

LOCAL AREA STRUCTURE PLAN

N.E. ¼ SEC. 36, TWP. 35, RGE. 28, W4M

Prepared for:

Antler Valley Farm Ltd.

By:

Snell & Oslund Surveys (1979) Ltd.
#1, 5128 – 52 Street,
Red Deer, Alberta, T4N6Y4

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1.0 Introduction

This Local Area Structure Plan (LASP) has been prepared and submitted in support of a desire to subdivide a portion of the remainder of the NE ¼ Sec. 36-35-28-4. The adoption of the LASP is required to facilitate the application for subdivision to create a new title.

2.0 Plan Location and Ownership

The LASP area is located approximately 4.5km east of the Town of Innisfail (see **Figure 1**). It is bounded on the East by Range Road 280. The plan area encompasses part of:

THE NORTH EAST QUARTER OF SECTION THIRTY SIX (36)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT: THE NORTHERLY 1023 FEET THROUGHOUT SAID QUARTER SECTION,
CONTAINING 25.1 HECTARES (62 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

C OF T 142 062 611

OWNERS: ANTLER VALLEY FARM LTD.

3.0 Relevant Planning Documents

3.1 Red Deer County Municipal Development Plan – Bylaw No. 2012/26

Section 2.2 of the Municipal Development Plan (MDP) states the policies of Red Deer County that apply to proposed residential Multi-lot subdivisions. A Multi-lot subdivision is defined in the MDP as a subdivision comprising two or more lots resulting in a minimum of three private titles. In 1980 a parcel was subdivided from the subject quarter. The new proposed subdivision would result in a total of three separate titles within the quarter section.

3.2 Red Deer County Land Use Bylaw No. 2006/6 (as revised June 30, 2010)

The Land Use Bylaw regulates the use and development of land within the County of Red Deer and divides the County into different Land Use Districts. The land within the LASP is presently designated Agricultural District (Ag) and re-designation is not contemplated within the plan.

4.0 Site Features – see Figure 2

4.1 Land Type

The land within the LASP consists of a combination of low lying ground, flat pasture, flat crop land, and treed areas. The low area collects water run off intermittently.

4.2 Buildings

There are farm buildings and residences within the LASP. The area within the proposed Lot 1, Block 1, contains a house and multiple out buildings. The existing parcel to the north (C. of T. 162 341 310) that has previously been subdivided from the quarter section, also contains a residence and multiple out buildings as illustrated in **Figure 2**.

4.3 Oil & Gas Activity

There is oil and gas activity within the LASP area. A Canadian Oil & Gas International pipeline runs into the quarter section contained in the LASP. Additionally, there is one gas well located within the quarter section. The proposed subdivision will be compliant with the Oil & Gas setbacks.

5.0 Adjacent Land Uses – see Figure 3

The LASP is in an area of Red Deer County where mixed land uses exist. Most parcels in the area are zoned AG. The surrounding land uses are primarily agricultural, consisting mostly of crop, and pasture lands. There are other quarter sections in the vicinity of the LASP which also have 3 or more parcels within the quarter. There is oil & gas activity in most of the surrounding lands.

6.0 Transportation

The proposed subdivision is approximately 2.8km north of Highway 590 along Range Road 280. Access to the proposed subdivision is from an existing approach located on Range Road 280. There is an approach located north of the proposed subdivision along Rge. Rd. 280 which would give access to the remainder of the quarter section.

7.0 Proposed Land Use Concept

The proposed land use concept is illustrated in **Figure 4** and proposes that a separate lot be created for the land that currently holds the residence and out buildings located in the remainder of North East quarter. The creation of this additional lot would result in three separate titles within the quarter. The existing agricultural land use designation would remain on all the parcels within the LASP.

7.1 Access

The proposed new lot is developed, and has an existing access.

7.2 Water Supply

There is an existing water well that services the residence within the proposed new parcel. This well (Well ID 1065450) has supplied adequate water for the residence since it was drilled. The well report is attached as Attachment 'A'.

7.3 Sewage Disposal

There is a holding tank gravity fed system in place. The system is to be updated with a septic field.

7.4 Storm Water

The natural flow of surface water within the quarter section is generally towards the North East Corner and to the South West Corner of the quarter section. In the North East the water will flow into the ditches along TWP. 360 and RGE. RD. 280. To the South West the water enters a low wet area near the centre of the Section.

The proposed new lot has existing grades that split the drainage and directs the flow of water to the south and to the north. There are no changes proposed to the current natural drainage characteristics and any future development that may occur should be placed so that no interference takes place to that natural drainage.

7.5 Other Utilities

The existing residence within the proposed lot 1 is serviced with power, natural gas, and telephone.

7.6 Reserve Land

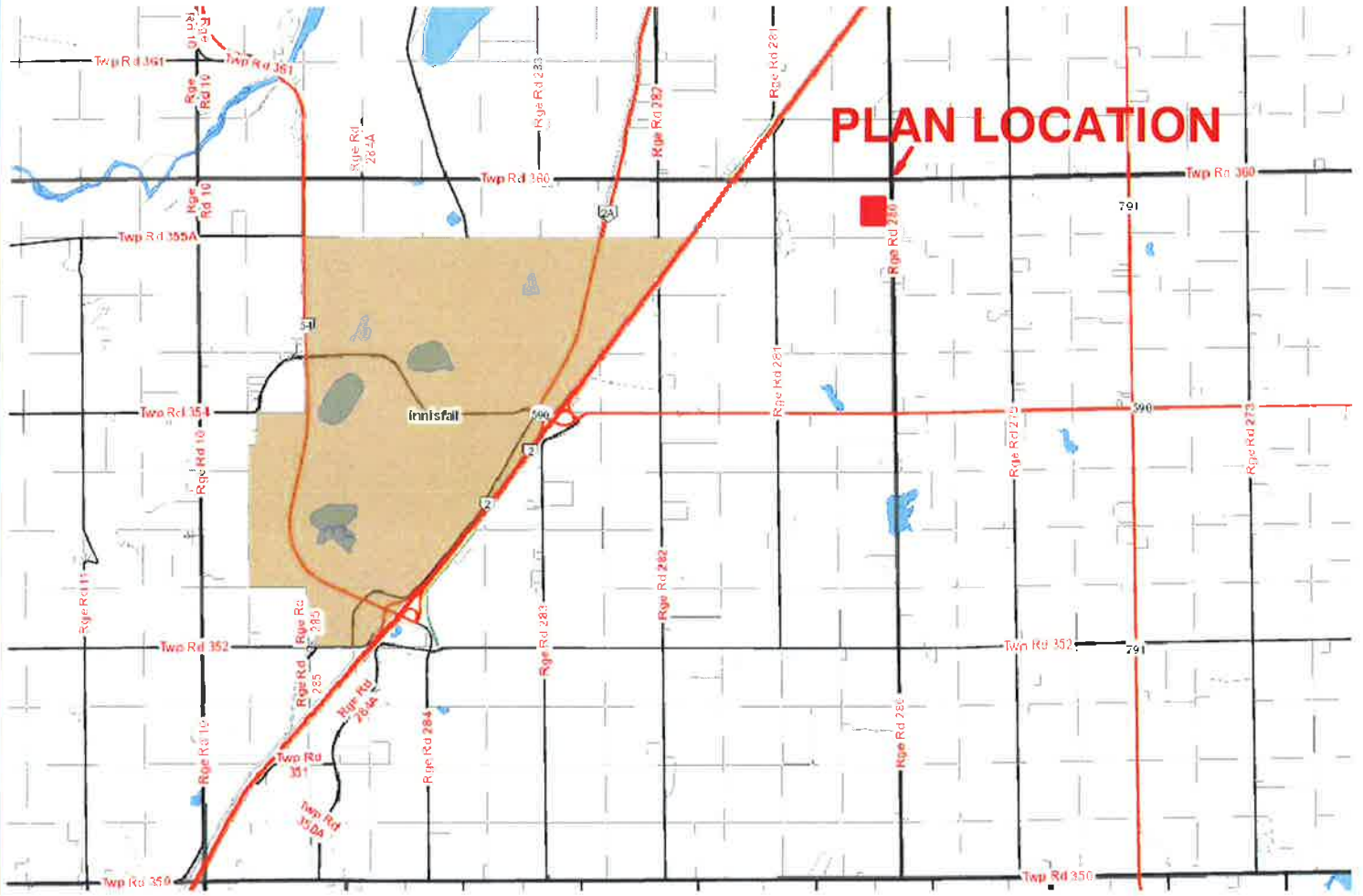
There is no allocation of land for Municipal Reserve or School Reserve contemplated in this LASP.

7.7 Site Development

The proposed new parcel is developed. Existing buildings and services already exist. Any new development would have to conform to the Red Deer County Land Use Bylaw as it pertains to the Agricultural land use regulations, to be verified at the time of a Development Application.

8.0 Summary and Conclusions

This LASP is required to allow for the subdivision of one additional parcel and proposes that a new lot be created within the remainder of the quarter section. The proposed lot would retain its agricultural land use designation in order to accommodate minor agricultural pursuits where possible. The location of the lot and its proximity to Highway #2 and Innisfail is desirable. The proposed parcel will complement the existing surrounding land uses and fit well with the character of this part of Red Deer County.



PLAN LOCATION

**FIGURE 1
PLAN LOCATION
N.E. 1/4 SEC. 36-35-28-W4M**





FIGURE 2
SITE FEATURES
 in the
N.E. 1/4 SEC. 36-35-28-W4M



FIGURE 3
SKETCH SHOWING LAND USES
 for
PROPOSED LOCAL AREA STRUCTURE PLAN
 in the
N.E. 1/4 SEC. 36-35-28-W4M



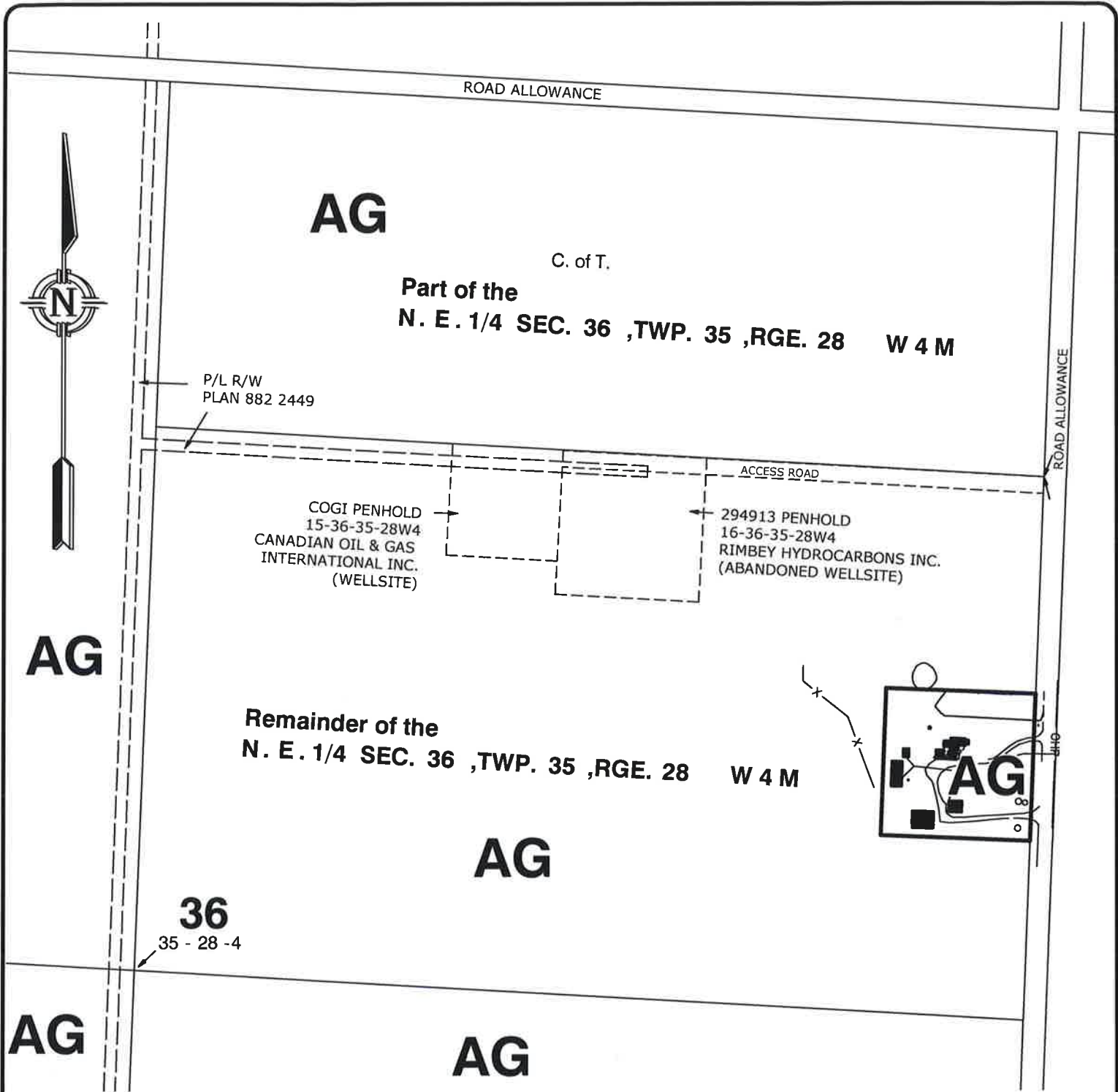



FIGURE 4
SKETCH SHOWING PROPOSED
LAND USE CONCEPT
N.E. 1/4 SEC. 36-35-28-W4M
RED DEER COUNTY

OUTLINE OF LASP SHOWN THUS
 EXISTING BUILDINGS ARE SHADED THUS

 nell & Oslund <small>Surveys (1979) Ltd.</small> <small>RED DEER, ALBERTA, Ph. 1-888-310-1255</small>	DRAFTED BY: RB	DWG FILE NAME: 2425-002 FIGURE 4
	CHECKED BY: CV	DATE: SEPTEMBER 8, 2017



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1065450
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name MCCALLISTER, ART		Address RR 4, BOX 4040			Town INNISFAIL		Province ALBERTA		Country CA	Postal Code	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	9	36	35	28	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>52.050283</u> Longitude <u>-113.863200</u>					Elevation <u>3207.00</u> ft	
_____ ft from _____					How Location Obtained Differential corrected handheld GPS 5-10m					How Elevation Obtained Differential corrected handheld GPS 5-10m	

Drilling Information	
Method of Drilling Rotary	Type of Work New Well
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
17.00		Brown Clay	
21.00		Brown Sandstone	
23.00		Gray Sandstone	
31.00		Gray Shale	
38.00		Gray Sandstone	
58.00		Gray Shale	
66.00		Gray Sandstone	
90.00		Gray Shale	
103.00		Gray Sandstone	
120.00		Gray Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate	<u>4.00</u> igpm		
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
2007/11/15	4.00	49.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
120.00 ft		2007/11/15	2007/11/15	
Borehole				
Diameter (in)	From (ft)	To (ft)		
6.25	0.00	120.00		
Surface Casing (if applicable)		Well Casing/Liner		
Steel		Plastic		
Size OD :	<u>5.56</u> in	Size OD : <u>4.50</u> in		
Wall Thickness :	<u>0.258</u> in	Wall Thickness : <u>0.237</u> in		
Bottom at :	<u>38.00</u> ft	Top at : <u>20.00</u> ft		
		Bottom at : <u>120.00</u> ft		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)
80.00	100.00	0.375		
Perforated by Hand Drill				
Annular Seal Driven & Bentonite				
Placed from <u>0.00</u> ft to <u>38.00</u> ft				
Amount _____				
Other Seals				
Type		At (ft)		
_____		_____		
Screen Type				
Size OD _____ in				
From (ft) _____		To (ft) _____		Slot Size (in) _____
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type <u>Unknown</u>		Grain Size _____		
Amount _____		Unknown		

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well ALLAN ANDERSON	Certification No VA4790
Company Name ALKEN BASIN DRILLING LTD.	Copy of Well report provided to owner _____ Date approval holder signed _____



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1065450
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

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Owner Name MCCALLISTER, ART		Address RR 4, BOX 4040			Town INNISFAIL		Province ALBERTA		Country CA	Postal Code	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	9	36	35	28	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>52.050283</u> Longitude <u>-113.863200</u>					Elevation <u>3207.00</u> ft	
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Differential corrected handheld GPS 5-10m					Differential corrected handheld GPS 5-10m	

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level <u>24.00</u> in					Is Flow Control Installed _____					
Is Artesian Flow _____					Rate _____ igpm					Describe _____
Recommended Pump Rate <u>4.00</u> igpm					Pump Installed _____					Depth _____ ft
Recommended Pump Intake Depth (From TOC) <u>80.00</u> ft					Type _____					Make _____ H.P. _____
					Model (Output Rating) _____					
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft					Well Disinfected Upon Completion _____
Gas _____					Depth _____ ft					Geophysical Log Taken _____
					Submitted to ESRD _____					
Additional Comments on Well					Sample Collected for Potability _____					Submitted to ESRD _____
LINER BOREHOLE DIAMETER = 5 INCHES. TESTED WITH DRILL PIPE IN HOLE. WATER USED TO DRILL WELL TAKEN FROM SOURCE AT: TOW CREEK ON THE DAY OF 2007/11/15 AT 8:00 AM. AMOUNT OF WATER TAKEN WAS 1100 GALLONS.										

Yield Test			Taken From Ground Level		Measurement in Imperial
Test Date	Start Time	Static Water Level	Depth to water level		
2007/11/15	12:00 AM	49.00 ft	Drawdown (ft)	Elapsed Time	Recovery (ft)
				Minutes:Sec	
Method of Water Removal			49.00	0:00	120.00
Type <u>Air</u>				1:00	114.00
Removal Rate <u>4.00</u> igpm				2:00	108.00
Depth Withdrawn From <u>120.00</u> ft				3:00	102.00
				4:00	97.00
				5:00	93.00
				6:00	89.00
				7:00	84.00
				8:00	80.00
				9:00	76.00
				10:00	71.00
				12:00	66.00
				14:00	56.00
				16:00	50.00
				20:00	49.00
				60:00	49.00
				120:00	49.00

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well ALLAN ANDERSON	Certification No VA4790
Company Name ALKEN BASIN DRILLING LTD.	Copy of Well report provided to owner Date approval holder signed