

BY-LAW NUMBER 2000/22

BY-LAW NO. 2000/22 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 the Millet-Wetaskiwin Acreage Area, in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 1994, and amendments thereto.

WHEREAS: at the request of County Council, an Area Structure Plan has been prepared for the Millet-Wetaskiwin Acreage Area.

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 1994, Chapter M-26.1, and amendments thereto.

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

1. The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the "*Millet-Wetaskiwin Acreage Study*".
2. This by-law comes into effect on the date of third reading and signing of the by-law.

READ: A First time this 16th day of March, A.D., 2000.

READ: A Second time this 16th day of March, A.D., 2000.

READ: A Third time and finally passed this 16th day of March, A.D., 2000.

Original Signed

REEVE

Original Signed

SECRETARY-TREASURER

BY-LAW 2000/22

MILLET-WETASKIWIN ACREAGE STUDY

INTRODUCTION

At the direction of the County of Wetaskiwin, the West Central Planning Agency have undertaken a study of the area between Millet and Wetaskiwin and have produced a study to provide for future land-use in this area. The following issues have been addressed in this study:

- Identification of land suitable for acreage development
- Existence of agricultural producers and protection of agricultural land
- Availability of resources in the area
 - ~ water supply
 - ~ existing infrastructure
- Environmental management
 - ~ riparian management along Pipestone & Bigstone Creek
 - ~ sewage management

The intention of this plan is to provide direction for land-use development within the study area as pressure for development in this area continue.

The area undertaken by this study does not include any land within the Town of Millet or the City of Wetaskiwin. The north boundary of the study area is Millet, extending 1.5 miles east of Secondary 814, and then south to the City of Wetaskiwin. The south boundary is Wetaskiwin and includes an area just north-west of the City and then runs north generally following Highway 2A. The study area includes all land within the dashed line on Map 1.

It is recommended that this plan, the *Millet-Wetaskiwin Acreage Study*, is adopted as an Area Structure Plan pursuant to s.633 of the Municipal Government Act.

SOIL & LAND-USE INVENTORY

The study area includes some very good cropland, some medium quality soil which is mostly in hay, and a large area of sand hills which are either pastured or in native bush. Current policy is that good arable land should remain in agriculture, while country residential parcels may be created on poor land which is of little agricultural value.

A soil inventory map was produced using soil ratings assigned to the land by the County's Assessment Department. As well, a detailed land-use inventory was undertaken. Information was gathered from the *Land Use Bylaw* and inspections on the ground.

ACREAGE DEVELOPMENT

Section 8.3 of the provincial *Land Use Policies* encourages municipalities to provide intensification opportunities within developed areas where existing infrastructure and facilities have adequate capacity. As it is difficult for farmers to effectively function among acreage development, it is sensible to group acreage development in a similar area. Therefore, some good agricultural land is indicated for further acreage development because it is located in an area where many acreages already exist.

The shaded area in Map 1 is recommended for further acreage development. The area shown shaded provides enough land to meet acreage demand in the foreseeable future. It is recommended that no other land in the study area should be subdivided except for ordinary farm-yard separations, 80 acre splits or where a parcel is naturally severed.

Thirty-five quarters are suitable for subdivision into acreages. Eight more have areas of poor land suitable for acreage development, leaving the remainder for agricultural use. In all, about 6000 acres are suitable for small-parcel subdivision, in addition to over 400 existing subdivisions in the area (2400 acres).

A number of smallholding parcels exist in the study area. As these parcels have a high demand, re-subdivision is discouraged. Re-subdivision of smallholding parcels should be permitted only if the soil quality of the land is poor (less than 30%), or if the parcel is physically severed from the quarter making the area awkward for farming purposes, and the development of acreages will not effect the immediate farming community. The test for the latter is the outcome of information received at the public hearing.

DEVELOPMENT STANDARDS

The purpose of country residential development is to allow for the subdivision and development, from poor agricultural land, of non-farm single family residences compatible with adjacent land uses. The *Municipal Development Plan* allows for a density of 24 lots including a remnant per quarter where the developer can prove out sufficient water supply. Each lot in a country residential development must have a suitable building site. Where possible, multi-parcel country residential developments must be serviced by an internal subdivision road to minimize direct accesses to County roads. Restrictive covenants exercise private development control in some subdivisions and are a matter between private landowners.

Since there is a demand for smallholding parcels, a mixture of parcel sizes should be permitted within the shaded area on Map 1. If the land is suitable, parcels may be created as small as 1 acre. A quarter-section might then have (for example) five 1-acre lots, eight 2.5-acre lots, eight 5-acre lots, two 10-acre

lots and one remnant agricultural parcel, adding up to twenty-four parcels in all. It is necessary to amend the County's *Land Use Bylaw* to permit smallholding parcels within country residential zoning if located within the shaded area of Map 1.

PROTECTION OF AGRICULTURAL INDUSTRY

The importance of the preservation of agricultural land is recognized. No acreage development should be permitted in areas outside of those shaded on Map 1 except for ordinary farm-yard separations, 80 acre splits or where a parcel is naturally severed. Proposed development within 0.8 kilometres (1/2 mile) of existing intensive livestock operations (ILOs) must follow minimum distance separation (MDS) guidelines as set out in the *Code of Practice*. Currently Alberta Agriculture, Food & Rural Development is reviewing the framework for livestock feeding operation in Alberta. When this new legislation has been adopted, it will replace the MDS guidelines currently in use. Non-farm residences will not be allowed close to ILOs even if the land is shown shaded on Map 1.

PROTECTION OF WATER RESOURCES

Surface Water

The bed and shore of all water bodies (creeks, rivers, lakes, etc) is owned by the Crown, and private lots will not be created that cross water bodies.

Creek valleys are not usually suitable for building sites because of the risk of flooding and bank slippage. Residential lots will therefore be limited to higher land, and creek valleys will normally be taken into municipal ownership as environmental reserve. Ownership of this land will make it easier for the County to manage drainage and streamflow, and to preserve the vegetation needed as wildlife travel corridors.

Ground

The *Municipal Development Plan* allows for a density of 24 lots including a remnant per quarter where the developer can prove out sufficient water supply. The number is restricted to 24 lots per quarter to conserve groundwater and to limit any negative effects on the water supply of adjacent landowners. For proposed multi-lot subdivisions (minimum of six lots) the developer must prove out an adequate water supply for the proposed density. After a quarter section has been subdivided and occupied for at least ten years, the County may allow the larger lots to be re-subdivided. Before this is approved, the owners will have to submit an overall plan of re-subdivision for the quarter section which is acceptable to Council, and also prove that there is sufficient groundwater for the extra density.

ADDITIONAL SERVICING

Roads

In general, the existing network of roads functions effectively. As additional traffic evolves, there will be a need to increase the maintenance of roads in the area and the possibility of oiling roads within the acreage area. Township Road 474 should be the first road considered for oiling as this road provides access to over 100 existing lots in the study area.

Where possible, multi-parcel country residential developments must be serviced by an internal subdivision road to minimize direct accesses to County roads. It is the responsibility of the developer to construct any roads that are necessary for a subdivision application and that these roads are built to the standards of the County. Upon registration of the subdivision, the County assumes responsibility for maintenance of the roads. However, the developer is responsible to alleviate any initial maintenance problems that may arise as a result of improper road construction.

Effective April 1, 2000, all subdivision applications located within 0.8 kilometres (1/2 mile) of a primary or secondary highway will be referred to Alberta Infrastructure for their consideration. Direct access to highways will be restricted. It may be necessary to develop an Area Structure Plan for a particular quarter section outlining access and the sequence of development for the area.

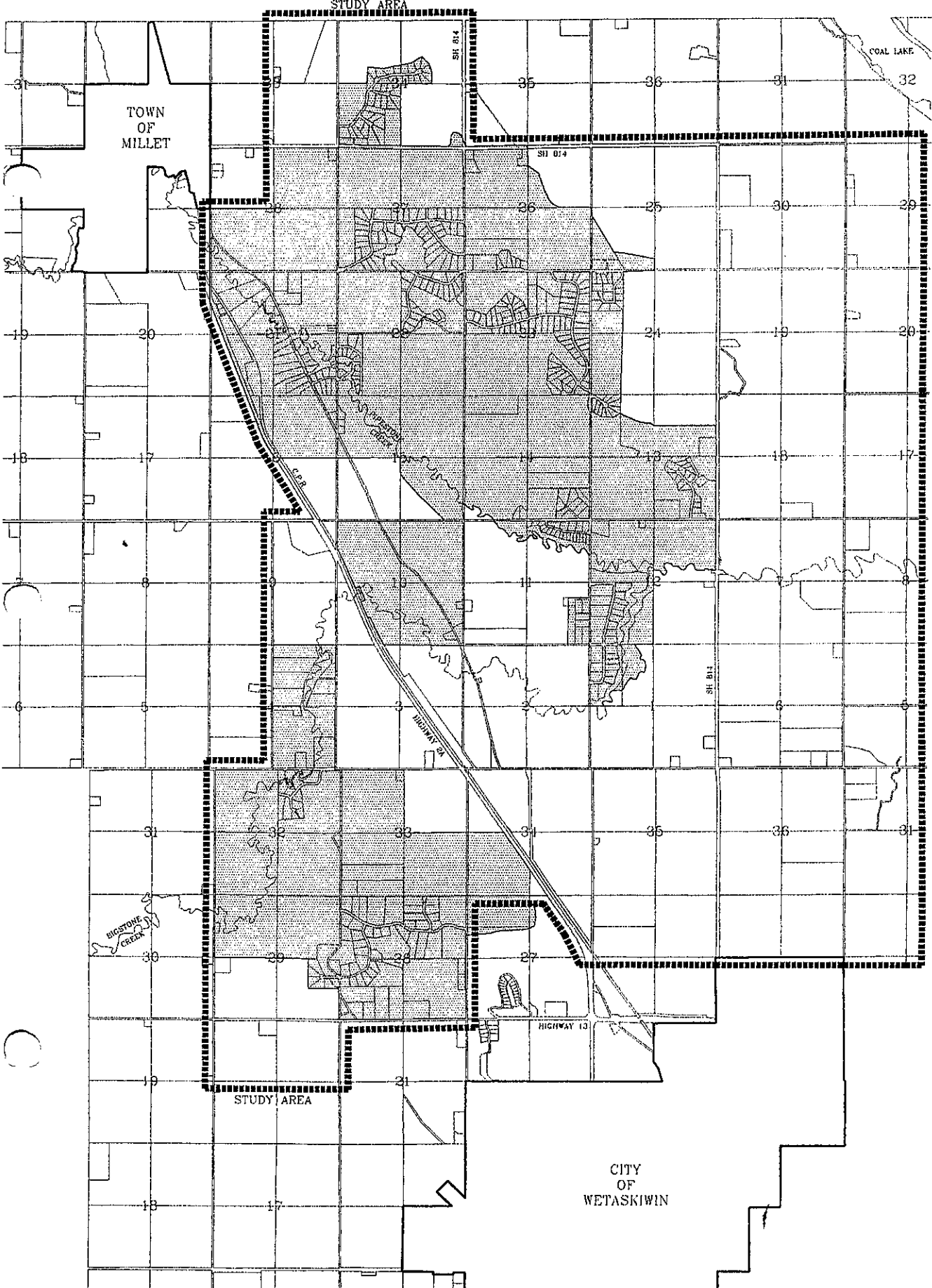
Sewage Disposal

The Province of Alberta's Safety Codes Legislation outlines the requirements for sewage management. At the subdivision stage, the County will ensure that suitable land exists for disposal of sewage. In general, all future development should be serviced by septic tanks and fields. Sewer fields should be completely located within the subdivided parcel. Land owners must follow the *Alberta Sewage Systems Standard of Practice 1999*.

SUMMARY

The intention of the *Millet-Wetaskiwin Acreage Study* is to provide direction for land-use development within the study area. This plan should be consulted for all development within the study area until such time that Council finds it necessary to update the plan.

STUDY AREA



TSP.
47

TSP.
46

**MILLET - WETASKIWIN
ACREAGE STUDY**

**Map 1 - Possible Area for
Acreage Development**

Scale 1:50,000

The areas shown shaded are, in principle, suitable for subdivision into residential acreage lots. However, before receiving subdivision approval, the owners will have to show that the proposed building sites meet the county's standards for water supply, access, and safety, and that development will not harm any farming operation or watercourse.

**West
Central
Planning
Agency**