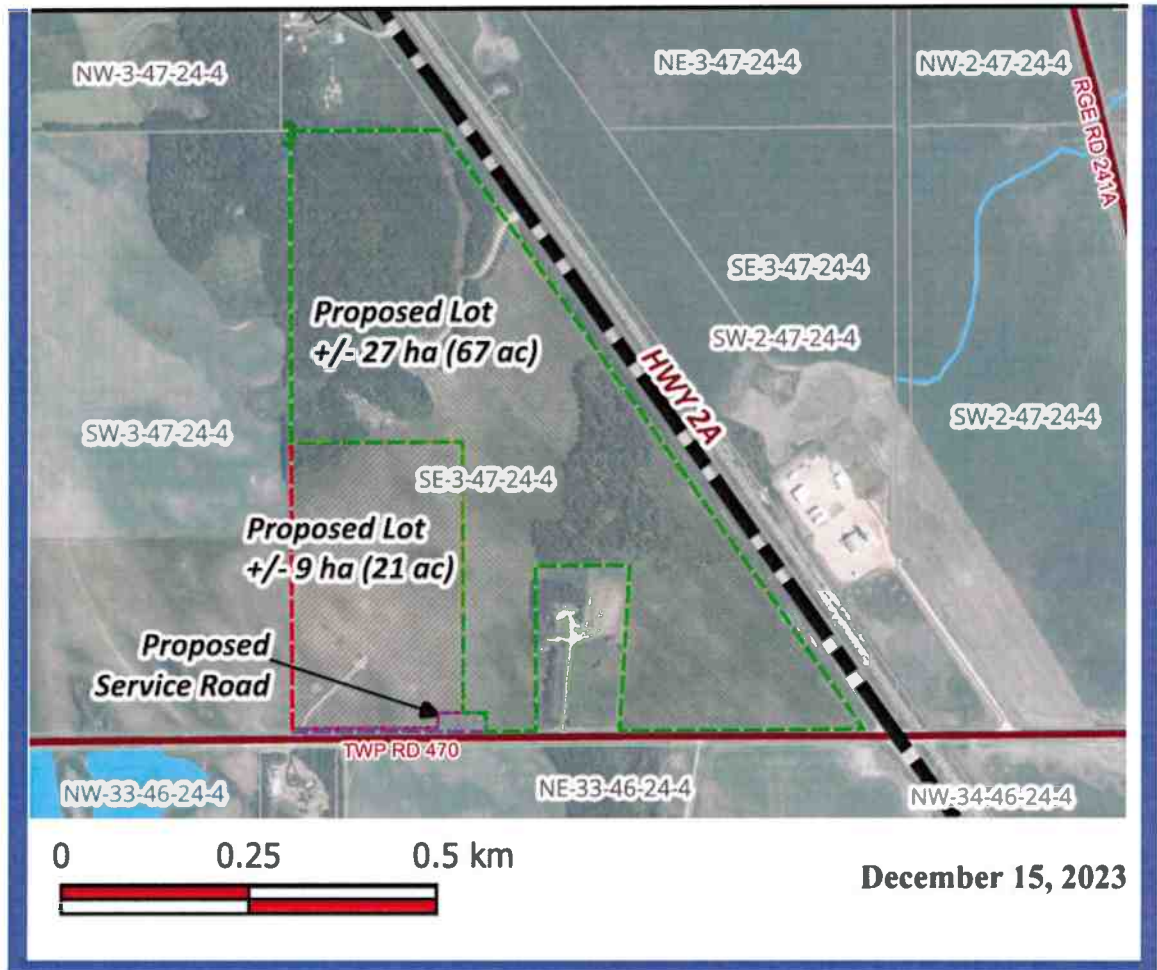

CAO Scott MacDougall





County of Wetaskiwin No. 10
BYLAW # 2024/02

SCHEDULE "A"



County of Wetaskiwin
Area Structure Plan
Part of SE 3-47-24-4
Owner: Terry Hoffman and family

Plan prepared by Robert Riddett
riddett@gmail.com

Contents

1	Introduction and Purpose
2	Location and plan area
3	Land title
4	Existing land use and development
5	Adjacent land uses
6	Topography and drainage
7	Soils
8	Natural areas
9	Historical resources
10	Oil and gas facilities
11	Other features requiring setbacks
12	Legislative framework: municipal government act
13	Legislative framework: municipal development plan
14	Legislative framework: intermunicipal development plans
15	Legislative framework: land use bylaw
16	Legislative framework: other non-statutory County policies
17	Public engagement
18	Development concept and zoning
19	Possible conflicting land uses
20	Effect on the natural environment
21	Reserves
22	Land use statistics
23	Transportation
24	Servicing: water supply
25	Servicing: sewage disposal
26	Servicing: storm water management
27	Servicing: shallow utilities
28	Waste disposal
29	Fire protection
30	Implementation
31	Expiry

Maps

1	Location
2	Neighbourhood
3	Recent air photo
4	Topography
5	Wetlands
6	Test hole location
7	Soil rating
8	Constraints
9	Proposed lots
10	Drainage

Supporting items

Hydrogeology report
Wetland study
Sewer test report
Land title

1 Introduction and Purpose

Terry Hoffman and his family own that part of SE 3-47-24-4 lying west of Highway 2A, less a 2.63 ha (6.5 acre) lot subdivided out in 1997 as Lot 1 Plan 972 4083. Mr Hoffman wishes to subdivide it into two parts with Agricultural Hobby Farm zoning. This area structure plan (ASP) describes the proposal for rezoning, subdivision, and development.

An earlier version of this ASP proposed an eight lot subdivision. That has since been abandoned. The ASP now proposes only a single lot.

Before submitting this ASP to the County of Wetaskiwin, Mr Hoffman and his planner met with the County's planning officials on 1 November 2023 to discuss recent changes to the Municipal Development Plan (MDP) and the County's requirements for an ASP. The document was then prepared so as to comply with the *Requirements of Area Structure Plans*, adopted as County Policy 61.1.6 in May 2023.

2 Location and plan area

The area of the Hoffman property is 36.27 ha (90.5 acres). The land is in the County of Wetaskiwin, between Wetaskiwin and Millet, and the location is shown on Map 1.

3 Land Title

The present title contains five registrations:

- two easements in favour of Plains Western to protect local gas line rights of way (these are blanket easements, not surveyed),
- an agreement with Alberta Transportation for the sale of land for a road, and
- two caveats evidencing a lease of ten acres to Telus for use as a cell phone tower.

These encumbrances have been taken into account in the design of the proposed subdivision.

4 Existing land use and development

Air photography and field investigation show that most of the land proposed for subdivision is currently used as pasture for a herd of cattle owned by Mr Hoffman. This includes about 20 hectares of native trees which are also browsed by the cattle.

There are two non-agricultural land uses. One is the Hoffman residence, established in 1997. A granary and cattle shed are situated a short distance west of the house behind a stand of trees. Waterers use the same well as the house.

The second non-agricultural use is a cell phone tower operated by Telus Mobility on a four hectare (ten acre) lease in the south-west corner of the property. The approach is off TR 470. It is not fenced, and like the remainder of the Hoffman property is also pastured. The tower and guy wires do not affect grazing cattle but would be an obstacle to cultivation. By email dated 2 November 2023, forwarded to the County, Telus offered no objection to their lease being included in the subdivision, and offered to discharge their caveat from the remainder of the property.

To the best of the owner's knowledge, no part of the property has been used for any activity which might have contaminated the soil or groundwater. This is confirmed by air photographs back to 1949. Consequently, there is no need to undertake a hazard assessment of the property before proceeding to subdivision.

5 Adjacent land uses

Map 2 shows the uses of nearby land. Most is farmed (pasture, hay, and grain). There are also several clusters of multi-lot residential subdivisions and a number of single lot subdivisions. There are no confined feeding operations within two kilometres. Map 2 also shows three commercial activities: Arber Greenhouses in NE 9-47-24-4, a recycling operation in NW 34-47-24-4, and the Richardson agro centre east of the railway in SE 3-47-24-4.

6. Topography and drainage

Map 3 is a recent air photo, and Map 4 shows one metre contours across the property.

The south-west corner of the property is the highest point at an elevation of 765 metres. The land slopes gently down to the north-east to a low point at 756 metres in the north-east corner, a fall of nine metres over a distance of 825 metres, for an overall gradient of just over one per cent. There are no defined watercourses on the property.

The low gradient, together with grass and tree cover, results in most precipitation being absorbed into the ground with minimal runoff. If any water flows off the property it enters the highway ditch and then crosses under the highway through two culverts. Water eventually finds its way into Bigstone Creek. The owner reports no history of flooding anywhere on the land.

Historic air photography shows a number of what appear to be wetlands, most of which come and go from year to year. The owner engaged Basin Environmental, a firm of environmental consultants, to investigate and to determine if these areas require protection under provincial legislation. Basin's report has been submitted to the County under separate cover.

Basin identified eight wetlands on and immediately adjacent to the property. These are shown on Map 5, which reproduces Basin's Figure 2. As noted in Basin's Table 4, most are intermittent and were dry when inspected in June 2023. Of those on the property, only three had standing water:

Wetland 5	0.515 ha	3 cm standing water in a poorly defined basin
Wetland 8	0.946 ha	2 cm standing water in a poorly defined basin
Wetland 9	3.559 ha	Small pools of water seen after rainfall

Section 3(1) of the Public Lands Act states that "the title to the beds and shores of all permanent and naturally occurring bodies of water ... is vested in the Crown in right of Alberta".

Having evaluated those on the property, Basin concluded that "the wetland assessment did not determine any wetland to be permanent or semi-permanent, therefore [these] wetlands are not anticipated to Crown owned" (Basin report, section 3.4, page 11).

Whether they should be taken as environmental reserve is discussed in section 21 below.

7 Soils

Map 7 is based on the County's assessment mapping.

Proposed Lot 2 has a farmland assessment rating of 34%. Under section 11.2.7 of the municipal development plan this qualifies for Agricultural Hobby Farm zoning and subdivision into parcels up to 64 hectares in size,

Proposed Lot 3, containing the Hoffman residence, is assessed at 65% for cleared land and 18% for tree covered land. . How this should be zoned is discussed in section 18 below.

8 Natural areas

The 1907 township survey describes the land at that time as "covered with poplar and willow scrub". This original vegetation was largely removed by the first settlers. As can be seen on the air photograph, most of the Hoffman property is now pasture which supports a herd of cattle. The tree covered areas provide the cattle with protection from sun and wind. Grazing has substantially altered the underbrush.

The present land cover bears so little resemblance to the original vegetation and its ability to support native fauna that a study identifying natural areas would serve no purpose.

The Basin report did not identify any areas of special importance to birds or wildlife.

9 Historical Resources

Alberta Culture's latest Historic Resources Listing shows LSD 8-47-24-4 as a location of possible archaeological interest. However, almost all of LSD 8 lies east of Highway 2A, with only 0.39 hectares (less than one acre) on the Hoffman property. As shown on Map 8, this lies entirely on land subject to an option to purchase by Alberta Transportation, noted in section 23 below.

LSDs 1, 2, and 7 are not listed as having any historical or archaeological interest.

Consequently, no further investigation appears warranted under section 5.5(j) (A) of the provincial Subdivision and Development Regulations.

10 Oil and gas facilities

Sour oil and gas installations: A proposal to build a residence within 1500 metres of any sour gas well or pipeline must be referred to the Alberta Energy Regulator (AER) for comments.

There are no such installations on or within 1500 metres of the Hoffman property.

Other oil and gas installations: Residences are not allowed within 100 metres of a sweet oil or gas well, or within the right-of-way of a sweet oil or gas pipeline.

There are no wells or pipelines on the property. The closest is just over 2000 metres north-west in NW 4-47-24-47-4.

There are no setback requirements from low pressure local gas lines. However, their locations are not precisely known, and must be confirmed through Alberta First Call prior to any earthmoving.

Abandoned wells: The AER's on-line mapping tool shows no abandoned oil or gas wells on the property or on adjacent quarters. The closest abandoned well is 1300 metres south-west of the Hoffman property in SE 32-46-24-4.

11 Other features requiring setbacks

Sewer lagoons:	<p>Residences must be at least 300 metres away from sewer lagoons.</p> <p>The closest sewer lagoon is more than 6 km away, on the south side of Millet.</p>
Waste disposal sites:	<p>Residences must be at least 300 metres away from a waste disposal site, and no wells for human consumption must be drilled within 450 metres of such a site.</p> <p>The present Wetaskiwin landfill site is just over two kilometres south of the Hoffman property. The two closed Wetaskiwin sites are further away.</p>
Proximity to highways:	<p>A municipality must not approve a residential subdivision within 1600 metres of a provincial highway without the prior approval of Alberta Transportation (AT).</p> <p>Highway 2A runs along the east side of the property. The draft ASP was therefore sent to AT with a request for comments. Those comments have been taken into account in the subdivision design discussed in section 8 above.</p>
Livestock operations:	<p>County policy 61.1.6 requires an ASP to show any confined feeding operation (CFO) within 2000 metres of a proposed subdivision.</p> <p>The NRCB on-line data base shows no CFOs within that distance. The closest are two dairies over 5000 metres distant in SW 17 and SE 18-46-24-4 on the north side of Highway 13 west of Wetaskiwin.</p>
Airports:	<p>The Hoffman property is about five km from Wetaskiwin Regional Airport, and about seven km from the private Creekview airport on the west side</p>

of Millet. Airport mapping and local pilots confirm that it is not under any approach or take-off paths, and is outside any NEF contour.

12 Legislative framework: Municipal Government Act

Section 633 of the Municipal Government Act (MGA) sets out the requirements for an area structure plan:

- (2) *An area structure plan*
 - (a) *must describe*
 - (i) *the sequence of development proposed for the area,*
 - (ii) *the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) *the density of population proposed for the area, either generally or with respect to specific parts of the area, and*
 - (iv) *the general location of major transportation routes and public utilities,*
 - and*
 - (b) *may contain any other matters the council considers necessary.*

These "other matters" are set out in County Policy 61.1.6

13 Legislative framework: municipal development plan

The County's senior planning document is the municipal development plan (MDP), which contains a number of policies which apply to the proposed subdivision.

Soils with a high agricultural potential are in principle reserved for agriculture. Traditionally the County has used a farmland assessment rating of 30% or higher as high potential. However, this does not apply in the Acreage Policy Area (MDP section 15).

8.3.2 The County may require an environmental report on a number of issues. That was discussed in sections 6 and 8 of this ASP.

- 8.3.3 The MDP prohibits development on land at risk of environmental hazards such as steep slopes or flood risk. The only potential hazard on the Hoffman property is the existence of some seasonal wetlands. That was discussed in section 6 of this ASP.
- 8.4 It requires ground and surface water quality and quantity to be protected. Policy 10.3.5 supplements this. That is discussed in section 24 of this ASP.
- 9.2.1 It aims to provide a variety of recreational amenity areas utilizing municipal reserves. Reserves are discussed in section 21 of this ASP.
- 9.4.1 It encourages the conservation of historical resources. That was discussed in section 9 of this ASP.
- 10.2.2 It aims to maintain the road system to meet the level of services required by County residents. That is discussed in section 23 of this ASP.
- 10.2.8 A development must have access to a developed County road. That is discussed in section 23 of this ASP.
- 10.2.9 A developer is responsible for constructing on site and off site roads to serve the development. That is discussed in section 23 of this ASP.
- 10.2.10 The number of direct accesses to the County road network must be minimized by using internal roads unless this is inappropriate due to site conditions. That is discussed in section 23 of this ASP.
- 10.3.2 Except where municipal waste water servicing is available, developments must be serviced by on-site treatment in accordance with County and provincial standards. That is discussed in section 25 of this ASP.
- 10.3.6 Each lot must have its own on-site water supply. That is discussed in section 24 of this ASP.
- 10.4.1 A development proposal may require a stormwater management plan prepared by a qualified professional. That is discussed in section 26 of this ASP.
- 10.5.4 Developments must be set back from waste management sites by the distances set out in provincial regulations. That was discussed in section 11 of this ASP.

The policies listed above apply throughout the municipality. Additional policies apply in the Acreage Policy Area, section 15 of the MDP, which is shown on Map 1. In that area the County will:

- 15.1 Encourage multi-lot country residential development within the Acreage Policy Area to provide opportunities for rural living while protecting agricultural lands. The creation of Agricultural Hobby Farms parcels meets this requirement.
- 15.2.1 Require an area structure plan prior to any new development. *Si requiris, circumspice.*
- 15.2.8 Require residential developments to be set back appropriate distances from confined feeding operations, environmentally sensitive areas, resource extraction activities, and waste management sites. Most of these fall under provincial jurisdiction and were discussed in section 11 of this ASP.

14 Legislative framework: intermunicipal development plans

The closest urban municipality is the City of Wetaskiwin. The entire property is beyond the 1600 metre referral area set out in the County's MDP, and beyond the 3200 metre distance noted in County policy 61.1.6. It is also outside the area covered by the City / County IDP. Consequently there is no need to make a referral to the City.

The Hoffman property is also outside the referral area under the County / Millet IDP.

15 Legislative framework: land use bylaw

The entire property is currently zoned Agricultural. This limits the number and use of subdivided lots, so rezoning will be necessary before the proposed subdivision can be approved.

Both lots will be reclassified as Agricultural Hobby Farm for the reasons noted in section 18 below.

16 Legislative framework: other non-statutory County policies

County Policy 61.1.6 describes the process and components of an area structure plan. Those requirements have been addressed in this ASP.

County Policy 61.1.15, *Per Lot Road Contribution*, requires developers to contribute \$2000 per lot for the improvement of County roads giving access to the property. This will be paid at the time of subdivision.

17 Public Engagement

County staff defined an area within which landowners should be consulted about the proposed subdivision. Letters were mailed to all those people on 22 August 2023. They summarized the proposal, included a map showing the eight lots proposed at that time, and offered to send the full document to anyone who requested it.

In the following three weeks one neighbour asked for a copy of the full document. This was emailed to him on 29 August. No further communication was received from him or from any other neighbour.

None of the neighbours expressed any concerns about eight lots or foresaw any conflict with their interests. It is reasonable to assume that the single lot agricultural subdivision now proposed will not cause any conflict.

18 Development concept and zoning

The proposed subdivision will create an Agricultural Hobby Farm parcel (shown as Lot 2 on Map 9). It includes the Telus lease, and extends north to a fence separating it from the existing Hoffman yard site. As noted in section 7 above, the farmland assessment there is 34%. The remainder of the present Hoffman title, covering about 27 hectares (67 acres), will remain as a single agricultural parcel shown as Lot 3 on Map 9. As it will cover less than 32 hectares (80 acres) it should also be zoned Agricultural Hobby Farm.

Both Lots 2 and 3 will continue to be used to graze cattle, so the only change visible on the ground will be a new house on Lot 2, plus new fences to define the property boundaries.

The land use bylaw allows a variety of building types and uses in the Agricultural Hobby Farm district. In addition to conventional "stick built" houses it allows mobile homes, moved-in buildings, and a number of commercial activities. In some subdivisions this has led to conflicts between neighbours. To avoid this, Mr Hoffman may register a mutually enforceable restrictive covenant on each lot to more closely define the acceptable uses. Such covenants are common throughout the municipality.

Because the County will not be a party to these covenants, it will not be expected or required to enforce them. That will be done by individual lot owners through civil action.

19 Possible conflicting land uses

Map 2 shows that neighbouring land uses are either residential or agricultural.

The letter to neighbours noted in section 17 included a map showing an eight lot subdivision. None of the neighbours expressed any concerns about that number of lots or foresaw any conflict with their interests. It is reasonable to assume that a single lot agricultural subdivision will not cause any conflict.

20 Effect on the natural environment

As noted in section 8 above, the original natural environment has been so altered by farming that no ameliorative measures are warranted.

The Basin study referred to in section 6 above does not identify any significant impact on birds or wildlife as a result of subdivision.

Experience in other rural subdivisions is that owners commonly plant numerous trees and bushes for shelterbelts or for aesthetic appearance. This increases habitat for birds and animals, so the landscape frequently contains a greater number and variety of wildlife than it did before subdivision.

21 Reserves

When land is subdivided to create more than two lots on a quarter section, the municipality has the right to take ownership of all undevelopable land as environmental reserve, and up to 10% of the developable land as municipal reserve (Municipal Government Act, sections 664 and 665). However, pursuant to section 664 of the MGA, no reserves are due on agricultural parcels of 16 hectares (40 acres) or more, which exempts the 27 ha (67 ac) Lot 3.

Environmental reserves: Undevelopable land is defined in the MGA as a swamp, gully, ravine, coulee, or natural drainage course, or which is subject to flooding, or unstable.

The assessment by Basin Environmental, discussed in section 6 above, found only one wetland with standing water on proposed Lot 2. It covers just 515m² or about one-tenth of an acre. Because of its small size, and its inaccessibility, it is proposed to leave it as part of Lot 2. If desired by the County, an environmental reserve easement could be registered on the title of the lot.

Municipal Reserves: Section 671(2) of the MGA says that municipal reserve land must be used for parks, public recreation, schools, or buffer strips. The two Agricultural Hobby Farm lots proposed in this ASP do not need any of those things. In this case section 9.2.2(b) of the MDP comes into play. It contemplates paying out reserves in cash.

However, given that the entire property is in the Acreage Policy Area, a future owner may wish to re-subdivide into residential lots. Reserves could be taken at that time.

Until then they should be deferred, with or without a caveat, as Council wishes. Deferral of reserves is not mentioned in the MDP but has traditionally been used elsewhere in similar situations.

22 Land use statistics

The areas in each land use will be as follows:

Land use	Area (ha)	Percentage of present title	Zoning
Existing title	36.3	100%	Agricultural
Lots 2 and 3	35.8	99%	Ag Hobby Farm
Road dedication	0.5	1%	Not zoned

After subdivision one new house will be built on Lot 2. Using census results as a guide, this will increase the population by two or three people.

23 Transportation

The Hoffman land is bounded by two roads: Highway 2A to the east, and TR 470 (the correction line road) to the south. Alberta Transportation is the road authority for Highway 2A and the County is the road authority for TR 470. TR 470 joins Highway 2A at a Type 2 intersection. Alberta Transportation has not requested that it be upgraded.

Alberta Transportation's long term planning assumes that Highway 2A will eventually be widened to four lanes between Wetaskiwin and Millet. When the Hoffman residence was built on the proposed Lot 3 in 1997, the department and the owner entered into an agreement for the sale of 60 metres for future road widening. This agreement was registered on title and will be carried forward on to the title of Lot 3.

Alberta Transportation will allow the existing highway access to be retained on a temporary basis. Mr Hoffman agrees to remove it at his expense when requested by AT. Lot 3 will then be accessed only from TR 470 using a short length of service road as shown on Map 9.

The Telus tower site has an existing approach on to TR 470 in the south-west corner of the quarter section. Subject to the consent of Telus and the County, this approach will be retained to serve Lot 2. If this is not acceptable to Telus or the County, a new approach will be constructed serving Lots 2 and 3 and the Telus lease, using the service road shown on Map 9. A similar short service road giving access to two lots was recently approved by the County, 2200 metres west on NW 22-46-24-4 (the Steffanson subdivision, ASP 2018/41).

The service road, if required, will be constructed to County standards at the developer's expense.

The proposed subdivision will add traffic from one additional residence to TR 470. This is a paved County road on a 20 metre right of way. In accordance with County policy, the developer will dedicate five metres of road widening on the south side of Lots 2 and 3.

County Policy 61.1.15, *Per Lot Road Contribution*, requires developers to contribute \$2000 per lot for the improvement of County roads giving access to the property. The owner recognizes this and will make the required contribution at the time of subdivision.

24 Servicing: water supply

Mr Hoffman's residence gets its water from a well drilled in 1998 which was tested at 10 gallons per minute (14,400 gallons or 65 cubic metres per day).

An earlier version of this ASP, since abandoned, proposed eight residential lots on the property, and that was the figure used by Envirowest Engineering when they were engaged to evaluate the groundwater supply. Envirowest examined 87 well logs in the surrounding area, and also consulted work published by the Alberta Research Council.

Envirowest concluded that the expected withdrawal from eight lots would represent no more than 19 per cent of the sustainable yield. The subdivision proposed by this ASP -- one new lot plus an agricultural remainder -- will clearly use even less water,

Despite section 10.3.7 of the land use bylaw, section 9.8.2 would allow a secondary dwelling for a person requiring full time care provided by the primary resident of the parcel. Even if this were to happen, it would only bring the number of households up to four, which is only half the number used in Envirowest's assessment.

The proposed subdivision will therefore not interfere with any existing household users, licensees, or traditional agricultural users.

Envirowest's full report has been submitted to the County under separate cover.

25 Servicing: sewage disposal

The existing Hoffman residence on proposed Lot 3 uses an open discharge sewer system with the outfall south of the buildings. This will not conform with the of the *Standard of Practice* once there are more than four parcels on the quarter section, so

the open discharge will be removed and replaced with a field system at the time of subdivision.

The new house on Lot 2 will use a private sewer system consisting of a septic tank and disposal field.

Section 7.2 of County policy 61.1.6 requires a technical report "to confirm the land will support private sewage disposal systems and the type of PSD recommended". The landowner therefore had the site of the proposed house tested by Allan Cunningham, an experienced Wetaskiwin sewer installer, registration number PS 8878. Cunningham sank a 96 inch (2.6 metre) test hole at the location of the proposed house on Lot 2 and noted the stratigraphy and soil moisture. No standing water was observed. His covering letter states that

A private sewage system will meet all municipal guidelines for septic tank and pressure treatment field system. This system is suitable for the site and soil conditions of this property. The system will achieve effective treatment of wastewater from the resident. This meets the requirements of the Alberta Private Sewage Systems Standard of Practice.

Cunningham's soil log and complete report has been submitted to the County under separate cover. It has also been submitted to the regulatory authorities.

26 Servicing: storm water management

The post-subdivision drainage pattern is shown on Map 10. It is based on Basin Environmental's identification of drainage catchment areas. Essentially all the land in Lot 2 has internal drainage to wetlands which act as soakaways, with zero runoff from the site. Subdivision will not change that drainage pattern.

There will be no change in runoff from Lot 3.

Consequently, there is no need for a storm water detention pond.

27 Servicing: Shallow utilities

Plains Western's blanket access easement will be carried forward on to both lots and the developer will negotiate with the company to provide service to the property line of Lot 2.

He will also make arrangements with the appropriate providers to install a power line and internet cable,

In view of the ubiquity of cell phones now, telephone lines will not be installed.

28 Waste Disposal

Lot owners will be responsible for the management of their solid waste. They may haul it to the municipal landfill in NW 27-24-46-4, or they may contract with a private company to pick up and haul. That is common in many of the residential subdivisions in the area.

29 Fire Protection

The property is just over eight km from both the Wetaskiwin West Side and Millet fire halls, so response times should be acceptable. There is also a fire pond with dry hydrant and all-weather access in Evergreen Park Estates in SW 4-47-24-4, just 2500 metres west. However, if the County's Director of Emergency Services determines that it is necessary, a pond will be built in a location acceptable to the Director.

30 Implementation

Immediately after this ASP is adopted, Mr Hoffman will apply for the appropriate zoning before proceeding to subdivision.

31 Expiry

County policy is that an ASP expires if no development has taken place within two years of the plan being adopted. Mr Hoffman accepts this.

