

COUNTY OF LETHBRIDGE
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 1249

A BY-LAW OF THE COUNTY OF LETHBRIDGE
BEING A BY-LAW PURSUANT TO SECTION 633(1) OF
THE MUNICIPAL GOVERNMENT ACT, CHAPTER M.26.1


WHEREAS Mountain Meadows Development Corporation wish to develop a Grouped Country Residential Subdivision on a portion of the S.W. 5, Township 9, Range 22, West of the Fourth Meridian (Lot 36, Plan 9510939);

AND WHEREAS an application to reclassify the above land for Country Residential has been submitted in conjunction with this Area Structure Plan;

AND WHEREAS the Developer has submitted the "Mountain Meadows Phase 4 Area Structure Plan" which 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 does hereby adopt the "Mountain Meadows Phase 4 Area Structure Plan" attached as Appendix "A".

GIVEN first reading this 2nd day of October, 2003.



Reeve



County Manager

GIVEN second reading this 6th day of November, 2003.



Reeve



County Manager

GIVEN third reading this 6th day of November, 2003.



Reeve



County Manager

(Bylaw 1249)

**AREA STRUCTURE PLAN
FOR SUBDIVISION OF
PORTION OF SW ¼ SEC 5—9-22-4**

SCHEDULE 'A'
Bylaw ~~1248~~

County of Lethbridge No. 26

For
~~PHASE IV~~
MOUNTAIN MEADOWS DEVELOPMENT CORPORATION
LETHBRIDGE, ALBERTA

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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 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:

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 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 Domestic and Landscape Water

The development will be serviced by extending the present Mountain Meadows water system to the property line of each lot within the development. The developer will be responsible for the development costs associated with extending the water system to the lot line of each property. Design criteria will be in keeping with the current Mountain Meadows water system.

3.2.2 Fire Protection

The inline reservoir and water main 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.

3.3 Gas

Atco will supply natural gas to the development. The existing line has sufficient pressure for the subdivision. The developer will bring natural gas to each property line.

3.4 Electrical Power

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

3.5 Telephone

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

4.0 ROADS

The road in the proposed subdivision will be developed to County of Lethbridge No. 26 approved design criteria. Minimal area disturbance will be emphasized.

The road surface will be asphalt with the sides seeded to grass. The roadway will be adequate in width to accommodate local traffic with a cul de sac of sufficient radius to accommodate ease of school bus turning. Each lot will have direct access, with culverts being the responsibility of each property owner. Storm water from the roadway will be taken from the borrow pit and piped via storm sewer pipe to the County of Lethbridge roadway which has already been designed to handle drainage water descending to the river valley.

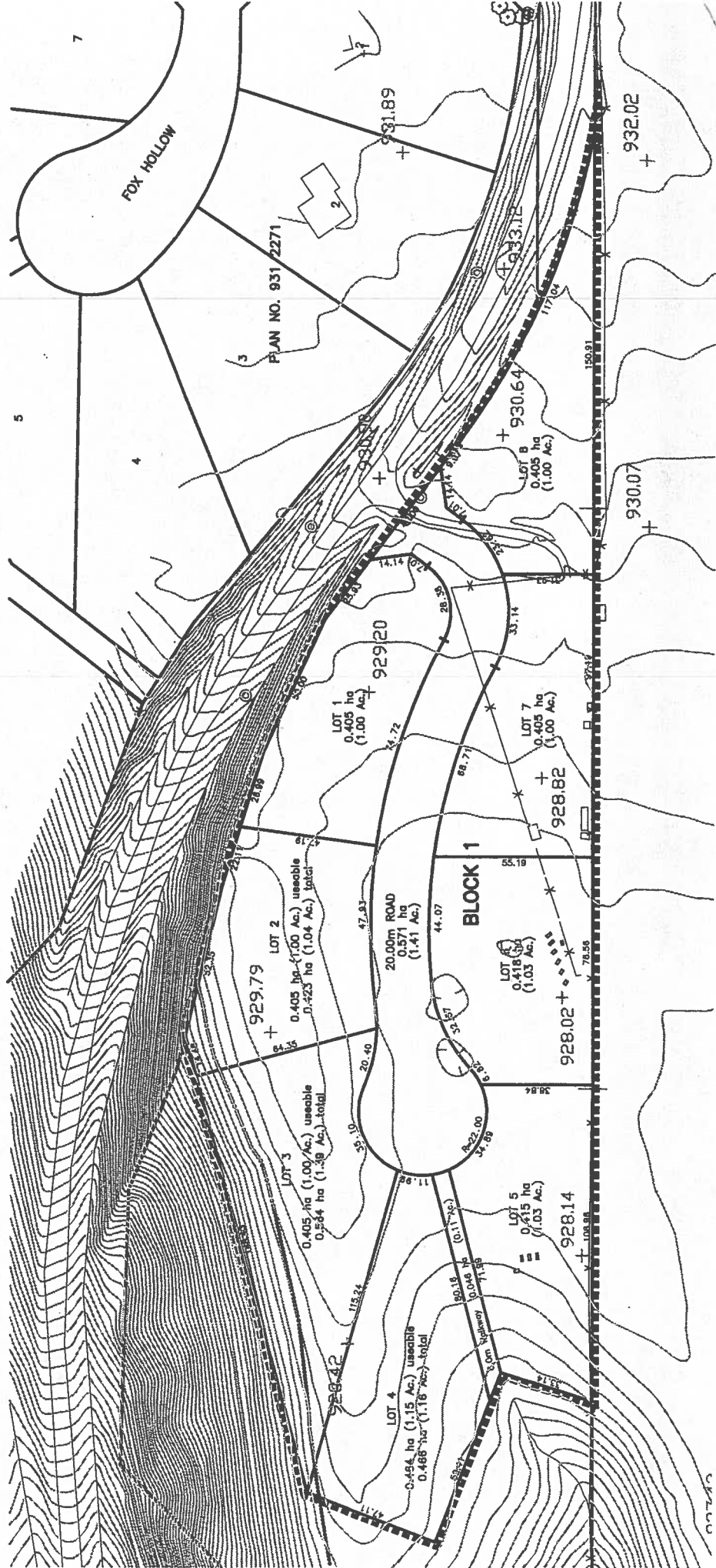
5.0 SOLID WASTE DISPOSAL

The residents will use the centrally located waste collection site provided for residents within the Mountain Meadows Subdivision by the County of Lethbridge. Residents of the proposed subdivision will be under the same contractual arrangements as those pertaining to the present residents of Mountain Meadows.

6.0 ARCHITECTURAL CONTROLS

The following controls are designed to ensure an aesthetically pleasing environment and appropriate structural design requirements mandated by the soil type. 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 the front areas of residences are to be limited to one meter in 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.
- 6.8 Each property owner is to construct a basement using the design criteria appropriate for the soil type.



FOX HOLLOW

PLAN NO. 931/2271

931.89

932.02

930.07

929.20

LOT 1
0.405 ha
(1.00 Ac.)

LOT 7
0.405 ha
(1.00 Ac.)

928.82

BLOCK 1

929.79

LOT 2
0.405 ha (1.00 Ac.) useable
0.923 ha (1.04 Ac.) total

20.00m ROAD
0.571 ha
(1.41 Ac.)

LOT 8
0.418 ha
(1.03 Ac.)

928.02

LOT 3
0.405 ha (1.00 Ac.) useable
0.964 ha (1.38 Ac.) total

LOT 5
0.415 ha
(1.03 Ac.)

928.14

LOT 4
0.494 ha (1.15 Ac.) useable
0.466 ha (1.16 Ac.) total

928.98

LOT 6
0.418 ha
(1.03 Ac.)

928.98

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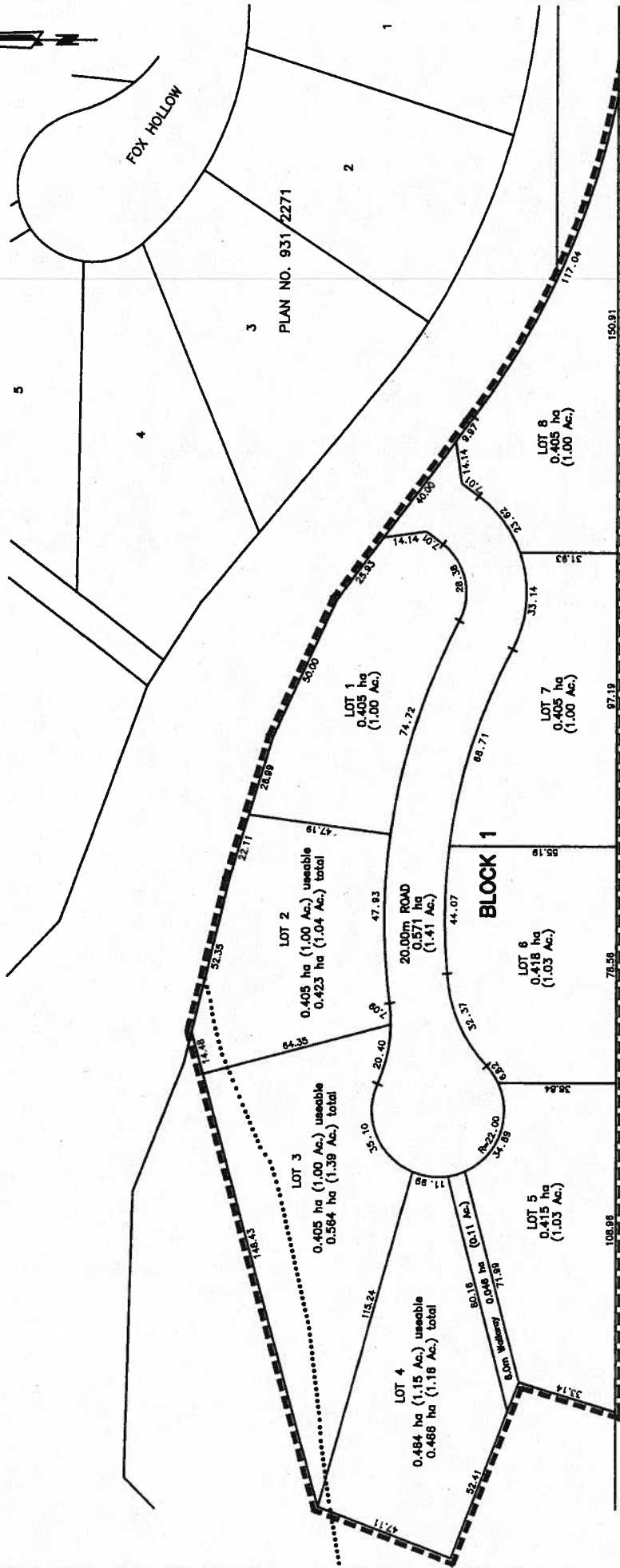
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SKETCH PLAN SHOWING SUBDIVISION
OF PORTION OF
LOT 36, PLAN 951 0939
MOUNTAIN MEADOWS DEVELOPMENT CORPORATION



NOTES:

Area to be approved is outlined thus.....
and contains 4.11 ha.
Distances are in metres and decimals thereof.

Signed this 18th day of September, 2003

J. D. Williams

J. D. Williams, ALBERTA LAND SURVEYOR



brown okamura & associates ltd.

P.O. BOX 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4

Drawn:	T.H.	Scale:	1 : 2000	(metric)
Date:	Aug.18'00	File:	96-4150x2.dwg	