

(By-Law 1022)

**AREA STRUCTURE PLAN
FOR SUBDIVISION OF
PORTION OF SW 1/4 SEC 5-9-22-4**

Bylaw 1022

County of Lethbridge No. 26

for Mountain Meadows Development Corporation
Lethbridge, Alberta

August 17, 1993

COUNTY OF LETHBRIDGE NO. 26
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 1022

A BY-LAW OF THE COUNTY OF LETHBRIDGE NO. 26 BEING
A BY-LAW PURSUANT TO SECTION 64(1) OF THE PLANNING
ACT, CHAPTER P-9, R.S.A. 1980.

WHEREAS Byron Nalder & Associates wish to develop a GROUPED
COUNTRY RESIDENTIAL Subdivision on lands described as a portion of the
South West Quarter of Section 5, Township 9, Range 22, West of the
Fourth Meridian, lying North of road plan 3601 A.Z.;

AND WHEREAS the above lands have been recently classified
as GROUPED COUNTRY RESIDENTIAL (G.C.R.) pursuant to Land Use By-Law
No. 806 and amending By-Law No. 1019;

AND WHEREAS the Area Structure Plan submitted by the
developer known as the "Nalder - Area Structure Plan" will provide a
framework for subsequent subdivision and development of the area;

NOW THEREFORE BE IT RESOLVED that the Council of the County
of Lethbridge No. 26 does hereby approve the "Nalder - Area Structure
Plan" attached as Appendix "A".

GIVEN first reading this 14th day of June 1993.


Reeve


County Manager

GIVEN second reading this 16 day of August 1993.


Reeve


County Manager

GIVEN third and final reading this 16 day of August 1993.


Reeve


County Manager

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1.0 INTRODUCTION

This document outlines the Area Structure Plan for the proposed subdivision of SW 5-9-22-4 located in the County of Lethbridge No. 26. The 134-acre parcel under consideration is currently native grassland intersected by river coulees and panoramic bluffs. A Land Use Zoning Change Application has been filed with the County of Lethbridge No. 26 to meet the by-law requirements for this Area Structure Plan.

The enclosed conceptual plan, details and architectural controls are designed to assure a quality subdivision.

2.0 PLANS AND DRAWINGS

Attached are the following plans:

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- 2.1 Contour map of subject property (Appendix A)
 - 2.2 Conceptual design of subdivision (Appendix B)

3.0 SERVICING

3.1 *Sanitary Sewer System*

Sanitary Sewage will be handled individually on each lot with a private sewage disposal system. The soil characteristics, as detailed in the Soil Test Report (Appendix C) verifies the suitability of the soil for this type of a disposal system and supplies the base design criterion for the required septic fields.

3.2 *Water System*

3.2.1 Landscape Water

The developer will provide a water storage reservoir and watermain for water delivery to the property line of each lot within the development.

This water system will be for landscape watering and fire protection purposes. The source of water will be from shallow wells in the river valley and piped underground to the project. These wells are in river gravels. An inline reservoir will balance peak water use demands as well as assure adequate water for fire protection.

The reservoir will be accessible from the subdivision road.

Each owner within the development will be part of a water cooperative association.

3.2.2 Fire Protection

The inline reservoir and watermain system will provide water volume sufficient for fire truck pumping. The waterlines will be installed below the frost line to ensure year round availability of water.

3.2.3 Potable Water

The developer will provide a water storage reservoir and chlorination treatment facility to provide potable water to each lot of the subdivision. This water system will be taken to each property line.

3.3 *Gas*

Canadian Western Natural Gas will supply natural gas to the development. The existing line has sufficient pressure for the subdivision. Developer will bring natural gas to each property line.

3.4 *Electrical Power*

TransAlta Utilities will provide overhead services to the proposed subdivision and underground services to each property line.

3.5 *Telephone*

Alberta Government Telephones will provide services to the lots but each individual owner must apply for the service when building.

4.0 ROADS

The roads in the proposed subdivision will be developed to County of Lethbridge No. 26 approved design criteria. Minimal area disturbance and natural drainage will be emphasized. The road surface will be asphalt with sides seeded to grass. The roadway will be adequate in width to accommodate local traffic with cul de sacs of sufficient radius to accommodate ease of schoolbus turning. Each lot will have direct access, with culverts being the responsibility of each property owner.

5.0 SOLID WASTE DISPOSAL

A centrally located household waste collection site will be provided for residents within the subdivision. The County will be responsible for garbage collection, the cost of which will be the responsibility of the individual landowners and billed to them on a regular basis by the County.

6.0 ARCHITECTURAL CONTROLS

The following controls are designed to ensure an aesthetically pleasing environment. The intent is to create the subdivision such that it enhances the natural beauty of its surroundings.

- 6.1 Earth tone and/or neutral colors, as determined by the Development Officer, are to be used on all physical structures.
- 6.2 Wire fences, chain link excepted, are not permitted.
- 6.3 Fences in front and areas of residences to be limited to one metre height or less.
- 6.4 Each residence is to be a minimum of 1200 sq. ft. on the main floor and is to be constructed on site. Mobile homes are not permitted.
- 6.5 Animals and birds to be restricted to normal domestic pets.
- 6.6 Ancillary residential buildings such as garages and garden sheds are allowed, but larger structures that may be used for industrial storage are excluded.
- 6.7 Each property owner is to be responsible for upkeep of utility right-of-way along property frontage.

