1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. CONSENT AGENDA
   3.1 June 11, 2020 Minutes Approval
   3.2 June 2020 Development Report

4. 9:15 A.M. PUBLIC HEARING
   4.1 Proposed Area Structure Plan – Stacy & Susan Hemmaway – N
       1/2 NE 35-45-2-W5M, Roll #3109.01 – Report

5. UNFINISHED SUBDIVISIONS
   5.1 Second Subdivision Extension for 1634715 Alberta Ltd. (Goodon
       Industries) – RW/18/21 – Report

6. NEW SUBDIVISION APPLICATIONS

7. SUBDIVISIONS - ADJACENT MUNICIPALITIES

8. UNFINISHED BUSINESS

9. NEW BUSINESS
   9.1 Municipal Development Plan (MDP) Updates – Full Review
       Considerations – Report

10. INFORMATION ITEMS

11. ADJOURN
Council Planning & Economic Development Meeting

MINUTES

Thursday, June 11, 2020
Video Conference

Present
Reeve Terry Van de Kraats
Councillor Josh Bishop
Councillor Bill Krahn
Councillor Dale Woitt
Councillor Ken Adair
Councillor Kathy Rooyakkers
Councillor Lyle Seely

Staff Present
Jeff Chipley, Assistant Chief Administrative Officer
David Blades, Director of Planning and Development
Lindsay Jacobsen, Recording Secretary
Jason Tran, WCPA
Naomi Finseth, Communications Officer

1. CALL TO ORDER
The Council for Planning and Economic Development meeting for the County of Wetaskiwin No. 10 was called to order by Reeve T. Van de Kraats in the Council Chambers of the County of Wetaskiwin Administration Office, commencing at 9:02 a.m. on Thursday, June 11, 2020.

2. APPROVAL OF AGENDA
Resolution PD20200611.01
MOVED: by Councillor J. Bishop
that the agenda be accepted as presented.
Carried Unanimously

3. CONSENT AGENDA
Resolution PD20200611.02
MOVED: by Councillor K. Adair
that Council approve the items listed on the Consent Agenda as follows:
- Minutes – Council Planning and Economic Development Meeting, Tuesday, May 12, 2020; and
- May 2020 Development Report
Carried Unanimously

10. NEW BUSINESS
10.1 Rural Addressing Process – Report
Discussion ensued regarding:
- The preference of Council to assign addressing prior to, or upon, the issuance of a development permit;
- The option of allowing the developer to install their own signs and charge them for County staff to fix if they install the sign(s) improperly based on defined standards;
- Clearer and shorter timeframes; and
That some areas have had concerns while other areas of the County have not had complaints.

**Resolution PD20200611.03**
MOVED: by Councillor J. Bishop

that Council accept the details pertaining to the Rural Addressing Process as undertaken by the County of Wetaskiwin as information and further review and create proposed and amends to the Rural Addressing Bylaw for consideration at an upcoming Council meeting.

Carried Unanimously

4. **9:15 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 9:22 a.m. and there were no delegates in attendance.

4.1 **Proposed Area Structure Plan – David & Susan Watson – NE 22-46-7-W5M, Roll #4858.00 – Report**

Discussion ensued regarding:

- Shared approaches, approach width, and possibly providing an option to have a "double approach";
- Requirements for access in accordance with legislation; and
- Standards and requirements for "double approaches."

Reeve T. Van de Kraats declared the Public Hearing closed at 9:46 a.m.

**Resolution PD20200611.04**
MOVED: by Councillor L. Seely

By-law 2020/43 is a By-law in 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 David and Susan Watson located within, NE 22-46-7-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto, subject to approach alternatives being presented for accesses at the time of subdivision.

that Bylaw 2020/43 be given First Reading

Carried Unanimously

**Resolution PD20200611.05**
MOVED: by Councillor D. Woitt

that By-law 2020/43 be given Second Reading

Carried Unanimously

**Resolution PD20200611.06**
MOVED: by Councillor K. Adair

that By-law 2020/43 be presented for Third Reading

Carried Unanimously

**Resolution PD20200611.07**
MOVED: by Councillor K. Rooyakkers

that By-law 2020/43 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10.

Carried Unanimously
5. **9:45 A.M. PUBLIC HEARING**
Reeve T. Van de Kraats declared the Public Hearing open at 9:47 a.m. and a delegation consisting of Kevin Shaw, Simonne Rowley and Gord Wagar joined the meeting.

5.1 **Proposed Hamlet Boundary Adjustment – Mulhurst Bay – Report**
Reeve T. Van de Kraats declared the Public Hearing closed at 9:51 a.m.

**Resolution PD20200611.08**
MOVED: by Councillor K. Rooyakkers
By-law 2020/44 is a By-law in the County of Wetaskiwin No.10 in the province of Alberta, to establish the Hamlet Boundary and Civic Addressing of Mulhurst Bay in accordance with Section 633 of the Municipal Government Act, Chapter M-26 Revised Statues of Alberta 2000, and amendments thereto and repeals By-law 2016/64 in its entirety.

that By-law 2020/44 be given First Reading.

Carried Unanimously

**Resolution PD20200611.09**
MOVED: by Councillor J. Bishop
that By-law 2020/44 be given Second Reading.

Carried Unanimously

**Resolution PD20200611.010**
MOVED: by Councillor K. Adair
that By-law 2020/44 be presented for Third Reading.

Carried Unanimously

**Resolution PD20200611.011**
MOVED: by Councillor B. Krahn
that By-law 2020/44 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10.

Carried Unanimously

5.2 **The meeting recessed at 9:53 a.m.**

5.3 **The meeting reconvened at 10:04 a.m.**

12. **CLOSED TO THE PUBLIC**

**Resolution PD20200611.12**
MOVED: by Councillor J. Bishop
Council will be discussing privileged information, therefore the meeting should be closed to the public at 10:04 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and the Freedom of Information and Protection of Privacy Act, Part 1, Division 2 Exceptions to Disclosure, Section 16.

that the meeting be closed to the public, at 10:58 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and the Freedom of Information and Protection of Privacy Act, Part 1, Division 2 Exceptions to Disclosure, Section 16.

Carried Unanimously
Resolution PD20200611.13
MOVED: by Councillor K. Rooyakkers

that the meeting be opened to the public at 10:35 a.m.

Carried Unanimously

Resolution PD20200611.14
MOVED: by Councillor B. Krahn

that Council direct Administration to commence entering into an agreement with Municipal Planning Services for planning and subdivision services as outlined in the Request for Proposal Package, to inform the West Central Planning Agency of the withdrawing of the County of Wetaskiwin as a Member of the Agency, and to deem Recommendation #31 of the Service Capacity Review complete.

Carried Unanimously

13. **ADJOURN**

Resolution PD20200611.15
MOVED: by Councillor B. Krahn

that the Council for Planning & Economic Development meeting be adjourned at 10:36 a.m.

Carried Unanimously

__________________________________
REEVE

__________________________________
CHIEF ADMINISTRATIVE OFFICER
During the month of June, there were eighteen (18) Development Permits completed with an estimated value of $318,190.00. The following table depicts the activities for the month of June, as well as a year-to-date end total.

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>June 2020</th>
<th>Completed YTD 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Development Permits</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Development Permits</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>Recreational Development Permits</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Residential Development Permits</td>
<td>15</td>
<td>66</td>
</tr>
<tr>
<td>Industrial Permits</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Compliance Certificates</td>
<td>6</td>
<td>20</td>
</tr>
<tr>
<td>Walking Trail Request</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Site Inspections</td>
<td>3</td>
<td>13</td>
</tr>
<tr>
<td>Subdivision Design Reviews/Inspections</td>
<td>2</td>
<td>11</td>
</tr>
<tr>
<td>Approach Inspections</td>
<td>16</td>
<td>24</td>
</tr>
<tr>
<td>Subdivision and Development Appeal Board Hearings</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

**Development Permit Backlog for 2020 (14)**

Details of outstanding Permits are shown in the attached “PD Council – Outstanding Permits.”

**Site Inspections (Director/Development Officer):**

3. Muise. R# 264.01 – Following up on a condition of development permit for rendering a small cabin uninhabitable.

**NRCB Referrals:**

**Development Inspections and Approved Multi Parcel Subdivision Status:**
Development Agreements and Land Title Registrations:
1. Arnold Barr – Development Agreement

Subdivision and Appeal Board Hearings:

Design Reviews/Inspections:
C. Vesley. R#s 447.00 and 448.00 – S1/2 of 5-48-22-W4M and R#417.00 - NE32-47-22-W4M ASP, Districting, and Subdivision.
C. Loov. R#823.00 - SW31-46-23-W4M

Service Road Agreement:

Other:
Rural addressing:
1. SRM 2276 - Existing approach inspection, NW 7-46-5-W5M P.0223761 B.2 L.18 Christopher CAMPBELL, Roll #409361 Evergreen Estates subdivision.
2. SRM 1186 - Rural Address Sign Request Roll # 311800 SE 1-46-2-W5M Anderson, Tamara Sign Request with DP D15/150
3. SRM 2305 - Roll #544, RIX, Dean & Merlyn, NE 34-44-23-W4M. Rural Address sign request for new build. Approach Inspection Required.
5. SRM 1843 - Private Approach Inspection NW 32-47-25-W4M P. 1123536 B. 1 L.1 TX. 169401 Henricus Van Den Eynden 1-306-491-5764
6. SRM 2336 - Roll #2922.00, ROLF, Karl - NE 5-46-1-W5M Requesting Approach inspection for new build (D20/086) and Rural Address Sign.

Approach Inspections:
1. SRM 2212 - Subdivision Approach Inspection, RW/19/23, NE 33-45-23-W4M, Angus/Aaron Winsor, Roll 68400, New approach location to new lot and existing access to balance of the quarter.
2. SRM 2303 - Roll #320201, ADAM, Cameron & Leah, Looking to widen their existing approach. SE 22-46-2-W5M Plan 9022964, Lot 1
3. SRM 2272 - New Farm approach off of TWP RD 450 for Dean RIX, Roll #54400, NE 34-44-23-W4M
4. SRM 2309 - Subdivision Approach inspection Roll #2858.95 SW 25-45-1-W5M, Plan 1424259, Block 4, Lot 9 Dorchester Ranch Subdivision Lambex Landscaping (applicant), 589818 Alberta Lt (owner) As per Development Permit D20/077
5. SRM 2310 - Approach inspection Roll#79377 NE 24-46-23-W4M, Plan 3907U Y Hamlet of Gwynne Stephen Wilkins (applicant), Richard Wilkins (owner) As per development permit application D20/071.

6. SRM 2322 - Roll #3010.15, FLEMMING, Susan & Russel - NW 31-46-1-W5M P.0426758, B.2, L12 - JG is requesting an approach inspection be done for this property.

7. SRM 2328 - Temporary Approach - Resourceful Petroleum Canada Ltd. (Brenden Rudy) - Roll #365400 - SE 23-45-4-W5M

8. SRM 2329 - Roll#204100 - SPECHT, Leon & Deanna -NE 9-47-26-W4M, wanting to upgrade private approach.

9. SRM 2145 - Jamie Kreutz in regards to land owner wanting to leave existing approach into location 5-28-45-5-W5M

10. SRM 2099 - Private Approach Inspection - NE-31-45-5-W5M - Ermineskin Cree Nation - Roll 404400 D19/239
## Type of Development: Commercial

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<th>Estimated Cost</th>
<th>Proposed Use</th>
<th>Deemed Complete Date</th>
<th>Electoral District Number</th>
<th>Received Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Commercial</td>
<td>D20/068</td>
<td>224101</td>
<td>$0.00</td>
<td>Existing Horse Training Business, &quot;Finish Line Performance&quot;</td>
<td>6/29/2020</td>
<td>3</td>
<td>6/1/2020</td>
<td>Refused</td>
</tr>
</tbody>
</table>

**Total (1 Apps):** $0.00

## Type of Development: Compliance Certificate

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<th>Estimated Cost</th>
<th>Proposed Use</th>
<th>Deemed Complete Date</th>
<th>Electoral District Number</th>
<th>Received Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Compliance Certificate</td>
<td>CC20/015</td>
<td>330651</td>
<td>$0.00</td>
<td>6/12/2020</td>
<td>6</td>
<td>6/8/2020</td>
<td>6/9/2020</td>
<td>Compliance Certificate - Non-Conforming</td>
</tr>
<tr>
<td>3</td>
<td>Compliance Certificate</td>
<td>CC20/016</td>
<td>272017</td>
<td>$0.00</td>
<td>6/12/2020</td>
<td>5</td>
<td>6/9/2020</td>
<td>6/15/2020</td>
<td>Compliance Certificate - Non-Conforming</td>
</tr>
<tr>
<td>4</td>
<td>Compliance Certificate</td>
<td>CC20/017</td>
<td>301015</td>
<td>$0.00</td>
<td>6/24/2020</td>
<td>6</td>
<td>6/15/2020</td>
<td>6/17/2020</td>
<td>Compliance Certificate - Non-Conforming</td>
</tr>
<tr>
<td>5</td>
<td>Compliance Certificate</td>
<td>CC20/018</td>
<td>126625</td>
<td>$0.00</td>
<td>6/19/2020</td>
<td>2</td>
<td>6/17/2020</td>
<td>6/19/2020</td>
<td>Compliance Certificate - Non-Conforming</td>
</tr>
<tr>
<td>6</td>
<td>Compliance Certificate</td>
<td>CC20/019</td>
<td>294301</td>
<td>$0.00</td>
<td>6/23/2020</td>
<td>5</td>
<td>6/19/2020</td>
<td>6/19/2020</td>
<td>Compliance Certificate - Non-Conforming</td>
</tr>
</tbody>
</table>

**Total (6 Apps):** $0.00 0 days

## Type of Development: Recreational

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<th>Estimated Cost</th>
<th>Proposed Use</th>
<th>Deemed Complete Date</th>
<th>Electoral District Number</th>
<th>Received Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Recreational</td>
<td>D20/077</td>
<td>285895</td>
<td>$6,000.00</td>
<td>10 ft x 10 ft golf net and 42 ft x 1203 ft Fifth wheel trailer</td>
<td>6/24/2020</td>
<td>5</td>
<td>6/8/2020</td>
<td>Approved-Permitted</td>
</tr>
</tbody>
</table>

**Total (1 Apps):** $6,000.00

## Type of Development: Request to Operate Bus.

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of</th>
<th>Permit #</th>
<th>Roll Number</th>
<th>Estimated</th>
<th>Proposed Use</th>
<th>Deemed Complete</th>
<th>Electoral District</th>
<th>Received</th>
<th>Status</th>
</tr>
</thead>
</table>

**July 03, 2020**
<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Development</th>
<th>Permit #</th>
<th>Roll Number</th>
<th>Estimated Cost</th>
<th>Proposed Use</th>
<th>Deemed Complete Date</th>
<th>Electoral District Number</th>
<th>Received Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>D20/045</td>
<td>478946</td>
<td>$0.00</td>
<td>11' 6&quot; x 20' House Addition</td>
<td>6/19/2020</td>
<td>7</td>
<td>5/1/2020</td>
<td>Approved-Discretionary</td>
</tr>
<tr>
<td>2</td>
<td>Residential</td>
<td>D20/054</td>
<td>409571</td>
<td>$0.00</td>
<td>1120 sq. ft. Pole Building and Existing 24' x 16' Skid Garage</td>
<td>6/1/2020</td>
<td>7</td>
<td>5/13/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>3</td>
<td>Residential</td>
<td>D20/062</td>
<td>132710</td>
<td>$0.00</td>
<td>Stick Built 43' x 77' House with Attached Garage and 40' x 30' x 16' High Detached Garage</td>
<td>6/8/2020</td>
<td>4</td>
<td>6/8/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>4</td>
<td>Residential</td>
<td>D20/063</td>
<td>409361</td>
<td>$0.00</td>
<td>Stick Built 30' x 30' x 17' High Detached Garage</td>
<td>6/11/2020</td>
<td>7</td>
<td>5/25/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>5</td>
<td>Residential</td>
<td>D20/065</td>
<td>284715</td>
<td>$10,000.00</td>
<td>20' x 12' Cabin and Existing 10' x 12' Gazebo and Existing 8' x 10' Shed</td>
<td>6/11/2020</td>
<td>5</td>
<td>5/25/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>6</td>
<td>Residential</td>
<td>D20/066</td>
<td>258528</td>
<td>$0.00</td>
<td>Stairs and Landing Addition to Existing House</td>
<td>6/19/2020</td>
<td>4</td>
<td>5/27/2020</td>
<td>Approved-Discretionary</td>
</tr>
<tr>
<td>7</td>
<td>Residential</td>
<td>D20/069</td>
<td>349300</td>
<td>$22,250.00</td>
<td>22 Panel 40' x 6' x 11' High Ground Mount Solar Array</td>
<td>6/5/2020</td>
<td>6</td>
<td>6/1/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>8</td>
<td>Residential</td>
<td>D20/070</td>
<td>220100</td>
<td>$12,000.00</td>
<td>28' x 26' Stick Built Garage with 9' Ceiling and Existing 10' x 20' Shed</td>
<td>6/19/2020</td>
<td>3</td>
<td>6/1/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>9</td>
<td>Residential</td>
<td>D20/073</td>
<td>257300</td>
<td>$228,440.00</td>
<td>40' x 60' Stick Built Shop</td>
<td>6/29/2020</td>
<td>5</td>
<td>6/4/2020</td>
<td>Refused</td>
</tr>
<tr>
<td>10</td>
<td>Residential</td>
<td>D20/075</td>
<td>455220</td>
<td>$10,000.00</td>
<td>12' x 32' Moved In Storage Shed</td>
<td>6/9/2020</td>
<td>7</td>
<td>6/8/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>11</td>
<td>Residential</td>
<td>D20/076</td>
<td>273330</td>
<td>$0.00</td>
<td>Existing 12' x 12' Screen Porch and Existing 16' x 16' Tool Shed</td>
<td>6/17/2020</td>
<td>5</td>
<td>6/8/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>12</td>
<td>Residential</td>
<td>D20/078</td>
<td>285921</td>
<td>$2,000.00</td>
<td>18' x 18' Deck Enclosure</td>
<td>6/24/2020</td>
<td>5</td>
<td>6/10/2020</td>
<td>Approved-Discretionary</td>
</tr>
<tr>
<td>13</td>
<td>Residential</td>
<td>D20/079</td>
<td>285814</td>
<td>$20,000.00</td>
<td>Stick Built 24' x 24' Garage</td>
<td>6/24/2020</td>
<td>5</td>
<td>6/10/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>14</td>
<td>Residential</td>
<td>D20/080</td>
<td>134510</td>
<td>$7,500.00</td>
<td>40ft x 14ft Lean-To-Shed Addition</td>
<td>6/24/2020</td>
<td>4</td>
<td>6/15/2020</td>
<td>Approved-Permitted</td>
</tr>
<tr>
<td>No.</td>
<td>Type of Development</td>
<td>Permit #</td>
<td>Roll Number</td>
<td>Estimated Cost</td>
<td>Proposed Use</td>
<td>Deemed Complete Date</td>
<td>Electoral District Number</td>
<td>Received Date</td>
<td>Status</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------</td>
<td>----------</td>
<td>-------------</td>
<td>----------------</td>
<td>-----------------------------------------------</td>
<td>----------------------</td>
<td>--------------------------</td>
<td>---------------</td>
<td>----------</td>
</tr>
<tr>
<td>15</td>
<td>Residential</td>
<td>D20/085</td>
<td>273333</td>
<td>$0.00</td>
<td>Two Cabins (15' x 24' and 12' x 24')</td>
<td>6/29/2020</td>
<td>5</td>
<td>6/19/2020</td>
<td>Refused</td>
</tr>
</tbody>
</table>

**Total (15 Apps):** $312,190.00
## Application Category: Commercial

<table>
<thead>
<tr>
<th>Increment</th>
<th>Application Category</th>
<th>Application Number</th>
<th>Received Date</th>
<th>Deemed Complete Date</th>
<th>Dev. Description</th>
<th>Electoral District Number</th>
<th>Status</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Commercial</td>
<td>D20/068</td>
<td>6/1/2020</td>
<td>6/29/2020</td>
<td>Existing Horse Training Business, &quot;Finish Line Performance&quot;</td>
<td>3</td>
<td>Refused</td>
<td>$0.00</td>
</tr>
<tr>
<td>2</td>
<td>Commercial</td>
<td>D20/074</td>
<td>6/4/2020</td>
<td></td>
<td>54' x 56' Distillery Building for &quot;Longshot Distilling Company Limited&quot;</td>
<td>6</td>
<td>Pending Council Decision</td>
<td>$180,000.00</td>
</tr>
</tbody>
</table>

Total (2 Apps): $180,000.00

## Application Category: Compliance Certificate

<table>
<thead>
<tr>
<th>Increment</th>
<th>Application Category</th>
<th>Application Number</th>
<th>Received Date</th>
<th>Deemed Complete Date</th>
<th>Dev. Description</th>
<th>Electoral District Number</th>
<th>Status</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Compliance Certificate</td>
<td>CC20/015</td>
<td>6/8/2020</td>
<td>6/12/2020</td>
<td></td>
<td>6</td>
<td>Compliance Certificate - Non-Conforming</td>
<td>$0.00</td>
</tr>
<tr>
<td>2</td>
<td>Compliance Certificate</td>
<td>CC20/016</td>
<td>6/9/2020</td>
<td>6/12/2020</td>
<td></td>
<td>5</td>
<td>Compliance Certificate - Non-Conforming</td>
<td>$0.00</td>
</tr>
<tr>
<td>3</td>
<td>Compliance Certificate</td>
<td>CC20/017</td>
<td>6/15/2020</td>
<td>6/24/2020</td>
<td></td>
<td>6</td>
<td>Compliance Certificate - Conforming</td>
<td>$0.00</td>
</tr>
<tr>
<td>4</td>
<td>Compliance Certificate</td>
<td>CC20/018</td>
<td>6/17/2020</td>
<td>6/19/2020</td>
<td></td>
<td>2</td>
<td>Compliance Certificate - Non-Conforming</td>
<td>$0.00</td>
</tr>
<tr>
<td>5</td>
<td>Compliance Certificate</td>
<td>CC20/019</td>
<td>6/19/2020</td>
<td>6/23/2020</td>
<td></td>
<td>5</td>
<td>Compliance Certificate - Conforming</td>
<td>$0.00</td>
</tr>
<tr>
<td>6</td>
<td>Compliance Certificate</td>
<td>CC20/020</td>
<td>6/26/2020</td>
<td></td>
<td></td>
<td>4</td>
<td>New</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total (6 Apps): 0 days $0.00

## Application Category: Recreational

<table>
<thead>
<tr>
<th>Increment</th>
<th>Application Category</th>
<th>Application Number</th>
<th>Received Date</th>
<th>Deemed Complete Date</th>
<th>Dev. Description</th>
<th>Electoral District Number</th>
<th>Status</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Recreational</td>
<td>D20/077</td>
<td>6/8/2020</td>
<td>6/24/2020</td>
<td>10 ft x 10 ft Golf Net and 42 ft x 12.3 ft Fifth wheel trailer.</td>
<td>5</td>
<td>Approved-Permitted</td>
<td>$6,000.00</td>
</tr>
<tr>
<td>Increment</td>
<td>Application Category</td>
<td>Application Number</td>
<td>Received Date</td>
<td>Deemed Complete Date</td>
<td>Dev. Description</td>
<td>Electoral District Number</td>
<td>Status</td>
<td>Estimated Cost</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------------</td>
<td>--------------------</td>
<td>---------------</td>
<td>----------------------</td>
<td>------------------</td>
<td>--------------------------</td>
<td>--------</td>
<td>----------------</td>
</tr>
<tr>
<td>2</td>
<td>Recreational</td>
<td>D20/093</td>
<td>6/30/2020</td>
<td></td>
<td>Golf Ball Protection &quot;Net&quot;, with 4 Posts 17' in Height</td>
<td>5</td>
<td>New</td>
<td>$1,500.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$7,500.00</td>
</tr>
</tbody>
</table>

**Total (2 Apps):**

<table>
<thead>
<tr>
<th>Application Category: Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increment</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>9</td>
</tr>
<tr>
<td>10</td>
</tr>
<tr>
<td>11</td>
</tr>
<tr>
<td>12</td>
</tr>
<tr>
<td>13</td>
</tr>
<tr>
<td>14</td>
</tr>
<tr>
<td>15</td>
</tr>
<tr>
<td>16</td>
</tr>
<tr>
<td>Increment</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>17</td>
</tr>
<tr>
<td>18</td>
</tr>
<tr>
<td>19</td>
</tr>
<tr>
<td>20</td>
</tr>
<tr>
<td>21</td>
</tr>
<tr>
<td>22</td>
</tr>
<tr>
<td>23</td>
</tr>
<tr>
<td>24</td>
</tr>
<tr>
<td>25</td>
</tr>
</tbody>
</table>

**Total (25 Apps):** $1,362,690.00
### Status: New

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Roll Number</th>
<th>Application Category</th>
<th>Dev. Description</th>
<th>Received Date</th>
<th>Status</th>
<th>Electoral District Number</th>
<th>Deemed Complete Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>C20/013</td>
<td>448374</td>
<td>Compliance Certificate</td>
<td></td>
<td></td>
<td>New</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CC20/020</td>
<td>125406</td>
<td>Compliance Certificate</td>
<td></td>
<td></td>
<td>New</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D20/044</td>
<td>408600</td>
<td>Residential</td>
<td>1989 Moved In 70' x 16' Mobile Home</td>
<td>4/30/2020</td>
<td>New</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>D20/064</td>
<td>273471</td>
<td>Residential</td>
<td>Existing House with Veranda</td>
<td>5/27/2020</td>
<td>New</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>D20/072</td>
<td>54400</td>
<td>Residential</td>
<td>Stick Built 19.69m x 12m x 6m high House with Attached Garage</td>
<td>6/5/2020</td>
<td>New</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D20/086</td>
<td>292200</td>
<td>Residential</td>
<td>28’ x 16’ x 12’ High Cabin and Two Sheds (20’ x 10’ x 10’ and 4’ x 4’ x 8’)</td>
<td>6/15/2020</td>
<td>New</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>D20/089</td>
<td>273537</td>
<td>Residential</td>
<td>28' x 26’ x 20’ Garage with Flex Space and Deck Replacement/Extension</td>
<td>6/25/2020</td>
<td>New</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>D20/090</td>
<td>408500</td>
<td>Residential</td>
<td>76’ x 16’ Mobile Home</td>
<td>6/25/2020</td>
<td>New</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>D20/091</td>
<td>271602</td>
<td>Residential</td>
<td>Deck Development, 37’ x 16’ Deck with 14’ Roof</td>
<td>6/26/2020</td>
<td>New</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>D20/092</td>
<td>259224</td>
<td>Residential</td>
<td>Garage with Concrete Pad, 8.53m x 6.7m</td>
<td>6/26/2020</td>
<td>New</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>D20/093</td>
<td>285862</td>
<td>Recreational</td>
<td>Golf Ball Protection &quot;Net&quot;, with 4 Posts 17’ in Height</td>
<td>6/30/2020</td>
<td>New</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>D20/094</td>
<td>295548</td>
<td>Residential</td>
<td>Deck 24’ x 12’ x 8’</td>
<td>6/30/2020</td>
<td>New</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>D20/095</td>
<td>448386</td>
<td>Residential</td>
<td>Gazebo 16’ x 16’ x 11’, Portable Shed 12’ x 16’ x 11’, Portable Deck 30’ x 12’ x 13&quot;</td>
<td>6/30/2020</td>
<td>New</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>D20/096</td>
<td>162700</td>
<td>Recreational</td>
<td>40 ft x30 ft x 18 ft Garage</td>
<td>7/2/2020</td>
<td>New</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

### Status: Waiting for Information from Applicant

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Roll Number</th>
<th>Application Category</th>
<th>Dev. Description</th>
<th>Received Date</th>
<th>Status</th>
<th>Electoral District Number</th>
<th>Deemed Complete Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>D20/082</td>
<td>437702</td>
<td>Residential</td>
<td>40’ x 30’ x 16’ High Storage Shed</td>
<td>6/17/2020</td>
<td>Waiting for Information from Applicant</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

### Status: Requires AT Approval

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Roll Number</th>
<th>Application Category</th>
<th>Dev. Description</th>
<th>Received Date</th>
<th>Status</th>
<th>Electoral District Number</th>
<th>Deemed Complete Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>D20/083</td>
<td>251101</td>
<td>Residential</td>
<td>26' x 24' x 14' High Garage</td>
<td>6/24/2020</td>
<td>Requires AT Approval</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>-------------</td>
<td>-----------------------------</td>
<td>----------</td>
<td>---------------------</td>
<td>---</td>
<td></td>
</tr>
</tbody>
</table>
Proposed Area Structure Plan – Stacy and Susan Hemmaway – N ½ NE 35-45-2-W5M, Roll # 3109.01 – Report

Meeting Date (Report Reference Only): 2020/07/14
Meeting (Report Reference Only): Council Planning & Development

Background

On May 5, 2020, Administration received a proposed Area Structure Plan (ASP) from Stacy and Susan Hemmaway located within the North ½ of NE 35-45-2-W5M. The location is also described as being southwest of the Township Road 460 and Range Road 21 intersection and approximately 10.5 kilometers southwest of Pigeon Lake.

The proposed Area Structure Plan intends to create four (4) new twenty (20) acre lots out of the existing eighty (80) acre parcel.

At the March 10, 2003 Council for Planning and Economic Development meeting, Council approved three readings of Bylaw 2003/12 to reclassify a portion of the N ½ of NE 35-45-2-W5M (approximately 80 acres) from Agricultural to Watershed Protection for Stacy and Susan Hemmaway.

At the March 13, 2008 Council for Planning and Economic Development meeting, Council approved Bylaw 2008/13 to authorize an Area Structure Plan for Stacy and Susan Hemmaway to create four (4) Watershed Protection Lots.

At the April 10, 2008 Council for Planning and Economic Development meeting, Council approved subdivision RW/07/16 for Stacy and Susan Hemmaway to create four (4) twenty acre Watershed Protection lots. In 2010, the subdivision was considered abandoned and had expired.

The current Area Structure Plan application has been submitted to amend ASP 07/001, Bylaw 2008/13. It should be noted that since 2007, several County Policies and Standards have been revised and because of this, Administration advised the Applicants that a new Area Structure Plan would be required moving forward.

The majority of the lands are currently tree covered and include a 1997 house, 2006 commercial workshop, approved by Development Permit D10/044, and a shed located on the property. The current parcel is zoned Watershed Protection (WP) and if the proposed ASP is approved, subdivision would be the next step towards the creation of four (4) Watershed Protection residential lots.
Referral letters were sent to West Central Planning Agency, the Alberta Energy Regulator (AER), Alberta Sustainable Resource Development (ASRD), Alberta Environment, Alberta Transportation, and Administration on May 13, 2020.

At the time of report submission, the following comments have been received:

**Administration**

- "First, the entire document appears as quite significantly a rehash of the approval in 2008, including making references to previous individuals, policies, and stances by the County related to some matters such as design concept, which refers to Mr. Riddett at West Central, and even fire requirements. I would suggest that the Applicants fully update all sections of their application to reflect current times, Bylaws, Policies, and relevant planning documents and not reference stuff that was over twelve (12) years ago.
- Secondly, the water pump test needs to be provided prior to us bringing this matter forward or if we do without the water pump test, the Applicants need to be aware that we will only recommend First Reading.
- Lastly, the Applicants need to include an expiry clause with respect to the ASP. Currently, the County has way too many outdated ASPs on the books and with expiry clauses, we can actually have the ability to mandate that an Applicant actually adheres to current rules and make progress on developments rather than letting them sit for well over a decade."

**Alberta Transportation**

- "Although the quarter section is outside of Alberta Transportation’s jurisdiction (1.6 kilometers from a Provincial highway), we would ask that the following items be considered:
  - The intersection of Highway 13 and Range Road 21 is located on a hill with double barrier lines on either side. Sight lines should be considered as the subdivision will increase the use of this intersection;
  - There is no existing traffic count available for the intersection. The impact of four (4) new residential lots on the Provincial Highway should be considered."

Respecting the comments received, the new proposed ASP has taken into account the current policies including relevant public consultation, water supply, fees, and levies. However, this proposed ASP does have several items of note and issues that need to be dealt with in accordance with current processes either mandated by relevant government agencies or form a part of historical practices of the County.

**Water Supply**
A water pump test was completed on May 7, 2020. The total drawdown over a two (2) hour period was 0.11 metres at 16 gallons per minute. In two (2) hours the well produced 1,920 gallons and only dropped the pumping level by 4.33 inches. The driller, Shawn Tylke, for Warnke Drilling, indicated that water for four (4) new lots will not affect neighboring properties will be supported by current water levels. After review by Administration, the information is satisfactory.

**Expiry Clause**

Administration notes that a clause stating that the ASP will expire if at least one (1) lot has not been registered after three (3) years of the approval has not been included. Prior to approval through Bylaw of the ASP, Administration recommends that this clause be added as has been used in other Area Structure Plans in order to ensure that any ASPs under development do follow updated Policies, Bylaws, and relevant planning documents.

**Sewage Treatment**

Each lot will be approximately twenty (20) acres and the applicants have indicated that each lot will be large enough to have its own on-site sewage disposal. The current eighty (80) acre parcel is not within the current dedicated off-site sewer levy area, but the Applicants have outlined that in the event that an on-site sewer treatment is not provided, the landowner will be required to pay the levy fee and this will be registered via caveat on each title.

**Environmental and Municipal Reserves**

The Applicants advised that eight (8) acres of land would be dedicated to the County for reserve by caveat and split equally between the four (4) parcels. Administration notes that the County typically does not take reserve lands by caveat and/or easement as it becomes quite difficult from a management and enforcement perspective to ensure that the reserve lands through easement and/or caveat remain in a natural state and/or within their intended use as reserve land as property owners will tend to utilize this land as their own. Administration recommends that prior to approval of the ASP by Bylaw, that this section be amended to reflect that the County will acquire the lands deemed necessary for reserve allocation not through caveat and/or easement.

**Historic Resources Impact Assessment**

Due to changes made by the Government of Alberta in January of 2019, ASP applications are required to provide details as to what sort of impact, if any, would the proposal have as it relates to historical resources. Documentation to this effect has been provided for review by Council. Administration recommends that the Applicants make note of this within the ASP prior to it being approved through Bylaw.
The Notice of Public Hearing was advertised in the June 25, July 2, and July 9, 2020 issues of the Pipestone Flyer. The Notice of Public Hearing was mailed to the applicants and adjacent landowners on June 23, 2020.

Copies of the proposed Area Structure Plan and Application, Notice of Public Hearing, relevant maps, assessment summary, and Watershed Protection (WP) District provisions as contained within the Land Use Bylaw have been provided for review by Council.

**Alternatives:**

Options for Consideration by Council Include:

1. That Council defeat Bylaw 2020/45 at First Reading for the proposed Area Structure Plan within the N ½ of NE 35-45-2-W5M for Stacy and Susan Hemmaway as not all necessary particulars related to Expiry Clause, Reserves, and Historic Resources Impact Assessment;
2. That Council provide First Reading to Bylaw 2020/45 for the proposed Area Structure Plan within the N ½ of NE 35-45-2-W5M for Stacy and Susan Hemmaway and inform the Applicants that Second and Third Readings will not proceed until the matters concerning an Expiry Clause, Reserves, and Historic Resources Impact Assessment are addressed;
3. That Council provide three readings Bylaw 2020/45 for the proposed Area Structure Plan within the N ½ of NE 35-45-2-W5M for Stacy and Susan Hemmaway as submitted; or
4. That Council provide three readings Bylaw 2020/45 for the proposed Area Structure Plan within the N ½ of NE 35-45-2-W5M for Stacy and Susan Hemmaway with the changes concerning an Expiry Clause, Reserves, and Historic Resources Impact Assessment being added to the Area Structure Plan.

**Recommendations**

Administration recommends that Council provide First Reading to Bylaw 2020/45 for the proposed Area Structure Plan within the N ½ of NE 35-45-2-W5M for Stacy and Susan Hemmaway and inform the Applicants that Second and Third Readings will not proceed until the matters concerning an Expiry Clause, Reserves, and Historic Resources Impact Assessment are addressed.

**Recommended Resolution**

that Council provide First Reading to Bylaw 2020/45 for the proposed Area Structure Plan within the N ½ of NE 35-45-2-W5M for Stacy and Susan Hemmaway and inform the Applicants that Second and Third Readings will not proceed until the matters concerning an Expiry Clause, Reserves, and Historic Resources Impact Assessment are addressed.
County of Wetaskiwin No. 10- Area Structure Plan

I/we hereby make application to amend the Land Use By-Law 2017/48.

Applicant Information:

Name of Applicant: Stacy & Susan Hemmaway

Mailing Address: Site 7, Box 7 RR1 Westerose Alberta, T0C 2V0

Phone Number: 780 335 2594 780 360 5844

Email Address/Fax Number: hemmawaysstacy@gmail.com

Are you the Registered Owner? Yes □ No □, if no, the registered owner must sign this application

Land Information:

<table>
<thead>
<tr>
<th>QUARTER 5</th>
<th>SECTION 02</th>
<th>TOWNSHIP 045</th>
<th>RANGE 35</th>
<th>WEST OF 5</th>
<th>MERIDIAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>OR</td>
<td>PLAN</td>
<td>BLOCK</td>
<td>LOT</td>
<td>4 or 5</td>
<td></td>
</tr>
</tbody>
</table>

Proposed Area Structure Plan:

Number of Lots: 4

Zoning(s) of Proposed Lots: Acreage

Reason for Application:

To divide our 80 acres into 4 20 acre parcels.

By signing this application, I hereby authorize representative(s) of the County of Wetaskiwin No. 10 or West Central Planning Agency to enter onto the above described land for the purpose of performing inspections.

The personal information on this form is collected under the authority of Section 33 (c) of the Alberta Freedom Of Information And Protection Of Privacy Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions on the collection and use of this information, please contact the FOIP Coordinator at (780) 352-3321.

All pertinent information included in a written submission received from the public that is presented to a Council, Committee or Board meeting of the County of Wetaskiwin becomes part of the public meeting minutes, unless otherwise requested by the individual in writing. Any personal information pertinent to the issue (including but not limited to, name and legal land description) could be recorded in the public minutes of the meeting.

DATE: 05/04/20

SIGNATURE OF OWNER(S):

NOTE: Applicant to provide sketch of property to be rezoned and approximate size of parcel.
Amendments of the existing Area Structure Plan. May 5, 2020

Hemmaway, Stacy & Susan

County Of Wetaskiwin
Area Structure Plan
N. 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 of 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 Contribution Fee:

In this regard, the 3 new lots being created require the payment of a $2,000.00 per lot road contribution fee prior to the registration at Alberta Land Titles. The $6000.00 road contribution fee will be paid in full prior to the registration at Alberta Land Titles.

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 I (the eastern most lot) shall have direct access to Range Road 21Road.

The access road and Cu-De-Sac are 75% complete. The remaining 25% is the compaction and graveling to county requirements. This will be completed once we have the county approval.

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. Sewer section to state that in the event that on-site sewer treatment is not provided, the land owner will be required to pay a onetime $2,034.00 Off-site Sewer Levy payable to the County. This will be caveat and registered on the title of the respective lots.
Water Supply:

Under Land Use Bylaw 2017/48, the following regarding proof of water supply must be provided. This requirement includes a minimum 2 hour pump test and an opinion from the well driller or a hydrological engineer providing a written opinion indicating that the three additional lots will not adversely have an impact on adjacent well drawdown/well users with a recovery rate of 90%. This pump test will be completed on an existing well located on NE 35-45-2- W5.

Warnke Drilling will be completing the testing on May 7, 2020; I will forward the report to the county when testing has been completed.

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 Baffle 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 or any intensive feeder operations. The current area is lightly populated.
Amendments of the existing Area Structure Plan. May 5, 2020

Hemmaway, Stacy & Susan

Public Consultation Plan:

We have sent out notices to the adjacent land owners of our 80 acre parcel located NE 35-45-2- W5M. Notifying them we are going ahead with the sub-division of our 80 acre parcel in to 4 – 20 acre parcels.

Or house and 20 acres will be lot #1 and there will be 3 – 20 acre lots in pie shape to the west.

The following notice (Pg.4) was sent out to our adjacent neighbors/land owners in January 2020. We received 1 reply back from Derrick & Natalie Giesinger, the notice is attached the email as a PDF

Please see attached contact list (Pg.5) of neighbors/land owners that were contacted.

Set Backs:

All setbacks 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 shop site 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 Wetsaskiwin 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 Attachments with email, ASP application, receipt of payment for ASP, drawings & aerial Photographs
Amendments of the existing Area Structure Plan. May 5, 2020

Hemmaway, Stacy & Susan

Hemmaway, Stacy & Susan

Re: Sub-Division, NE 35-45-2- W5M

January 21, 2020

Public consultation,

We are sending out this notice to the adjacent land owners of our 80 acre parcel located NE 35-45-2-W5M.

We are going ahead with the sub-division proposal of this 80 acre parcel in to 4 – 20 acre parcels.

Or house and 20 acres will be lot #1 and there will be 3 – 20 acre lots in pie shape to the west.

The county of Wetaskiwin requires that we notify all adjacent land owners and give them the opportunity to express their approval along with any comments, concerns and requests in regards to the completion of this sub-division.

Please fill out the following information and return via email or mail to the following addresses:

PO Box#7 Site #7 RR1 Westerose Alberta, T0C 2V0 or Hemmawaystacy@gmail.com or Hemmawaysusan10@gmail.com

I Give full approval of this sub-division and have no concern, comments or request in regards to this sub-division.
(Print) _____________________________. (Sign) _____________________________.

I express the following concerns:

______________________________________________________________

______________________________________________________________

______________________________________________________________

(Print) _____________________________. (Sign) _____________________________.

I have the following requests:

______________________________________________________________

______________________________________________________________

______________________________________________________________

(Print) _____________________________. (Sign) _____________________________.

Your legal land description __________________________________________________________________W5M Dated: _____________ 2020
Amendments of the existing Area Structure Plan. May 5, 2020

Hemmaway, Stacy & Susan

*Please return at your earliest convenient, no response to this matter is considered as your approval.*

The following Neighbors/Land owners were contacted in late January 2020 via email, hand delivered notice and by phone.

Notice of subdividing our 80 acres into the 4 - 20 acre parcels was communicated to the following.

Brett Kickel
Phone # 403 704 9890

Brad & Donna Edmonton
Phone # 780 682 2560

Jamie & Nicole
Phone # 587 986 9229

Barb Melnichuck
Phone # 403 782 0546

Clyde Roasting
Phone # 780 312 0154

Derrick & Natalie Giesinger
Phone # 780 999 1554

Dave & Ellie Pricival
Phone # 403 268 9488 or 403 286 9731

Ernie & Helen Chissel
Phone # 780 497 1223 or 780 434 7720

Jim & Shelly Lamb
Phone # 403 506 1982

Debbie & Kerry Verbonac
Phone # 403 589 2831 or 403 993 3849

5 | Page
Re: Sub-Division, NE 35-45-2- W5M
Hemmaway, Stacy & Susan

Public consultation,

The County of Wetaskiwin requires that we notify all adjacent landowners and give you the opportunity to express your approval along with comments and concerns in regards to the approval of the sub-division of our property, 80 acres into 4 - 20 acre parcels.

Our house and 20 acres will be lot #1 and there will be 3 – 20 acre lots in pie shape to the west, the access road into the 3 pie shaped lots will have access at the S.W. corner of RRD 21 and TWP 460 intersection.

Please complete the following information and return via email or mail to the following addresses:

PO Box#7 Site #7 RR1 Westerose, Alberta, T0C 2V0
#780-682-2210
Hemmawaystacy@gmail.com or Hemmawaysusan10@gmail.com

I have NO issues with this subdivision proposal and have no concerns or comments in regards to this subdivision.

Print ________________________ Sign ________________________
Contact # 780-497-1549 Email ________________________

I express the following concerns:

________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

(Print) ________________________ (Sign) ________________________
Contact # ________________________ Email ________________________


No response to this matter is considered as your approval.
Proposed Subdivision in the County of Wetaskiwin
N 1/2 NE35–45–2 W5

Proposed Lot 1
8.1 ha
(20 Ac)

Proposed Lot 2
8.1 ha
(20 Ac)

Proposed Lot 3
8.1 ha
(20 Ac)

Proposed Lot 4
8.1 ha
(20 Ac)

Turnaround Dedication
At least 40 m x 40 m

Proposed Lot 4 contains existing house & yard site

File: RW/10/08
Registered Owner(s): Stacy & Susan Hemmaway

denotes titled area
Photos: 48, Line 6, 03/07/08

Drawn: February 23, 2010
Revised: March 19, 2010
AutoCAD File: RW1008

WEST CENTRAL PLANNING AGENCY
Suite 105, 5111 – 50th Avenue Wetaskiwin, AB T9A 0S5
Phone 780–352–2215 Fax 780–352–2211 Email wcpa@telusplanet.net
June 19, 2020

To whom it may concern:

A water pump test was completed for Stacy and Susan Hemmaway on May 7, 2020. The pump test was taken on the north half of the NE 35-45-2-W5. The total drawdown over a 2 hour period was .11 meters at 16 gallons per minute. In 2 hours the well produced 1920 gallons and only dropped the pumping level by 4.33 inches. This well is for domestic use and in no way will this effect the neighbouring properties at this point for its intended use. Water in the area will support the proposed subdivision.

Sincerely,

[Signature]

Shawn Tylke
Warnke Drilling (2014) Ltd
780-361-8234
## Warnke Drilling (2014) Ltd.

RR#1
Falun, AB TOC 1H0
780-352-5555 or 780-361-8234

<table>
<thead>
<tr>
<th>Date Tested:</th>
<th>May 7 2020</th>
<th>Casing Depth:</th>
<th>38'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Stacy Hemmaway</td>
<td>Total Depth:</td>
<td>40'</td>
</tr>
<tr>
<td>Legal Land Descrip.</td>
<td>N 3/4 W 1/4 NE 35-45-2 W5</td>
<td>Pump Setting:</td>
<td>36'</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>Site 7 Box 7 RR#1</td>
<td>Static Level:</td>
<td>10.50 m</td>
</tr>
<tr>
<td></td>
<td>Westerose, Alberta</td>
<td>Rate of Removal:</td>
<td>168 rpm</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Drawdown (meters)</th>
<th>Minutes</th>
<th>Recovery (meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.61</td>
<td>1</td>
<td>10.61</td>
</tr>
<tr>
<td>10.61</td>
<td>2</td>
<td>10.59</td>
</tr>
<tr>
<td>10.61</td>
<td>3</td>
<td>10.58</td>
</tr>
<tr>
<td>10.58</td>
<td>4</td>
<td>10.58</td>
</tr>
<tr>
<td>10.55</td>
<td>5</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>6</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>7</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>8</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>9</td>
<td>10.54</td>
</tr>
<tr>
<td>10.55</td>
<td>10</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>12</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>14</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>16</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>18</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>20</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>25</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>30</td>
<td>10.54</td>
</tr>
<tr>
<td>10.58</td>
<td>35</td>
<td>10.50</td>
</tr>
<tr>
<td>10.58</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>10.58</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>10.58</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>10.58</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>10.58</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>10.58</td>
<td>105</td>
<td></td>
</tr>
<tr>
<td>10.58</td>
<td>120</td>
<td></td>
</tr>
</tbody>
</table>

Tested By: Shown Tykpe

Comments:
May 19, 2020

County of Wetaskiwin
Wpermits@county10.ca
Box 6960
Wetaskiwin, Alberta T9A 2G5

Attention: Erin Ballhorn, Assistant Development Officer

RE: PROPOSED AREA STRUCTURE PLAN
NE 25-45-02-W5, HEMMAWAY
AMENDING ASP07/001, BYLAW 2008/13
APPROXIMATELY 1.6 KM SOUTH OF HIGHWAY 13

Thank you for your referral and opportunity to comment on the above noted Area Structure Plan (ASP).

Although the quarter section is outside of Alberta Transportations jurisdiction (1.6 kilometres from a provincial highway), we would ask that the following items be considered:

- The intersection of Highway 13 & Range Road 21 is located on a hill with double barrier lines on either side. Sight lines should be considered as the subdivision will increase the use of this intersection;
- There is no existing traffic count available for the intersection. The impact of four (4) new residential lots on the provincial highway should be considered.

Please feel free to call me at the above number if you have any questions or concerns.

Regards,

Carly Cowles
Development & Planning
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.

[Signature]
REEVE

[Signature]
SECRETARY-TREASURER
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.
Design Concept:

All set backs will be to county standards.

Set Backs:

Introduction to discuss the matter with our neighbors on a personal one to one basis.

Currently there are no plans for public consultation of the proposed subdivision and it is our

Public Input Plan:

Current area is highly populated.

There are no sour gas wells in the area in operation or any intensive gas well operations. The

Confliction Land Use:

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

Food Risk:

Between the 4 parcels. 8 acres of land will be dedicated to the County of Westkamin for Reserve by caveat split equally

Reserves:

Revised, as per the regulations of the County of Westkamin Land use By-Law.

The watershed area. Under no circumstances will more than 20% of the native vegetation be

Surface Water Flow to flow to the northwest away from Battle River Valley and Battle Lake itself.

Storm Water Management:
See Attached Maps & Aerial Photographs Etc

Proposal

Infrastructure (fire pond or dry hydrant) will not be required due to the low density of the
through consultation with County Administration, it has been determined that fire protection

Fire Protection:
<table>
<thead>
<tr>
<th>Formation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Formation</td>
<td>1st Formation</td>
</tr>
<tr>
<td>2nd Formation</td>
<td>2nd Formation</td>
</tr>
<tr>
<td>3rd Formation</td>
<td>3rd Formation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Well Information</th>
<th>Water Well Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>County</td>
</tr>
<tr>
<td>State</td>
<td>State</td>
</tr>
<tr>
<td>Zip</td>
<td>Zip</td>
</tr>
<tr>
<td>Well Name</td>
<td>Well Name</td>
</tr>
<tr>
<td>Well Number</td>
<td>Well Number</td>
</tr>
<tr>
<td>Operator</td>
<td>Operator</td>
</tr>
<tr>
<td>_address</td>
<td>address</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water Well Driller Information</th>
<th>Water Well Driller Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td>Phone</td>
<td>Phone</td>
</tr>
<tr>
<td>Email</td>
<td>Email</td>
</tr>
</tbody>
</table>

The data contained in this report is supplied by the parties to the forming parties.
N 1/2 NE 35-45-2-5

20 acres

20 acres

20 acres

Build to here

About 250m
<table>
<thead>
<tr>
<th>Water Well</th>
<th>Groundwater</th>
<th>Groundwater Use</th>
<th>Construction Information</th>
<th>Operator Information</th>
<th>Well Completion</th>
<th>Drilling Information</th>
<th>Contractor &amp; Well Owner Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Contractor Name &amp; Address</td>
<td>Well Owner Name &amp; Address</td>
<td>Well Location</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Council of the County of Wetaskiwin No. 10 has been asked to adopt an Area Structure Plan within NE 35-45-2-W5M, for Stacy and Susan Hemmaway, on the following land which is located west of Range Road 21 and south of Township Road 460 and approximately 2.5 kilometers southwest of Battle Lake, as shown on the accompanying map.

Before considering the adoption of the Area Structure Plan, Council will hold a public hearing at which any person claiming to be affected by the proposed Area Structure Plan may ask questions or make their views known.

The hearing will be held in the Council Chambers of the County of Wetaskiwin Administrative Building located 2.4 kilometres west of Wetaskiwin on Highway 13, at 9:15 a.m. on Tuesday, July 14, 2020.

Written submissions will be accepted up to the time of the hearing and should be addressed to the undersigned at the County Administrative Building.

In accordance with the Municipal Government Act, members of the public still have the right to attend this meeting in person virtually. However, Administration and Council are strongly encouraging and recommending that communication be through alternative methods such as email, mailed correspondence, fax or otherwise, rather than public attending the meeting in person. This will ensure that the information is presented to Council at or before the meeting and will also ensure the health and safety of all members of the public and County staff.

For individuals wishing to attend in person virtually for the aforementioned Council Meetings, please contact Jeff Chipley, Assistant CAO, at 780-387-6043 (cell) or at jchipley@county10.ca in order to make arrangements prior to the start of the meeting. No members of the public will be admitted into the building for the meeting. A copy of the proposed Plan may be obtained by contacting the Planning and Economic Development Department at (780) 352-3321 or wpermits@county10.ca.

DAVID BLADES, A. SC. T., LGA
Director of Planning & Economic Development
County of Wetaskiwin No. 10
Subdivision *Historical Resources Act* Compliance

**PURPOSE:** To identify the circumstances under which proposed subdivisions require *Historical Resources Act* approval and to provide guidelines for the submission of applications to obtain approval.

**SCOPE:** Subdivision applicants, developers, municipalities, and other planning authorities in Alberta.

**BACKGROUND:** In accordance with Section 5(5) of the *Subdivision and Development Regulation*, applications for subdivision of areas containing or likely to contain historic resources must be referred to Alberta Culture and Tourism. This applies equally to private and public lands.

**PROCEDURES - ROUTINE:**

Subdivision

The subdivision authority and/or the owner/developer must consult Alberta Culture and Tourism’s *Listing of Historic Resources*\(^1\) to determine if the lands that are subject to subdivision have been flagged as having a *Historic Resource Value (HRV)*.

1. **If the subject lands do not overlap areas identified in the **Listing of Historic Resources**, *Historical Resources Act* approval is not required, although the provisions of Section 31 of the *Historical Resources Act* still apply.\(^2\)

---

\(^1\) Alberta Culture and Tourism’s *Listing of Historic Resources* is a publicly available list of lands that contain, or are likely to contain, significant historic resources. Updated twice yearly, the *Listing* is an information resource for residential, commercial, and industrial developers and can guide the regulatory approval process. The *Listing* and Instructions for Use are available at: [https://www.alberta.ca/listing-historic-resources.aspx](https://www.alberta.ca/listing-historic-resources.aspx).

\(^2\) It is important to note that, even if *Historical Resources Act* approval is not required prior to the initiation of land surface disturbance activities, or if *Historical Resources Act* approval has been granted, Section 31 of the Act requires that anyone who discovers a historic resource, such as an archaeological, palaeontological, historic structures or Aboriginal Traditional Use site, during the course of development activities must cease work and notify Alberta Culture and Tourism immediately for further direction on the most appropriate action. Details about who to contact can be found in the [Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources](https://www.alberta.ca/historical-resources-act-reporting-discovery-historic-resources.aspx).
2. If the subject lands wholly or partially overlap areas identified as having an HRV of 1, 2, 3, or 4 in the Listing of Historic Resources, Historical Resources Act approval is required. A Historic Resources (HR) Application must be submitted to Alberta Culture and Tourism via the Online Permitting and Clearance (OPaC) system. Development activities, including any land disturbance, may not proceed until Historical Resources Act approval has been obtained in writing.

3. If the subject lands wholly or partially overlap areas identified as having an HRV of 5 (and no other value) in the Listing of Historic Resources, Historical Resources Act approval must be obtained through the submission of an HR Application, with the following exceptions:

- First parcel out
- 80-acre split
- Lot line/boundary adjustment
- Parcel consolidation

Subdivisions for these four purposes do not require Historical Resources Act approval if situated in lands assigned an HRV of 5 only. Subdivision of HRV 5 lands for all other purposes do require Historical Resources Act approval, and development, including any land disturbance, may not proceed until this approval has been obtained in writing.

Lands that contain, or are likely to contain, significant historic resources may require the conduct of a Historic Resources Impact Assessment (HRIA) prior to development. If required, this direction will be communicated in Alberta Culture and Tourism's response to the HR application. An HRIA must be conducted by a qualified heritage consultant on behalf of the developer, at the developer’s expense. Results of the HRIA must be reported to Alberta Culture and Tourism and subsequent Historical Resources Act approval must be granted before development proceeds.

Where a proposed subdivision includes lands that overlap areas with HRVs on the Listing, a Subdivision Authority may choose to submit the details for review in an HR Application prior to subdivision approval or condition Historical Resource Act approval as part of their subdivision approval. In these instances, no development activities are to commence until Historical Resources Act approval has been granted.

---

3 Information regarding Historic Resources Applications and the OPaC system can be found at: https://www.alberta.ca/online-permitting-clearance.aspx.

4 Where Historical Resources Act approval is required, the Historic Resources Application must include all lands in the subdivision area, not just those identified as having an HRV.
Area Structure and Redevelopment Plans

Alberta Culture and Tourism recommends that municipalities and/or developers submit for review through the OPaC system, all Area Structure Plans, Area Redevelopment Plans, and other long-term planning documents. The outcome of this review will provide the applicant with information about historic resource concerns in the planning areas and may offer guidance for developing strategies to address these concerns.

PROCEDURES – NON-ROUTINE:

Notwithstanding the instruction provided above, if Alberta Culture and Tourism is made aware of historic resource concerns associated with lands not included in the Listing of Historic Resources, direction may be given to submit an HR application. This direction is made under Section 37(2) of the Historical Resources Act and can be applied to any type of project.

For further information please contact:

Head, Regulatory Approvals & Information Management
Historic Resources Management Branch
Alberta Culture and Tourism

Approved by:  Darryl Bereziuk, Director, Archaeological Survey

Date:  January 22, 2019
10.22 Watershed Protection District (WP)

10.22.1 Purpose

The purpose of the Watershed Protection District (WP) is to reduce flooding, improve water quality, and maintain wildlife habitat by encouraging the maintenance of natural vegetation adjacent to watercourses and in important watershed areas.

10.22.2 Permitted Uses

a) Agriculture, Extensive - subject to the restrictions on land clearance set out in Section 10.21.6.

b) Dwelling, Detached

c) Dwelling, Modular – New

d) Dwelling, Mobile – New

e) Buildings and uses accessory to the above

10.22.3 Discretionary Uses

a) Intensive Livestock Operation

b) Bed and Breakfast

c) Recreational, Extensive

d) Public Utility

e) Dwelling, Modular – Used

f) Dwelling, Mobile – Used

g) Dwelling, Moved-in

h) Dwelling, Secondary Suite

i) Greenhouse

j) Veterinary Clinic

k) Recreational Units Use (greater than 32.0 hectares (80 acres), where no dwelling exists – maximum 3 year permit. If the landowner wishes the use to continue, they must re-apply for the use prior to the expiry of the permit).

l) Apiary *(amended by Bylaw 2019/44)*

m) Offsite Home Occupation (Type 1) *(amended by Bylaw 2019/55)*

n) Offsite Home Occupation (Type 2) *(amended by Bylaw 2019/55)*

o) Onsite Home Occupation (Type 1) *(amended by Bylaw 2019/55)*
p) Onsite Home Occupation (Type 2) (amended by Bylaw 2019/55)
q) Onsite Home Occupation (Type 3) (amended by Bylaw 2019/55)
r) Market Garden (amended by Bylaw 2019/55)
s) Buildings and uses accessory to the above

10.22.4 Number of dwellings on a lot
No more than one dwelling shall be placed on a lot, except where a development permit has been issued under Section 9.8.

10.22.5 Lot Sizes
a) Land which is cleared and in production may be subdivided under the rules set out for the Agricultural district.
b) One existing yard site may be subdivided out of a complete quarter section under the rules set out for the Agricultural and Rural Residential districts.
c) Land which is:
   i. at least 80% covered by mature trees; or
   ii. at least 80% historically wetland which is incapable of supporting a crop or tame hay,

may be subdivided into lots with a minimum size of 8.0 hectares (20 acres) provided that each lot has a suitable building site as defined by Section 9.12.

10.22.6 Setbacks
a) Front yard: see Section 9.10.1
b) Side yard: 5.0 meters (16 feet)
c) Rear yard: 10.0 meters (33 feet)
d) No development shall be located within 50 meters (164 feet) of a boundary of a creek, stream or ravine.

10.22.7 Maintenance of Natural Vegetation
When a lot is created under section 10.22.5 (c):
   a) no more than 20% of its natural vegetation shall be cleared or removed, and
   b) the Subdivision Authority may require, as a condition of subdivision approval, that a restrictive covenant, conservation easement, or similar agreement be registered on the title to enforce the restrictions on clearance of natural vegetation.
10.22.8 **Building Height**

a) The maximum height of the principal buildings shall be 10.0 meters (33 feet)

b) The maximum height of an accessory building shall be 4.5 meters (15 feet)

10.22.9 **Recreational Units**

Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

10.22.10 **Sewage and Wastewater**

Sewage and wastewater systems are required as outlined in Section 3.12.1(g), Recreational Units.

10.22.11 **Utility Hookups**

Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

10.22.12 **Enforcement**

Offences and fines are outlined in Section 5, Contravention.
Second Subdivision Extension for 1634715 Alberta Ltd. (Goodon Industries) – RW/18/21 – Report

Meeting Date (Report Reference Only): 2020/07/14

Meeting (Report Reference Only): Council Planning & Development

Background

At the March 14, 2013 Council for Planning and Economic Development meeting, Council approved an Area Structure Plan for 1634715 AB Ltd. (Del Neufeld - Goodon Industries) within Lot 2, Block 1, Plan 1224895 within part of NW 10-46-1-W5M. The proposed Area Structure Plan consisted of approximately eighty (80) acres located two (2) miles west of the Village at Pigeon Lake at the intersection of Highways 13 and 771. The plan proposed to develop nineteen (19) lots within the west side of the eighty (80) acres for light industrial land uses. As well, there may also be some commercial components.
(Ref. Resolution #PD20130314.1010)

At the May 9, 2013 Council for Planning and Economic Development meeting, Council approved the rezoning for 1634715 AB Ltd. (Del Neufeld - Goodon Industries) within Lot 2, Block 1, Plan 1224895 within part of NW 10-46-1-W5M. The rezoning was to amend the Land Use By-law by reclassifying part of NW 10-46-1-W5M Plan 1224895, Block 1, Lot 2, from Rural Commercial (RC) to Industrial (IN), as well leave 1.6 hectares (4.0 acres) as Rural Commercial (RC).
(Ref. Resolution #PD20130509.1012)

At the June 13, 2013 Council for Planning and Economic Development meeting, Council approved Subdivision RW/13/18 for 1634715 AB Ltd. to subdivide out Phase 1 consisting of three (3) Industrial lots, one (1) Commercial lot, and two (2) Municipal Reserve parcels.
(Ref. Resolution #PD20131613.1007)

On June 14, 2014, Administration received a request from West Central Planning Agency, on behalf of 1634715 Alberta Ltd. for a twelve (12) month extension, in order to complete the conditions of subdivision. This is the first subdivision extension for subdivision RW/13/18 for 1634715 Ltd. within NW 10-46-1-W5. At that time, none of the approved conditions are satisfied or met by the Applicants. At the July 17, 2014 Council for Planning and Economic Development meeting, Council approved a twelve (12) month extension to June 14, 2015 to complete subdivision conditions for RW/13/18.
(Ref. Resolution #PD20140717.1009)
The approval of RW/13/18 expired on June 14, 2015 and no further extensions had been undertaken. During the early part of 2018, the landowner wished to start the development again, including road works design both internally and with Alberta Transportation as a new subdivision application.

On June 15, 2018, West Central Planning Agency (WCPA) received an application for a multi-lot subdivision from 1634715 AB Ltd. The subject land is located within NW 10-46-1-W5M and the Applicant is prepared to subdivide Phase 1, which consists of twelve (12) lots, two (2) Municipal Reserve (MR) parcels along Highway 771, two (2) Public Utility Lots (PULs), and a portion of the internal roadway from Highway 771 into the proposed subdivision. The Applicant was considering the registration and sale of approximately four (4) of the twelve (12) lots within the next year. At the July 17, 2018 Council for Planning and Economic Development meeting, Council approved subdivision RW/18/21 for 1634715 AB Ltd. (Del Neufeld - Goodon Industries) to subdivide out Phase 1 consisting of twelve (12) lots, two (2) Municipal Reserve (MR) parcels, and two (2) Public Utility Lots (PULs) within Lot 2, Block 1, Plan 1224895 within part of NW 10-46-1-W5M. (Ref. Resolution #PD20180717.1026)

In early July 2019, the Applicant registered one (1) lot for a buyer, being for a highway maintenance company.

On August 8, 2019, Council for Planning and Economic Development meeting, Council approved a twelve (12) month extension for RW/18/21 to complete the rest of the subdivision until July 18, 2020.

On June 19, 2020, the Applicant applied for a second one (1) year extension on their subdivision RW/18/21 approval within NW 10-46-1-W5M as they require more time to complete the conditions of the subdivision to the satisfaction of the County and "finishing up all the final touches".

As the subdivision and development of the business park is being undertaken in a staged process, several conditions have been partially completed based on the subdivision approval dated July 18, 2018.

**Alternatives**

Council has the discretion to either approve or not approve a second extension to a subdivision approval.

**Recommendations**

Administration recommends that Council approve a second twelve (12) month extension for subdivision RW/18/21 for 1634715 AB Ltd. (Del Neufeld - Goodon Industries), located within NW 10-46-1-W5M until July 18, 2021, as per Section 7.7.1 Land Use Bylaw 2017/48 of the County of Wetaskiwin No.10. to complete all the subdivision conditions for RW/18/21 approval.
Recommended Resolution

that Council approve a second twelve (12) month extension for subdivision RW/18/21 for 1634715 AB Ltd. (Del Neufeld - Goodon Industries), located within NW 10-46-1-W5M until July 18, 2021, as per Section 7.7.1 Land Use Bylaw 2017/48 of the County of Wetaskiwin No.10. to complete all the subdivision conditions for RW/18/21 approval.
July 18, 2018

WCPA File Number: RW/18/21

1634715 ALBERTA LTD
SITE 8 BOX 10
RR 1, WESTEROSE, AB T0C 2V0

Dear 1634715 ALBERTA LTD,

Proposed Subdivision of NW-10-46-1-W5 Lot 2, Block 1, Plan 1224895

The County of Wetaskiwin has determined that your application for subdivision is consistent with section 654 of the Municipal Government Act, and the application has therefore been approved.

In order to complete the subdivision and obtain separate titles, you must do the following conditions:

1. Engage an Alberta Land Surveyor to prepare a plan of subdivision for registration at Land Titles Office as shown on the West Central Planning Agency subdivision drawing dated June 15, 2018. On that plan it must show the followings:
   1. The two MR buffers along the west side of proposed lots 5, 6, 7 and 8. The MR must be 10m wide.
   2. Two PULs
   3. Twelve lots as per the Hi-lited area.
   4. Internal roadway, two temporary turn-arounds easement at the end of the internal roadway.
   5. The entrance from Highway 771 must be 300m south from Highway 13.
   6. The subdivision may be registered in multiple phases.

2. Build all necessary internal roads, approaches, drainage and culverts to serve the proposed lots, and enter into a separated development agreement with the County which will specify the County standards for these improvements. Contact David Blades at the County office regarding this agreement. This agreement includes but is not limited to:
   1. This development will have paved internal roadways built to Industrial Standard; the internal roadway will be 9.0 metres (road surface - carriage way) in width in a 30m roadway right of way.
   3. Pay a road contribution of $2,000 per lot to the County which shall be used for the future improvement of all internal subdivision roads.
4. Make any necessary changes to the gas utility, to provide service to the lots and provide any easements required by ATCO Gas.

5. Make arrangements with the power utility, to provide service to the lots, and provide any easements required by Fortis.
   1. (The Developer should contact the utilities before finalizing the survey, because they may require easements to be registered simultaneously with the plan of subdivision.)

6. Register caveat on the title to the new lots to be created to pay an off-site sewer levy of $2,034 per lot to the County if offsite sewer treatment is required.

7. Dedicate municipal reserves as shown on West Central Planning Agency subdivision drawing dated June 15, 2018. Remaining reserves owing on the quarter section are to be paid in cash. A final determination of cash owing in lieu of reserves payable to the County will be made when the subdivision plan is submitted for endorsement.

8. Property taxes must be at a zero ($0) balance on the quarter section.

9. Pay an endorsement fee of $200 per lot for registration to West Central Planning Agency.

When all these conditions have been met, we will endorse the surveyor’s plan for registration at Land Titles Office, and your new title(s) will be created.

The approval is valid for one year from the date of this letter. You must meet all the conditions listed above, and have your surveyor submit the plan to us within the year. If you do not submit the plan within the year you may request a one-year extension, and the first extension application will normally be granted provided that the circumstances have not changed.

Should you wish to appeal any of these conditions, you must file a notice of appeal with the Secretary of the Municipal Government Board (MGB) within 14 days of this letter (not business days). There is no fee for filing an appeal at the MGB. The Board’s address:

Municipal Government Board
Alberta Municipal Affairs
1229 – 91st Street SW
Edmonton, AB T6X 1E9

Phone: 780-427-4864
Fax: 780-427-0986
E-mail: mgbmail@gov.ab.ca
TIME LIMIT TO HOLD A HEARING Pursuant to section 680(4) of the MGA, once an appeal has been filed; the MGB must open an appeal within 60 days and is required to provide a written decision with reasons within 15 days of concluding a hearing.

Government departments affected by this subdivision have the right to appeal against this decision, so this office will not endorse any documents or plans until the appeal period has expired, 19 days from the date of this letter.

Regards,

[Signature]

Jason Tran
Manager, WCPA
Proposed Subdivision in the County of Wetaskiwin No. 10
Lot 2 Block 1 Plan 122 4895 in NW 10-46-1-5

Dimensions are in metres and are approximate

File: RW/18/21  Registered Owner: 1634715 Alberta Ltd.
Present title area: Photos: 
Drawn: June 15, 2018  Revised: -----  AutoCAD File: RW/18/21

WEST CENTRAL PLANNING AGENCY
Suite 101, 5111 – 50th Avenue Wetaskiwin, AB T9A 0S5
Phone 780-352-2215  Fax 780-352-2211  Email admin@westcentralplanning.ca  Web Site: www.WestCentralPlanning.ca

Page 58 of 64
Application for Extension of Subdivision Approval

Name of applicant: 1634715 ALBERTA LTD

File Number: RW/18/21

Date of Approval: July 18, 2018

Date One year approval will expire: July 18, 2019

Extension, if approved, will expire July 18, 2020

I wish to extend the approval period for the above noted subdivision for a further twelve months and am requesting a final expiry date of __July 18, 2020__________________.

Reason for Extension: **Waiting for gas company to complete their job before we can finish the roadway.**

The required Non-Refundable extension fee of $250.00 is enclosed.

[Signature]

Date: July 3/14

JUL 09 2019
Application for Extension of Subdivision Approval

Name of applicant: 1634715 ALBERTA LTD

File Number: RW/18/21

Date of First Extension Approval: July 18, 2020

**Second Extension, if approved, will expire ___July 18, 2021________________**

I wish to extend the approval period for the above noted subdivision for a further twelve months, this being my second extension and am requesting a final expiry date of ___July 18, 2021________________.

Reason for Extension:

______________________________________________________________

**Finishing up all the Final touches.**

______________________________________________________________

______________________________________________________________

The required **Non-Refundable** extension fee of $300.00 is enclosed.

*Signature of registered owner or agent*

*June 19, 2020*

*Date*
Proposed Subdivision in the County of Wetaskiwin No. 10
Lot 2 Block 1 Plan 122 4895 in NW 10-46-1-5

Highway 13

167m

1

105m

105m

105m

1.37m

1.16m

1.32m

1.7m

1.7m

1.7m

217m

117m

110m

Well site

Access road to be abandoned

PUL-1

entrance 300m from Highway 13

PUL-2 contains fire water storage

PUL-2 contains storm water pond

PUL-3 carries drainage from highway

73 acre Agricultural Remainder

HI-LIT TED AREA TO BE SUBDIVID ED BY THIS APPLICATION

Dimensions are in metres and are approximate

File: RW/18/21
Registered Owner: 1634715 Alberta Ltd.

Drawn: June 15, 2018
Revised: ——

AutoCAD File: RW/18/21
Proposed Subdivision in the
County of Wetaskiwin No. 10
Lot 2 Block 1 Plan 122 4895 in NW 10-46-1-5

Dimensions are in metres and are approximate

File: RW/18/21
Registered Owner: 1634715 Alberta Ltd.

Drawn: June 15, 2018
Photos:

Revised: ————
AutoCAD File: RW/18/21

WEST CENTRAL PLANNING AGENCY
Suite 101, 5111 – 50th Avenue Wetaskiwin, AB T9A 0S5
Phone 780-352-2215 Fax 780-352-2217 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca
Background

The original County of Wetaskiwin Municipal Development Plan (MDP) was adopted in 2010, with the most recent amendment being adopted through Bylaw 2016/55.

During the recent Service Capacity Review, Transitional Solutions Inc. recommended through Recommendation #32 that "The Municipal Development Plan should be updated as soon as possible."

At the May 19, 2020 Land Use Bylaw Committee, the Committee resolved that Administration move forward with an external MDP Review.

At the June 11, 2020 Council for Planning and Economic Development meeting, Council resolved to "direct Administration to commence entering into an agreement with Municipal Planning Services for planning and subdivision services..." (Ref. Resolution #PD20200611.14)

Moving forward with the MDP Review, Administration believes it would be prudent to have Municipal Planning Services (MPS) complete the review as they would provide a quality product due to being the new service provider for the County and it would enhance efficiencies across all Planning & Economic Development mechanisms. Administration notes that some budgetary allocation does remain under the 2020 Budget to begin the process, but would recommend that Council provide direction for Administration to allocate funding under the 2021 Budget to continue and complete the MDP Review. The allocation of funds would be the funds that were traditionally allocated for the West Central Planning Agency.

Alternatives

Options for Consideration by Council:

1. That Council direct Administration to discontinue the Municipal Development Plan (MDP) Review and Update Process and deem Recommendation #32 under the Service Capacity Review as complete; or
2. That Council direct Administration to work with Municipal Planning Services (MPS) to begin the Municipal Development Plan (MDP) Review and Update Process utilizing remaining funds under the 2020 Budget and further allocating funds within the proposed 2021 Budget that would be traditionally allocated for subdivision services towards the completion of the MDP Review and Update.

Recommendations

Administration recommends that Council direct Administration to work with Municipal Planning Services (MPS) to begin the Municipal Development Plan (MDP) Review and Update Process utilizing remaining funds under the 2020 Budget and further allocate funds within the proposed 2021 Budget that would be traditionally allocated for subdivision services towards the completion of the MDP Review and Update.

Recommended Resolution

that Council direct Administration to work with Municipal Planning Services (MPS) to begin the Municipal Development Plan (MDP) Review and Update Process utilizing remaining funds under the 2020 Budget and further allocate funds within the proposed 2021 Budget that would be traditionally allocated for subdivision services towards the completion of the MDP Review and Update.