

Wheating Estates

(NE Sec 31 - 67-16 W4M)



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Submitted to: Lakeland County

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1. Introduction

The following is submitted in support of an application to rezone and subdivide, to create an Onsite Estate Residential District subdivision on part of Sec 31-67-16 W4M, to be known as "Wheating Estates" (see Figure 1 - Subdivision Concept Plan).

(a) Loyd and Janet Wheating, owners of part of NE 31 - 67 - 16 W4M, have requested a five (5) lot residential subdivision and also the rezoning of the above parcel from Agricultural "A" to "Onsite Estate Residential District (OER2).

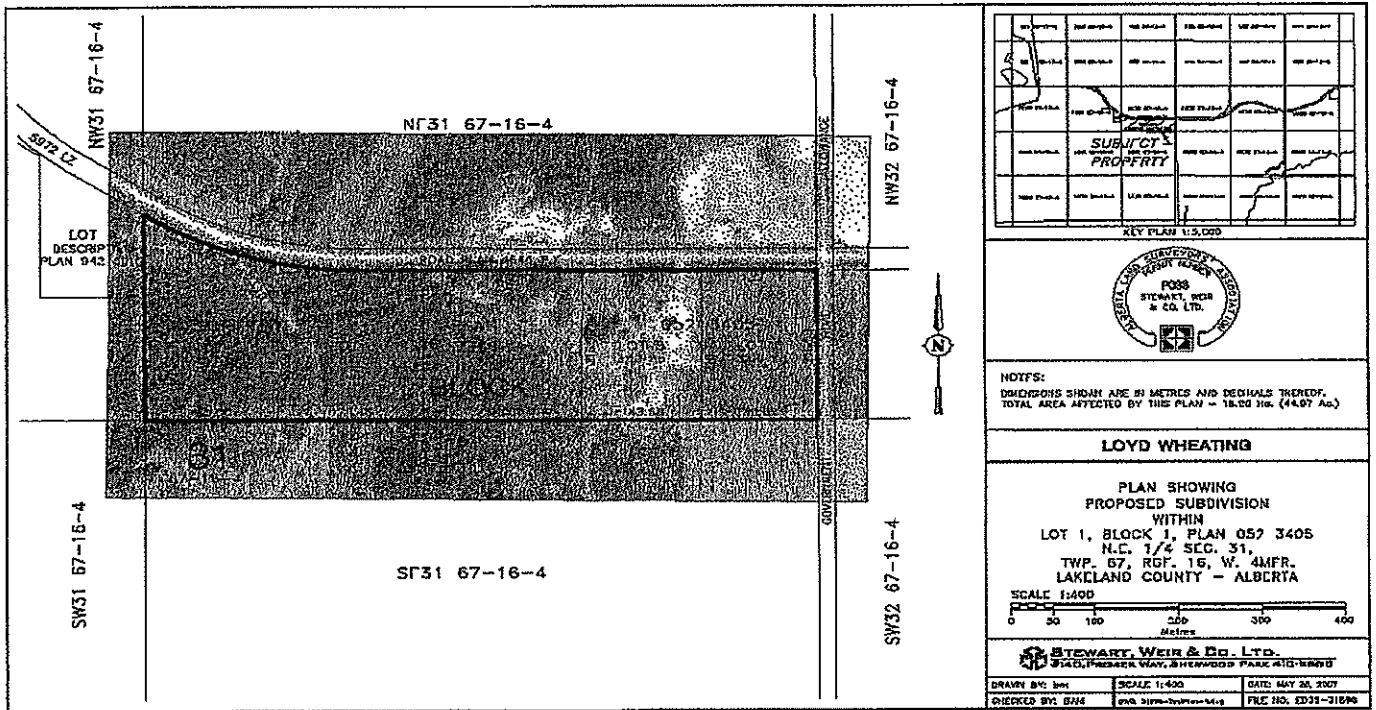


Figure 1 - Wheating Estates Subdivision Concept Plan

(b) The Subdivision Application, Conceptual Scheme and supporting documentation will be subject to a Land Use Bylaw Amendment being granted third reading redesignating the subject property from "Agricultural A" to "Onsite Estate Residential District OES2" in the Lakeland County Land Use Bylaw.

This Conceptual Scheme has been prepared as an integral requirement for redesignating the land use and approving the subdivision with Lakeland County.

(c) The proposed subdivision includes subdividing a 18.2 hectare (44.97acre) part of the NE Sec 31-67-16 W4M fragmented by Township Road 680, and would create 5 lots, being 3.0 hectares minimum, along the existing municipal road. The proposed subdivision tentative plan is shown above.

2. Development Area and Adjacent Land Uses

Wheating Estates Subdivision, which consists of 18.2 ha. (44.97 acres), is located five (5) kilometres west of Plamondon on the south side of public Township Road 680. Township Road 680 runs directly east from this subdivision into Plamondon and connects with Highway 858.

The balance of the quarter section both north and south of Township Road 680 is undeveloped farmland and is 80% tree covered, except for one existing farm site located on future lot 5 and pasture land which is located on future lot 6. The quarter section immediately adjacent to the west has one parcel subdivided from it. The quarter section immediately adjacent to the south is partially farmed and partially treed. The quarter section immediately adjacent to the east is currently farmed.

3. Land Use Bylaw Conformance

In terms of the Municipal Government Act, as well as the Subdivision and Development Regulations, it is important to note that although Plamondon is nearby, no part of Wheating Estates Subdivision will be adjacent to Plamondon property. Also, with Highway 858 located approximately 5.0 km to the east, the proposed subdivision is not within the 0.8 km (0.5 mile) distance requiring referral to Alberta Transportation.

To the best of our knowledge, there are no sanitary landfill operations, wastewater treatment plants, sour gas facilities or historical resources affecting this proposed subdivision. Of course the County's circulation of the subdivision to the various related agencies should confirm this.

An application to amend the Lakeland County Land Use Bylaw, redistricting the subject land in the NE Sec 31-67-16 W4M from "Agricultural A" to "Onsite Estate Residential District OES2" will enable the subdivision to proceed in terms of Municipal Land Use Policy and Regulations. This Conceptual Scheme and its supporting documentation now provide the information base required to properly evaluate the subdivision itself.

All of the proposed parcels in Wheating Estates Subdivision are developed to create a residential environment that is not only marketable but also acceptable to Lakeland County and Wheating Estates will provide residential lots available to the public for both urban and county residents.

4. Subdivision Development, Density and Phasing

Wheating Estates Subdivision is intended to provide a supply of residential lots in close proximity in Lakeland County to the Hamlet of Plamondon amenities. As described earlier, the setting is exceptional and the rate of lot take-up is expected to be high.

Predominantly deciduous forest (aspen) and some patches of coniferous cover approximately 80% of the subject land with approximately 20% broken as pasture, which is located in the eastern portion of the property. There is a natural drainage creek located in the west central site of the subject land with some low - treed, flood land along both sides of the creek bed.

The subject land offers some interesting relief, which makes for an attractive residential setting. Wheating Estates Subdivision will offer both vista and seclusion. Generally speaking, Wheating Estates Subdivision will be developed along the municipal road. The subdivision has been designed to take as much advantage of the terrain and existing vegetation as possible to provide well-spaced building sites for dwellings in keeping with the intended nature and character of the subdivision.

Gas and power lines are in close proximity to the subdivision. The Lac La Biche Gas Co-op gas line traverses the north boundary of Township Road 680 and partially along the south boundary of the road. Fortis Alberta power traverses the north boundary of Township Road 680 and currently services the existing residents.

All proposed lots would gain access via municipal Township Road 680. In accordance with good planning principles, accesses for lots 2 & 3 will connect with the existing County road at adjacent property lines to reduce the number of accesses required. Lot 2 would access Township Road 680 in mid-curve to provide maximum visibility from both directions. Lot 5 will retain the existing access. Lot 6 could access Township Road 680 or the municipal range road along the east boundary.

Wheating Estates Subdivision is expected to result in a population density of just under 0.82 persons per gross hectare (approx. 15 people within the subdivision area using an average household size of 3.0 persons). Even assuming a household size of 1.0 person per gross hectare, the subdivision is not likely to result in more than 20 people.

As far as development standards are concerned, these are residential, estate-type lots. Modular homes will be allowed, however, mobile homes will not be allowed. This control will be provided by restrictive covenant registered on the titles by the developer.

The design of the access roads will result in controlled access providing both peace of mind to the residents as well as ease of access for emergency services.

The topography of the proposed development land provides an attractive setting for residential estate lots and the existing tree cover will be maintained for building sites and access. The topography is shown on the plan, below.

Figure 2 - Topography



5. Services

Preliminary review of the soil, indicates general suitability for septic tank and disposal field or septic tank and treatment mound usage. The existing residence on lot 5 uses a Septic Tank and disposal field system. Though percolation tests were not conducted to confirm suitability on each of the proposed lots as part of this Conceptual Scheme, we do expect their conclusion regarding general suitability to be confirmed specifically by the on-site percolation tests the County will require of each lot owner intended to ensure that a developable area of at least 0.4 ha. (1.0 acre) exists within each lot in accordance with Alberta Environment's Guidelines.

A Groundwater Potential Study of Alberta Environmental Protection Well Water data indicates that local wells appear to be abundant, with water available at various depths in the range of 30 to 50 feet. Reported test range of 6 gallons per minute, which is in line with reports for the area.

The impact of the storm drainage of the development area will be that outflow will not be greater than current flows. Surface drainage will be utilizing road ditches and the existing creek to accommodate surface water in accordance with attached appendices #4.

It is understood that the owner/developer will be responsible for all utilities including electric power, natural gas, and telephone. Utilities to service the individual parcels of the development will be covered during the subdivision approval process via a Development Agreement with Lakeland County. The individual lot owners will be responsible for the installation of a water well and sanitary sewerage treatment in accordance with Lakeland County development standards and Alberta Environment guidelines, standards and approved systems.

The power will be provided with agreement by Fortis Alberta. Lac La Biche Gas Co-op will provide the natural gas service under agreement.

Existing Lakeland County policing and fire protection services will be utilized for the proposed development.

Municipal Reserve will be addressed through the cash-in-lieu process.

6. Municipal/School Authority Impact

The County will be in the position of being able to acquire a tax base (as compared to the existing agricultural use) at comparatively little cost. Because of on-site servicing, the County would not be responsible for the maintenance of any municipal services. Of course the County will become responsible for maintenance of the internal road, and providing emergency services to the residents. However, the density of the subdivision should present little impact. In addition, the County already incurs the cost of maintaining the existing roads in the area and this subdivision will provide additional lots contributing to the tax base for maintenance and service provision.

In terms of impact on the Northern Lights School division schools in the area, the subdivision could result in 5 to 10 children (assuming a liberally estimated household size of between 3.0 and 4.0 with between one and two school-aged children in each household). The effect on the school systems in the area is extremely moderate. In fact, with school bus service already provided to the existing residents in the County, increasing the number of children in the area could improve the economics of delivering bus service.

7. Conclusion

The foregoing, in our opinion, provides sufficient information with which to evaluate and decide upon this proposal. It is also our position that it fully satisfies the need to undertake conceptual, advance planning in support of a subdivision application

In conclusion, we ask that the Council of Lakeland County find this Conceptual Scheme and supporting documentation acceptable and proceed with the approvals we seek.

Respectfully submitted,

Loyd and Janet Wheating

APPENDIX 1 - Land Use Bylaw

Section 74 On-site Estate Residential District - OES2

74.1 Purpose:

The general purpose of this district is to provide opportunities for larger lot estate residential living with on-site servicing in areas outside the County's Water and Sewer Connection Policy Area.

74.2 Uses:

| Permitted Uses | Discretionary Uses |
|--|---|
| Accessory Building Home Business (Minor) Manufactured Home Single Detached Dwelling | Bed & Breakfast Child Care Facility Communication Tower Community Facility Family Care Unit Home Business (Major) Institutional Use Intensive Recreation Public Utility Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district. |

74.3 The minimum parcel size for a country residence shall be 2.02 hectares (5.0 acres) and the maximum shall be 4.04 hectares (10.0 acres).

74.4 Site Provisions:

In addition to the General Regulations contained in Part Six of this Bylaw the following standards shall apply to every development in this district:

- a) Setback from internal roads
 - i) front yard (minimum) 7.6 meters (25.0 feet);
 - ii) side yard (minimum) 6.0 meters (19.6 feet);
 - iii) rear yard (minimum) 7.6 meters (25.0 feet);
- b) Setback from adjacent public roads 30.0 meters (98.4 feet); and,
- c) Building height (maximum) 10.0 m (32.8 feet).

74.5 Country residential development shall only be allowed if the Development Authority is satisfied that:

- (a) Adequate access exists to a public road;
- (b) No conflict will result with adjacent land owners;
- (c) The environmental integrity of adjacent lands or bodies of water will be respected;
- (d) The developer will be responsible for constructing all internal roads; and,
- (e) Each lot in the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Systems Standard of Practice.

74.6 Keeping of Animals:

The following specific provisions shall apply:

- (a) Subject to subsection .6(b), on a lot more than 1.2 hectares (3.0 acres) in size, not more than a total of two (2) of the following may be kept: horses, cattle, pigs, donkeys, mules, goats, or exotic animals, or alternatively a total of twelve fowl or rabbits;
- (b) A person may be allowed to keep animals in excess of the number specified, in .6(a) if, in the opinion of Development Authority, the site is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties; and,
- (c) All animals are intended only for the private use and enjoyment of the residents of the lot.

APPENDIX 2 - Soil Analysis/ Water Well Information

The water well lithology indicates the general soil on site and the pictures of grade construction (on abandoned road onsite) confirms the sand/gravel clay soil on site.

**Lakeland County Study Area
NE 31-067-16 W4M**

MOW-TECH LTD. gwQuery Results

View Regional Groundwater Assessment Report (PDF)

gwQuery Results - Metric (PDF) :: gwQuery Results - Imperial (PDF)

| General Results Depth(s) | Top feet | Yield* igpm | NPWL feet | TDS mg/L | Sulfate mg/L | Chloride mg/L | Fluid Expected |
|------------------------------------|--------------------|-----------------------|---------------------|--------------------|------------------------|-------------------------|--------------------------|
|------------------------------------|--------------------|-----------------------|---------------------|--------------------|------------------------|-------------------------|--------------------------|

| | | | | | | | |
|----------------------------|-----|----------------|----|------|-----|----|----|
| gwQuery Determined Minimum | 97 | 4 ² | 55 | 1181 | 396 | 76 | -- |
| gwQuery Determined Maximum | 100 | 4 ² | 55 | 1181 | 396 | 76 | -- |

| Detailed Results Geologic Unit Encountered | Top feet | Yield* igpm | NPWL feet | TDS mg/L | Sulfate mg/L | Chloride mg/L | Fluid Expected |
|--|--------------------|-----------------------|---------------------|--------------------|------------------------|-------------------------|--------------------------|
|--|--------------------|-----------------------|---------------------|--------------------|------------------------|-------------------------|--------------------------|

| | | | | | | | |
|------------------------|-----|-----------------|----|------|-----|----|----|
| Grand Centre Formation | 0 | 4 ² | 37 | 1188 | 401 | 35 | -- |
| Ethel Lake Formation | 78 | 4 ² | 55 | 1181 | 396 | 76 | -- |
| Bonnyville Formation | 127 | 12 ² | -- | 1166 | 252 | 63 | -- |
| Bedrock Surface | 137 | | | | | | |

| Parameter | feet |
|--|------|
| Base of Groundwater Protection (Depth) | 143 |
| Ground Elevation (AMSL) | 1916 |

Legend/Notes

¹ - indicates information not available.

Base of Groundwater Protection (BGP; TDS > 4,000 mg/L).

* Yield based on the 'Fluid Encountered' being water.

² Results are based on a regional groundwater study by hydrogeological consultants ltd. (HCL)

³ Results are based on a summary of Drill Stem Test (DST) results.

Contact at least three local licensed water well drillers to get estimates of drilling and water well completion costs in your area. Consult the 'Water wells that Last for Generations' booklet for advice on hiring a water well driller, and for a check list of items that you and the driller should discuss and agree to before starting the work.

The information calculated with the MOW-TECH LTD. gwQuery is meant only as a guide. Actual drilling conditions may vary. MOW-TECH LTD. is not liable for drilling or groundwater problems as a result of using this data.
LK027350 {01-189}

Go to GCID

M35377.087488 - Lithologic Information

General Details

Elevation [AMSL]: 585 (1,918) m (ft) (MT DEM)

Top of Bedrock: 39.6 (130.0) m (ft)

Total S&G: 3.7 (12.0) m (ft)

Total S&G below 15 m: 2.8 (9.0) m (ft)

Lithology Details

| Elevation BGL (m) | Depth (m) | Lithology | Depth (ft) |
|----------------------|--------------|-----------|---------------|
| 584 | 0.9 | Sand | 3 |
| 560 | 25.3 | Clay | 83 |
| 559 | 26.2 | Sand | 86 |
| 556 | 29.0 | Clay | 95 |
| 555 | 30.5 | Gravel | 100 |
| 550 | 35.1 | Clay | 115 |
| 550 | 35.4 | Sand | 116 |
| 545 | 39.6 | Clay | 130 |
| 542 | 42.7 | Shale | 140 |

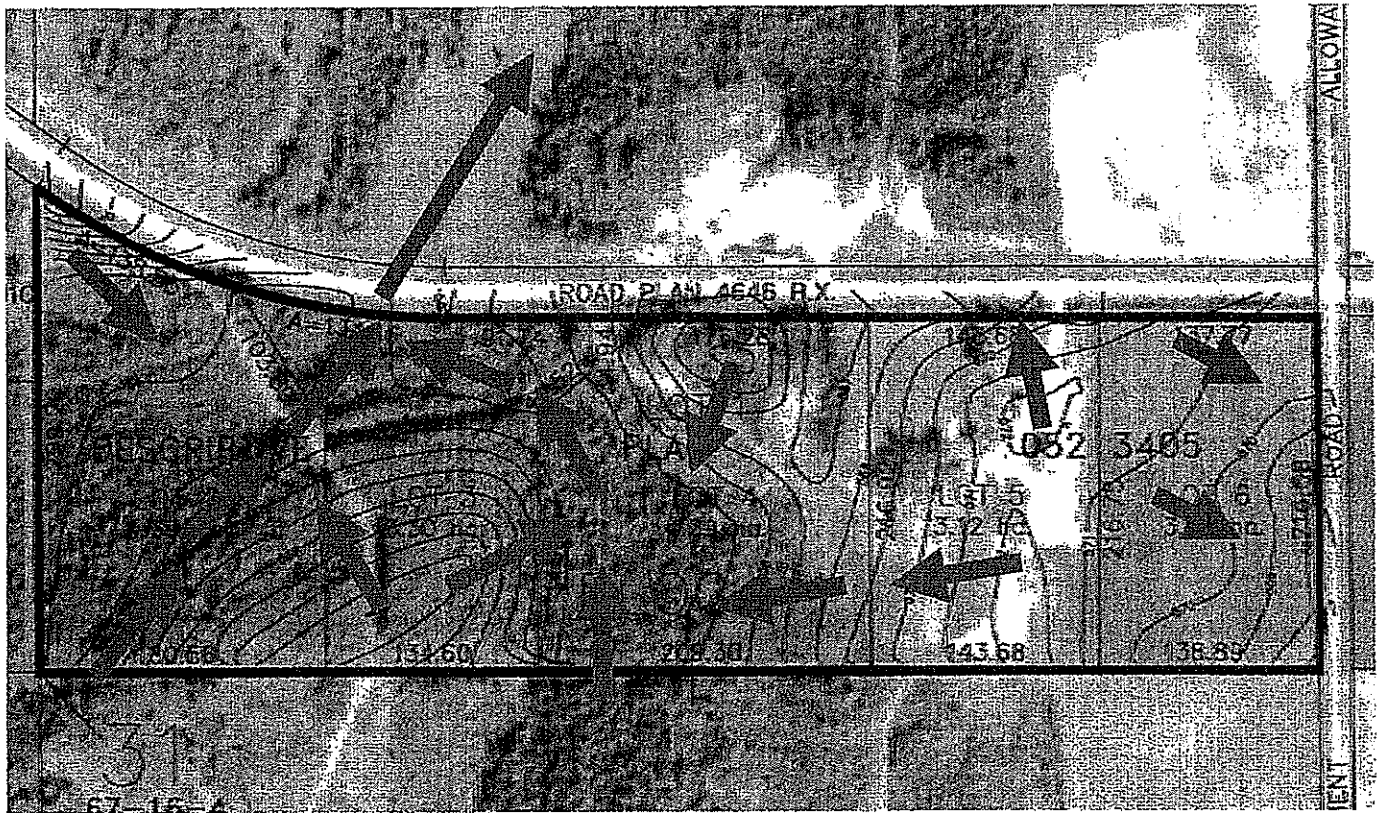
- Spatial
- Completion
- Owner
- Chemistry
- Aquifer Test
- Water-Level
- Production
- Comments
- >> Photo
- File Explorer
- Command Prompt
- Calculator
- Chemistry
- Adobe Reader

Soil Analysis/Water Well Information Continued



APPENDIX 3 - Stormwater Management Plan

Drainage on site on all lots provides stormwater infiltration on lots with little proposed development and the existing creek will provide runoff for most of the land.



Flow