



ATCO *Electric*

Area Structure Plan

Special Area 2

Bindloss

W 1/2 10-22-3 W4M

Prepared For: ATCO Electric

Prepared By: Stewart Weir

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1.0 INTRODUCTION

1.1 Plan Purpose

This Area Structure Plan (ASP) is intended to provide the framework to establish the transition of the existing agricultural lands currently designated A – Agricultural District to an expansion of the existing transmission substation currently located on the adjacent Trans Canada Pipeline property.

The Area Structure Plan has been prepared in accordance with the provisions of Section 633 of the Municipal Government Act, which states the following:

Area structure plan

“633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area,*
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- (iii) the density of population proposed for the area either generally or with specific parts of the area, and*
- (iv) the general location of major transportation routes and public utilities,*

and

(b) may contain any other matters the council considers necessary.”

1.2 Plan Objective

1.2.1 ASP Objective

- Provide clear direction on the proposed development of the ASP area
- Provide information on the current development and use existing on the subject site and the adjacent Trans Canada Site.

1.3 Plan Area

The ASP applies to a portion of the W ½ Sec. 10-22-3 W4M which is located in the southeastern region of Special Area 2, on Secondary Road 555, approximately 16 kilometers west of the intersection of Highway 41 and Secondary Road 555. The location is highlighted in Figure 1.

The ASP area is primarily a rural agricultural landscape with numerous surrounding resource-related developments. The site is bounded on the east by an abandoned Canadian Pacific Railway Right of Way, on the south by pipeline rights of way, on the west by the existing Trans Canada Pipeline facility and on the north by vacant agricultural land.

Figure 2 illustrates the plan area's local context.

2.0 EXISTING CONDITIONS

2.1 Surface Geology and Topography

The lands are primarily vacant agricultural with a tree stand along the abandoned railway to the east. The predominant land use in the surrounding area is pasture land and resource-related facilities. The landform is gently rolling pasture characterized by minor depressions and hollows.

2.2 Existing Land Use

The existing Land Use Area is zoned as A - Agricultural. The ASP area is currently vacant.

2.3 Existing Services and Utilities

The site is currently un-serviced.

2.4 Special Areas Policy Framework

2.4.1 Land Use Bylaw

The Special Areas Land Use Bylaw shows the subject site districted as A. The A – Agricultural allows for a discretionary use of public and quasi-public installations & facilities.

The Land Use By-law states that the minimum parcel size is an unsubdivided quarter section, unless otherwise allowed. A maximum of one parcel per quarter section may be subdivided for the following purposes:

- (i) Farmstead separation;
- (ii) Country residence;
- (iii) Rural industrial plant; or
- (iv) Rural commercial use.

Additional subdivisions may be allowed for public utilities, schools, public or quasi-public buildings, and oil and gas facilities.

3.0 DEVELOPMENT CONCEPT

3.1 Plan Goals

The goal of this Area Structure Plan are as follows:

1. To provide a framework for future development within the plan boundaries that is consistent with the objectives outlined in the Special Areas Land Use Bylaw.

3.2 Land use Concepts

The concept for the plan area is a fenced, graveled site enclosing galvanized steel structures, various pieces of electrical equipment and a control building. This development would be related to the expansion of the existing transmission substation that is currently located on the adjacent Trans Canada Pipeline property.

3.3 Access

The nearest provincial highway to the development area is Secondary Highway 555 located approximately 100 metres east of the development.

W ½ Sec. 10-22-3 W4M

The primary access to the subdivision will be from Highway 555 along an existing road, for which ATCO Electric has a road use agreement in place with Trans Canada Pipelines. The approach at the highway and the access road were upgraded during construction of the pump station located on Lot 1, Block 1, Plan 081 2885. Figure 3 illustrates the access road.

3.4 Summary

The proposed site will be approximately 1.64 hectares (4.05 Acres) in size and will lie between the existing Trans Canada site and the abandoned Canadian Pacific railway right of way.

4.0 CONCLUSION

The proposed site meets with the requirements established in the Land Use Bylaw of Special Area 2 and fits within the allowed developments for public or quasi-public buildings and oil and gas facilities.

W ½ Sec. 10-22-3 W4M

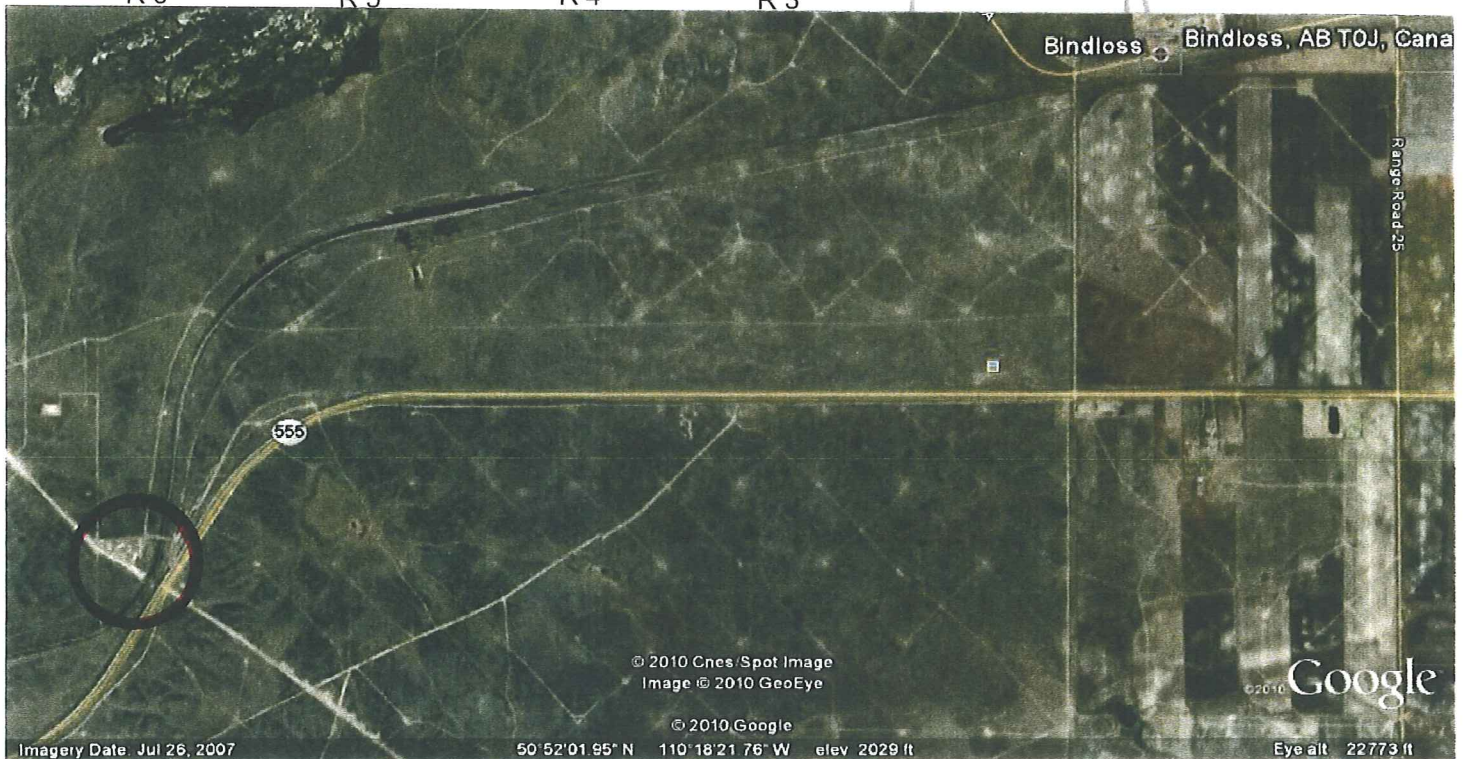
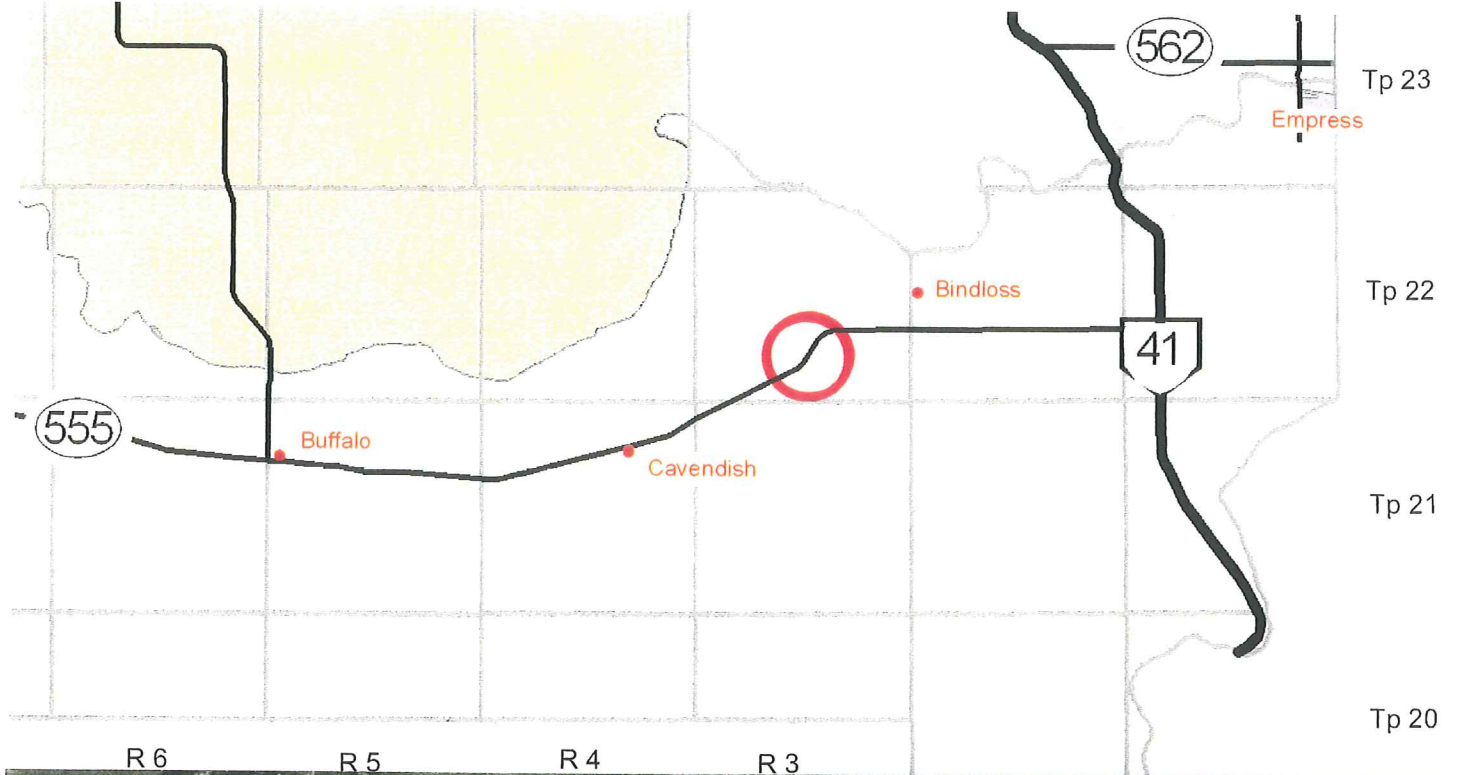
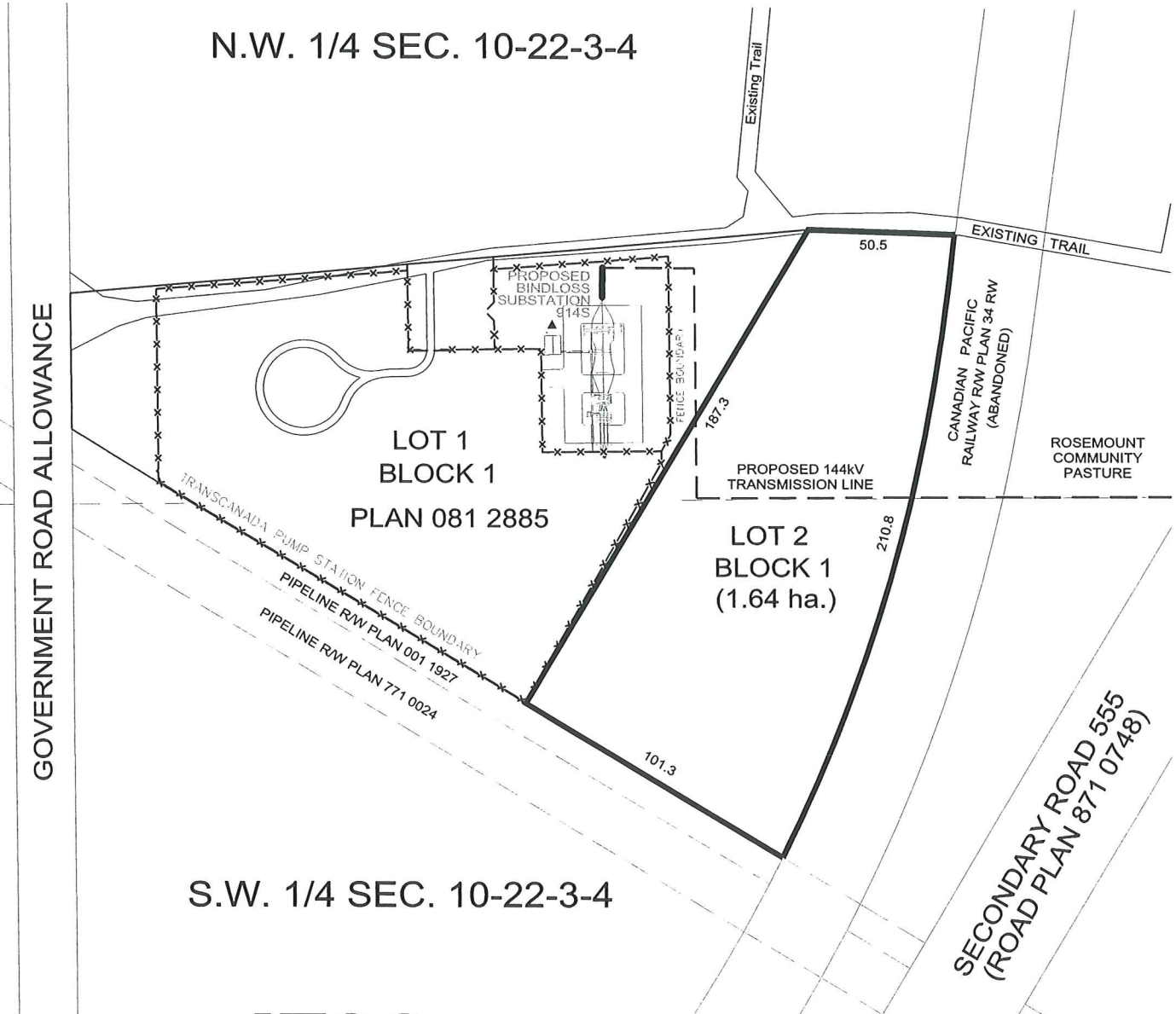


FIGURE 01
LOCATION PLAN

W ½ Sec. 10-22-3 W4M



ATCO Electric

Bindloss Substation
Proposed Land Acquisition

BINDLOSS SUBSTATION 914S
SITE PLAN

FIGURE 02
PROPOSED DEVELOPMENT

W ½ Sec. 10-22-3 W4M

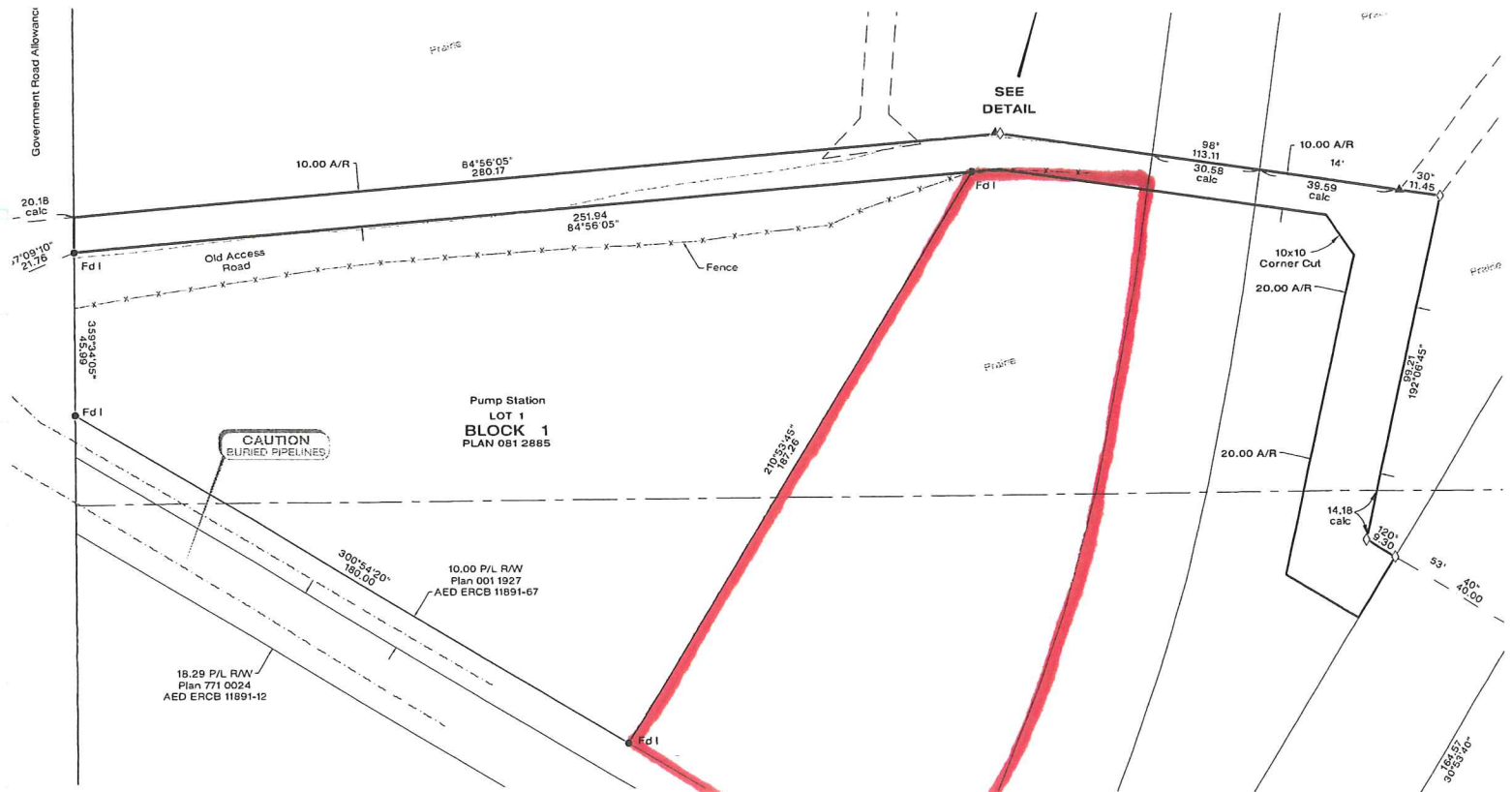


FIGURE 03
ACCESS ROAD

