

COUNTY OF VERMILION RIVER
PROVINCE OF ALBERTA
BY-LAW NO. 09-17

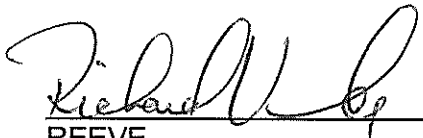
A BY-LAW of the County of Vermilion River in the Province of Alberta,
to adopt the Aberdeen Area Structure Plan for the N1/2 2-52-3-W4.


WHEREAS the Council of the County of Vermilion River deems it to be
in the public interest to adopt the Aberdeen Area Structure Plan for
the N1/2 2-52-3-W4;

NOW THEREFORE, be it resolved that the Council of the County of Vermilion River,
duly assembled, hereby enacts as follows:

- 1) that the Aberdeen Area Structure Plan for the N1/2 2-52-3-W4,
being Schedule "A" attached to and forming part of this By-Law,
be adopted
- 2) Should any provision of this Bylaw be determined to be invalid,
then such provisions shall be severed and the remaining Bylaw
shall be maintained
- 3) This Bylaw shall come into force and effect upon receiving third
and final reading and having been signed by the Reeve and
County Administrator

READ A FIRST TIME THIS 8 DAY OF September, A.D. 2009


REEVE


COUNTY ADMINISTRATOR

AND ADVERTISED the 11 day of August, ²⁰¹⁰2009 AND the 18
day of August, ²⁰¹⁰2009 in the Lloydminster Meridian Booster.

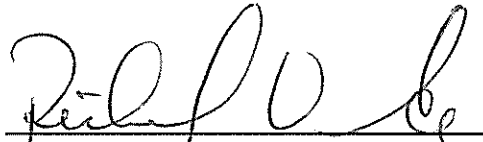
PUBLIC HEARING held the 24 day of August, ²⁰¹⁰2009.

READ A SECOND TIME THIS 24 DAY OF August, ²⁰¹⁰A.D. 2009

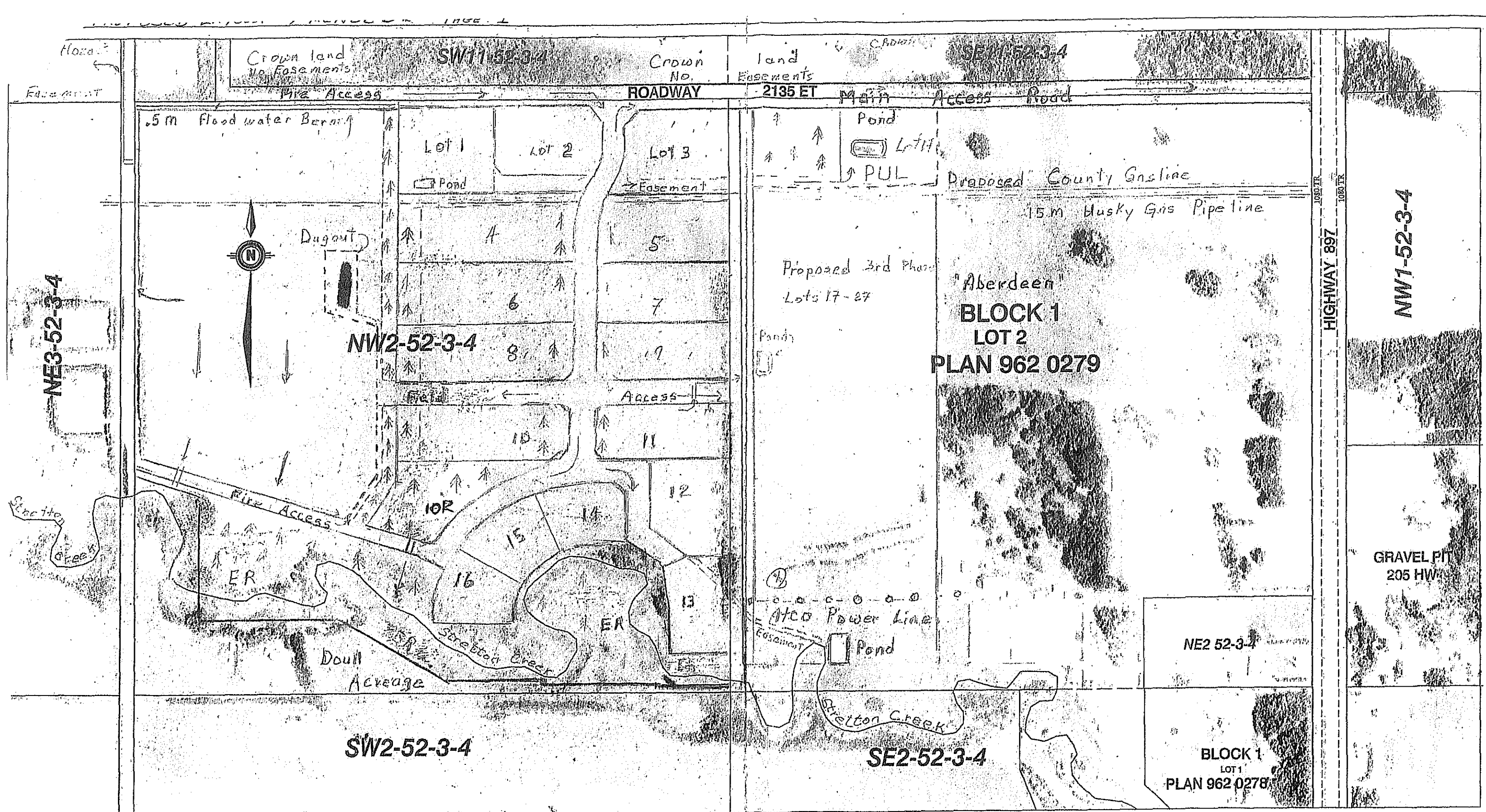

REEVE


COUNTY ADMINISTRATOR

READ A THIRD TIME AND FINALLY PASSED THIS 24 DAY OF August, ²⁰¹⁰A.D. 2009


REEVE


COUNTY ADMINISTRATOR



Aberdeen Project 780-847-2175
 NOTES / LEGEND
 Lot size - 2, 3, and 4 acre +
 Creek Area - Environmental Reserve
 Phase One - Lots 1 - 9
 Phase Two - Lots 10 - 16
 Phase Three - Lots 17 - 27 (Future)

NO.	REVISION	DATE	BY	CK'D	APP'D
1	Final - Final				

SCALE	1:5000
DATE DESIGNED	November 09, 2004
DRAWN	OS
CHECKED	
APPROVED	
5Y ANGUS RANCH LTD.	
NORTH 1/2 SEC. 2 - 52 - 3 - 4	
PROJECT NUMBER	EDT04-0057
DWG. NO.	EDT040057-2
AMEC Infrastructure Limited amec	

DRAWN BY: AMEC - 11/09/2004 10:00 AM

Aberdeen

5Y Angus Ranch Ltd.
Duane A. Young
PO Box 303,
Marwayne, AB T0B 2X0
(H)780-847-2175
(C)780-872-0258

Aberdeen-Purposed Layout

We are very pleased with this design, and feel that it will offer acreage living at its best.

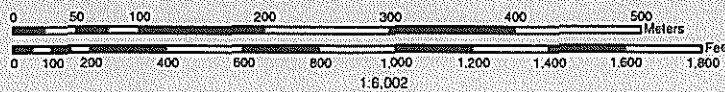
The site we have chosen will have minimal impact on day-to-day living.

There is an extensive tree-planting program that will continue for many years, along with a friendly green environment for families to enjoy, due to no pesticide spraying or chemical fertilizers.

This will be hands on project with the end result being a first class development.

Map 10 - Aerial Photograph

2-52-3-W4



SE11-52-3-4

2135 ET

Proposed
phase 3

Husky Pipeline

**BLOCK 1
LOT 2
PLAN 962 0279**

Proposed
Phase 4

(7)

ER 11

SE2-52-3-4

NE2 52-3-4

**BLOCK 1
LOT 1
PLAN 962 0278**

1060 TR
1060 TR
HIGHWAY 897

NW1-52-3-4

**GRAVEL PIT
205 HW**

E	BY	CK'D	APP'D	SCALE 1:5000
				DATE November 09, 2004
				DESIGNED
				DRAWN OS
				CHECKED
				APPROVED

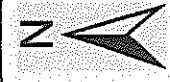
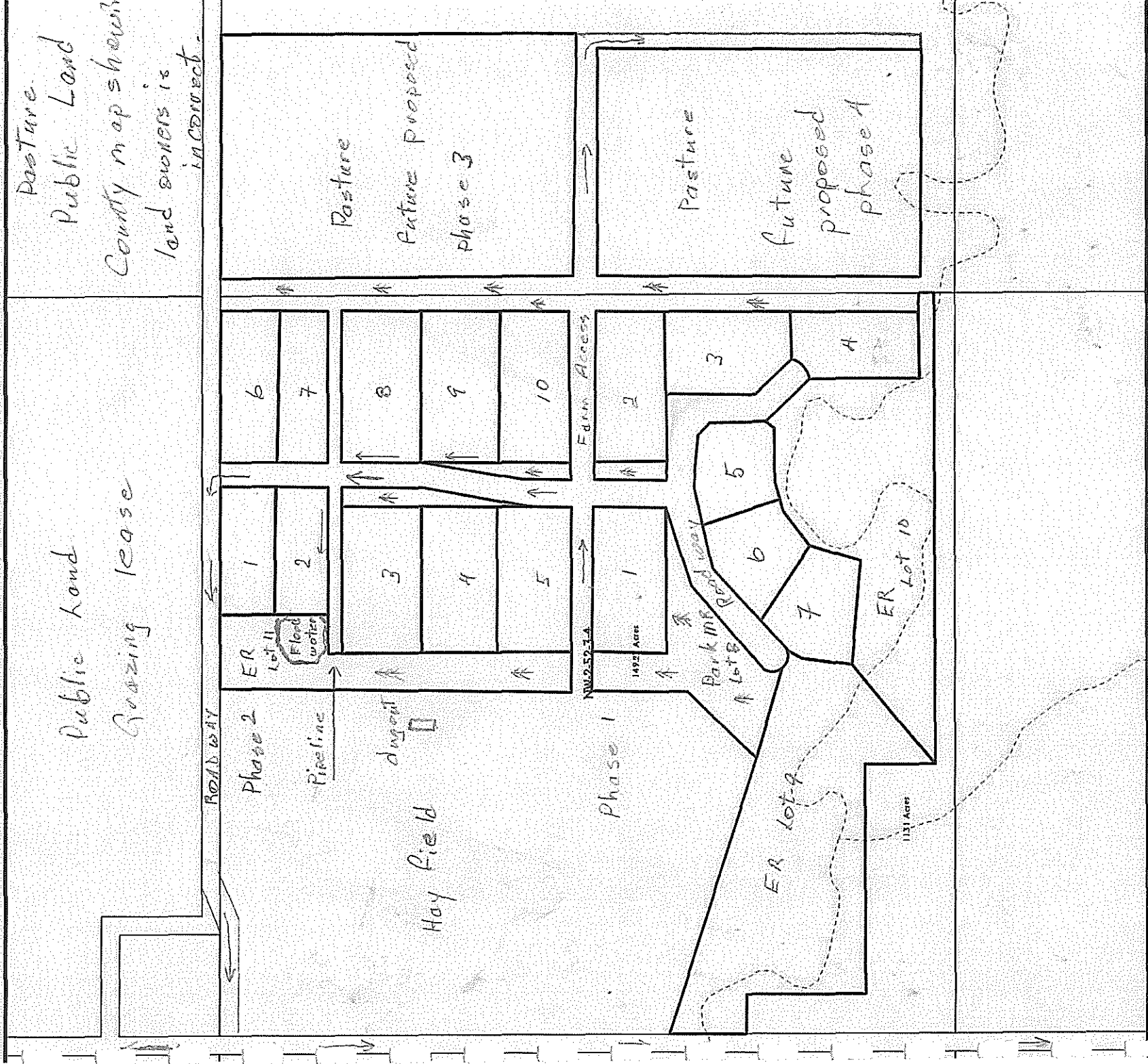
**5Y ANGUS RANCH LTD.
NORTH 1/2 SEC. 2 - 52 - 3 - 4**

PROJECT NUMBER **EDT04-0057** DWG. NO. **EDT040057-2**



Map 1 - Proposed Layout

2-52-3-W4



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Aberdeen- Plan and Land Use at Present

Land is primarily used for grazing and feed production, currently at 20 head of purebred cattle.

There has been tree planting, starting in 2008, for an additional shelterbelt, and consisting of 500 trees. A mature shelterbelt, planted in 1993, is south of this area, which borders the east of phase 1 and 2 areas.

There will be further tree planting to commence in 2010, east of phase 3 and 4, at approximately 1000 trees.

There has been neither pesticide use on this land, nor any chemical fertilizer the past 15 years. The only fertilizer application has been a natural fertilizer.

Aberdeen-Transportation

Traffic will exit the development to the north; this is a forced road with little traffic.

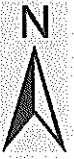
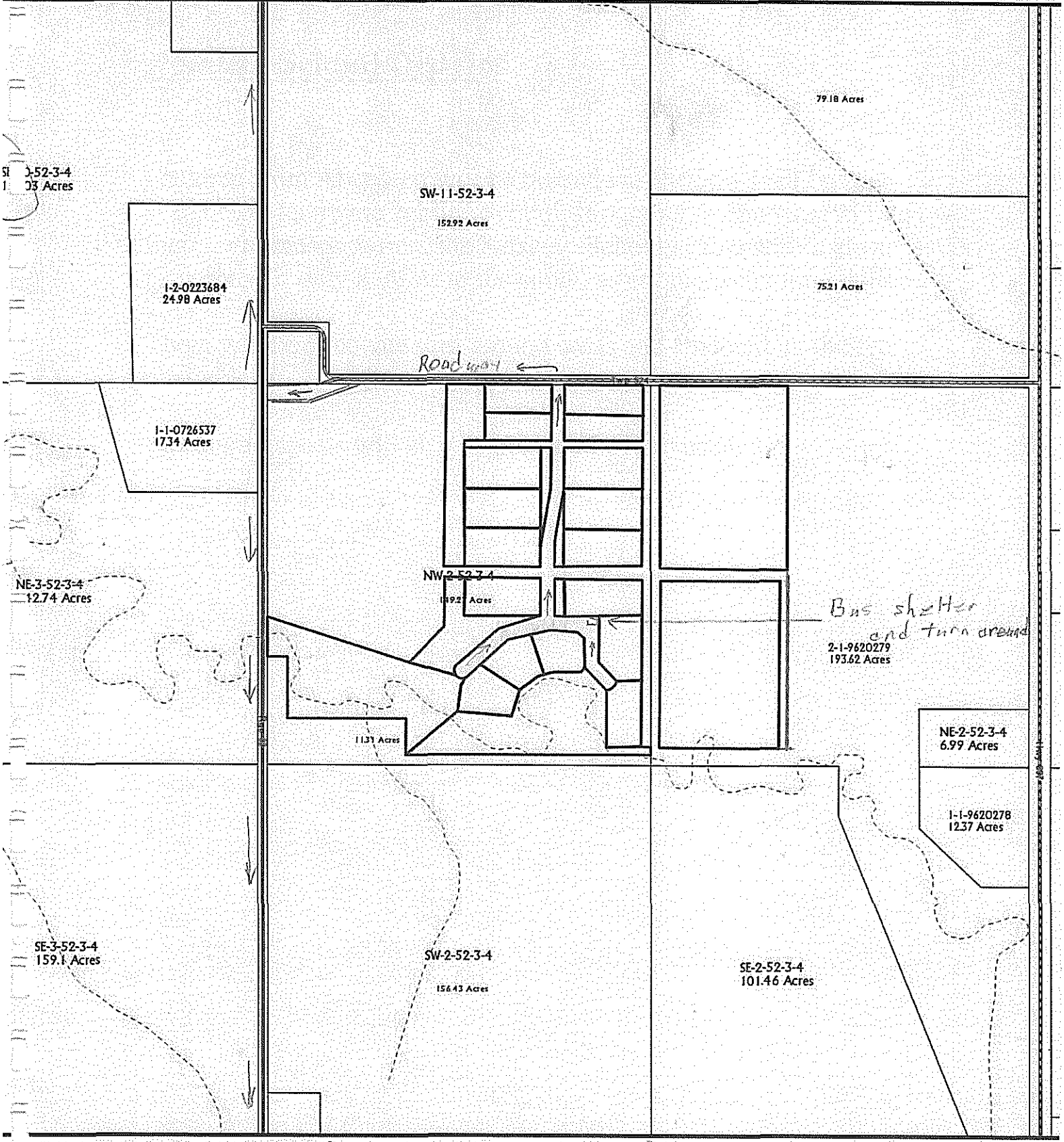
Traffic flowing to the west, deflects around the old Stretton Creek school acreage, exiting on to a main oiled surface road.

Roadways going north to Marwayne, or south one mile, then east one mile to 897.

Aberdeen internal roadways will be built according to county acreage specs and surfaced with oil.

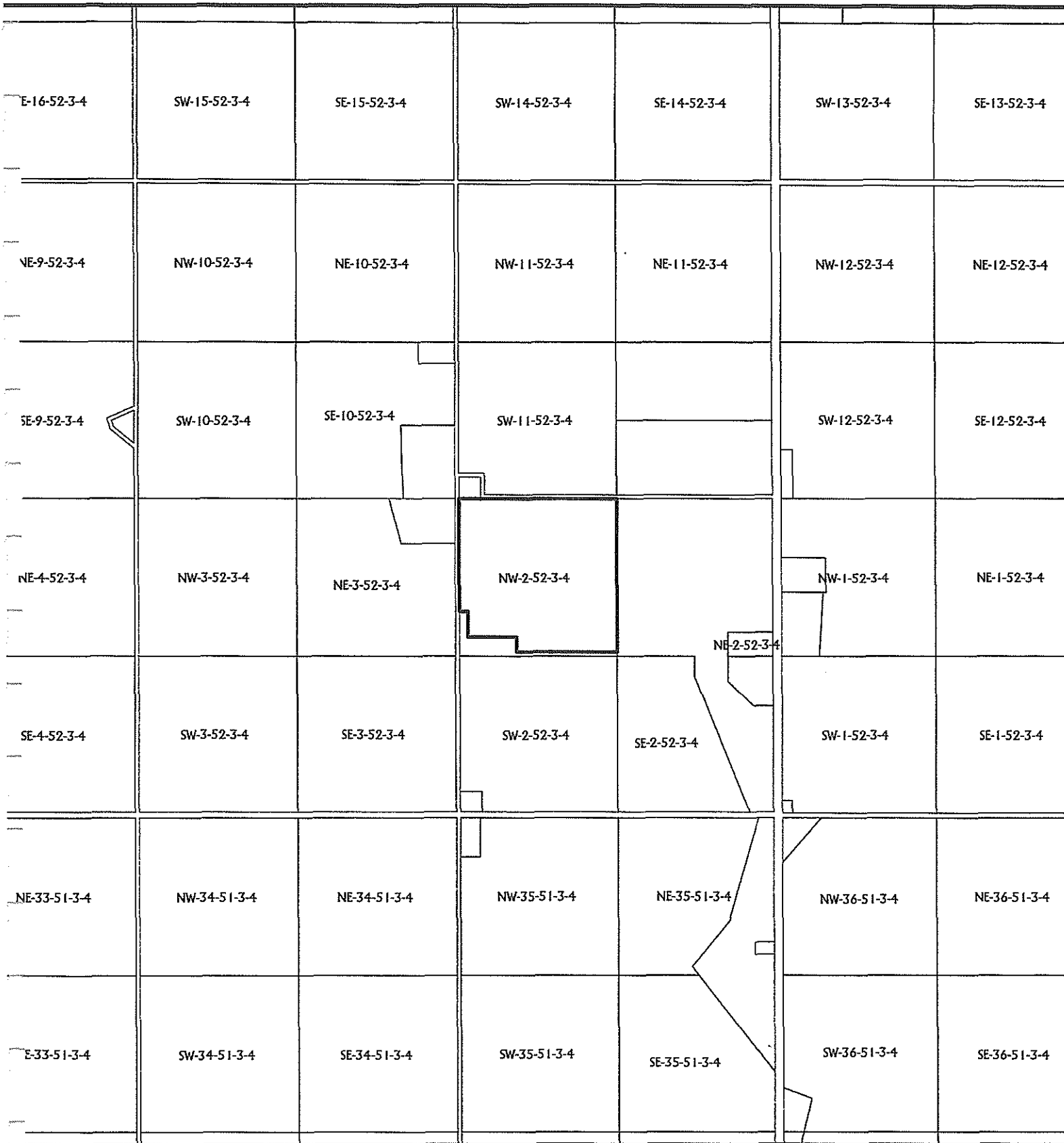
Map 2 - Transportation

2-52-3-W4



Map 8 - School District

2-52-3-W4



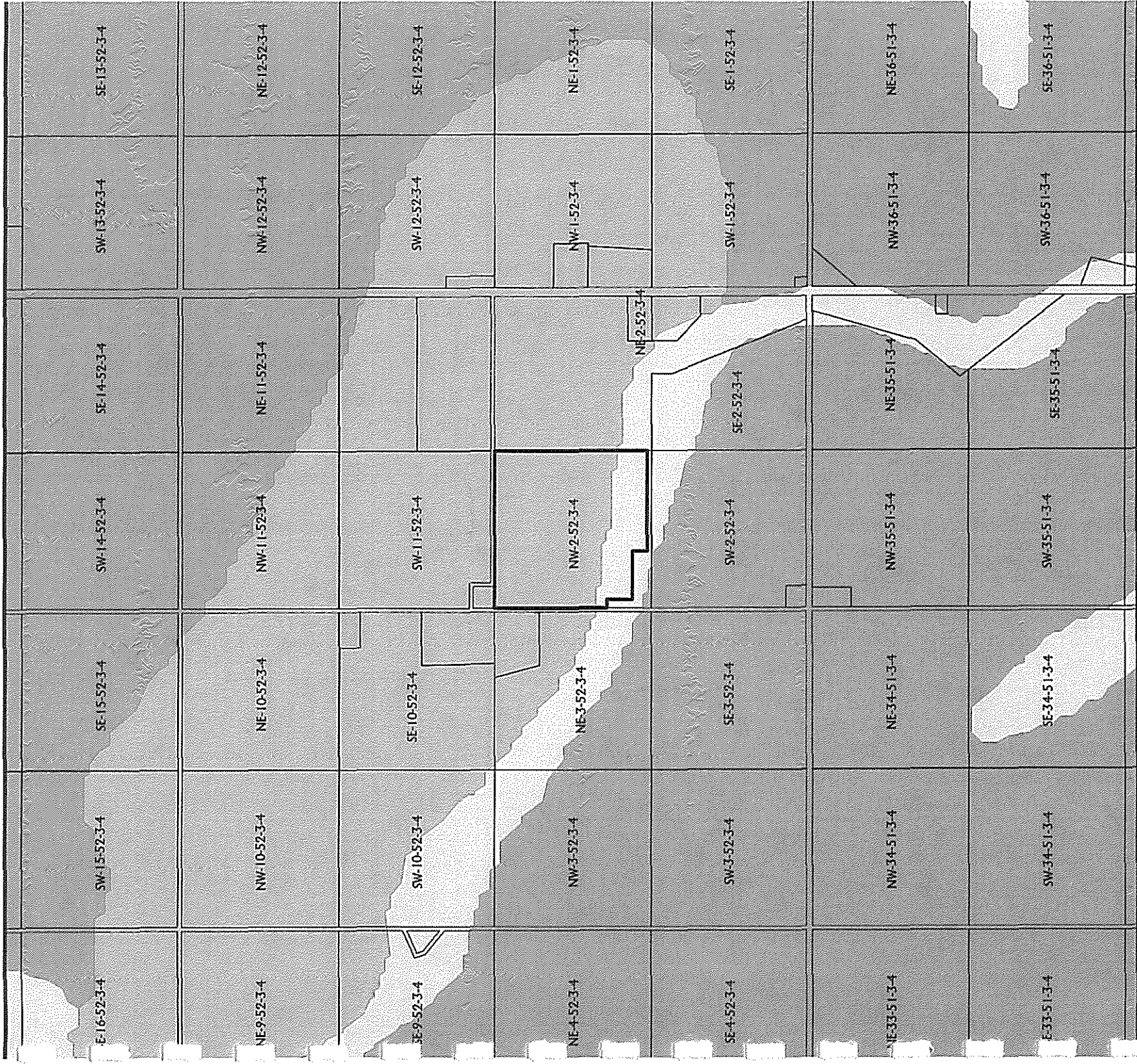
Aberdeen- Land Use and Density

Land will continue to be used lightly for cattle production, which will continue to decline. (Please see land map).

Phase 1 and 2 will have little much effect on the cattle production.

Phase 3 and 4, is a future option that may or may not ever see development.

Map 4 - Soil Capability for Agriculture 2-52-3-W4



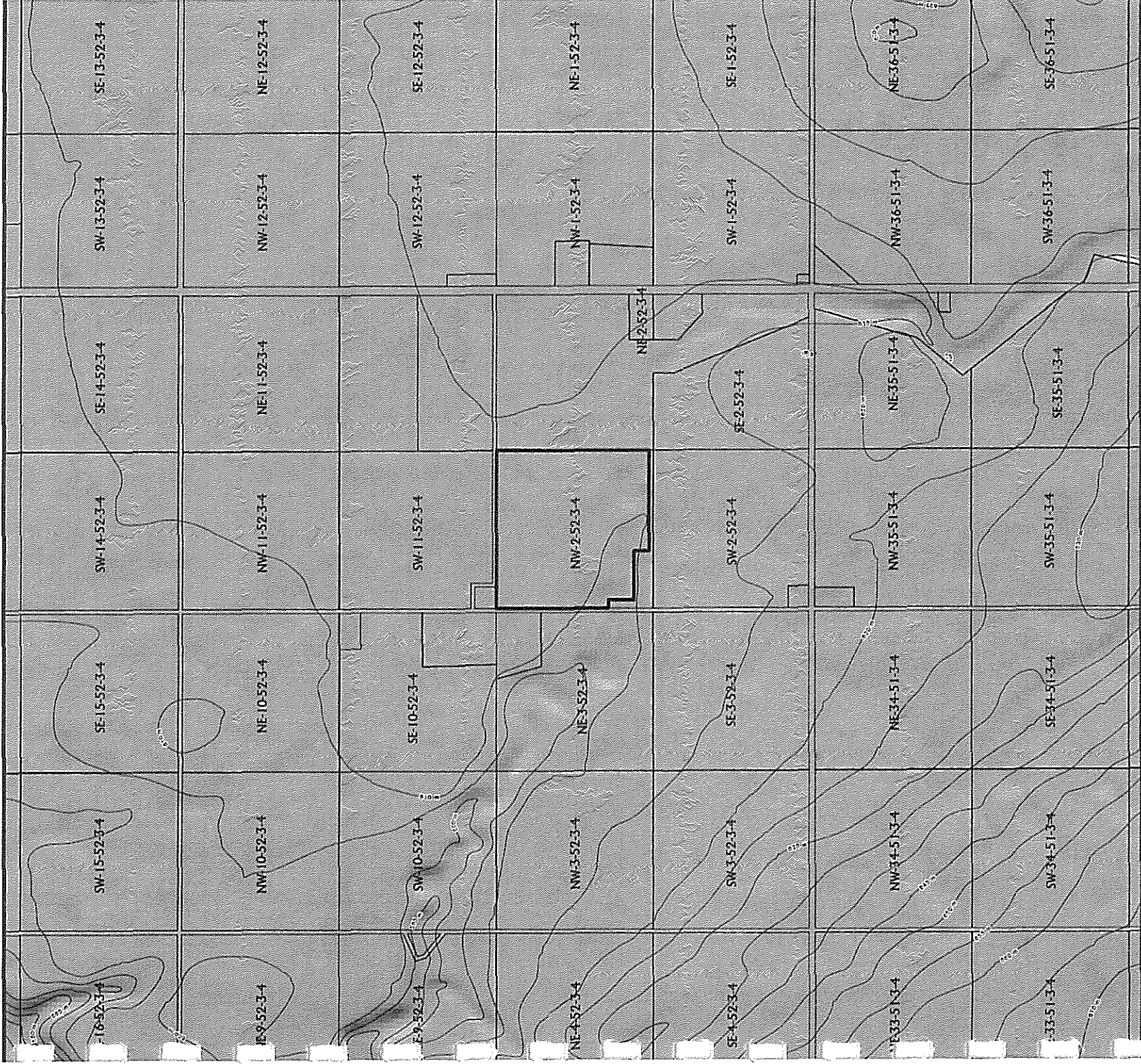
Aberdeen-Plan Drainage

There is very limited drainage from plan area into creek on the south side due to flat plain on the south and west. Stretton Creek drainage system basically drains area to the south.

Runoff is contained in the north due to rolling terrain, like wise to the east.

Map 5 - Drainage

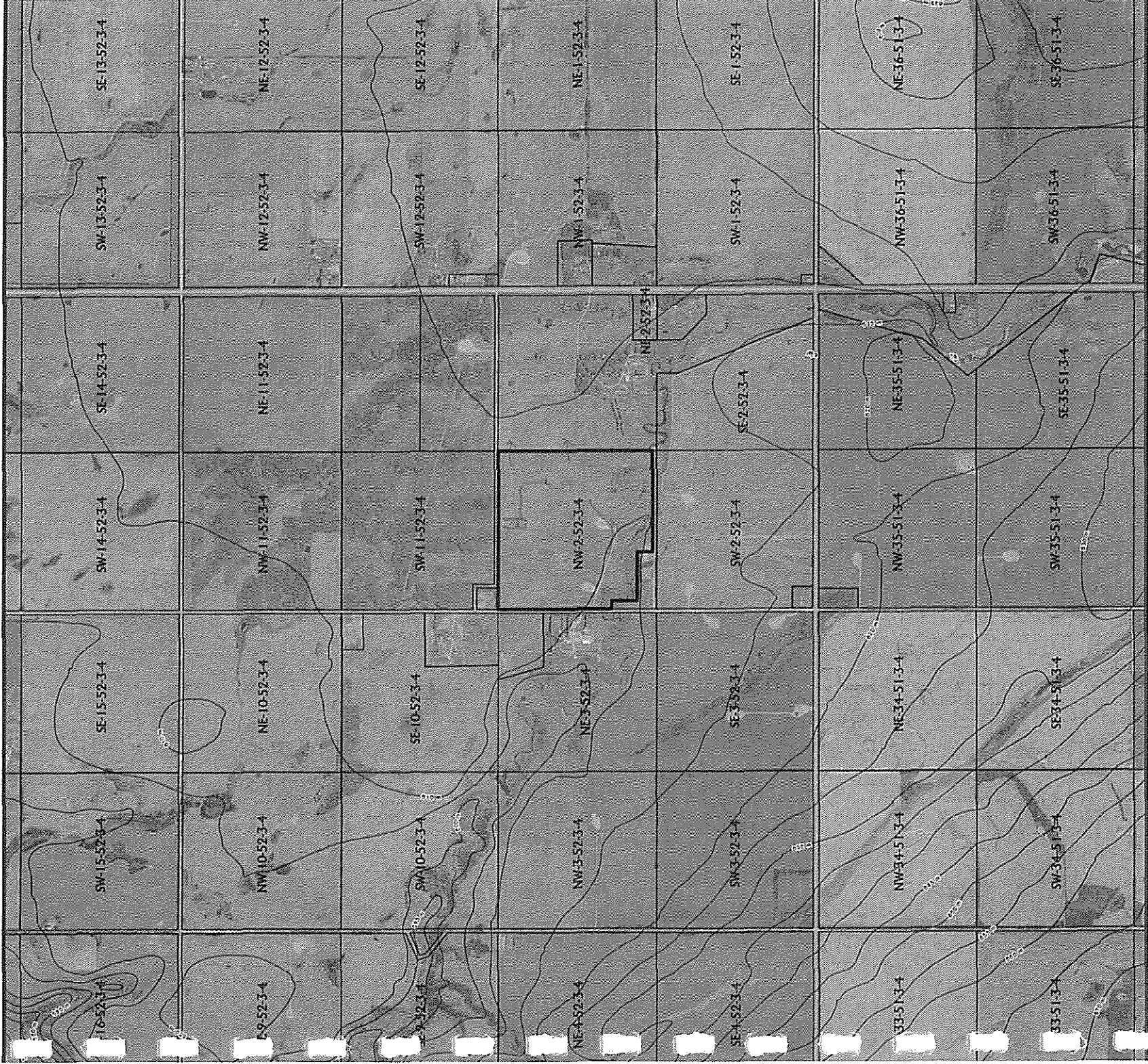
2-52-3-W4



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Map 9 - Storm Water Management

2-52-3-W4



Aberdeen-Utilities

Underground hydro and gas lines will be incorporated via an extra road right of way.

One water well has been drilled with very good results, with little to no high mineral residue.

Aberdeen-Wells and Pipeline

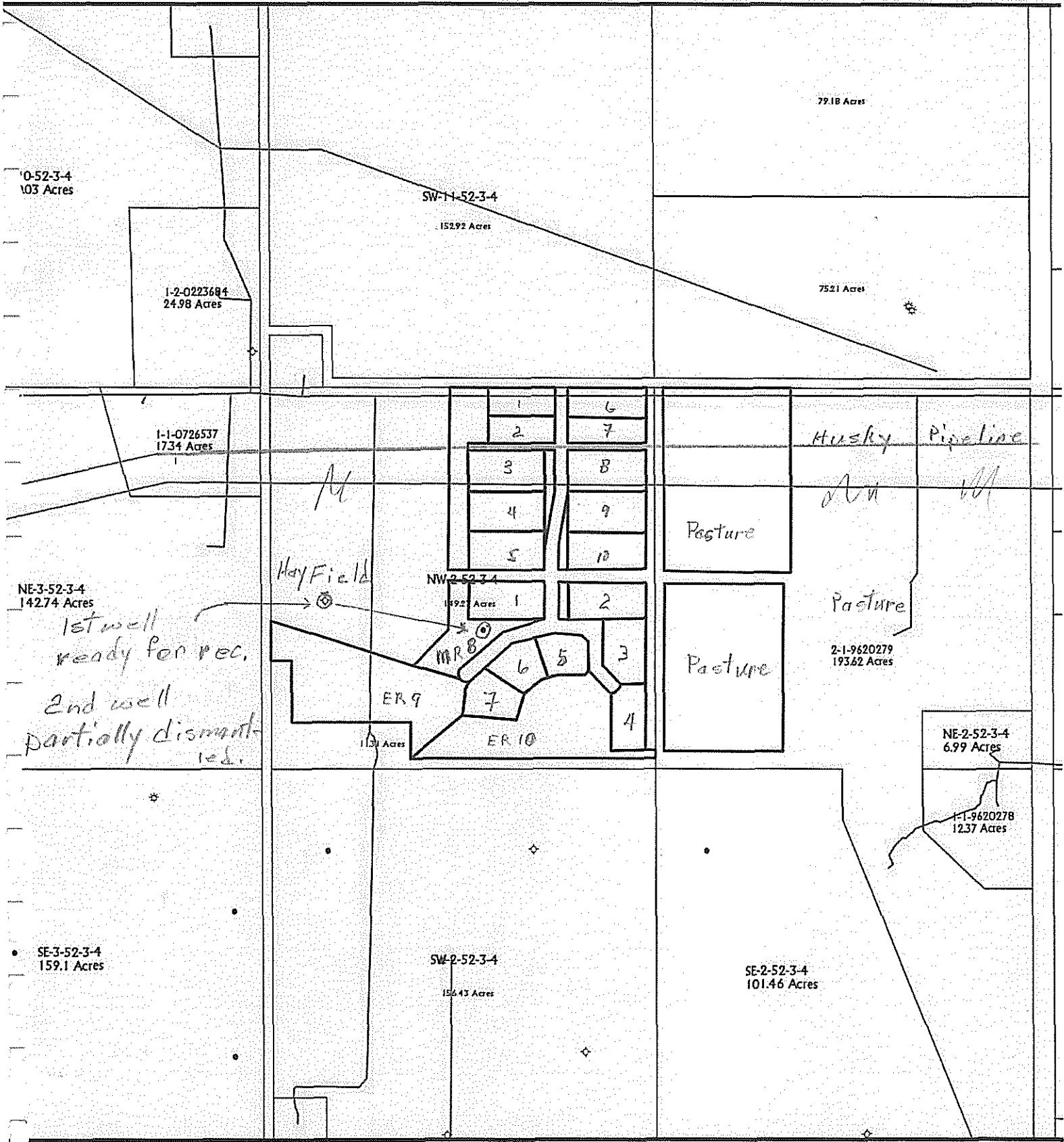
Husky gas pipeline crosses plan area from east to west. We have allowed a right of way between lots 2 and 7, 3 and 8.

A Husky Energy representative will approve this.

The first oil well on the quarter will be totally removed, ready for reclamation. The second well located in MR8, is being dismantled by CNRL. Lot MR8 will be a treed park area.

Map 3 - Wells & Pipelines

2-52-3-W4



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Aberdeen-Fire Protection

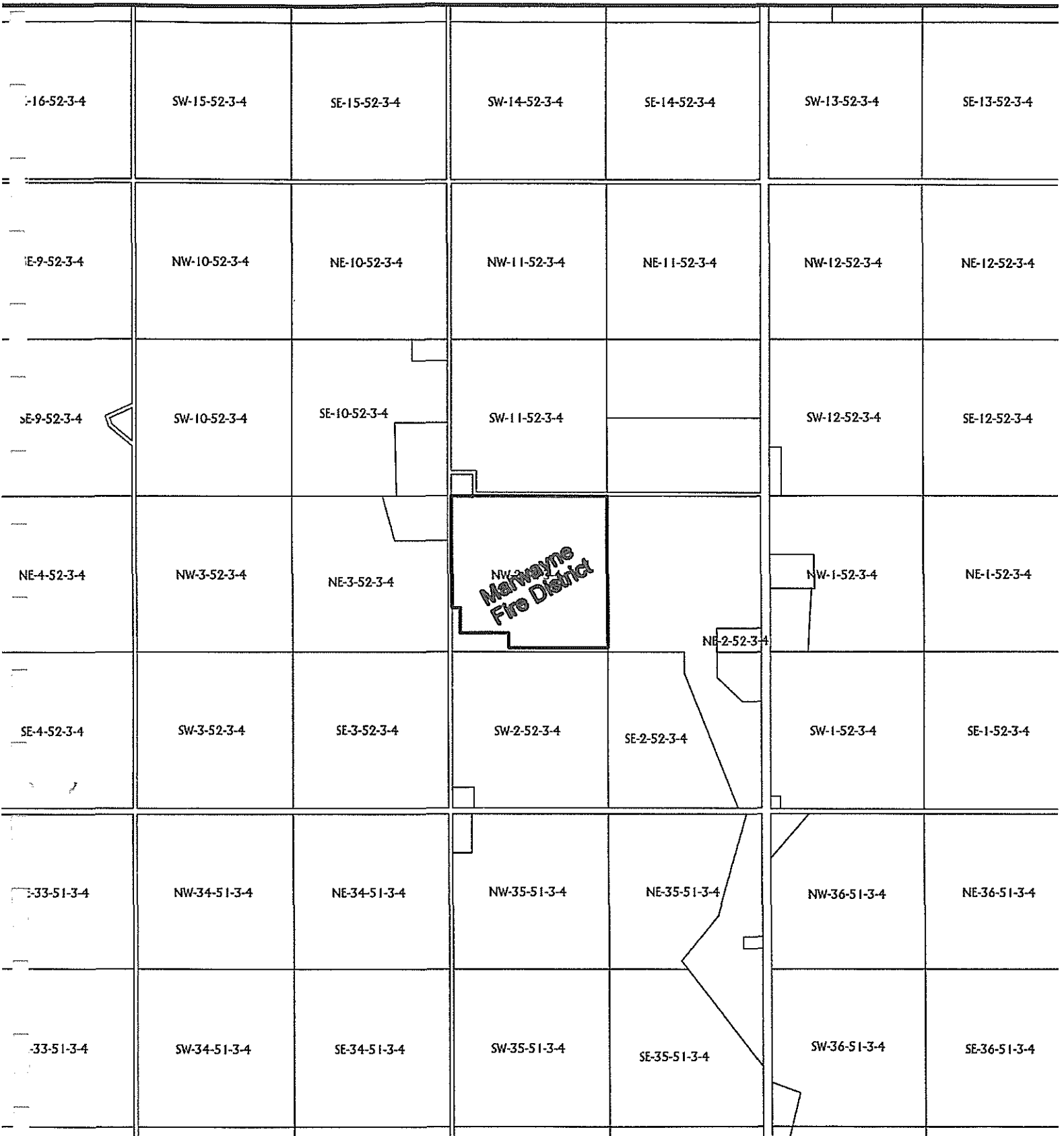
The Marwayne Fire Department will be providing the fire fighting services, which is less than 4 miles to the north.

Additional water supply for fire fighting purposes will be available from a large dugout 30 feet deep, fed by ground water.

Note: This water supply will be available to any fire fighting department.

Map 7 - Fire Protection

2-52-3-W4



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