

BYLAW 2026-20

A BYLAW OF THE COUNTY OF ST PAUL NO. 19, IN THE PROVINCE OF ALBERTA TO ADOPT THE NORTH FLOATINGSTONE LAKE AREA STRUCTURE PLAN.

WHEREAS, the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended ("the Act") empowers a Council to adopt an Area Structure Plan; and

WHEREAS, the Council of the County of St Paul deems it appropriate and desirable to adopt the North Floatingstone Lake Area Structure Plan on Lot 1, Block 1, Plan 252 2638, NW 31-60-11-W4M to facilitate the subdivision of a proposed 1.05 ha parcel from this lot.

NOW THEREFORE, be it resolved, that the Council of the County of ST Paul No. 19, in the Province of Alberta, duly assembled, does hereby enact the following:

1. That the North Floatingstone Lake Area Structure as shown on Schedule A, applying to Lot 1, Block 1, Plan 252 2638 is hereby adopted.
2. That this bylaw shall come into effect upon passing of third and final reading.

Received first reading on the 28th day of July A.D. 2026.

Advertised the 11th day of August 2026, and the 18th day of August 2026, in the Lakeland This Week newspaper.

Received second reading on the 25th day of August A.D. 2026.

Received third reading on this 25th day of August A.D. 2026.

(Original signed by Deputy Reeve, M. Fodness)

Deputy Reeve

(Original signed by CAO J. Wallsmith)

Chief Administrative Officer

LOCAL AREA STRUCTURE PLAN

Affecting Lot 1, Block 1, Plan 252 2638 within N.W. ¼ Sec. 31, Twp. 60, Rge. 11, W.4 M.

Prepared for: 940775 Alberta Ltd.

1.0 Introduction

This Area Structure Plan (ASP) was prepared to facilitate the subdivision of a proposed 1.05-hectare parcel from Lot 1 Block 1 Plan 252 2638. The land is located within N.W. 31-60-11-W4M and is adjacent to Floatingstone Lake. The proposed parcel, Lot 4, is delineated on the Tentative Plan of Subdivision. (See Appendix A – Tentative Plan)

The addition of this parcel will increase the lot density within N.W. 31-60-11-W4M to 10 parcels, excluding environmental reserve. As a result, Section 2.2.13 of the County of St. Paul's Municipal Development Plan (MDP) applies.

2.0 Land Use

Lot 1 (parent parcel) is zoned as Agricultural (A). The parcel is in a rural area adjacent to Floatingstone Lake, with surrounding parcels predominantly characterized by Agricultural (A) and Country Residential One (CR1) land uses. Proposed land use is for a single rural residential lot, to remain zoned Agricultural (A). Consequently, population projections are limited to a single household, maintaining conformity with the area's existing low-density residential framework. (See Appendix B – Zoning map)

3.0 Site Suitability

A geotechnical report verifying site stability, and groundwater conditions within the buildable footprint has been prepared and is included in support of the subdivision application. (See Appendix C – Geotechnical Report)

A 0.36 ha (0.9 Ac) building site is shown on the Site Plan. (See Appendix D – Site Plan)

4.0 Utility Services

4.1 Shallow Utilities: The proposed parcel is currently unserviced. Natural gas servicing terminates at the existing yard site situated to the west in NE-36-60-12-W4M. Telecommunications infrastructure and overhead electrical power are located within the adjacent Range Road 120 right-of-way.

4.2 Water Supply: A Water Report assessing potable water supply parameters has been completed and is attached as Appendix D. Refer to Sec. 5.0 of the Water Report for findings summary. (See Appendix E – Water Report)

- **4.3 Sewage Disposal:** If future development occurs on the subject lands, sewage disposal shall be via holding tanks.
- **4.4 Stormwater Management:** Stormwater will be managed via overland drainage, utilizing the site's existing natural topography. No further development of the site is planned.

5.0 Access

The landowner has entered into a formal agreement with the County of St. Paul, for the construction of a new approach to Lot 4. Construction is to be completed by the County Public Works department, payment for the work has been issued.

6.0 Municipal and Environmental Reserves

Municipal Reserves owing will be determined at the subdivision stage.

7.0 Future Development Constraints

7.1 No further development or subdivision will take place on Lot 1, Block 1, Plan 252 2638 without a formal amendment to this Area Structure Plan.

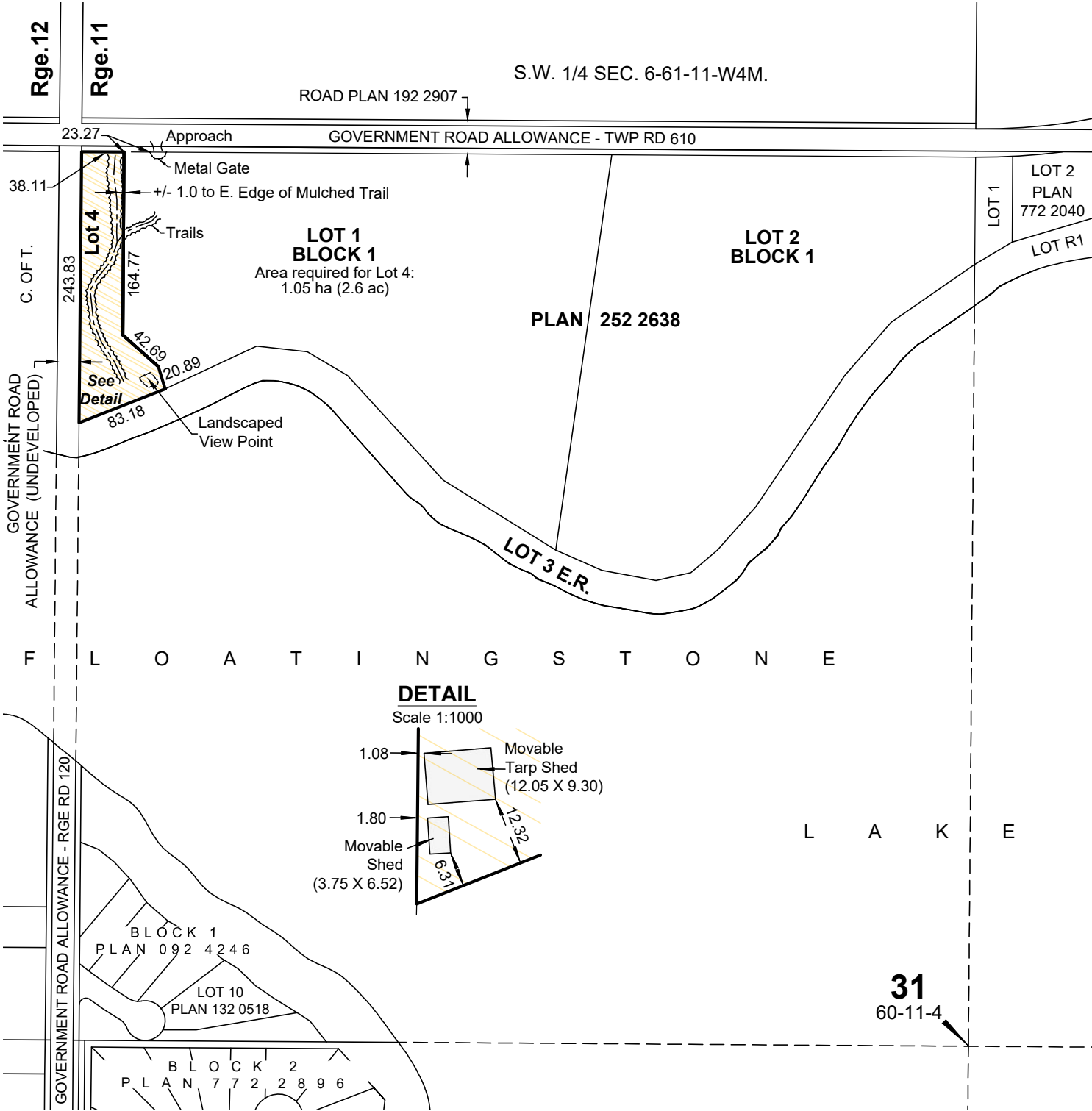
7.2 No development may occur on Lot 4 below 620m contour line.

7.3 Notwithstanding section 7.2, a development below the 620m contour line may be approved if the foundation is engineered by a qualified professional.

8.0 Appendices

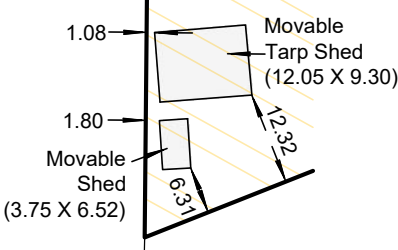
- **Appendix A:** Tentative Plan of Subdivision
- **Appendix B:** Zoning Map
- **Appendix C:** Geotechnical Report
- **Appendix D:** Site Plan
- **Appendix E:** Water Report

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
WITHIN
LOT 1, BLOCK 1 PLAN 252 2638
(N.W. SEC.31 TWP.60 RGE.11 W.4 M.)
COUNTY OF ST. PAUL No. 19



DETAIL

Scale 1:1000

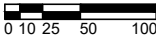


Notes:
Distances are in metres and decimals thereof.
Surveyed between July 14th, 2023 and November 5th 2025.

Legend:
Area dealt with by this plan shown thus: 
and contains: 1.05 ha (2.6 ac)

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Abbreviations:
ac. acre
E. East
ha hectare
M. meridian
N. North
S. South
W. West

Scale 1:5000 

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