



1291617 Alberta Ltd.

**Land Use Redesignation
Affecting a Portion**

NW ¼ Sec 31 Twp 13 Rge 25

W4M

within

Municipal District of
Willow Creek No.26

Prepared by
Raymac Surveys Ltd.

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2008-1028

**Clear Lake
Land Use Redesignation**

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1.0 Introduction

1.1 Location

The Land Use Redesignation Area is situated within the Clear Lake Area Structure Plan in the northwest quarter of Section 31 Township 13 Range 25 West of the 4th Meridian and is located on the south west edge of Clear Lake Reservoir as defined by Registered Plans 921 1941 and 021 2688. The site is 10 miles east and 2 miles south of Stavelly. Figure 1 shows the subject site.

1.2 Purpose and Scope

The purpose of the Land Use Redesignation is to redesignate a portion of the parcel currently designated "Reservoir Vicinity" (RV) to "Grouped Country Residential" (GCR) designation to allow for the creation of four (4) new lots, each being three (3) acres in size. The total area to be redesignated is 12.00 acres (4.86 ha) in size. Figure 2 provides a proposed design.

The scope of the information to be addressed will include but not be limited to the following:

- a) the safe and efficient use of nearby highways;
- b) future resource development;
- c) access to or development of existing or potential recreation amenities;
- d) the effects to surrounding agricultural operations;
- e) critical wildlife habitats and environmentally significant areas;
- f) provision of utilities;
- g) areas prone to flooding or groundwater influences;
- h) water supply and sewage disposal;
- i) areas of historical or archaeological significance;
- j) the potential erosion of soil;
- k) the deterioration of water quality;
- l) the detrimental effect on the reservoir to provide a reliable source of domestic water for downstream users;
- m) the detrimental effect on the irrigation functions of the reservoir;
- n) any other matter the municipality considers necessary.

2.0 Site Analysis

The following gives a description of the site as well as discusses the items outlined in Section 1.2 above.

2.1 Topography and Drainage

The site is triangular in shape and is located immediately south of Area 'A' Plan 021 2688, which is designated as a parking site for the boat launch and dock located to the north of Area 'A'. The east boundary of the site is coincident with Area 'B' Plan 026 2688 which is designated as reservoir. The west boundary of the site is a north/south government road allowance.

The site is used as pasture and is fenced on the north, east and west sides.

The southeast corner of the proposed redesignation area has a slight hill approximately three metres in height. The land gently slopes to the north and east from this point. The natural drainage is to the north and east. Figure 2 shows contours of the site.

2.2 Highways

The government road allowance along the west side of the site is fully developed high grade gravelled road. It is a bus route and is therefore cleared continually in the winter.

Access from the site to the highway which goes to Stavely is attained by travelling one mile west and two miles north.

2.3 Future Resource Development

The proposed development does not impact future resource development as no other plans exist within the area.

2.4 Access to or Development of Existing or Potential Recreation Facilities

The nearest existing facilities, i.e. dock and boat launch, are located to the north of the proposed area in the southwest of Section 6. Area 'A', the parking area for this facility is located between those facilities and the proposed redesignation area.

2.5 Critical Wildlife Habitats and Environmentally Significant Areas

The entire site has been used as a grazing area for a number of years. As the site is fenced there is no critical wildlife habitats or environmentally significant areas within it.

2.6 Provision of Utilities

Power, telephone and cable exist in the road allowance which runs along the west boundary of the site. Atco Gas Co-op is located in the south portion of the existing parcel and will have to be extended to service the proposed new lots. An existing blanket utility agreement exists on the title to the parent parcel.

2.7 Areas Prone to Flooding and Groundwater Influence

There is no significant area within the proposed site which is prone to flooding or groundwater influence. The 1:100 year flood water level for the Clear Lake Reservoir does not enter into the lands to be redesignated.

2.8 Water Supply, Sewage Disposal and Solid Waste Disposal and Solid Waste Disposal

The intent is to obtain potable water for each proposed lot via individual wells. The parent parcel currently obtains its water in this manner. A new well has just been completed on the proposed redesignation site within the boundaries of the proposed Lot 1. Water was found at approximately 145 foot depth with an initial flow rate of 35 gpm. Witching has shown that the water source exists on each of the proposed four lots. Once land use and the tentative plan have been approved the remaining three wells will be drilled. A 2 hour Q20 test has been completed and a copy of the well report is attached in Appendix A.

The sanitary sewage will be handled with buried septic tanks which will be emptied by services available in the area. Ferg's Septic Tank Service from Claresholm have been used by the residence on the parent parcel. They are willing to provide service to the proposed lots.

Solid Waste will be placed in bins on each lot. Sawley Disposal have indicated they go out to the Clear Lake area on a bi-weekly basis to empty bins and they have the capacity to handle the new proposed four lots.

2.9 Areas of Historical or Archaeological Significance

The area has been used as a grazing pasture for a number of years. The site is not designated as having any historical or archaeological significance by the Alberta government.

2.10 Potential Erosion of Soil

The intent of the proposed development is to only disturb the land required to construct a site access road and the immediate area for the residence building. The lots are not to be used for business purposes. As minimal disturbance will occur the potential for soil erosion will be kept to a minimum. The building sites and ditches will be seeded once construction is complete. The current owner of the land has planted approximately twenty trees on each of the proposed lots and intends to provide additional trees to the owners of the new lots in locations they choose to assist in reducing the erosion of soil.

2.11 Detrimental Effect on the Reservoir

The proposed development should have no detrimental effects on the reservoirs ability to provide domestic water for downstream users.

It is the intent of the developer to have the stormwater from the access road and runoff from the buildings and developed area to be controlled in retention ponds so as to prevent direct flow from reaching the reservoir. As well, rain barrels will be required to catch runoff from roofs. The water from the rain barrels and the retention pond can be used to for yard watering.

2.12 Other Matters

Emergency services will be from Stavely and Claresholm.

It is expected that the purchasers of the new lots will either be recreational users who will use the facilities on the weekend or retired individuals who will live here on a full time basis. The Code of the West currently on the Municipal District of Willow Creek's website would be included as part of a package provided to prospective purchasers to ensure they are aware of the issues which affect them living in a rural environment.

FIGURE 1

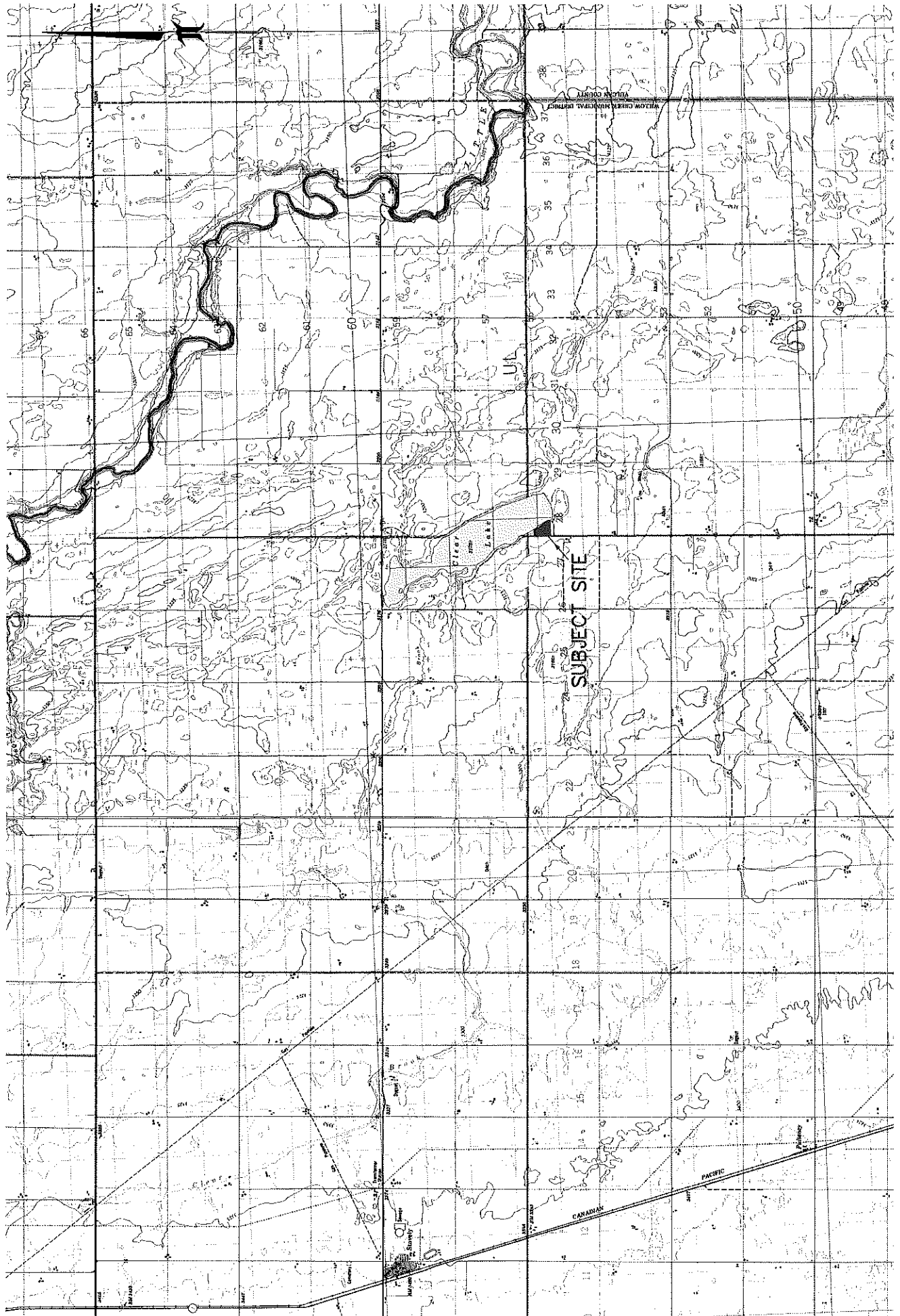


FIGURE 2

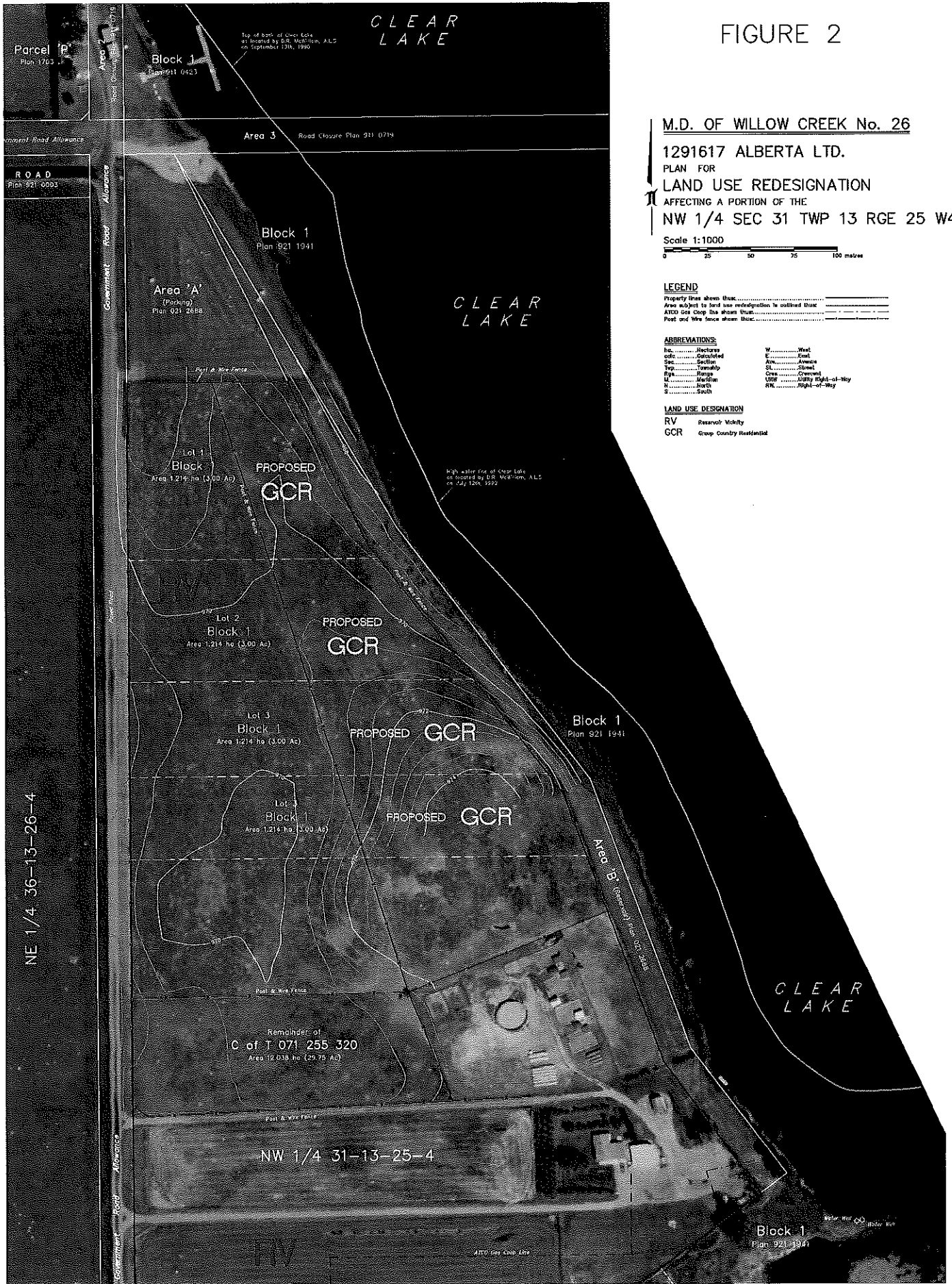
M.D. OF WILLOW CREEK No. 26
1291617 ALBERTA LTD.
 PLAN FOR
LAND USE REDESIGNATION
 AFFECTING A PORTION OF THE
NW 1/4 SEC 31 TWP 13 RGE 25 W4M

Scale 1:1000
 0 25 50 75 100 metres

LEGEND
 Property lines shown thus: _____
 Area subject to land use redesignation is outlined thus: _____
 ATDQ Gas Coop line shown thus: _____
 Post and Wire fence shown thus: _____

ABBREVIATIONS:
 ha.....Hectares
 ac.....Acre
 Sec.....Section
 Twp.....Township
 Rge.....Range
 M.....Meridian
 N.....North
 S.....South
 W.....West
 E.....East
 NW.....Northwest
 SW.....Southwest
 SE.....Southeast
 NE.....Northeast
 LWR.....Left-of-Way
 RWR.....Right-of-Way

LAND USE DESIGNATION
 RV Reservoir Vicinity
 GCR Group Country Residential



APPENDIX A

WELL DRILLER'S REPORT