

**BYLAW 10-012
OF
LAC LA BICHE COUNTY**

A BYLAW OF LAC LA BICHE COUNTY IN THE PROVINCE OF ALBERTA TO ADOPT THE DOMAIN ESTATES AREA STRUCTURE PLAN.

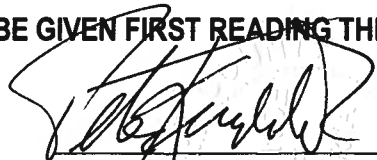
WHEREAS Section 633 of the Municipal Government Act, R.S.A., 2000, Chapter M 26 and amendments thereto authorizes Council to enact a bylaw adopting an Area Structure Plan;

AND WHEREAS the owners/developers of lands legally known as Pt. of NW ¼ 28-67-16-W4th desire to prepare an Area Structure Plan to govern the future development of the said lands;


NOW THEREFORE under the authority and pursuant to the provisions of the said Municipal Act, and by virtue of all other enabling powers, the Council of Lac La Biche County, duly assembled, enacts as follows:

1. The Domain Estates Area Structure Plan of Pt. of NW ¼ 28-67-16-W4M for Lac La Biche County, attached hereto as Schedule 'A', is hereby adopted.
2. This Bylaw shall come into effect upon passing of the third reading.

MOTION BY COUNCILLOR STROMQUIST THAT BYLAW 10-012 BE GIVEN FIRST READING THIS 23rd DAY OF MARCH, 2010.



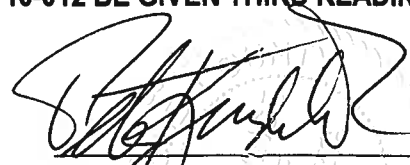
Mayor




Chief Administrative Officer

MOTION BY COUNCILLOR UGANECZ THAT BYLAW 10-012 BE GIVEN SECOND READING THIS 11th DAY OF MAY, 2010.

MOTION BY COUNCILLOR BOCHKAREV THAT BYLAW 10-012 BE GIVEN THIRD READING THIS 11th DAY OF MAY, 2010.



Mayor



Chief Administrative Officer

Bylaw 10-012
SCHEDULE "A"

DOMAIN ESTATES

AREA STRUCTURE PLAN

FOR

PROPOSED SUBDIVISION

IN

N.W. 28-67-16-W4M

Lac La Biche County

Prepared by
Albert Rachynski, A.L.S.
March 4, 2010

1. Introduction

The owners of N.W. 28-67-16-W4M - hereinafter referred to as "the Developer" - are proposing to subdivide this quarter section into a residential acreage subdivision.

The proposal will add 9 lots in sizes varying from 1.22 Hectares (3.01 Acres) to 1.50 Hectares (3.71 Acres) and will fulfill the need for residential lots in the area close to the Hamlet of Plamondon and Lac L Biche County.

An Area Structure Plan (ASP) is required by Lac La Biche County before Council will approve a rezoning application and subdivision application. This ASP has been prepared based upon the information obtained from Lac La Biche County Planning and Development Office, Banner Environmental Engineering Consultants Ltd., Rachynski Land Surveys (1998) Ltd., local utility companies and the Developer.

The Storm Water Treatment and Management Report were done by Mr. James Marr, P. Eng. of Banner Environmental Engineering Consultants Ltd. Field survey information and data was collected by Rachynski Land Surveys (1998) Ltd. These reports will be submitted with this ASP as supporting documentation. This plan has been approved by Alberta Environment. This plan shows that post development rates will not exceed pre development rates.

The Appendix to this ASP contains

-Location Plan

-Land Dedication and Population Density Table

-Adjacent Residential Development Map

2. Existing Conditions

The land is located approximately 6 kilometres south west of the hamlet of Plamondon.

Access to the proposed subdivision is by an existing County road.

a) Topographic Information

The property is fairly rolling with a high of 598 metres at the east end of the quarter section and a low of 556 metres at the north west end of the property. The quarter section is approximately 80 per cent treed with poplars. The balance of the quarter section has been cleared and is used for pasture. There are no buildings on the site and there are no previous subdivisions on this site.

b) Use of Surrounding Land

The land adjacent to N.W. 28-67-16-4 is currently zoned Agricultural.

There are no intensive farming operations, sour gas installations or other industrial activity nearby that would impact the proposed subdivision.

c) Former Land Use

The site of the Proposed Subdivision was previously used for Light Agricultural pursuits and recreational woodland.

d) Present Land Use

This site is currently used for light agricultural pursuits and recreation. The quarter section is covered in bush, grassland and sloughs.

e) **Historical and Archaeological Resources**

No historical Sites have been identified by Lac La Biche County near this development site.

f) **Agricultural Capabilities**

Agricultural capabilities for this property are very low. We have enclosed a map from Alberta Spatial Information System showing the soil classification to be areas 173, 185 & 216. The enclosed tables show that there are severe limitations or very severe limitations to approximately 80% of the quarter section.

3. **Proposed Development**

The layout of the proposed subdivision development is shown on the attached plan in the Appendix. The intended land use for this development is of On-Site Estate Residential 2 District (OE2). This development will complement the surrounding area as there are numerous other CR developments in the area on a smaller scale. The road will be built to current Lac La Biche County standards. Ditches, slopes, culverts and driveways will also be built to County standards.

Reserves

Generally, the County requires a minimum of 10% of the subdivision land areas to be set aside for Municipal Reserve (MR). Any areas that are considered of environmental importance are usually required to be dedicated as Environmental Reserve (ER). We have not provided any Municipal Reserve. Municipal Reserve requirements will be addressed through money-in-lieu of land. Should Lac La Biche County require land, a design change can be made.

a) **Drainage Patterns**

The quarter section has a change in elevation of approximately 40 metres. The low areas are in the northwest corner of the quarter section and a ravine in the south end of the quarter section. The drainage patterns for this quarter section have been utilized within the Storm Water Management Plan. Details of these drainage patterns are described in the enclosed report from Banner Environmental Engineering Consultants Ltd. and include silt ponds for collection of any major runoffs. This Stormwater Management Plan shows that post development rates will not exceed pre development rates. The Storm Water Management Plan is provided as an appendix to the Area Structure Plan.

b) **Ground Water**

As per field testing results, the groundwater elevation was determined to be 2.2 metres below the surface.

c) **Soils & Subsurface Geology**

Six track-hoe excavations were undertaken on the site and dug to a depth of 2.0 metres. Soil types were generally classified as sandy loam, silty loam or loamy in texture and are described in detail in the report by Banner Environmental.

d) **Areas Liable to Flooding**

Areas of low elevation are utilized as Storm Water Management Ponds to control any major runoffs. Designs of settling ponds are as specified by the report by Banner Environmental. This area is shown as 1 P.U.L. Block 2 on our plans.

e) **Natural Resources**

The quarter section is approximately 80% treed which allows for a variety of lots. The elevation changes also allow for a wide variety of home designs to utilize walkout basements or bungalows.

f) **Man made Constraints**

There are no man made constraints which would interfere with the construction of this subdivision.

4. **Public Services**

a) **Water System Capabilities**

Water supply to this proposed subdivision will be by individual wells for each lot. There are numerous subdivisions within the area and there are no known problems with water quality or quantity.

b) **Sanitary Sewer System Capabilities**

Sanitary sewer systems should be tested on a per lot basis for the individual soil capabilities. Under most circumstances, a tile or mound field system would comply with Provincial Regulations. Soil tests were conducted by Banner Environmental and are included with this ASP.

c) **Storm Water and Storm Water Management Proposals**

A detailed design has been completed by Banner Environmental Engineering Consultants Ltd. to facilitate Storm Water Management. Silt ponds have been designed to capture any storm water runoff. These silt ponds are located within a Public Utility Lot and will be constructed as per engineering and design specifications. Storm water runoff quantities from the property are expected to decrease as a result of the proposed development. These designs are explained in detail in the enclosed report entitled "Stormwater Treatment and Management for the Domain Estates Residential Subdivision Development." This report has been scrutinized and approved for construction by Alberta Environment.

d) Energy & Communication Services

FortisAlberta Inc. is the provider for power and Lac La Biche Natural Gas Co-op Ltd. is the provider of natural gas for the area. These utilities are in the area and service the adjacent developments. Telus is the telephone service provider and underground lines will be located where necessary. Utility Rights of Way may be necessary for these utilities and will be provided upon when the utility corridors are designed.

e) Schools

School age children in the subdivision could be accommodated in the schools in the Hamlet of Plamondon. Ecole Plamondon School offers a Kindergarten to Grade 12 education. Ecole Plamondon offers Early Intervention programs, English education, French Immersion and a Russian Bilingual Program. The Francophone "Ecole Beausejour" offers a kindergarten to Grade 12 education.

f) Policing, Fire and Ambulance Protection

Fire protection services will be provided by the Volunteer Fire brigade in the Hamlet of Plamondon. This Fire brigade is supported by Lac La Biche County volunteers and equipment. Policing will be by the RCMP Detachment in Lac La Biche. This detachment has 15 members to service Lac La Biche County. Lac La Biche County also has a Special Constable/Bylaw Enforcement Officer.

g) Infrastructure

Internal Roads will be constructed to the standards and specifications of Lac La Biche County. Access to the proposed subdivision will be from existing local County roads.

i) Waste Management

A landfill site is located near the hamlet of Plamondon. This site is open everyday from 9:00 A.M. to 5:00 P.M.

5. Impact and Integration

This subdivision is located approximately 6 kilometres south west of the hamlet of Plamondon. The area is not suitable for any agricultural uses except pasture. This quarter section is located adjacent to and is surrounded by a large number of existing acreages. This development should therefore not have any negative impact on surrounding land uses. There will be an impact on Lac La Biche County. Traffic, Public Services and the Environment will be affected to some degree. An increase in the population will bring about increased pressure but the increase in the tax base from the development will offset such costs. The development will therefore not cause any increase in the tax burden for the residents of Lac La Biche County.

6. Proposed Zoning

The developer requests that the N.W. 28-67-16-4 be re-zoned as per attached zoning plan.

Public Participation Process

It is noted that the proposed development will be advertised in the local papers and the public hearing will give people the opportunity to raise concerns regarding the proposed subdivision development.

St. Paul, Alberta

March 4, 2010

Albert R. Rachynski, A.L.S.

Appendix

1. Location Plan
2. Land Dedication and Population Density Table
3. Phasing and Zoning Plan

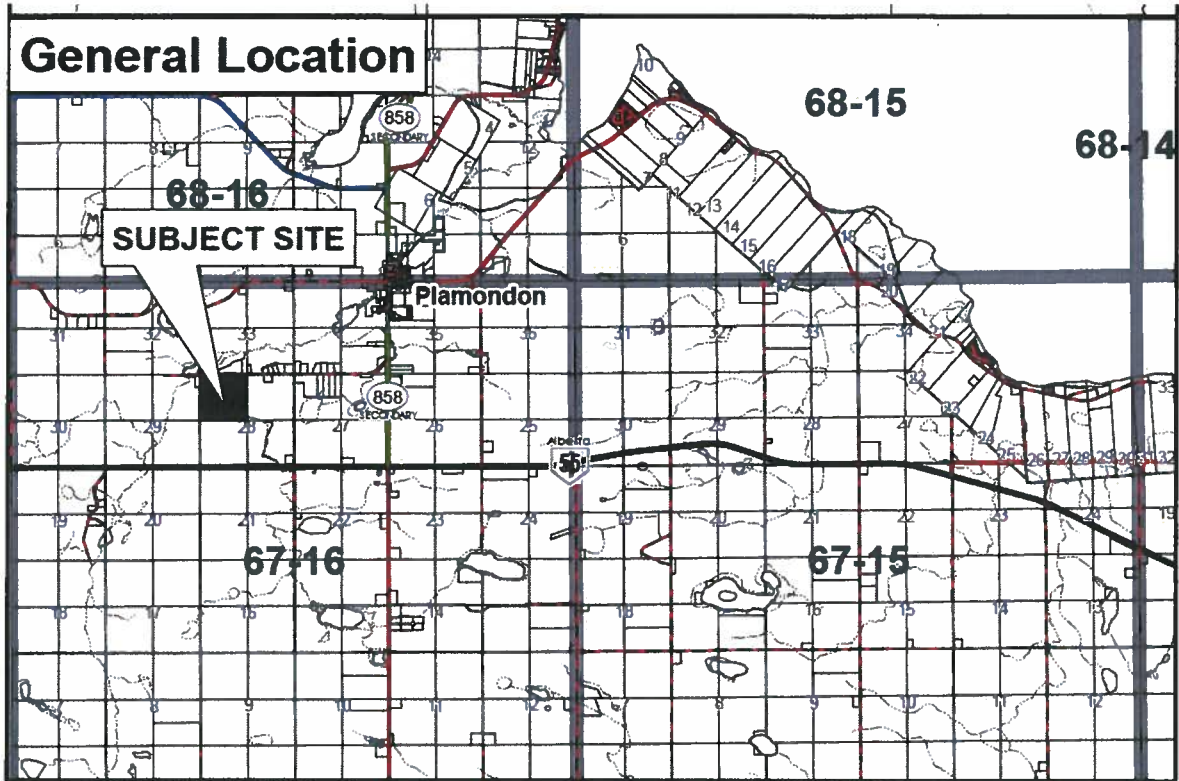


TABLE OF AREAS AND POPULATION DENSITY				
LOT	BLOCK	AREA IN Ha.	ZONING	AVG. PERSONS PER HOUSE
13	1	1.240	OE2	3
14	1	1.240	OE2	3
15	1	1.230	OE2	3
16	1	1.230	OE2	3
1 P.U.L.	2	1.500	PI	0
2	2	1.500	OE2	3
3	2	1.500	OE2	3
4	2	1.500	OE2	3
4	3	1.220	OE2	3
5	3	1.270	OE2	3
AVG. PERSONS IN SUBDIVISION				
24				
TOTAL AREA OF (PI) IN Ha.				
1.5				
TOTAL AREA OF (OE2) IN Ha.				
13.430				

