

BYLAW NO. 68-2025
HELLIWELL LAKE AREA STRUCTURE PLAN
WESTLOCK, ALBERTA

BEING A BYLAW OF WESTLOCK COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE HELLIWELL LAKE AREA STRUCTURE PLAN.

WHEREAS, Section 633 of the *Municipal Government Act*, RSA 2000 c.M-26 ("MGA"), as amended from time to time, authorizes Council to adopt area structure plans;

AND WHEREAS, the Council of Westlock County has deemed it desirable to adopt the Helliwell Lake Area Structure Plan Bylaw 68-2025;

NOW, THEREFORE, THE COUNCIL OF WESTLOCK COUNTY, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. TITLE

- 1.1 This bylaw may be cited as the "Helliwell Lake Area Structure Plan" or "Helliwell Lake ASP".

2. PURPOSE

- 2.1 The purpose of this Bylaw is to adopt the Helliwell Lake Area Structure Plan.

3. DEFINITIONS

In this bylaw:

- 3.1 "Bylaw" means this area structure plan Bylaw.
3.2 "County" means the Municipality of Westlock County
3.3 "Chief Administrative Officer" means the person appointed as the Chief Administrative Officer for Westlock County.

4. GENERAL

- 4.1 The Helliwell Lake Area Structure Plan, attached to this Bylaw as Schedule "A", is hereby adopted.

5. SEVERABILITY

- 5.1 If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw deemed valid.

6. EFFECTIVE DATE

6.1 This Bylaw shall come into force and take effect upon being passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2025.

Reeve

Chief Administrative Officer

READ A SECOND TIME THIS ____ DAY OF _____, 2025

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2025.

Reeve

Chief Administrative Officer

Helliwell Lake Area Structure Plan

Pt. SW 6-61-24-W4
Westlock County

January 2025
File #1662-01

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1 Background information

1.1 Introduction

In response to the demand for country residential development that is readily accessible to Edmonton and other urban municipalities, the proponent of the *Helliwell Lake Area Structure Plan* (ASP) is proposing to develop a single stage subdivision, consisting of five (5) country residential parcels to meet this need. The proposed development will provide to its residents a lake front recreational development for four season use on Helliwell Lake. The subject parcel is approximately 60 minutes north of Edmonton on Highway 2. The proposed development will consist of individually owned lots. The total plan area is approximately 9.55 ha (23.6 acres) and will be redistricted to the Country Residential Lakeside (CR1) District concurrently with the adoption of this ASP.

1.2 Purpose

The *Helliwell Lake Area Structure Plan* (ASP) provides an overview of the land use concept including open space (Municipal Reserve and Environmental Reserve), density within the subject site, describes the Plan Area, servicing requirements needed to support the proposed subdivision of four (4) additional parcels, resulting in five (5) titled areas within the Plan Area and their development including environmental protection for the lake. This ASP will support future subdivision applications. Country residential development (in the form of single detached dwellings, occupied seasonally and/or year-round) will be the primary land use in the Plan Area.

Technical reports referred to in the ASP have been submitted to Westlock County under separate cover.

1.3 Plan Area and Location

The Plan Area, within Pt. SW 6-61-24-W4, is located along the northern shore of Helliwell Lake in Westlock County, approximately 0.8 km (0.5 miles) east of the intersection of Highway 2 and Township Road 610A. The Plan Area is adjacent to Range Road 250 (western boundary) and Township Road 610A (northern boundary). The Plan Area is approximately 11 km (7 miles) north of the Village of Clyde and 14 km (8 miles) west of the boundary between Westlock County and Thorhild County, in the northeasterly portion of Westlock County. The proposed parcels within the Plan Area will be accessed from Township Road 610A, with each parcel having direct access to the local municipal road. **Figure 1: Location Plan** depicts the location of the parcel.

The Certificate of Title describes the subject site as:

All that portion of the north halves of Legal Subdivisions Five (5) and Six (6) and the north half of the South East Quarter of said Legal Subdivision Six (6) of Section Six (6)

Township Sixty One (61)

Range Twenty Four (24)

West of the Fourth Meridian

Not covered by the water of Lake No. 4 as shown on a Plan of Survey of the said Township signed at Ottawa on the 29th day of September A.D. 1909, containing 11.6 hectares (28.80 acres) more or less.

Excepting thereout:

1.21 hectares (3 acres) more or less, as shown on Road Plan 361 JY

Excepting thereout all mines and minerals

Of note, depending on the data source, the Township Road adjacent to the northern boundary of the Plan Area is referred to as either Township Road 610C (Google Maps) or Township Road 610A (Westlock County GIS). As a result, some technical studies prepared in support of this ASP refer to Township Road 610A or Township Road 610C. This ASP will refer to the road on the northern boundary of the Plan Area as Township Road 610A, since that is how Westlock County identifies the local municipal road.

Additionally, Helliwell Lake is identified as “Lake No. 4” on the 1909 Township Plan of this area and as Helliwell Lake on current map sources. Throughout the ASP we will refer to Helliwell Lake, as that is how it is contemporarily known.

1.4 Ownership

This Area Structure Plan has been prepared on behalf of Dave Barron & Warren J. Lafave, the registered owners of all lands described in Certificate of Title 202 260 714, generally being Pt. SW 6-61-24-W4 not covered by the waters of Lake No. 4, excepting thereout Road Plan 361 JY and all mines and minerals.

Based on the boundary survey prepared by Pals Geomatics Corp. the area of Certificate of Title 202 260 714 is has decreased from 10.39 ha (25.67 ac.) shown on the Certificate of Title to 9.55 ha (23.6 ac.), due to change in the natural boundary of Helliwell Lake. While the reason for the change in natural boundary is not known, it may be due to the weir constructed on the east edge of Helliwell Lake where it intersects Highway 2.

A copy of the Certificate of Title is attached as **Appendix A**.

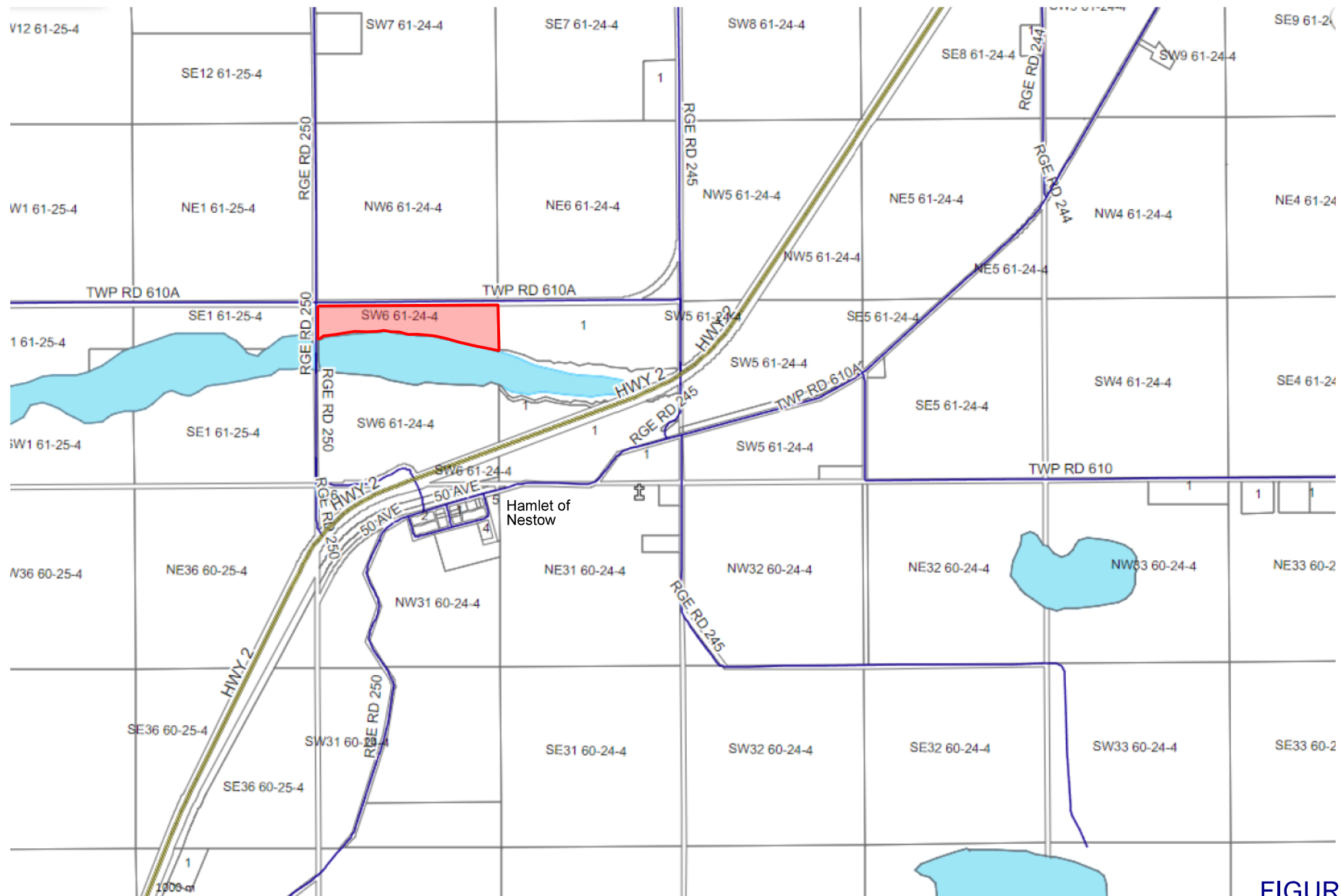


FIGURE 1
LOCATION PLAN

HELLIWELL LAKE
AREA STRUCTURE PLAN
Part of SW SEC 6 - 61 - 24 - W4
WESTLOCK COUNTY

LEGEND

Plan Area Boundary



2 Policy Context

2.1 Upper Athabasca Regional Plan (UARP)

The lands subject to the *Helliwell Lake Area Structure Plan* are within the boundary of the Upper Athabasca Regional Plan (UARP). As of January 2025, the status of the UARP is listed as “Not Started”. The UARP will be prepared under the *Land Use Framework* (LUF) which is guided by the *Alberta Land Stewardship Act*, S.A. 2009, c. A-26.8, as amended. The proposed ASP incorporates the intent of the Land Use Framework including efficient use of land to reduce the human footprint and conservation and stewardship on private and public land.

2.2 Municipal Development Plan Bylaw 05-2016

The proposed *Helliwell Lake Area Structure Plan* is consistent with Westlock County’s *Municipal Development Plan Bylaw No. 5-2016* (MDP), as described below.

The MDP includes numerous policy statements that, among others, include the following relevant statements. A summary of the relevant policies within the MDP, and how this ASP supports those policy statements is below. Technical studies have been submitted under separate cover.

Policy #	MDP Policy Statement	ASP Alignment to MDP
3.2.2.1	Groundwater of sufficient quantity and quality should be available to support the proposed development. Development will be discouraged in areas where reserves of potable water are inadequate	<ul style="list-style-type: none"> The desktop Groundwater Assessment prepared by <i>SD Consulting Group – Canada</i> (dated 12 January 2024) indicates that there is sufficient water in the aquifer to support the subdivision of four (4) country residential parcels without interfering with existing household users, licensees or traditional agriculture users who exist within the quarter section.

<p>3.2.2.2</p>	<p>Development will be discouraged in areas characterized by wetlands, swamps, muskeg or saturated soils. Development will also be discouraged in valleys, ravines or seasonal draws. Where development is allowed in areas exhibiting these characteristics the development must adhere to provincial regulations, guidelines and wetland mitigation policies.</p>	<ul style="list-style-type: none"> • The Wetland Assessment prepared by <i>CPP Environmental</i> in September 2020. It identified one small wetland areas and three ephemeral watercourses within the subject site, draining towards Helliwell Lake. • The existing contours within the Plan Area will be retained, where possible, so that post-development overland drainage is similar to pre-development flows. Large portions of the lots will remain as natural areas. By maintaining the existing contours, surface water drainage into the Environmental Reserve parcel will retain historic hydrology patterns through the existing ephemeral drainage courses within the Plan Area.
<p>3.2.2.3</p>	<p>Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.</p>	<ul style="list-style-type: none"> • The Geotechnical Investigation prepared by <i>J.R. Paine & Associates</i> (file 5407-2, dated February 2024) does not identify any site terrain which appeared to present any slope stability hazard. Detailed contours were acquired from available LiDAR data and do not identify steep slopes outside of the proposed Environmental Reserve parcel.

<p>3.2.2.8</p>	<p>Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented, to the satisfaction of the Development Authority.</p>	<ul style="list-style-type: none"> • The Geotechnical Investigation prepared by <i>J.R. Paine & Associates</i> identifies that soils within the subject site are sandy and provides recommendations for development on the site. Construction of basements is not recommended in this area unless additional engineered fill is used to elevate the site. The developer also agrees to have the Geotechnical Investigation registered against the resulting Certificate of Title by means of a Restrictive Covenant, in accordance with section 651.1 of the <i>Municipal Government Act</i>, R.S.A. 2000, c. M-26, as amended (the MGA). The caveat can only be discharged by the Municipality, their agent or by an order of a court, and cannot be lapsed.
<p>3.3.1.1</p>	<p>The County shall take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation</p>	<ul style="list-style-type: none"> • The developer will dedicate the full amount of Municipal Reserves, less the area being dedicated as Environmental Reserve, owing as a result of subdivision within the Plan Area as money in lieu of land.
<p>3.3.1.3</p>	<p>Where it is deemed that Municipal Reserve land is not required within a proposed subdivision for the residents of the area, the County will accept money-in-lieu.</p>	<ul style="list-style-type: none"> • The developer will provide money in lieu of land, in accordance with County policy.

3.3.1.6	The County may require subdivision and development applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.	<ul style="list-style-type: none"> The subject site is adjacent to Helliwell Lake. The Geotechnical Investigation identified soil conditions within the Plan Area and provided site specific recommendations for future development within the Plan Area.
3.3.1.7	An Environmental Reserve of not less than 30 m (98 ft.) in width from the high water mark of a river and/or the top of bank of a lake shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 30 m (98 ft.) shall be required from the high water mark of river and/or the top of bank of a lake to the wall of the nearest building.	<ul style="list-style-type: none"> Figure 5: Development Concept shows an Environmental Reserve parcel adjacent to the surveyed boundary of Helliwell Lake, in accordance with this policy. The Tawatinaw River Watershed Riparian Area Assessment identifies that the riparian area within the Plan Area is generally highly intact. Dedication of a 30 meter Environmental Reserve parcel adjacent to the bank of the lake will enable the County to maintain the intactness of the bed and shore of Helliwell Lake.
3.7.4.1	Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to then-current County standards to the site is not undertaken by the landowner/developer.	<ul style="list-style-type: none"> The lands within the Plan Area are adjacent to Township Road 610A. The County's Public Works department has indicated that access to the proposed parcels can be from Township Road 610A.

4.2.1.7	A multi-lot country residential subdivision shall be considered to be any subdivision which will create four (4) or more parcels for residential and/or agricultural use on a quarter section.	<ul style="list-style-type: none"> This ASP will facilitate the subdivision of four new parcels of land within the Plan Area and will be considered a multi-lot country residential subdivision.
4.2.1.9	Multi-lot country residential subdivisions shall be controlled by the County Council through the process of Land Use Bylaw amendment and, where there is an Intermunicipal Development Plan or an Area Structure Plan, by amendment to the appropriate Plan.	<ul style="list-style-type: none"> This ASP will facilitate an application to redistrict the lands within the Plan Area from the Agricultural (AG) District to the Country Residential Lakeside (CR1) District and subsequent subdivision of four (4) new parcels of land within the Plan Area, resulting in five (5) parcels within the Plan Area.
4.2.1.11	<p>The County will require an Area Structure Plan be prepared and approved prior to the approval of any amendment to the Land Use Bylaw to allow a multi-lot country residential subdivision where the land being proposed for development that is 8.09 ha (20.0 ac.) or greater in area, except that the County may require the preparation of a conceptual plan or outline plan if:</p> <ol style="list-style-type: none"> the preparation of an Area Structure Plan is considered by the County to be impractical or inappropriate given: <ol style="list-style-type: none"> the small scale of the lands and lots proposed for development; or the existing fragmentation of the quarter section in which the development is located. 	<ul style="list-style-type: none"> The subject site is greater than 8.09 ha (20.0 ac.) in area and a multi-lot country residential subdivision is proposed. The purpose of this is ASP is to satisfy the requirements of this policy.

<p>4.2.1.12</p>	<p>Council's consideration of Land Use Bylaw amendments for multi-lot country residential use development will include the following criteria:</p> <ol style="list-style-type: none"> The site should possess features such as trees, ravines, hilly terrain or other topographical features which would provide an attractive residential environment. When the amendment is to allow a currently vacant parcel from a quarter section, the site should not normally include cultivated land or good quality agricultural land. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover. The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil and drainage. In this regard, proponents for multi-lot country residential development may be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated. Unless the proposed parcel is for the second or third parcel to be subdivided from a quarter section, access to individual lots will be provided by internal 	<ul style="list-style-type: none"> The lands within the Plan Area are adjacent to Helliwell Lake. From the information in the Geotechnical Investigation, the building pockets on the proposed parcels higher than Helliwell Lake and provide an attractive residential environment. From the aerial photographs (dated 20 September 2022), established treed areas are located adjacent to Helliwell Lake and provide attractive natural features for country residential development. Environmental Reserves required by the <i>Municipal Government Act</i> and the County's MDP within the Plan Area will be dedicated as land and in order to protect the bed and shore of Helliwell Lake, provide open spaces to benefit all County residents and provide connectivity for wildlife. Section 664 of the MGA requires that an environmental reserve parcel consist of a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water and will preserve the natural features, including the treed areas abutting the bed and shore of Helliwell Lake. A 30 m ER parcel is being proposed. The site does not contain cultivated lands and development of the Plan Area for country residential use will not impact the
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	<p>roads or service roads developed to standards acceptable to the County, and not directly onto Provincial Highways or County grid roads.</p> <p>d. There shall be an adequate supply of potable water for the development as proposed. The supply may be provided by wells or by other options, such as by hauling or by communal systems, in accordance with Provincial regulations. If the well option is to be considered, the Council will ask that the report required under the <i>Water Act</i> for multi-lot residential subdivisions be provided at the Land Use Bylaw amendment stage for its consideration. If the communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.</p> <p>e. Sanitary sewage shall be treated and/or disposed of in accordance with Provincial requirements. In this regard, the Council will ask that information be provided at the Land Use Bylaw amendment stage for its consideration. If a communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.</p>	<p>agricultural character of Westlock County.</p> <ul style="list-style-type: none"> • As a condition of subdivision authority approval, the developer will construct accesses to each parcel from Township Road 610A which will be constructed to County standards. The County's Public Works department has not identified concerns with multiple approaches to the municipal grid road in this location. • Potable water to each of the proposed parcels within the Plan Area shall be provided by a combination of private wells and water cisterns. A Groundwater Assessment was completed by SD Consulting Group – Canada (dated 12 January 2024) and concluded that there is sufficient groundwater within the aquifer for the subdivision of four (4) additional country residential parcels without affecting any household users, licensees or traditional agriculture users who exist when the subdivision is approved. • Private sewage disposal on each of the proposed parcels within the Plan Area shall be serviced by private sewage disposal systems in accordance with the <i>Alberta Private Sewage Systems Standard of Practice</i> in effect at time of development.
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2.3 Area Structure Plan

The subject site is not within an approved area structure plan. This ASP is being prepared for Council's consideration and approval to support future subdivision applications and the required Land Use Bylaw redistricting. Due to Helliwell Lake, the quarter section is fragmented, and this ASP applies only to lands north of Helliwell Lake.

2.4 Land Use Bylaw 04-2016

The developer is proposing to redistrict the lands within the subject site from Agricultural (AG) District to the Country Residential Lakeside (CR1) District in Westlock County's *Land Use Bylaw No. 04-2016* (LUB). The purpose of the CR1 District is to provide for specific areas where multi-lot country residential development may take place adjacent to lakes within the County. Single detached dwellings are a Permitted Use in the CR1 District. The placement of recreational vehicles (RVs) within the Plan Area shall be per the regulations in the Westlock County LUB. The ASP will facilitate the development of multi-lot country residential uses, and is consistent with the Permitted Uses in the CR1 District. The minimum lot size required in the CR1 District for Permitted Uses is 0.2 ha (0.5 ac.). The Tentative Plan of Subdivision will be submitted in accordance with the requirements of this ASP and shows that the proposed lots will have an area between 1.30 ha (3.2 ac.) and 1.39 ha (3.43 ac.) and exceed the minimum lot area requirements in the CR1 District (0.2 ha/0.5 ac.). The LUB defines the portion of the lot nearest to Helliwell Lake as the front yard and the maximum site coverage for the CR1 parcels will be 40%. The Tentative Plan of Subdivision will be submitted under separate cover.

A figure showing the building pocket on each lot (**Figure 5A**), which satisfies the setback requirements in the LUB is attached. The building pockets are outside of the surveyed drainage courses and the delineated wetland. The setbacks shown on Figure 5A to the surveyed drainage course and the delineated wetland are consistent with the recommendations in the **Wetland Assessment** prepared for the ASP.

3 Site Analysis

3.1 Site Description

The north shore of Helliwell Lake defines the southern boundary of the Plan Area. The site is adjacent to Range Road 250 (western boundary), which is a municipal road which traverses Helliwell Lake and Township Road 610A (northern boundary). The eastern boundary of the Plan Area is the quarter section boundary. Highway 2 is approximately 0.8 km (0.5 miles) east

of the Plan Area and the Hamlet of Nestow is approximately 0.4 km (0.25 miles) south of the Plan Area.

The subject site is mostly covered in wild vegetation. A continuous patch of trees occupies the central portion of the site, splitting the grass covered areas into two. Trees also cover most of the shoreline. The site gently slopes towards the top of the bank of Helliwell Lake. From the Desktop Wetland Assessment prepared by CPP Environmental there are small wetland areas adjacent to the banks of Helliwell Lake. From the topographic survey and drainage analysis an ephemeral watercourse drains towards Helliwell Lake, and will be protected in a surveyed drainage right of way.

The original township survey established the bed and shore of Helliwell Lake in 1909. The bed and shore of Helliwell Lake within the titled area was subsequently surveyed by Jason C. Workman, A.L.S. on August 31, 2023, along with the top of bank. The Plan showing the change in natural boundary of Helliwell Lake will be submitted to the Wetlands and Water Boundaries Section of Alberta Environment & Protected Areas concurrently with the Plan of Subdivision. While the reason for the change in natural boundary is not known, it may be due to the weir constructed on the east edge of Helliwell Lake where it intersects Highway 2.

The topography at the site was determined by utilizing Light Detection and Ranging (LiDAR) data, which is a remote sensing method that uses light to measure distance. Pals Geomatics completed an additional LiDAR topographic survey with a drone on 22 May 2024 and elevations within the County ditches were determined with GPS. The topography of the site is undulating with a maximum elevation difference of 6 metres from the bank of Helliwell Lake. The land on the property and surrounding land slopes from the northeast, downward toward the bank of Helliwell Lake. From the available LiDAR, the bank of Helliwell Lake identified by Jason C. Workman, A.L.S. coincides with an elevation of 622 metres above sea level. A small rise extends through the centre of the site. There are low marshy areas adjacent to the banks of Helliwell Lake identified in the **Wetland Assessment**, as described below.

An **Aerial Photograph**, dated 20 September 2022, of the Plan Area is attached as Figure 2. Figure 3 indicates the **Topography** of the plan area.

3.2 Land Use Context

The significant features adjacent to and within the Plan Area are shown on Figure 1: Location & Plan Area. Helliwell Lake is within the Tawatinaw River Watershed and has a shoreline of approximately 18 km (11 miles) in length. The Tawatinaw River is a tributary of the Athabasca River, which begins at Helliwell Lake before flowing northward to meet the Athabasca River in the Town of Athabasca. Helliwell Lake is a long, narrow lake, extending approximately 7

km (4.5 miles) from east to west, but does not exceed 0.4 km (0.25 miles) at its widest north to south point.

The lands directly north of the Plan Area are largely cultivated agricultural lands. There are large, treed areas on the parcels north of the subject site, and the quarter section northwest of the Plan Area appears to contain a farmstead. The quarter section northeast of the Plan Area is mostly cultivated with treed areas.

Lands south of Helliwell Lake appear to be low lying and generally treed, with cleared trails and recreational development. From the County's Land Ownership Map dated January 2023, the lands within the portion of Pt. SW 6-61-24-W4 south of Helliwell Lake are privately owned and are used for recreational purposes.

Lands within SE 1-61-25-W4, which are south and west of the Plan Area are mostly treed. The portion of SE 1-61-25-W4 on the south side of Helliwell Lake are non-patent lands and are subject to a Provincial Disposition (GRL960117) issued under the *Public Lands Act*, R.S.A. 2000, c. P-40, as amended. A Crown Land Reservation (CLR750022) affects the portions of Helliwell Lake east of Range Road 250.

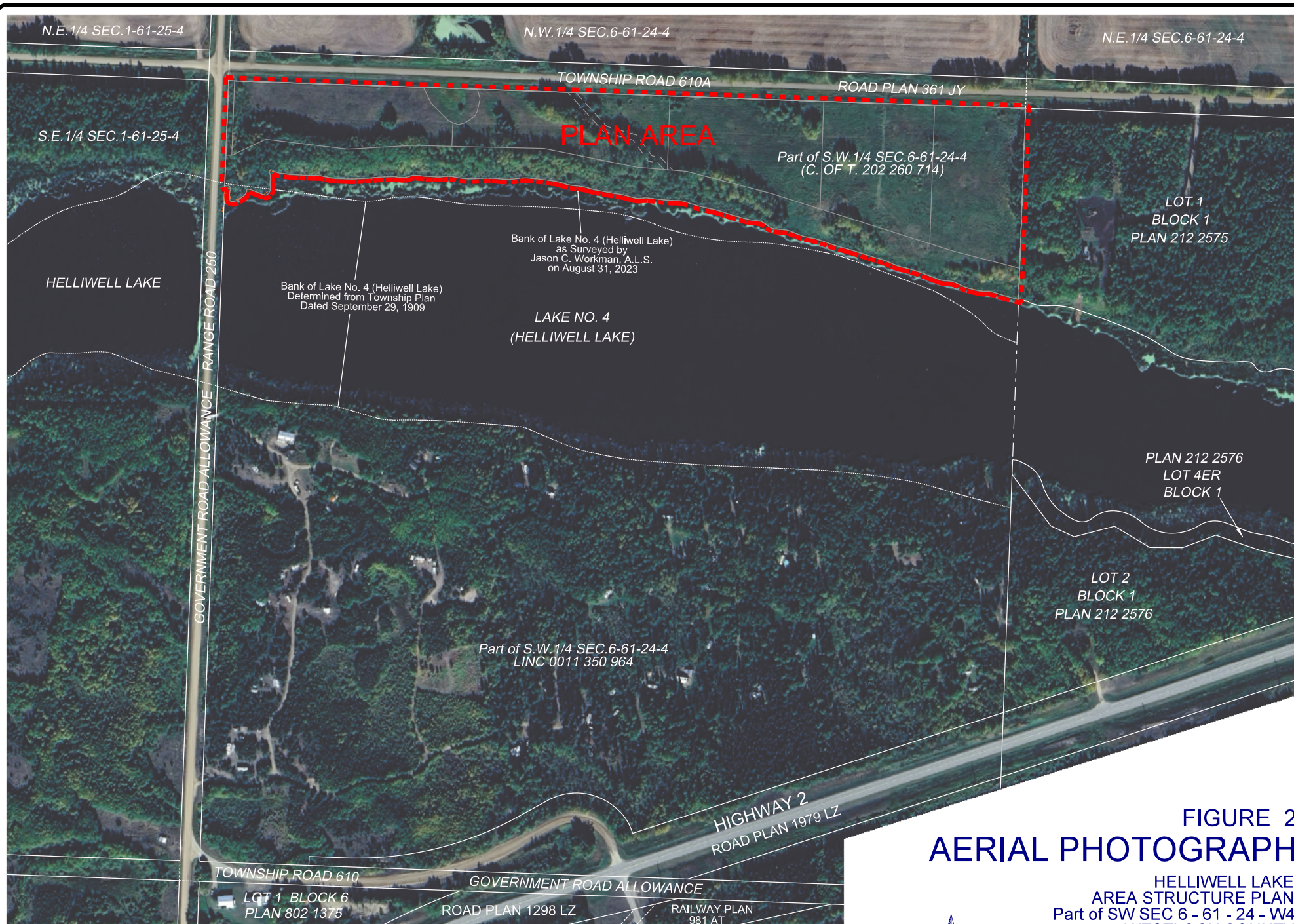


FIGURE 2
AERIAL PHOTOGRAPH

HELLIWELL LAKE
AREA STRUCTURE PLAN
Part of SW SEC 6 - 61 - 24 - W4
WESTLOCK COUNTY



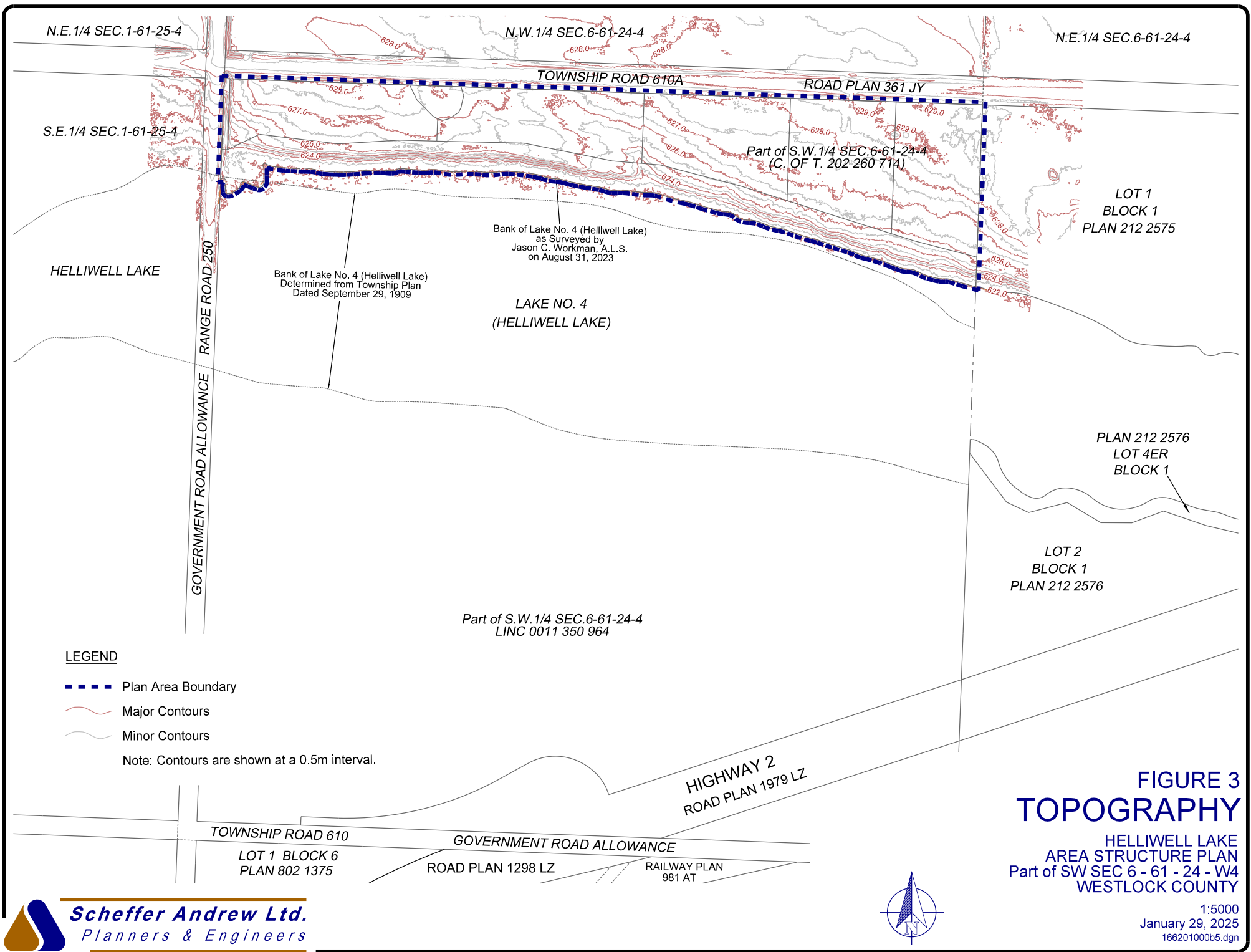


FIGURE 3
TOPOGRAPHY
HELLIWELL LAKE
AREA STRUCTURE PLAN
Part of SW SEC 6 - 61 - 24 - W4
WESTLOCK COUNTY



3.3 Resource Extraction

There are no active oil/gas facilities or abandoned well sites within the Plan Area or in close proximity. There is an abandoned well within NE 6-61-24-W4 (to the northeast of the Plan Area) and NW 31-60-24-W4 (south of the Plan Area) and a pipeline right of way within E½ 6-61-24-W4 (east of the Plan Area). **Appendix B** contains a map generated from the *Alberta Energy Regulator* website on “Abandoned Well Map” dated 22 December 2023 indicating the location of abandoned wells in the area.

3.4 Wetland Assessment

A **Wetland Assessment** was prepared by *CPP Environmental* dated 22 September 2020 for lands within Plan Area. The **Wetland Assessment** included a site visit to confirm the presence of wetlands and provide field level delineation and biophysical data. A copy of the **Wetland Assessment** has been submitted to Westlock County under separate cover.

A temporary marsh, referred to as Wetland 1, was delineated within the northwest corner of SW 6-61-24 W4M, on the south side of Township Road 610A across the road from an existing dugout and three ephemeral drainages were noted during the site assessment, all located with SW 6-61-24 W4M within the partially cleared area north of Helliwell Lake. The wetland will be avoided during construction and a 10 m setback is shown on **Figure 5A: Building Pockets**, in accordance with the recommendations in the **Wetland Assessment**. Wetland 1 was delineated on the Topographic Survey prepared by Pals Geomatics dated 4 June 2024. The **Topographic Survey** has been submitted to Westlock County under separate cover. Wetland 1 and a 10 m setback, will be dedicated as Lot 2ER.

The **Wetland Assessment** identified three overland drainage courses that run south into the lake and are not directly connected to any wetland. All three had a defined topographical expression and are within forested areas. The small, ephemeral watercourses within the Plan Area are generally located within the proposed Environmental Reserve parcel and do not impact the suitability of the site for country residential development. The **Topographic Survey** and drainage analysis did not confirm the presence of two of the ephemeral drainage courses identified in the **Wetland Assessment**. As a result they are not shown on **Figure 6: Overland Drainage**. This is supported by information from Alberta Forestry & Parks, who do not recommend a setback (0 m) from ephemeral watercourses (Westlock County MDP – Appendix A. ESRB Recommended Minimum ER Setbacks). A drainage analysis identified an overland drainage course that roughly corresponds with the easternmost ephemeral drainage course identified in the **Wetland Assessment**. The overland drainage course within proposed Lot 2 will be protected by a six meter (6 m) wide Environmental Reserve Easement. The drainage course is likely the result of the existing culvert which crosses Township Road 610A.

3.5 Geotechnical Assessment

A **Geotechnical Investigation** for the site was prepared by *J.R. Paine & Associates Ltd.* dated 8 February 2024 and provides an assessment of the subsurface conditions within the Plan Area and provides recommendations for the development of single detached dwellings. The **Geotechnical Investigation** has been submitted under separate cover.

The near surface native soils encountered throughout this site and properly placed engineered fill are considered satisfactory for supporting single family dwellings utilizing standard concrete footing foundations from the strength and settlement viewpoints. The **Geotechnical Investigation** also reviewed the observed groundwater conditions at the test holes within the Plan Area. The site has a relatively high water table at the time of the drilling and construction of basements will be near the water table. It is not expected that future landowners will construct year-round dwellings on the resulting parcels, however should future landowners wish to construct basements, upgraded foundation drainage, as recommended in the **Geotechnical Investigation**, will be required.

3.6 Historical Resources

The Listing of Historic Resources identifies lands in Alberta that contain or have a high potential to contain historic resources. No Historic Resource Value (HRV) has been assigned to the Lands. An application for HRA clearance was submitted to Alberta Arts, Culture, and Status of Women. A copy of the 22 December 2023 correspondence and *Historical Resources Act* approval has been submitted to Westlock County under separate cover.

3.7 Phase I Environmental Site Assessment

Review of the historical aerial photography identifies that portions of the subject site cleared and has been utilized for agricultural purposes (wild pasture). Westlock County did not request that a Phase 1 Environmental Site Assessment be prepared in support of the ASP.

3.8 Preliminary Groundwater Feasibility Assessment

A **Preliminary Groundwater Feasibility Assessment** for the site was prepared by *SD Consulting Group – Canada* dated January 2024 which completed a review of background information regarding the potential for groundwater availability within the subject site. The *Matters Related to Subdivision and Development Regulation*, AR 84/2022, as amended, states that a report that meets the requirements of section 23(3)(a) of the *Water Act*, R.S.A. 2000, c. W-3, as amended, be provided by the applicant if the proposed subdivision will not to be served by a water distribution system. The subdivision will not be serviced by a water distribution system and will result in four new titled areas within the quarter section increasing, the number of parcels within the quarter section from four to eight. The **Preliminary Groundwater Feasibility Assessment** concludes that the Oldman Aquifer can support the

diversion of 1,250 m³/year of for four new country residential parcels, without interfering with existing household users, licensees or traditional agriculture users within the quarter section, in accordance with s. 23 of the *Water Act*.

In general, the water quality in the surficial aquifer will have high alkalinity and dissolved solids levels. Chloride and nitrate levels may also be high depending on the location within the County. Water quality from the surficial aquifer will vary. A test well with a full water quality analysis will be required to determine treatment requirements as water quality will vary based on the depth of the well and water source.

4 Development Concept

4.1 Overall Concept

Figure 5 depicts the **Development Concept** for *Helliwell Lake Area Structure Plan*. Access to the lands within the Plan Area will be from Township Road 610A, which is the existing municipal road network. The development of lands within the Plan Area will occur in a single phase. **Figure 5A: Building Pockets** shows the potential building pockets based on the required setbacks in the Westlock County LUB, the delineated wetland and required setback, and the required drainage course.

All proposed parcels will exceed the minimum lot size required in the Country Residential Lakeside (CR1) District in the County's *Land Use Bylaw 05-2016* which requires a minimum lot size of 0.2 ha (0.5 acres). There will be five (5) country residential parcels, each of which will be separated from Helliwell Lake by an Environmental Reserve parcel, which shall not be less than 30 m (98 ft.) in depth, extending from the surveyed bank of the waterbody. The proposed lots vary in depth from 58.4 m (191.6 ft.) to 162.3 m (532.5 ft.). In order to ensure that development is consistent with other areas in the County, building site coverage on the parcels will be restricted to 40%.

A Restrictive Covenant will be registered against the parcels in the Plan Area, which amongst other things:

1. requires future development to comply with the recommendations in the Geotechnical Investigation; unless a site specific Geotechnical Investigation is provided with a future development permit application.
2. restricts the clearing of trees outside of the potential building pockets identified on a figure;
3. requires development permit applications to include a lot grading plan that demonstrates that post-construction lot elevations at the building corners will meet or exceed pre-development lot elevations and that foundation development will be at least 0.5 m above the water table on each Lot (based on existing contour data);
4. include a copy of the **Geotechnical Investigation** prepared by *J.R. Paine & Associates Ltd.* dated 8 February 2024;
5. identify that sufficient water exists in the groundwater aquifer and that treatment of groundwater may be required; and
6. include a copy of the **Preliminary Groundwater Feasibility Assessment** prepared by *SD Consulting Group – Canada.* dated January 2024;

Environmental Reserve (ER) will be dedicated within the Plan Area to protect areas of environmental concern, specifically the top of bank of Helliwell Lake.

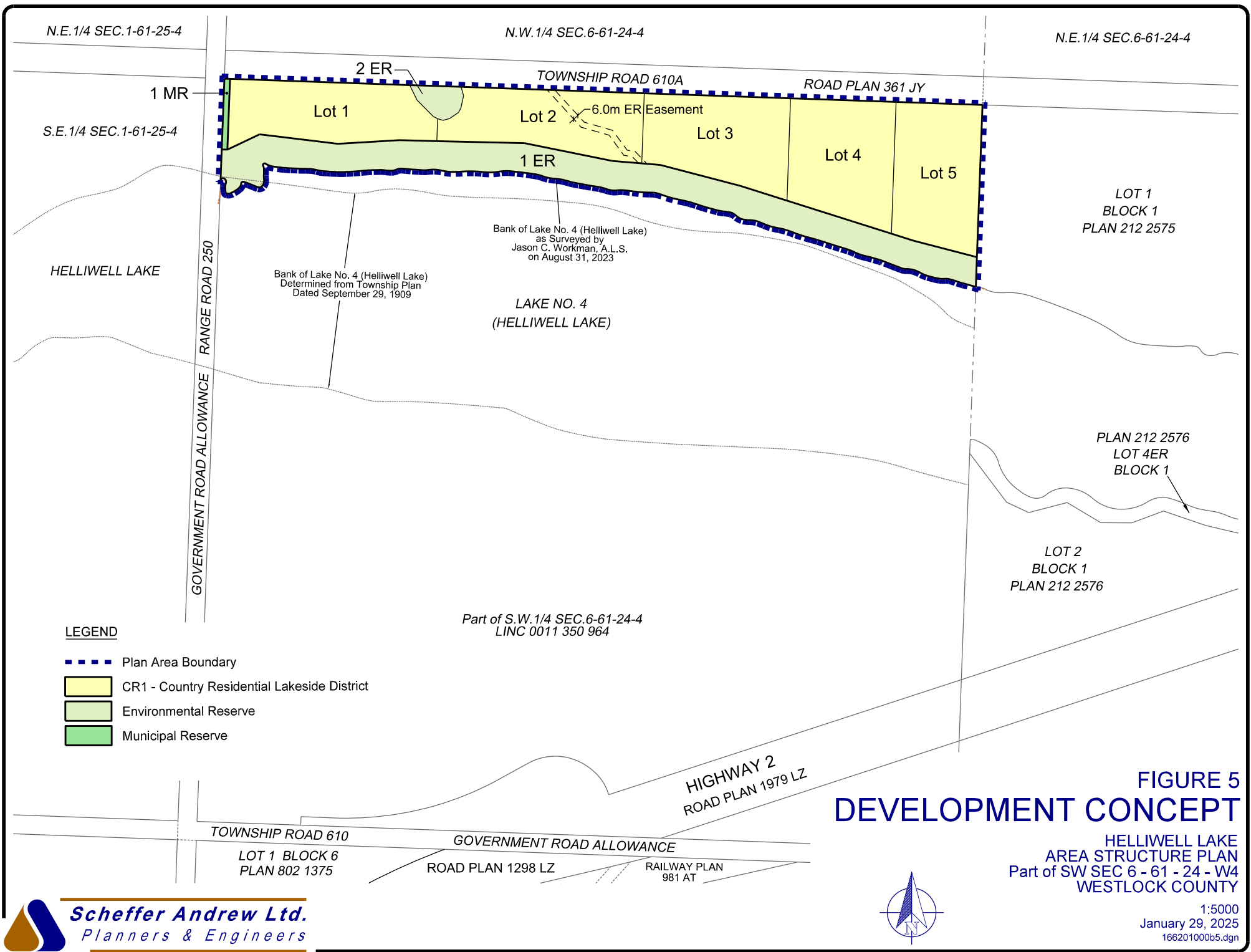
Municipal Reserve (MR) required under the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended will be dedicated as a combination of land and money in lieu of land. The County's policy is to calculate the amount of money due in lieu of land.

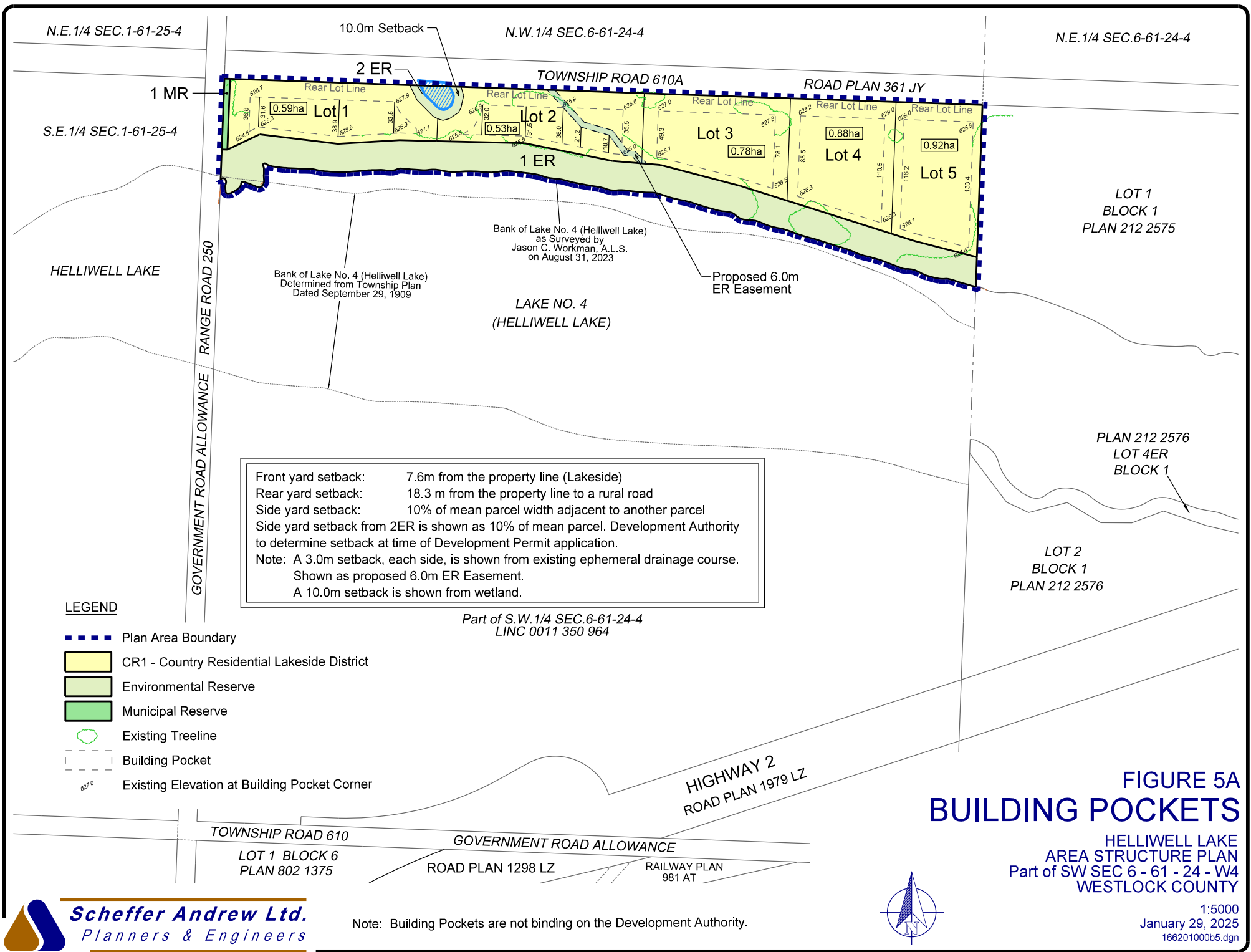
4.2 Land Use Statistics

The statistics for capacity projections and proposed projections for the land use concept are as follows. Density of development is assuming 2.8 persons per unit. This is a conceptual density subject to the review and approval of future subdivision applications by Westlock County. It is anticipated that the owners of these parcels will not be using the homes as a full time residence and student generation for schools was not calculated. The boundaries and areas of the Environmental Reserve parcels will be confirmed by an Alberta Land Surveyor at the time of preparation of the Plan of Survey.

Land Use	Stage 1	Population	# of parcels	% of Total Area
Country Residential	6.76 ha	14	5	70%
Environmental Reserve	2.74 ha	n/a	2	29%
Municipal Reserve	0.05 ha	n/a	1	1%
Total Area	9.55 ha	14	7	100%

Table 1: Land Use Statistics and Density





4.3 Environmental Protection

Environmental stewardship of land tends to be enhanced when there is ownership of the land. Future owners of the parcels within the Plan Area will enjoy a lifestyle based upon the surrounding physical environment. Thus, maintaining or improving the ecosystems both onsite and offsite will be of paramount concern including the quality of water entering Helliwell Lake.

Septic handling

Section 2.1.2.4 of the *Alberta Private Sewage Systems Standard of Practice 2021* restricts the construction of a soil-based wastewater treatment within 90 m (300 ft.) of a lake shore. Each country residential parcel will be serviced by either a septic holding tank with pump out by vacuum truck or other alternative wastewater treatment system that is non-soil based for treatment. This will ensure that possibility of leaching of sanitary effluent into the water table and lake is minimized.

All sewage disposal systems will be required to meet the requirements of the *Alberta Private Sewage System Standard of Practice 2021*, as amended or replaced from time to time. At the time of the development permit application for the lot development by the lot owner, the applicable permit for the selected method of wastewater treatment will be required.

Control of surface runoff

The existing contours within the Plan Area will be retained, where possible, so that post-development overland drainage is similar to pre-development flows. Large portions of the lots will remain in their current natural state, as natural areas. By maintaining the existing contours, surface water drainage into the Environmental Reserve parcel will retain historic hydrology patterns through the existing ephemeral drainage courses within the Plan Area.

Tree Removal

The country residential parcels are partially cleared, with the exception of lands near Helliwell Lake. Landowners are encouraged to maintain tree coverage on their parcels. Treed areas adjacent to Helliwell Lake will largely be contained within the Environmental Reserve parcel being dedicated to Westlock County, and the resulting Certificate of Title to the Environmental Reserve parcel will be in the name of Westlock County. As a result, clearing of trees or other activities within the Environmental Reserve parcel will require permission from Westlock County and ensure that the riparian area adjacent to Helliwell Lake remain in their natural state. The topographic survey identified the existing tree coverage within the Plan Area. It is not the developer's intention to require planting of additional trees within the country residential parcels, however the Restrictive Covenant will discourage tree clearing outside of the conceptual building pockets.

5 Infrastructure

5.1 Access and Circulation

Legal access to the Plan Area and the proposed country residential parcels will be from Township Road 610A and Range Road 250. It is anticipated that physical access to the proposed lots will be from Township Road 610A. The municipal road network is accessed from Highway 2, either from the south or the east.

A **Traffic Impact Assessment** (TIA) was not required by Westlock County or Alberta Transportation & Economic Corridors to support the ASP or subsequent subdivision. Correspondence from Alberta Transportation & Economic Corridors waiving the requirement for a TIA in support of the ASP has been submitted under separate cover.

5.2 Stormwater Management Plan

The LiDAR contour data shows the topography of the site and the general overland drainage of the Lands to be generally from north to south towards Helliwell Lake. There is an ephemeral drainage course which drains towards Helliwell Lake, which was identified in the topographic survey prepared by Pals Geomatics dated 4 June 2024. An Environmental Reserve Easement will be registered concurrently with the Plan of Subdivision to protect the ephemeral drainage course. The proposed building pockets on the lots are located outside of the identified wetlands and drainage courses. A 30 m Environmental Reserves will buffer the country residential development area from Helliwell Lake, and will aid in the filtration and infiltration of runoff between the country residential parcels and Helliwell Lake. The Environmental Reserve parcel will act as a filter for sediments and potential pollutants within the surface water flow from the country residential parcels.

Figure 6: Overland Drainage shows how overland surface drainage is managed to direct stormwater into the Environmental Reserve parcel and then to the receiving water body, Helliwell Lake.

Lake quality will be maintained as result of large country residential parcels which will remain largely undeveloped in their natural state. The existing contours within the Plan Area will be retained, where possible, so that post-development overland drainage is similar to pre-development flows. Large portions of the lots will remain as natural areas. By maintaining the existing contours, surface water drainage into the Environmental Reserve parcel will retain historic hydrology patterns through the existing ephemeral drainage courses within

the Plan Area. Environmental degradation will be minimized by the large natural areas within each parcel, the Environmental Reserve parcel, and maintaining the historical drainage patterns within the Plan Area. The Environmental Reserve parcel will act as a filter for sediment and potential pollutants within the surface water flow from the country residential parcels.

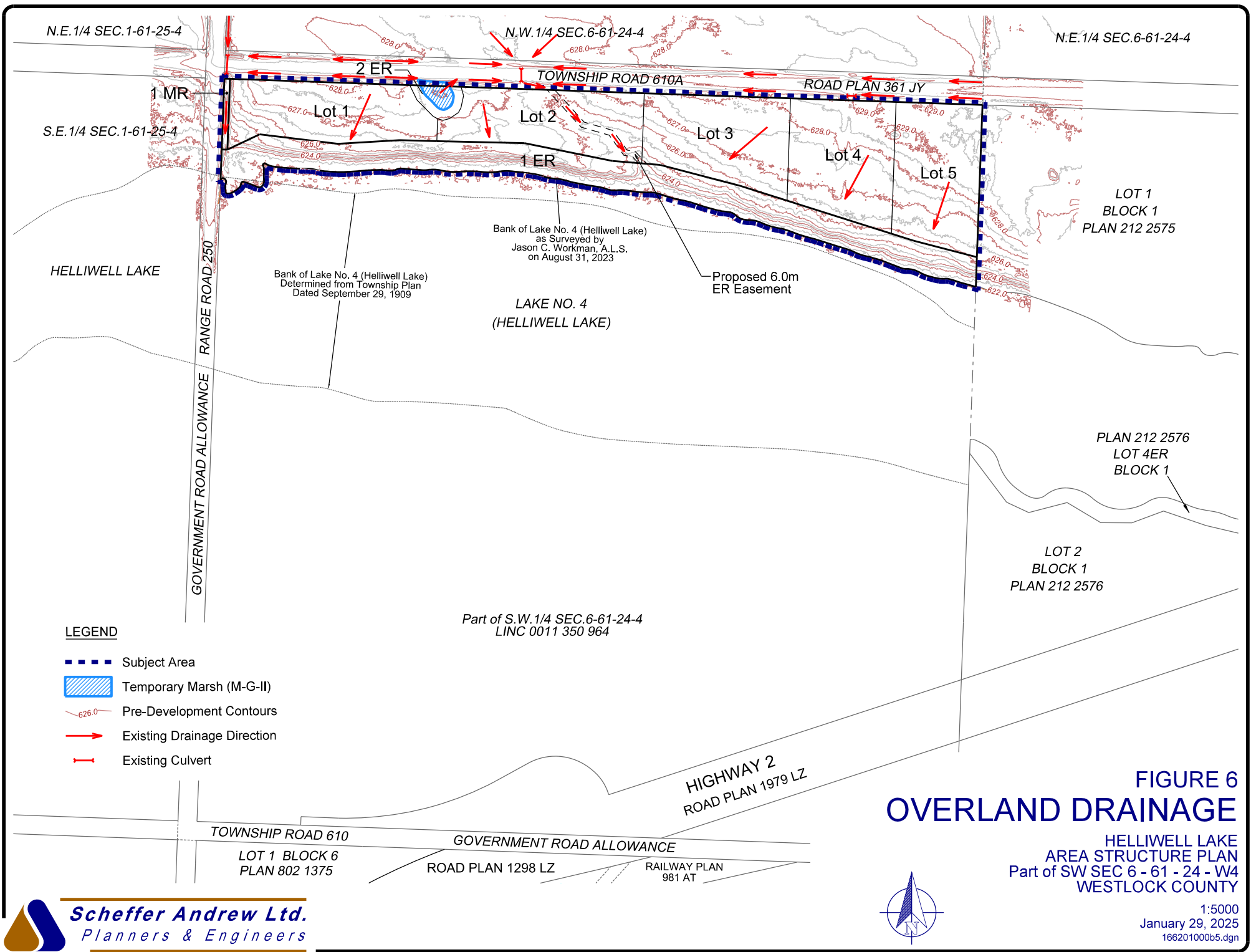


FIGURE 6
OVERLAND DRAINAGE

HELLIWELL LAKE
AREA STRUCTURE PLAN
Part of SW SEC 6 - 61 - 24 - W4
WESTLOCK COUNTY

1:5000
January 29, 2025
166201000b5.dgn

5.3 Wastewater

Wastewater will not be allowed to be treated by soil-based treatment methods due to the proximity to the lakeshore.

The installation of septic holding tank or alternative non soil based treatment will be at the time of the development of the lot by the future owner. Removal of the waste water will be via a vacuum pump truck and transported to an offsite treatment facility. Permits for wastewater treatment systems will be granted by Westlock County's accredited *Safety Codes Act* agency as part of the development permit application and be in compliance with the requirements of the *Alberta Private Sewage System Standard of Practice 2021*, or as amended.

5.4 Water Servicing

A ***Preliminary Groundwater Feasibility Assessment*** prepared by *SD Consulting Group*, dated February 2024 reviewed the potential availability of groundwater for residential development on the parcel. The report concluded that the bedrock aquifer could support five (5) country residential lots within SW 6-61-24-W4. It is anticipated that potable water for residential development will be either by private water wells or water cisterns.

5.5 Shallow Utilities

Power, telephone service and gas will be provided by future landowners, as required.

5.6 Community Services

The closest incorporated municipality to the Plan Area is the Village of Clyde. Emergency services including fire, disaster, police (R.C.M.P.), and emergency medical services (EMS) closest to the Plan Area are based in the Town of Westlock approximately 25 km (15.5 miles) southwest of the Plan Area.

As this is anticipated to be a recreational development with no continuous occupancy, there was no analysis of local school population generation for County schools.

6 Public Input

A Public Open House was hosted by Scheffer Andrew Ltd. (SAL) at the Clyde and District Senior Citizens Club on 9 April 2024, as required by Westlock County. Residents from Westlock County, the Town of Westlock, and the Village of Clyde attended the Public Open House and were given the opportunity to ask questions about the *Helliwell Lake Area Structure Plan*. Residents in attendance at the Public Open House did not identify any concerns with the *Helliwell Lake Area Structure Plan* or subsequent subdivision/development.

A summary of the public engagement comments from the developer Public Open House are in **Appendix E: Summary of Public Engagement Comments**.



7 Implementation

7.1 Development Sequence

The subject site will be subdivided in one (1) stage, with development occurring after the sale of individual lots, depending on market conditions.

At the time of this document preparation, it is unknown what the uptake for new residential lots adjacent to Helliwell Lake will be. Therefore, it is anticipated that given the residential nature on the proposed development and adjoining lands, that this document will not be rescinded by Council in totality in any given time frame. At the discretion of the developer, amendments to the approved ASP may be brought forward to Westlock County Council for their consideration.

7.2 Approval Process

Approval, including three readings of the proposed *Helliwell Lake Area Structure Plan* and a Public Hearing by Council is required to adopt the ASP, support future land use bylaw

redistricting applications and subdivision applications within the Plan Area. All applications for land use bylaw redistricting and subdivision shall meet requirements as set out in Westlock County's *Land Use Bylaw 04-2016* and *Municipal Development Plan Bylaw 05-2016*, the *Municipal Government Act*, and its regulations.

Appendix A: Certificate of Title and Registered Documents



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 896 733 4;24;61;6;;5,6 202 260 714

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH HALVES OF LEGAL SUBDIVISIONS
FIVE (5) AND SIX (6) AND THE NORTH HALF OF THE SOUTH EAST
QUARTER OF SAID LEGAL SUBDIVISION SIX (6) OF SECTION SIX (6)
TOWNSHIP SIXTY ONE (61)
RANGE TWENTY FOUR (24)
WEST OF THE FOURTH MERIDIAN
NOT COVERED BY THE WATER OF LAKE NO. 4 AS SHOWN ON A PLAN
OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 29TH
DAY OF SEPTEMBER A.D. 1909, CONTAINING 11.6 HECTARES (28.80
ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
1.21 HECTARES (3 ACRES) MORE OR LESS, AS SHOWN ON ROAD
PLAN 361JY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: WESTLOCK COUNTY

REFERENCE NUMBER: 202 248 898

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
202 260 714	24/11/2020	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DAVE BARRON
OF 2001 VENUTI WAY
NANAIMO
BRITISH COLUMBIA V9R 6H7
AS TO AN UNDIVIDED 1/2 INTEREST

WARREN J LAFAVE
OF 3738 MISSION SPRINGS DRIVE
KELOWNA
BRITISH COLUMBIA V1W 7M1
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

202 260 714

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF MAY,
2024 AT 01:59 P.M.

ORDER NUMBER: 50404205

CUSTOMER FILE NUMBER: 423-041



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix B: Abandoned Well Map



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 12/22/2023

Legend

- ⬠ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



Appendix C: Historical Resources Act Clearance

Historical Resources Act Approval

Proponent: Dave Barron & Warren Lafave
2001 Venuti Way, Nanaimo, BC V9R 6H7

Contact: David Barron

Agent: Scheffer Andrew Ltd.

Contact: Kyle Miller

Project Name: Helliwell Lake Area Structure Plan

Project Components: Country Residential Subdivision
Area Structure Plan / Outline Plan

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#).



Rebecca Traquair
Regulatory Approvals Coordinator
Alberta Arts, Culture, and Status
of Women

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
4	24	61	6	5-6

Documents Attached:

Document Name	Document Type
2024 Draft Development Concept Plan	Illustrative Material
2024 Draft Tentative Plan of Subdivision	Illustrative Material

Appendix D: Alberta Transportation TIA Waiver

From: [Michelle Olsen](#)
To: [Miller, Kyle](#)
Subject: RE: Requirement for Traffic Impact Assessment for ASP and Subdivision of Pt. SW 6-61-24-W4 (SAL 1662-01)
Date: January 15, 2024 3:24:39 PM
Attachments: [image001.png](#)

Good afternoon, Kyle,

Sorry for the delay.

In reviewing the tentative plan showing the subdivision of four new residential parcels for a total of five residential parcels.

I don't believe the added traffic of approximately 50 extra trips, for the 5 country residential lots would cause an issue with the intersection. It was estimated that with the additional lots there would be a total of 100 trips per day. Generally, if an ASP is being prepared a TIA is done. If a larger subdivision were being considered the Department would ask that a TIA be done.

Thanks,

Michelle Olsen
Development and Planning Technologist
Transportation and Economic Corridors
Government of Alberta

Tel 780-968-4215
Cell 587-357-2351
Michelle.Olsen@gov.ab.ca

511 Alberta - Alberta's Official Road Reports
Go to 511.alberta.ca and follow [@511Alberta](https://twitter.com/511Alberta)

Transportation and Economic Corridors' Online Permitting and Referral System Roadside Planning Application Tracking Hub (RPATH)

To submit applications for permits, municipal referrals, or development questions/inquiries go to the following site: <https://roadsideplanning.alberta.ca/rpath>



Classification: Protected A

From: Miller, Kyle <k.miller@SCHEFFERANDREW.COM>

Sent: Wednesday, January 10, 2024 9:55 AM

To: Michelle Olsen <michelle.olsen@gov.ab.ca>

Subject: Requirement for Traffic Impact Assessment for ASP and Subdivision of Pt. SW 6-61-24-W4 (SAL 1662-01)

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good morning Michelle,

Scheffer Andrew is preparing an Area Structure Plan for a private landowner who is looking to subdivide a parcel Pt. SW 6-61-24-W4, which is north of Helliwell Lake in Westlock County, creating 4 new country residential parcels and with a fifth country residential parcel as a remainder. The subject site is approximately 800 m west of Highway 2.

The County's planning documents also require that an Area Structure Plan and Land Use Bylaw redistricting are required. I have attached a draft Tentative Plan of Subdivision for your information. While this Tentative Plan has not been provided to Westlock County for review, the density of the proposed subdivision will not increase.

Can you please confirm if the department will require a Traffic Impact Assessment in support of the ASP or subsequent subdivision application?

Thank you,

Kyle Miller

Kyle Miller, B.A. | Project Planner

Direct: 780.732.6069 | Cell: 780.984.6628

Office: 780.732.7800 | Fax: 780.732.7878

Scheffer Andrew Ltd.

Planners & Engineers

#310, 4803 – 87 Street NW, Edmonton, AB T6E 0V3

www.schefferandrew.com

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Appendix E: Summary of Public Engagement



April 26, 2024

File No.: 1662-01

Collin Steffes
General Manager of Planning & Community Services
Westlock County
10336 106 Street
Westlock AB T7P 2G1

Dear Mr. Steffes

**RE: Helliwell Lake Area Structure Plan Public Open House
Affecting: Pt. SW 6-61-24-W4 (the Lands)**

As per prior direction from Westlock County, Scheffer Andrew Ltd. hosted a Public Open House to provide Westlock County residents with an opportunity to obtain information about the proposed Helliwell Lake Area Structure Plan. This Public Open House also gave residents a forum to provide feedback on the proposed development concept plan, servicing concept, and identify potential environmental concerns.

In coordination with Westlock County staff, the Public Open House was held at the Clyde and District Senior Citizens Club, in the Village of Clyde, which is approximately 13 km (8 miles) south of the Plan Area.

I have attached a Summary of the Public Engagement for your information and review; including:

1. Summary of comments and responses;
2. Images of from the Public Open House;
3. Open House Sign in sheet;
4. Copies of the Information Boards displayed at the Public Open House;
5. Completed Public Open House Questionnaire; and
6. Copies of the newspaper advertisements for the Public Open House.

We trust this is what you require. If you have questions or concerns, please contact me directly.

Yours truly,

Scheffer Andrew Ltd., Edmonton

Kyle Miller, B.A.

Project Planner

Cell: (780) 984-6628

Direct: (780) 732-6069

Email: k.miller@schefferandrew.com

Helliwell Lake Area Structure Plan Open House Summary of Public Engagement

Summary of Comments and Responses

Date: 09 April 2024 at 6:00 p.m.

Number of Persons in Attendance: 3

Number of Survey Responses: 1

1. PROPOSED DEVELOPMENT CONCEPT

Comment	SAL Response
<ul style="list-style-type: none"> <i>"I think that you will have trouble selling the lots because the development across the lake is unsightly."</i> 	<ul style="list-style-type: none"> No response required.

2. SERVICING & STORM WATER MANAGEMENT

Comment	SAL Response
<ul style="list-style-type: none"> <i>"How will the developments be serviced? I don't think you're able to drill a water well that close to the lake."</i> 	<ul style="list-style-type: none"> It is expected that each parcel will be serviced by a drilled water well/cistern and private sewage disposal system. Scheffer Andrew Ltd. confirmed with S. Sparks, professional geologist, who prepared the Preliminary Groundwater Feasibility Assessment, that Alberta Environment and Parks does not have specific setbacks for a water well to a body of water.

3. TRANSPORTATION

Comment	SAL Response
<ul style="list-style-type: none"> No comments related to transportation were provided by residents. 	<ul style="list-style-type: none"> No response required.

4. Environmental Comments

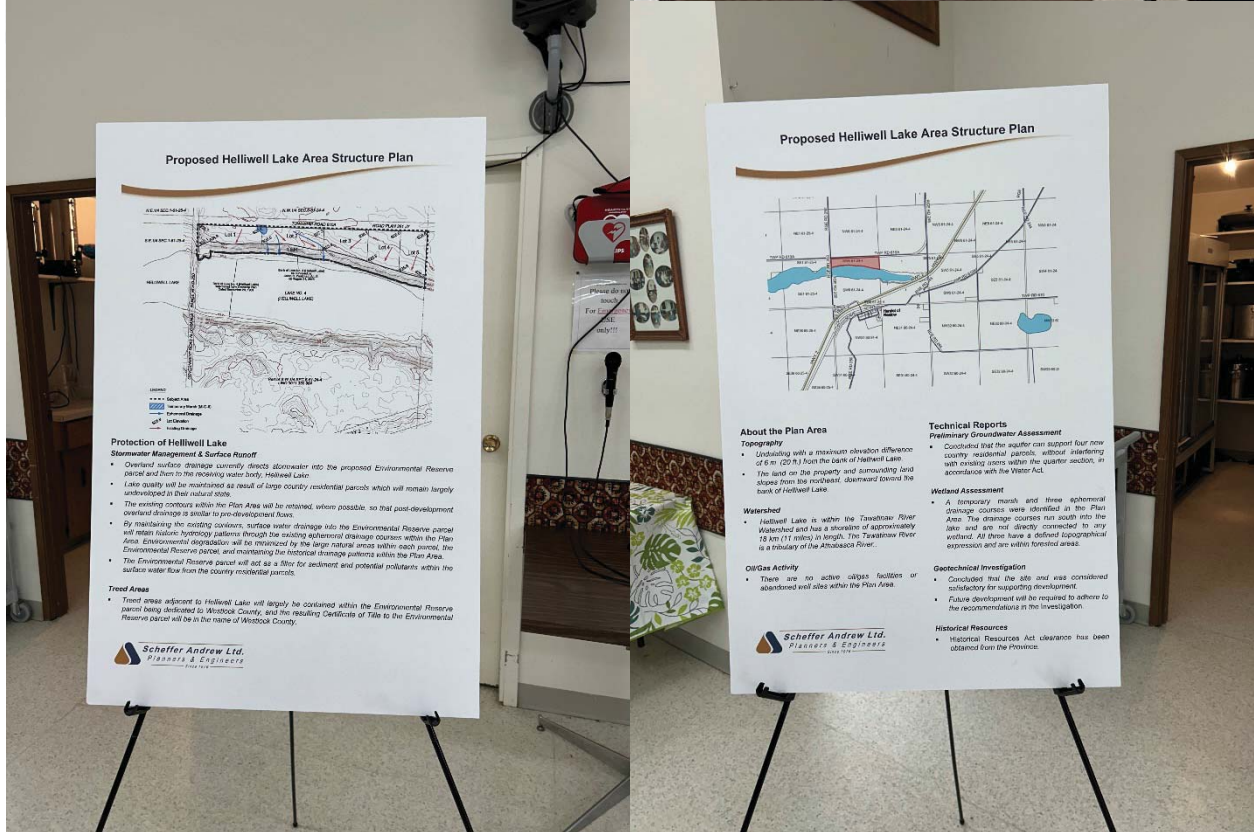
Comment	SAL Response
<ul style="list-style-type: none"> <i>"Is Helliwell Lake the source of the Tawatinaw River?"</i> 	<ul style="list-style-type: none"> Yes. The Tawatinaw River Watershed Riparian Area Assessment, prepared by Fiera Biological Consulting (Project 2163, February 2022) on behalf of the Athabasca Watershed Council, identifies Helliwell Lake as the source of the Tawatinaw River.

5. GENERAL COMMENTS

Comment	SAL Response
<ul style="list-style-type: none"> <i>"I am not opposed to the development."</i> 	<ul style="list-style-type: none"> No response required.







Helliwell Lake Area Structure Plan Public Open House

	Name	Municipality	Email Address
1.	Bernie 290lotinsky	Neston, ACTA	
2.	Kathleen Deshaux	Town of Nestock	kathunn@outlook.com
3.	ART PURDY	CLYDE AB	
4.			
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25.			

Proposed Helliwell Lake Area Structure Plan



Why are we here today?

- The landowner is proposing to subdivide the land within the Plan Area for country residential development.
- Westlock County requires that a developer prepare an Area Structure Plan (ASP) when certain types of development are proposed. Typically, Westlock County requires the developer to prepare an ASP when rezoning (redistricting) lands for uses other than agricultural uses when a minimum number of lots are proposed within a quarter section.
- The landowner is proposing to rezone (redistrict) the lands and subdivide four (4) new country residential parcels, resulting in five (5) country residential parcels in the Plan Area.
- The draft Helliwell Lake Area Structure Plan and rezoning application have been submitted to the County for their review.

What is an ASP?

- An Area Structure Plan is a land use planning document that provides a framework for subsequent subdivision and development.
- Provincial legislation identifies what an ASP must include.
- Area structure plans are approved by the Council and are a guide by County Administration in planning future development within the County.

Location of the Plan Area

- Located along the north shore of Helliwell Lake.

Legal Land Description

- Pt. SW 6-61-24-W4

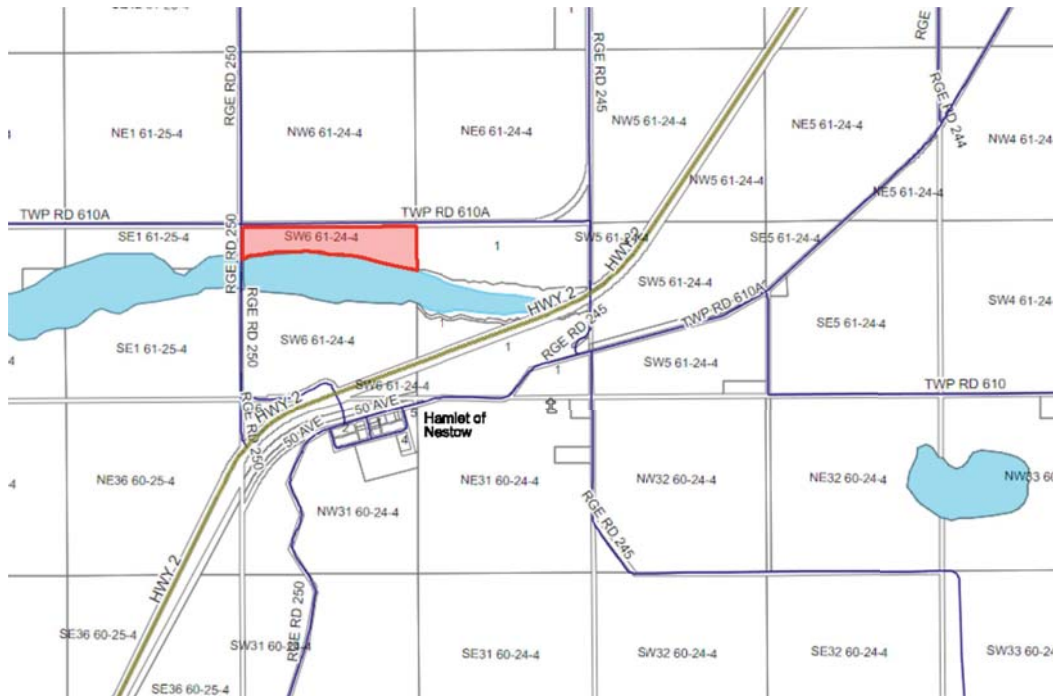
Current Zoning

- Agricultural (AG) District

Proposed Zoning

- Country Residential Lakeside (CR1) District

Proposed Helliwell Lake Area Structure Plan



About the Plan Area

Topography

- Undulating with a maximum elevation difference of 6 m (20 ft.) from the bank of Helliwell Lake.
- The land on the property and surrounding land slopes from the northeast, downward toward the bank of Helliwell Lake.

Watershed

- Helliwell Lake is within the Tawatinaw River Watershed and has a shoreline of approximately 18 km (11 miles) in length. The Tawatinaw River is a tributary of the Athabasca River..

Oil/Gas Activity

- There are no active oil/gas facilities or abandoned well sites within the Plan Area.

Technical Reports

Preliminary Groundwater Assessment

- Concluded that the aquifer can support four new country residential parcels, without interfering with existing users within the quarter section, in accordance with the Water Act.

Wetland Assessment

- A temporary marsh and three ephemeral drainage courses were identified in the Plan Area. The drainage courses run south into the lake and are not directly connected to any wetland. All three have a defined topographical expression and are within forested areas.

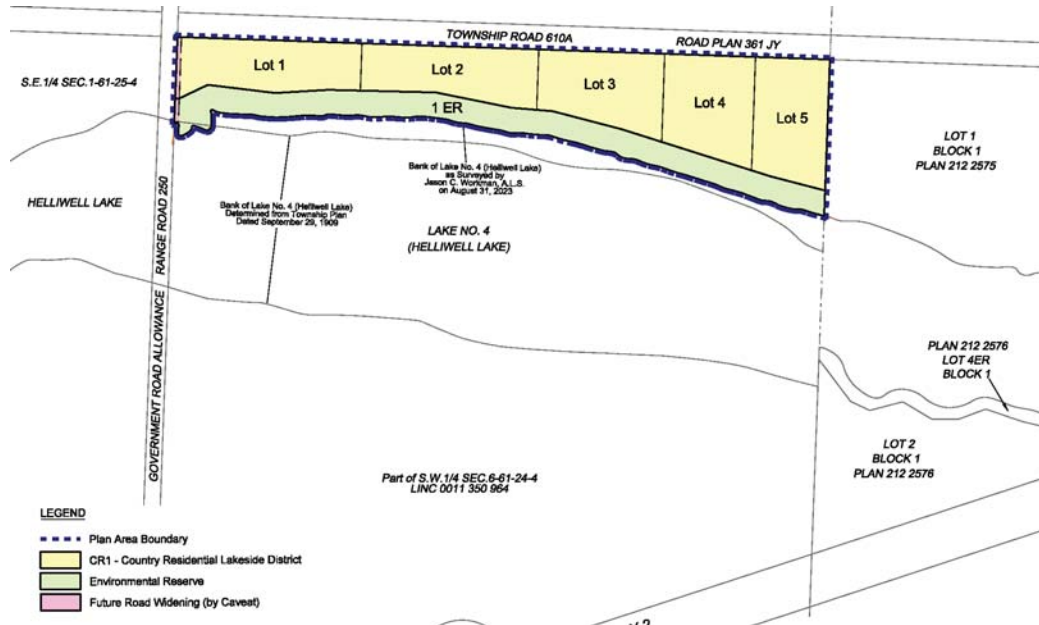
Geotechnical Investigation

- Concluded that the site and was considered satisfactory for supporting development.
- Future development will be required to adhere to the recommendations in the Investigation.

Historical Resources

- Historical Resources Act clearance has been obtained from the Province.

Proposed Helliwell Lake Area Structure Plan



Overall Development Concept

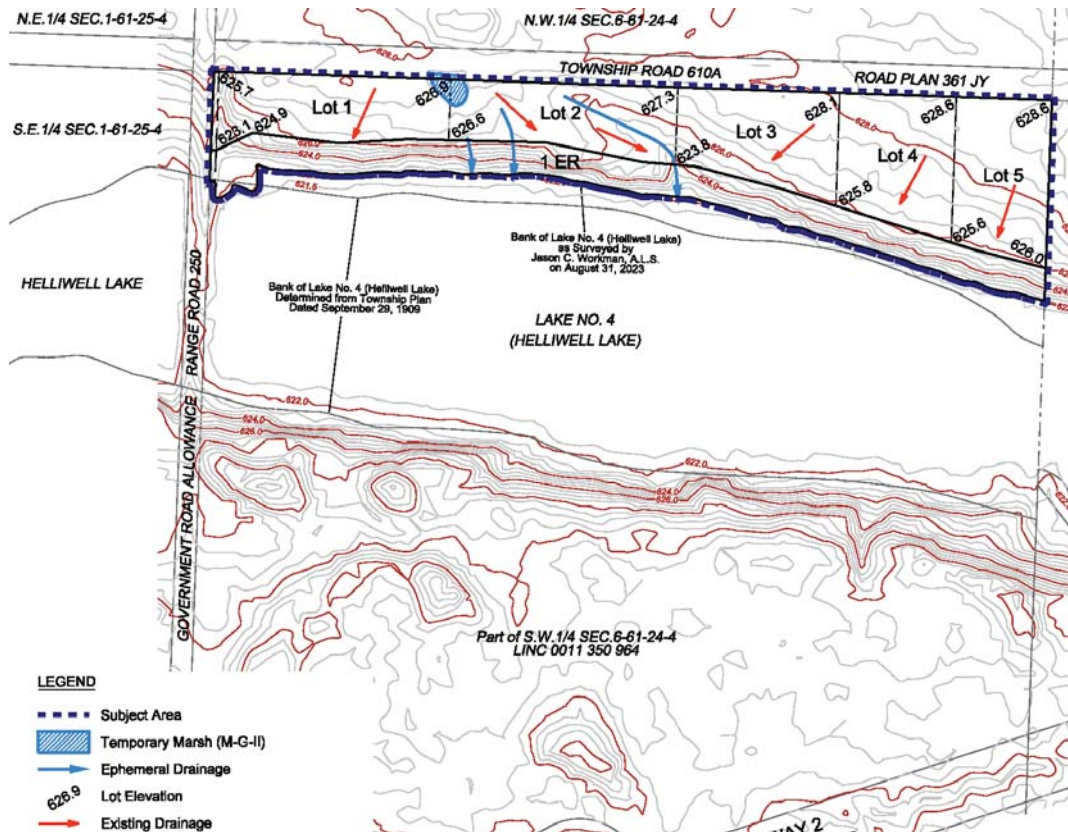
Development Concept

- Adoption of the ASP will enable the developer to apply rezoning of the lands within the Plan Area to the Country Residential Lakeside (CR1) District and subdivision of four (4) new country residential parcels, resulting in five (5) country residential parcels within the Plan Area.
- Each country residential parcel will be separated from Helliwell Lake by an Environmental Reserve parcel.
- The proposed lots are:
 - between 1.38 ha (3.41 ac.) and 1.41 ha (3.48 ac.);
 - between 58.4 m (191.6 ft.) to 162.3 m (532.5 ft.) deep; and
 - between of 91.9 m (301.5 ft.) to 227.6 m (446.8 ft.) wide.

Environmental Reserve

- Westlock County is enabled to require an Environmental Reserve for lands adjacent to the bed and shore of any water body, which must be at least 6 m wide.
- An Environmental Reserve parcel must remain in its natural state or be used as a public park. The developer is proposing that the Environmental Reserve remain in its natural state.
- The developer is providing a 30 m Environmental Reserve parcel to protect the bed and shore of Helliwell Lake, provide open spaces, and provide connectivity for wildlife.

Proposed Helliwell Lake Area Structure Plan



Protection of Helliwell Lake

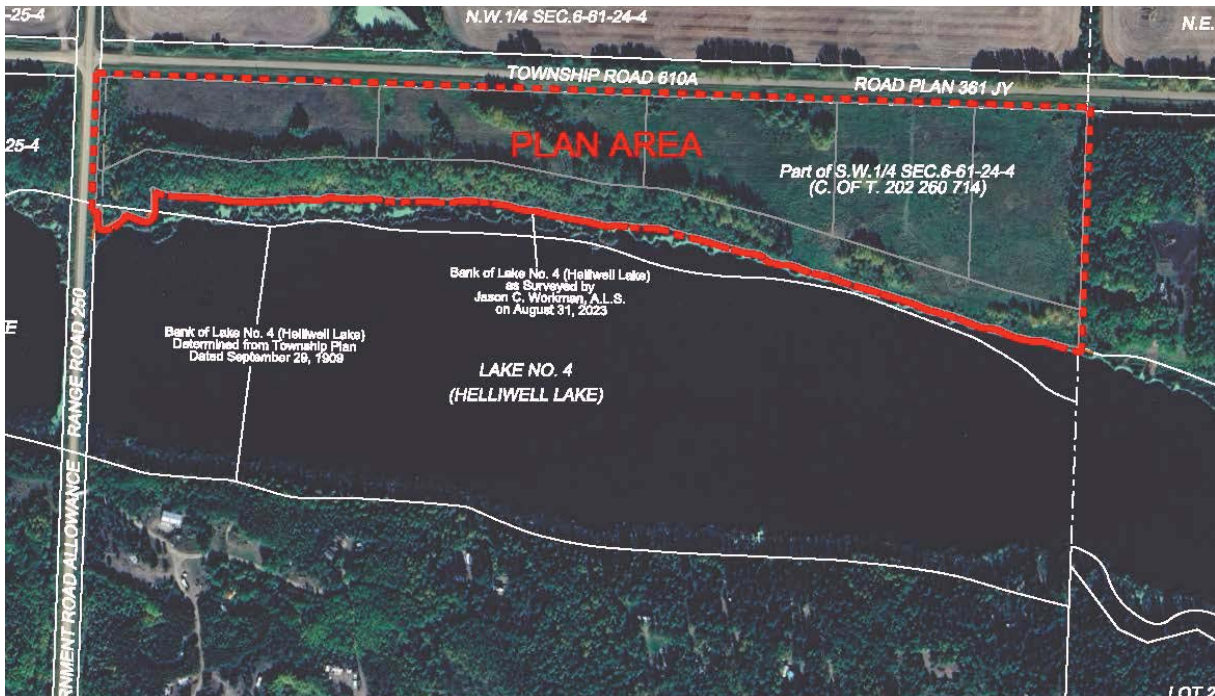
Stormwater Management & Surface Runoff

- Overland surface drainage currently directs stormwater into the proposed Environmental Reserve parcel and then to the receiving water body, Helliwell Lake.
- Lake quality will be maintained as result of large country residential parcels which will remain largely undeveloped in their natural state.
- The existing contours within the Plan Area will be retained, where possible, so that post-development overland drainage is similar to pre-development flows.
- By maintaining the existing contours, surface water drainage into the Environmental Reserve parcel will retain historic hydrology patterns through the existing ephemeral drainage courses within the Plan Area. Environmental degradation will be minimized by the large natural areas within each parcel, the Environmental Reserve parcel, and maintaining the historical drainage patterns within the Plan Area.
- The Environmental Reserve parcel will act as a filter for sediment and potential pollutants within the surface water flow from the country residential parcels.

Treed Areas

- Treed areas adjacent to Helliwell Lake will largely be contained within the Environmental Reserve parcel being dedicated to Westlock County, and the resulting Certificate of Title to the Environmental Reserve parcel will be in the name of Westlock County.

Proposed Helliwell Lake Area Structure Plan



Access and Servicing

Access

- Physical access to the proposed lots will be from Township Road 610A.

Private Sewage Disposal

- Provided by either a septic holding tank or other wastewater treatment system that is non-soil based, ensuring that leaching of sanitary effluent into the water table and lake is minimized.

Potable Water

- Provided by either drilled wells or cisterns.

Shallow Utilities

- Future landowners will work with the County's franchise utility providers to install power lines, gas lines, and telephone services, as required

Community Services

- Emergency services including fire, disaster, police (R.C.M.P.), and emergency medical services (EMS) closest to the Plan Area are based in the Town of Westlock approximately 25 km (15.5 miles) southwest of the Plan Area.

Open House Feedback Form

Thanks for your input! Completed surveys can be left in the drop envelope at the sign in table.

You can also e-mail completed forms to Kyle Miller at Scheffer Andrew Ltd. at k.miller@schefferandrew.com).

An online feedback form will also be available in the Notices section on the www.schefferandrew.com website.

Please ensure comments are submitted by e-mail or by mail before 24 April 2024.

1. Which best describes your interest in the project:

☐

Adjacent landowner

☐

Other (please specify):

☒

Westlock County resident

Please provide your opinion or feedback on the following questions:

2. Do you have concerns with the development proposed in the *Helliwell Lake Area Structure Plan*?

☐

Yes

☒

No

☐

Not sure

If yes, please explain: _____

3. Do you think that this type of low impact development is beneficial to Westlock County?

☒

Yes

☐

No

☐

Not sure

If no, please explain: _____

4. Do you have any concerns regarding the quality of Helliwell Lake?

☐

Yes

☒

No

☐

Not sure

If yes, please explain: _____

5. How did you hear about the open house?

☐

Westlock County Website

☒

Westlock Today

☐

Neighbour

☐

Facebook

☐

Other (please specify):

6. If you attended the open house, please take a moment to provide your feedback about the event. Please tell us your level of agreement with the following statements (circle your response):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
I felt that my concerns were understood	1	2	3	4	5
I felt welcome and encouraged to share my views	1	2	3	4	5
I understood why I was here	1	2	3	4	5
The information was easy to understand	1	2	3	4	5
The event was well-run	1	2	3	4	5

Additional comments: I HAVE NO OTHER QUESTIONS

Clyde Senior Drop-In Centre

Monthly Supper

Thursday, Mar. 28th at 5:30 pm.
\$15/person, Everyone Welcome

More info call Danny 780-349-9748

Haiti Supper & Concert

April 6th, 5:30 pm

Clyde Complex (east on 49th Street)

LOCAL TALENT

General Admission \$20, Performers \$10

Youth (6-14) \$5, Children under 6 Free

Sponsored by C.C.B.C

Country Mamas SHOW AND SALE

WESTLOCK COMMUNITY HALL

WESTLOCK, AB

SATURDAY, APRIL 6, 2024

10 AM - 3 PM

COME SHOP FROM OVER 70 HANDMADE AND
LOCAL BUSINESSES

ADMISSION:
FOODBANK DONATION

INFO:
COUNTRYMAMAS@HOTMAIL.COM

Public Open House for Proposed Helliwell Lake Area Structure Plan (ASP)

This five lot country residential development, located on the north shore of Helliwell Lake, legally described as Pt. SW 6-61-24-W4, is being proposed by a landowner in Westlock County. We are looking for input on the ASP.

A Public Open House will be held:

Place: Clyde & District Senior Citizens Club
4714 50 St, Clyde, AB T0G 0P0

Date: Tuesday, April 9, 2024

Time: 6:00 p.m.

Alternatively, you may obtain additional information or provide your comments regarding the proposed ASP by:

- 1) Visiting the Scheffer Andrew Ltd. website, Notices section at www.schefferandrew.com
- 2) Contacting Kyle Miller (Scheffer Andrew Ltd.) at 780-984-6628 or by email at k.miller@schefferandrew.com.



WESTLOCK

R.F. Staples senior girls place fifth at 3A Provincials

BY KEVIN BERGER
Westlock News Staff

WESTLOCK — The R.F. Staples senior girls' basketball team placed fifth this past week at the Alberta Schools Athletic Association (ASAA) 3A Girls' Provincials in Strathmore from March 14-16.

Despite not medalling, coach Wade Hicks said this was still a "very successful weekend" for the girls, who had earned a spot at provincials by winning the 3A North Central Zone Championship on March 8-9.

Ranked ninth in the province, the Thunderbirds started out the tournament with a "hard-fought" eight-point win over West Island College out of Calgary, said coach Wade Hicks.

In the second round, they faced off with Strathmore, the top-ranked 3A girls' team in Alberta. Hicks said the Thunderbirds had a good first half and were only down by four points going into the second half, but unfortunately they couldn't sustain that momentum.



"We definitely slowed down in the second half ... losing by 25 in the end," he added.

Pushed into the consolation side for the tournament, R.F. Staples next played Wetaskiwin, who they defeated handily by a score of 56-24.

That put the T-Birds in the consolation final against HJ Cody out

of Sylvan Lake, the No. 6 team in the province. Hicks said they battled hard and pulled out a 65-57 win to ultimately place fifth in Alberta.

The T-Birds also competed at provincials in 2023, but went 2-2 last year.

kberger@greatwest.ca

R.F. Staples to participate in new food waste composting program

BY KEVIN BERGER
Westlock News Staff

WESTLOCK — R.F. Staples School in Westlock may soon be participating in a food waste pilot program where organic waste material generated in the cafeteria will instead be collected and composted, with the eventual goal of being used in place of fertilizers in agriculture.

During the Pembina Hills board meeting on March 21, superintendent Brett Cooper reported on some discussions he had recently had with representatives of an organization called the Circular Innovation Council.

According to the organization's website, the Circular Innovation Council is launching a new institutional, commercial and industrial (IC&I) organic waste diversion pilot in the Westlock area and Strathcona County.

This pilot, which was announced last September, will be based on a similar initiative headed up by the Circular Innovation Council in Ontario's Guelph-Wellington County. It essentially mimics the residential food waste collection model, consolidating collections among

neighbouring businesses and institutions so they are able to work together to reduce costs.

As part of this pilot, organic waste from businesses and institutions in Westlock will be picked up by Green For Life (GFL) Environmental — the waste collector for the town — and then delivered to AltRoot Composting for processing, with the resulting compost being provided to local farms to support regenerative agriculture practices.

The reason they had reached out to Cooper, he said, is because they want to incorporate food waste generated from R.F. Staples' cafeteria into the program.

While the pilot is not up and running yet, Cooper said he had put the council representatives in touch with the principal at R.F. Staples to make the necessary arrangements.

"I see this as being a huge benefit," he said. "If this works well, I would like to potentially expand it to Westlock Elementary School and have students participate in it."

Cooper noted that any costs associated with participating in this program will not be put on the contractor who runs the cafeteria, but rather on Pembina Hills itself.

However, those costs would be minimal. Cooper said picking up the food waste would only cost about \$10 per week. He also suggested that compostable bags may be expensive, but they can be purchased in bulk fairly cheaply.

Cooper said to trustees that he was surprised by the variety of materials that can be composted, using pizza boxes stained with food waste as an example.

"It's an excellent initiative. It's supporting local farmers, it's doing a great recycling program ... and I know it's part of the elementary curriculum and will fit in nicely there."

Trustee David Truckey noted that AltRoot regularly gives presentations on its composting program in the Westlock area — in fact, they appeared last week at a Westlock Chamber of Commerce luncheon — and if trustees so desired, AltRoot would probably appear at a future board meeting as a delegation or give a presentation at a parent council meeting.

For more information on the Westlock-Strathcona pilot, residents can visit <https://circularinnovation.ca>.

kberger@greatwest.ca

WESTLOCK

Brandl bulls average \$7,550 on 40 yearling bulls

Four select heifers average \$4,563

BY LES DUNFORD
Special to Town & Country

The 22nd Annual Brandl Cattle Co. Bull and Select Female Sale held at the Brandl ranch sale barn west of Jarvie on March 9 was another success, said Byron Brandl. A total of 40 yearling Black and Red Angus bulls sold for an average of \$7,750, while four select heifers sold for an average of \$4,563.

The high-selling bull of this year's sale was MR BIG, BCC 25L, Jan 6, 2023, Black Angus calf with a moderate birthweight of 85 pounds, a weaning weight of 960 pounds and a sale weight of 1,550 pounds with a 40-centimetre scrotal measure. Sired by Compass Mr Tibbs 11J and out of the Brandl female BCC Miss Burgess 78F, the bull had already gained public appreciation. He was the Reserve Champion Senior Bull Calf at the Farmfair International Show in Edmonton last fall. This bull was purchased by John Grant of Grant Lodge Farms, Edam, SK for \$16,000. The bull was sold with full semen interest and possession to the new owner, and Brandl Cattle retained in-herd use semen collected prior to sale day. Grant Lodge Farms also received 30 vials of semen collected from MR BIG.

The second high selling bull of the sale was a Red Angus, RED BCC BRICK 128L. This calf was born Feb 12, 2023 with a birth weight of 90 pounds and a weaning weight of 866 pounds. He had a sale weight of 1,450 pounds and a scrotal measure of 40 centimetres. He is a son of Red Mann Red Box 55C and from the Brandl cow, Red Wilbar Helga 211E. This bull was

purchased by Paul Grossenbacher of Barrhead, AB for \$15,500.

A couple of other bulls hit the \$10,000 mark. Jeremiah Bickerstaff and Jessica Ashmead of Colinton, AB purchased BCC PESO 159L, another Black Angus, for \$11,000. This was another bull that showed well in sale rings. He was the Champion Junior Angus Bull at Farmfair International last fall.

Black Angus bull BCC TREASURE HUNT 89L, sold for \$10,500 to Dennis Kropp of Slave Lake, AB.

Red Angus bull RED BCC HOT SHOT 5L was sold to Shane Blake of McCord, SK for \$10,000.

Black Angus bull BCC BLACK GOLD 6L went to Fred and Ronal DeBock of Barrhead for \$10,000.

The sale also included four select purebred Black Angus heifers. The high-selling heifer was BCC CLARICE 140L. She sold to Brian and Tracy Kimmel, Twisted Sisters Livestock, Lloydminster, AB for \$6,750.

The Brandl's always give a special presentation to any of their buyers when they reach 20 bulls purchased over the years. This year recognition was given to Allan and Vicki Dzivinski of Nestow, AB who have been buying Brandl bulls since 2006. This was done at the conclusion of the sale.

The volume buyer of this year's sale was Cory Nottingham from Amahim Lake, BC who purchased four Black Angus bulls.

The last item of the sale was a Dutch auction fundraiser. Wynton Brandl operates Brandl Fabrication and manufactured a mineral feeder/ oiler/scratcher. Tickets were auctioned with proceeds going to three different junior cattle shows in Alberta. These include Summer Synergy at Olds, Canadian Junior Nationals at Bashaw and the Alberta Junior Angus Show at Bashaw. A total of \$6,410 will be donated to these events. The



PHOTO BY BRYON BRANDL

The high selling bull at this year's sale, BCC MR BIG 25L sold for \$16,000 to John Grant of Grant Lodge Farms, Edam, SK.

winner of the item was Chase Collins of Boyle, AB.

The sale was attended by a capacity crowd of bidders and buyers from across the three western provinces as well as online bidders from across Canada and the United States. Bulls and females in this year's sale went to BC, Alberta and Saskatchewan cattlemen.

Following the sale the Brandl's hosted their regular complimentary steak BBQ for bidders and buyers (and neighbours often join in as well) followed by entertainment. This year folks were treated to the sounds of accomplished musicians Kailey Brandl and Koltan Potts.

While this was the 22nd Annual Sale of Brandl Cattle Co., it was noted this was their 48th year of raising purebred Angus cattle. A true family operation, the ranch is owned and operated by Byron and Gwen Brandl along with their three children, Kailey, Wynton and Landon.

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WESTLOCK LEGION EVENTS CALENDAR APRIL 2024

SUN	MON	TUE	WED	THU	FRI	SAT
1 UPCOMING EVENTS 2ND ANNUAL GOLF TOURNAMENT JULY 13, 2024	2	3 BINGO Doors open @ 5:00 pm Calling starts @ 7:00 pm	4 Ladies Auxiliary Meeting 7:00 pm	5 BEEF SUPPER @ 5 pm	6	
7	8 BRANCH MEETING 7:00 pm	9	10 BINGO Doors open @ 5:00 pm Calling starts @ 7:00 pm	11	12	13
14	15	16 Chamber of Commerce NOON	17 BINGO Doors open @ 5:00 pm Calling starts @ 7:00 pm	18	19 HAM SUPPER @ 5 pm	20
21 HONOURS & AWARDS 2:00 pm	22	23	24 BINGO Doors open @ 5:00 pm Calling starts @ 7:00 pm	25	26	27
28	29	30	LOUNGE IS CLOSED FOR APRIL DUE TO RENOVATIONS, NO MEAT DRAWS IN APRIL. WE LOOK FORWARD TO OPENING IN MAY!			