

LETHBRIDGE COUNTY

GROUPED COUNTRY RESIDENTIAL LAND USE STRATEGY



JUNE 2020

Executive Summary

The main purpose of the Grouped Country Residential Land Use Strategy is to identify suitable siting criteria for Grouped Country Residential developments in Lethbridge County. It is recognized that country residential living is a desirable housing form and can complement other land uses, such as agriculture and industrial/commercial uses, when done in a manner that respects those other uses.

Grouped Country Residential development has been defined as a grouping of 3 or more residential parcels that are under 20 acres in size, including those under the Grouped Country Residential, Rural Urban Fringe, Lethbridge Urban Fringe, and Rural Agricultural Districts. A review of all the designated and undesignated grouped country residential parcels in the County was undertaken and 711 parcels were identified, of which 124 are vacant.

Lethbridge County has several Statutory Plans (i.e. Municipal Development Plan, Land Use Bylaw, and Area Structure Plans) that seek to guide development within the County, including residential growth. This Land Use Strategy includes and expands on what has already been approved by Lethbridge County Council and provides guidance for County Administration, County Council, developers, and citizens on where Grouped Country Residential developments would be desirable. This Land Use Strategy does not specify geographic areas for development but applies the criteria on a case by case basis.

The Grouped Country Residential Land Use Strategy provides a base for future analysis on the amount and location of Grouped Country Residential developments and will provide County Administration and Council additional information for decisions on future residential proposals.

Vision

The Country Residential Land Use Strategy will allow for logical development of country residential areas while ensuring that agriculture, non-residential development, and the environment are appropriately considered and protected when considering future residential development.

Goal

The goal of the Country Residential Land Use Strategy is to provide a framework for the efficient and orderly development of country residential areas within Lethbridge County.

Strategy Objectives

The following objectives support the goals of the Country Residential Land Use Strategy:

1. To facilitate the development of lands for Country Residential use which follows the County's Strategic Plan.
2. To be consistent and complement the existing policies of the Lethbridge County Municipal Development Plan.
3. To provide a set of guidelines to assist in the siting criteria for future country residential development.
4. To ensure that Country Residential Development is located in areas that would have minimal conflict with adjacent land users.
5. To encourage Country Residential Development that does not further fragment high quality agricultural lands.



Background and Context

Various strategies have been adopted by Lethbridge County Council to provide cost efficiencies for service delivery to residents while also enabling growth to occur in a logical and orderly manner. Developers or landowners are often looking to develop land for grouped country residential use on an individual basis, with no understanding of the County's long-term growth strategies or potential affects on other nearby or competing land uses. The County must balance and manage residential growth to ensure the agricultural and economic mandate is not unduly compromised.

The Grouped Country Residential Land Use Strategy seeks to further assist landowners, developers, and County Council (as the decision maker) with the preferred siting criteria and parameters regarding Country Residential Development in Lethbridge County. Below is a summary of the documents that currently provide direction for residential development within Lethbridge County.

The South Saskatchewan Regional Plan (SSRP)

South Saskatchewan Regional Plan was approved in 2014 and is a high-level policy document that guides land use decisions made within the southern portion of Alberta. One of the main tenets of the SSRP is the efficient use of lands in order to reduce the amount of area that is taken up by permanent or long-term development associated with the built environment. The built environment includes urban and rural residential development, commercial, institutional and industrial developments, utility corridors and transportation routes, and energy developments (i.e. oil and gas, solar and wind developments). The SSRP includes an Efficient Use of Land Implementation Tools Compendium to assist municipalities and landowners to improve land use management and decision making with regards to growth of the built environment. The strategies of the compendium include:

1. Reduce the rate at which land is converted from an undeveloped state into the permanent, built environment.
2. Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.
3. Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment, and/or shared use, relative to new development that takes place on undeveloped lands.
4. Plan, design, and locate new development in a manner that utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.
5. Reclaim and/or convert previously developed lands that are no longer required for their original purpose to alternative productive uses in a progressive and timely manner, and
6. Decision makers, land users, and individuals have the information they need to make decisions and choice that support efficient land use.

Municipal Development Plan

The Municipal Development Plan (MDP), originally adopted in 2010, is the County's strategic land use planning document that provides a framework to guide the development oriented decision-making process in order to achieve the County's overall vision. The MDP includes policies regarding land use, provision of services and infrastructure, economic development, preservation of agriculture, and intermunicipal relations. The MDP provide general policies with regards to the siting criteria for Country Residential Development stating that:

The County may restrict Grouped Country Residential Development on lands considered by the relevant approval authority to be good quality, agricultural lands, as defined by the Land Use Bylaw, or which exceed 20 acres in size of farmable land. Exceptions to this policy may apply when taking into consideration development on or adjacent to:

- *Hamlets, Recreational Areas*
- *Poor/Non-agricultural Areas*
- *Geotechnically Sound Coulee Edges*
- *Cut-off Parcels*
- *Adjacent to Urban Areas (provided it complies with a relevant intermunicipal agreement).*

The Municipal Development Plan includes criteria for when a Conceptual Design Scheme or an Area Structure Plan are required to support a rezoning or subdivision application and the content of each respective plan. Generally, the following will apply:

- Two lots do not constitute grouped country residential use and will not require a re-designation;
- Three or four lots require re-designation to the Grouped Country Residential land use district and be accompanied by a Conceptual Design Scheme; and
- Five or more lots require re-designation to the Grouped Country Residential land use district and an approved Area Structure Plan.

The Municipal Development Plan includes the requirements for Conceptual Design Schemes and Area Structure Plans to ensure that proposed multi-lot developments are technically sound. A Conceptual Design Scheme is smaller scale and typically has a few less engineering requirements and is not adopted by bylaw as it is deemed to have fewer impacts to adjacent landowners. An Area Structure Plan (ASP) has more detailed engineering requirements and as such goes through a public hearing process and the ASP is adopted by bylaw as it is deemed to have a greater impact on adjacent landowner and uses.

Land Use Bylaw

The County's Land Use Bylaw contains subdivision criteria and development standards for Grouped Country Residential Uses. The subdivision criteria require that where three or more adjacent parcels will be created that the lands must be redesignated to Grouped Country Residential and that Council, in deciding on a rezoning application or Area Structure Plan, will have consideration for the following:

- Protection of agricultural lands,
- Comments from affected persons,
- Effects on irrigation systems,
- Servicing capabilities or constraints,
- Stormwater drainage,
- Other applicable policies of the Municipal Development Plan.

Lethbridge County Strategic Plan 2019-2022

Lethbridge County's Strategic Plan (2019-2022) has five main pillars:



Prosperous Agricultural Community



Vibrant and Growing Economy



Outstanding Quality of Life



Effective Governance and Service Delivery



Strong Working Relationships

Country Residential development fits into the Lethbridge County Strategic under all five of the pillars.

Prosperous Agricultural Community – Lethbridge County recognizes the importance of agriculture and ensuring that it is prosperous and unencumbered. There can be conflicts between agricultural operations and Country Residential Development. Agriculture operations and practices can create dust, odours, and noise that may be considered a nuisance. Lethbridge County strives to educate residents on both the benefits and challenges of living in an agricultural community to minimize conflicts between the two uses. With that it is important to be aware that residential development and agriculture are not always compatible, and

that measures should be taken, such as limiting residential development, in areas where agricultural operations may be a nuisance to quality of life.

Vibrant and Growing Economy – A diverse economy is important and with more economic activity comes more people moving into the area. It is important to provide a range of housing types in all municipalities and it is no different in Lethbridge County. Grouped Country Residential Development is one type of housing that is available and can benefit a growing population in the County and the region.

Outstanding Quality of Life – Lethbridge County is committed to ensuring residents have a high quality of life no matter where they choose to live. The County requires that all Country Residential development is done to the Standards set in the various Bylaws and also the Engineering and Minimum Standards Guidelines, thus ensuring that all residents have the amenities expected in a rural area.

Effective Governance and Service Delivery – Consistent and efficient decision making ensures that all Grouped Country Residential Development have been equally considered and that once a development is approved and constructed that is maintained to the standards identified by the County.

Strong Working Relationships – The County strives to work with its regional and provincial partners to ensure that development meets the needs of the region. Grouped Country Residential developments that are appropriately sited and constructed can complement the development in other areas.

Existing Land Use Analysis

Study Area

A desk top exercise of Lethbridge County's existing Grouped Country Residential areas was undertaken. An inventory of grouped Country Residential areas containing 3 or more parcels both designated Grouped Country Residential and those that were not designated (i.e. Lethbridge Urban Fringe District, Rural Urban Fringe District or Rural Agriculture District). The maps as illustrated in Appendix A show the location and type of Grouped Country Residential areas currently within Lethbridge County. Currently Lethbridge County has:

- 25 Grouped Country Residential Area Structure Plans
- 35 named subdivision areas
- 711 Grouped Country Residential Parcels
 - 567 designated (zoned) Grouped Country Residential Parcels
 - 144 undesignated (not zoned) Grouped Country Residential Parcels
- 124 vacant designated and undesignated Grouped Country Residential Parcels.

The above information does not include isolated acreages (1-2 contiguous acreages), an isolated country residential parcel is typically the first parcel out of a larger agricultural title (i.e. quarter section) such as a farmstead. The detailed tables are in Appendix B that breakdown the number of designated and undesignated County Residential parcels.



Deer Run Estates Subdivision (Lethbridge County Ortho Imagery 2018)

Subdivision Activity

Subdivision Activity since 2009 shows that there have been a mix of isolated country residential and Grouped Country Residential developments approved by the subdivision authority. Table1 shows the types of residential development approved since 2009.

In examining the past eleven-year period of subdivision stats, it is apparent that approximately 2/3 of the country residential lots created are isolated lots. Over this period, 400 total lots were created with 252 being isolated country residential (at 63%) and 148 were GCR (at 37%).

TABLE 1 - Lethbridge County - Country Residential Lots 2009 to 2019

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Isolated Country Residential Lots	12	14	19	26	30	26	30	19	22	31	23
Group Country Residential Lots	21	18	16	12	0	2	22	17	20	17	3
Total Country Residential Lots	33	32	35	38	30	28	52	36	42	48	26

Land Use Strategy

The Land Use Strategy is intended to provide County Council, administration, and county citizens with the parameters under which grouped country residential developments will be considered.

This section of the report will focus identifying specific criteria for the siting of Grouped Country Residential developments in Lethbridge County.

Principles of the Grouped Country Residential Land Use Strategy

1. Provide a framework which enables residential development that is sustainable and minimizes land use conflicts with non-residential land uses.
2. Ensure that there are a variety of residential opportunities in all areas of Lethbridge County.
3. Minimize the conversion of agricultural and natural grass lands for residential purposes.
4. To support well planned, cost efficient, and orderly residential development that will not create a significant financial burden for the municipality with regards to servicing and maintenance.
5. Provide clear direction to County Council, administration, and citizens on the preferred location for Grouped Country Residential developments.



Subdivision Types

There are two types of Grouped Country Residential subdivisions that come forward for consideration:

1. Grouped Country Residential Comprehensive (Large-scale)
 - Categorized as higher density subdivisions consisting of 5 or more contiguous country residential lots. These proposals will require land use re-designation and an approved area structure plan. These types of subdivisions must be carefully reviewed in terms of density, size and location. Large-scale grouped country residential subdivisions should not be located far from urban service centres or emergency services.
2. Grouped Country Residential Small Cluster (Small-scale)
 - Categorized as a lower density subdivision consisting of 4 or less contiguous country residential lots. These proposals will require land use re-designation and a prepared conceptual scheme. This type of subdivision may occur as a re-subdivision of existing small titles 20 acres or less in size, on areas consisting of 20 acres or less of farmable land, and cut-off or fragmented parcels. Small-scale grouped county residential subdivisions typically require less infrastructure compared to large-scale grouped country residential subdivisions and may be considered throughout the County with consideration for siting, servicing, roads, and adjacent land use compatibility as stated in the criteria below.



Enerclean Area Structure Plan - Small Cluster Subdivision

Siting Criteria

The Lethbridge County Municipal Development Plan contains general siting criteria for Grouped Country Residential land use developments. Currently, the siting criteria are fairly broad and open to interpretation.

As part of the implementation of this Land Use Strategy an update to the Municipal Development Plan siting criteria for Country Residential Developments would be undertaken to provide clearer direction on where these types of uses should be located and mirror this Land Use Strategy. Updates to the MDP would include the following:

- The preferred location for Grouped Country Residential developments is on lands:
 - Adjacent to Hamlets (with consideration for the relevant hamlet study growth plans)
 - Adjacent to Recreation areas
 - Poor quality agricultural land/non-agricultural areas, including parcels 20-acres or less in size
 - Geotechnically sound coulee edges
 - Cut-off/fragmented parcels, as defined in the County's land use bylaw
 - Subdivided/Fragmented areas, including the following:
 - existing parcels or subdivided areas where agricultural productivity is low or limited, or cannot logically be used for agricultural purposes, due to the prevalence of multiple smaller, existing titles or parcels of land, or
 - historic registered plan or subdivided areas partially developed for country residential use and where further subdivision may be possible
 - Adjacent to urban areas (provided it complies with the relevant IDP)

In addition to these MDP requirements the following shall be evaluated when considering an application for Grouped Country Residential subdivisions:

General

1. Grouped Country Residential developments shall not be permitted on high-quality agricultural lands as defined by the Lethbridge County Land Use Bylaw. In particular, parcels comprising 80 acres or greater of dryland having a CLI classification of 1-4, or irrigated land having a CLI classification of 1-7, shall not be eligible for grouped country residential designation
2. Proposed Grouped Country Residential applications on titles more than 20 acres in size will be required to meet the criteria as established in the Municipal Development Plan and Land Use Bylaw, be designated to the Grouped Country Residential District and provide either a Conceptual Design Scheme or, where applicable, an Area Structure Plan that is acceptable to the County.

3. Proposed Grouped Country Residential applications on title of less than 20 acres in size will be required to meet the standards of the Land Use Bylaw, be designated to the Grouped Country Residential District and provide either a Conceptual Design Scheme or, where applicable, an Area Structure Plan that is acceptable to the County.
4. The market demand for Grouped Country Residential in an area of the County shall be considered. The proponent shall provide evidence that there is enough market demand for additional Grouped Country Residential Development by completing a market demand assessment. This will ensure that there is adequate supply of country residential housing in an area of the county.
5. Infill subdivision of existing Grouped Country Residential (designated) parcels will be encouraged to limit further fragmentation of agricultural lands.
 - a. Further planning documents maybe required such as a new or updated Area Structure Plan or Conceptual Design Scheme may be required if the proposed development is considering higher density than what was originally planned for.
6. Infill subdivision of undesignated Grouped Country Residential areas (as shown in Appendix A) will be encouraged as long it meets the standards of the Land Use Bylaw, are designated to the Grouped Country Residential Land Use District and provide a Conceptual Design Scheme or, where applicable, an Area Structure Plan that is acceptable to the County.
7. Small-scale Grouped Country Residential developments will be encouraged where they meet the criteria of this Land Use Strategy. Typically, these types of subdivision have less impact on adjacent land users and generally require less infrastructure to be maintained by the County (i.e. roads, drainage and stormwater management facilities).

Land Use Conflicts

1. Grouped Country Residential subdivisions (designated and undesignated) shall not be located within the Minimum Distance Separation of an approved or grandfathered confined feeding operation.
2. Grouped Country Residential subdivisions (designated and undesignated) shall not be located adjacent to noxious or hazardous industries.
3. Proposed Grouped Country Residential developed next to coulees or a waterbody/water courses shall provide a geotechnical assessment conducted by a qualified professional that demonstrates the following:
 - a. Safe development setback to the coulee edge
 - b. 1:100-year flood hazard area
 - c. Top-of-bank
 - d. Wetland conservation plan
4. No permanent development will occur within the 1:100-year flood plain of any river, stream, lake or other watercourse.

5. Any Grouped Country Residential proposed next to a land area or water course where it is known or suspected that the area could likely contain natural resources for future extraction operations may be discouraged, but at a minimum must be located outside the Land Use Bylaw's separation distances for such use.
6. Grouped Country Residential subdivisions (designated and undesignated) shall be located to meet or exceed all required provincial regulatory setback distances (such as from pipelines, gas wells, etc.).
7. Grouped Country Residential subdivisions are discouraged within 300 metres of designated industrial parks/areas, or existing non-designated industrial areas or isolated developments, with the exception of existing subdivisions or ASP designated areas that may continue to be developed out.
8. Grouped Country Residential subdivisions shall not be considered on parcels included or adjacent to lands identified in the Lethbridge County *Industrial-Commercial Land Use Strategy 2016* that are identified to be reserved for future industrial/business use.



Servicing

1. Small scale Grouped Country Residential subdivisions (4 or less lots) may use individual cisterns and hauling for potable water purposes, or irrigation water using private filtration/reverse osmosis or similar technology as the source of water if deemed appropriate by the County.
2. Large scale Grouped Country Residential subdivisions (5 or more lots) will be required to connect to a potable water system such as one of the Water Co-ops or similar organization. Confirmation that water allocation is available must be submitted at the Area Structure Plan or Conceptual Design Scheme application stage.
3. Soils in the area must be able to handle multiple wastewater systems (private septic) or a communal septic system.
4. Areas with a high-water table will be not desirable for Grouped Country Residential Developments.
5. Stormwater will be managed within the development and not impact any adjacent or downstream landowners.
6. The proposed area for a Grouped Country Residential development can be serviced with all shallow utilities.

Roads

1. Both legal and physical access must be provided to the land being subdivided and each new lot created by way of a dedicated municipal public roadway, and access by private easements shall not be allowed. In circumstances where the County approves a bareland condominium plan, access may be provided by means of a roadway dedicated on the condominium plan with the road ownership to remain with the condominium corporation.
2. Grouped Country Residential subdivisions consisting of 5 or more lots (GCR Comprehensive) must have access to an adequate road network and a paved road unless special circumstances exist where the County determines it is not warranted or an approved Area Structure Plan has otherwise identified the road provisions, such as in an existing established Grouped Country Residential area.
3. Preference will be given for Grouped Country Residential subdivisions consisting of 4 or less lots (GCR Small Cluster) to have access to a paved road, but they may be considered on a graveled road based on locational factors, amount of typical local traffic, condition of road, etc.
4. Proponents of a proposed subdivision or development will be required to upgrade any rural road benefitting their proposed subdivision or development to the satisfaction of the County.

Fire Suppression

Lethbridge County does not require external fire suppression systems in Grouped Country Residential subdivisions (i.e. fire ponds and hydrants). The following will be considered with regards to fire suppression for Country Residential Developments.

1. Grouped Country Residential subdivisions should be designed to enhance the limiting distance between properties to assist in limiting fire spread and Fire Smart design practices will be encouraged.
 - a. Property line setbacks as stated in the Grouped Country Residential District will be maintained and will not be waived by the Development Authority.
2. Large Scale Grouped Country Residential subdivisions (5 or more lots) are discouraged in areas that are located more than 15 minutes from an available fire response service unless private sprinkler systems are installed.
3. The County may require individual dwelling sprinkler systems with an appropriately sized cistern to be installed at the building stage for any grouped country residential proposal. Further to this, house sizes may be restricted, as there must be a water supply available for fire protection to any dwelling that exceeds 600m² in accordance with the Alberta Building Code. This may be regulated through the application of restrictive covenants registered on title and maximum size standards in the land use bylaw Grouped Country Residential District.



Implementation

As part of the County's strategic goal to manage residential growth and ensure that growth is sustainable the following will be implemented:

1. Track the number of Grouped Country Residential parcels that are being created on an annual basis.
2. An annual inventory will be completed to see how many Grouped Country Residential parcels have been absorbed into the market (review based on development and building permits issued) and where they are located.
3. This Land Use Strategy will be reviewed every 5 years to ensure that it is relevant to the County's growth objectives.
4. The Municipal Development Plan shall be amended so the Grouped Country Residential policies align with this Land Use Strategy.
5. The Land Use Bylaw will be reviewed and may need to be amended to provide the additional details and criteria, including potential amendments to the Grouped Country Residential land use district subdivision criteria, standards of development, and definitions sections.
6. As new Grouped Country Residential proposals come forward by developers, County Administration and Council shall review the proposals and provide advice and make decisions based on the considerations and directives outlined in this strategy.

Definitions

Area Structure Plan – means a statutory plan in accordance with the *Municipal Government Act* and for the purpose of providing a framework for subsequent subdivision and development of an area of land in the municipality.

Conceptual Design Scheme – means a planning document consisting of a proposed subdivision plan and support information which is applied to smaller subdivision proposals involving four (4) or fewer adjacent lots and is usually not adopted by bylaw. The plan typically illustrates the number of parcels and minimum lots sizes, the location of roadways and access points, general indication of parcel surface drainage or contour maps, and information or illustrations showing any existing utility, easements, rights-of-way or canals present. Information is also provided on the proposed potable water and sewer system, and the plan may be required to include engineering storm water plans or soils tests or other information that the Subdivision Authority may request which it feels is relevant to the land or proposal.

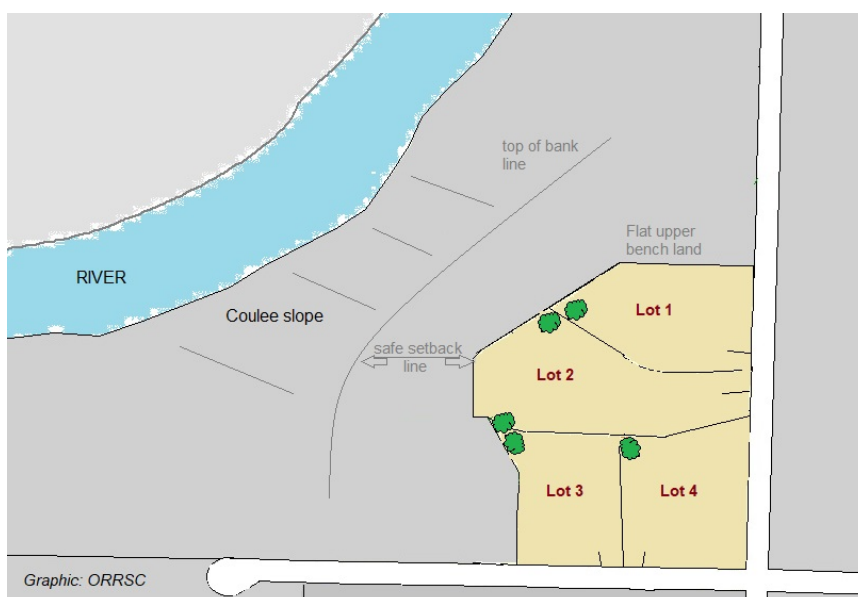
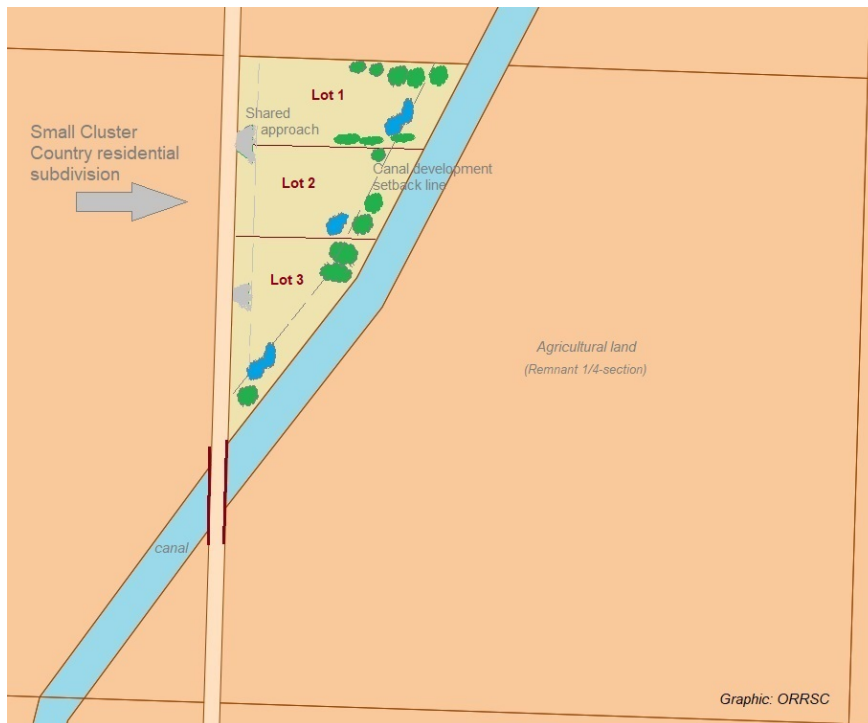
Grouped Country Residential – means where more than three country residential parcels are adjacent to each other and designated under the Grouped Country Residential District

Grouped Country Residential Comprehensive (Large-scale) – means a higher density subdivision consisting of 5 or more contiguous country residential lots. These proposals will require land use re-designation and an approved area structure plan. These types of subdivisions must be carefully reviewed in terms of density, size and location. Large-scale grouped country residential subdivisions should not be located far from urban service centres or emergency services.



Grouped Country Residential Small Cluster (Small-scale) - means a lower density subdivision consisting of 4 or less contiguous country residential lots. These proposals will require land use re-designation and a prepared conceptual scheme. This type of subdivision may occur as a re-subdivision of existing small titles 20 acres or less in size, on areas consisting of 20 acres or less of farmable land, and cut-off or fragmented parcels. Small-scale grouped county residential subdivisions typically require less infrastructure compared to large-scale grouped country residential subdivisions and may be considered throughout the County with consideration for siting, servicing, roads, and adjacent land use compatibility. Examples of what a small cluster residential development could look like are included in Figure1 below.

Figure 1: Examples of Small Cluster Residential Development



Hazardous/Noxious Industrial – means a use or development involving or used for manufacturing, fabricating, processing assembly, storage, production or packaging of goods, materials, or products where:

- a) The use may be detrimental to public health, safety, or welfare beyond the boundaries of the site or parcel upon which it is situated; or
- b) The use may involve the manufacturing or processing of substances or products that involve significant risks to the safety, health, or welfare of persons and may include explosives, radioactive materials, poisons, pesticides, herbicides, or toxic gases or fumes; or
- c) The use may be incompatible with residential or other development because of toxic gases, smells, wastes, noise, dust, or smoke emission which are not confined to the site or parcel upon which the use is situated. This use includes:
 - i) Abattoirs, slaughterhouses, and rendering plants; or
 - ii) Alfalfa processing plants; or
 - iii) Anhydrous ammonia storage facilities; or
 - iv) Explosives storage or manufacturing facilities; or
 - v) Fertilizer manufacturing plants; or
 - vi) Gas processing plants; or
 - vii) Petrochemical industries or refineries; or
 - viii) Metal industries, which are involved in the concentration, refining, smelting, or re-smelting of ores or metals; or
 - ix) Warehousing, storage, and wholesale distribution facilities associated with the above shall be treated as part of this use. "Waste disposal facility" and "Wastewater treatment plants" are separate uses; or
 - x) Such other uses as established by the Development Authority to be similar to the above or to the intent of this definition.

High-Quality Agricultural Lands

- a) Land having a CLI classification of 1-4, comprising 64.8 ha (160 acres) parcels of dryland or 32.4 ha (80 acres) parcels of irrigated land;
- b) Land contained in an irrigable unit;
- c) Land having a CLI classification of 5-7 with permanent water rights, with the exception of:
 - i) Cut-off parcels of 4.0 ha (10 acres) or less. To be considered a cut-off, a parcel must be separated by:
 - A permanent irrigation canal right-of-way as defined by the irrigation district,
 - A permanent watercourse normally containing water throughout the year,
 - A railway,
 - A graded public roadway or highway,
 - An embankment, or
 - Some other physical feature,

Which makes it impractical to farm or graze either independently or as part of a larger operation, including nearby land;

- ii) Land which the Subdivision Authority determines is so badly fragmented by existing use or ownership that the land has low agricultural productivity or cannot be logically used for agricultural purposes. For the purpose of subdivision, fragmented land may be considered to be land containing 8.1 ha (20 acres) or less of farmable agricultural land in CLI classes 1-4.

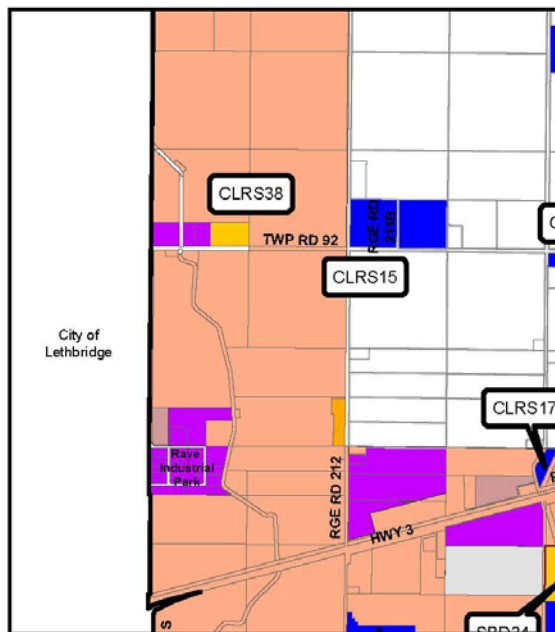
Isolated Country Residential – means 1 to 2 parcels subdivided for country residential use.

Typically, an isolated country residential parcel is the first parcel out of a subdivision, or a re-subdivided single parcel as allowed under the subdivision criteria of the Lethbridge County Land Use Bylaw.

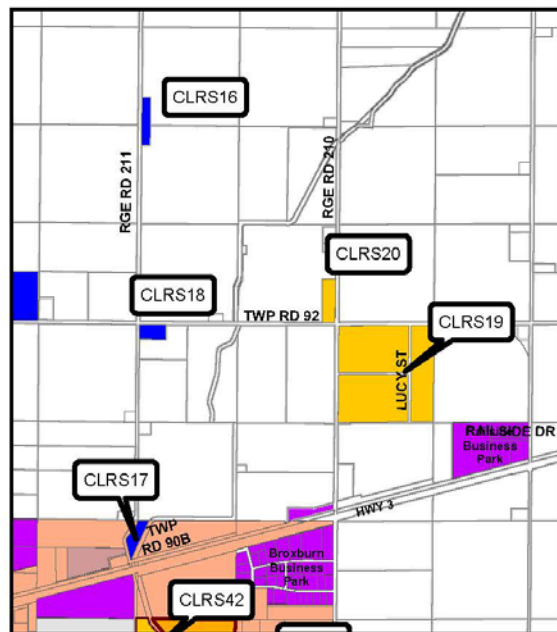
Undesignated/Clustered Country Residential – means where three or more country residential parcels are located adjacent to each other but have not been redesignated to the Grouped Country Residential Land Use District.

Appendix A - Maps

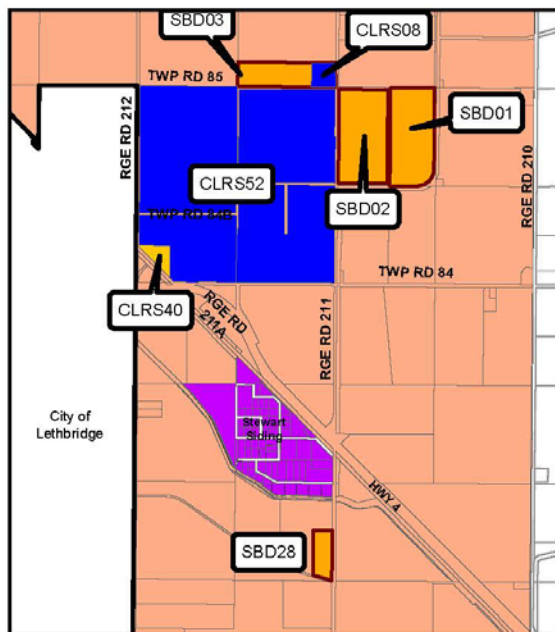
Location of Existing Country Residential Subdivisions



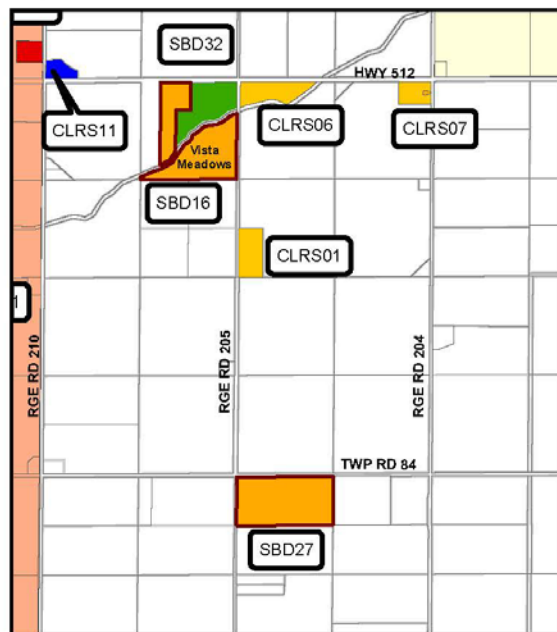
Map Area 1



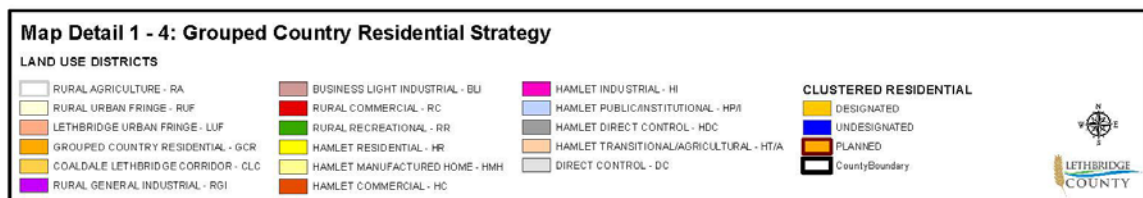
Map Area 2

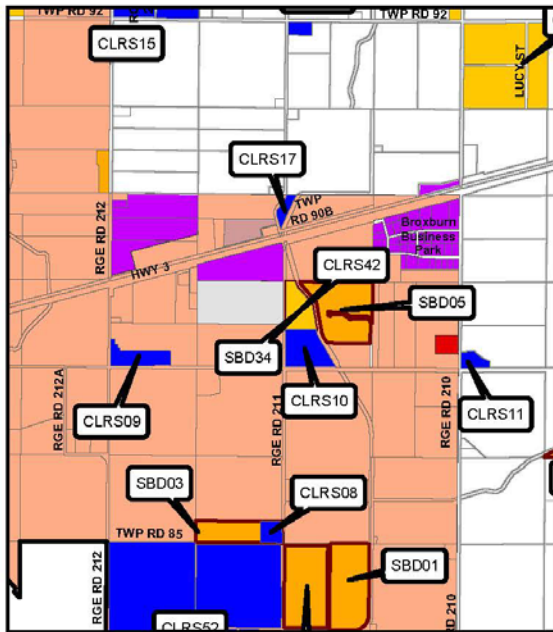


Map Area 3

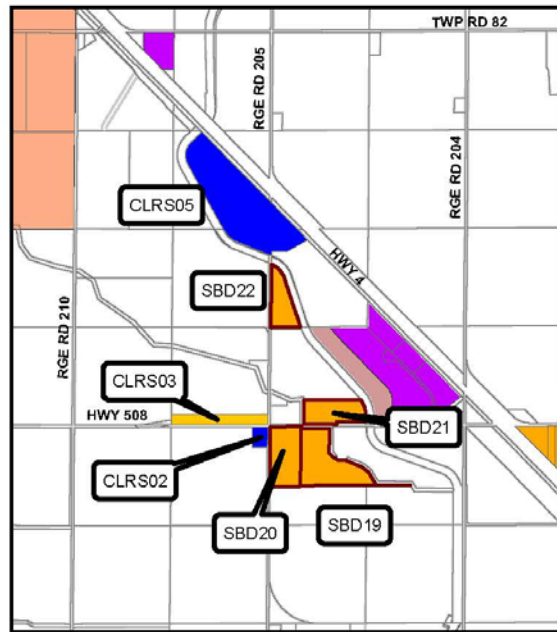


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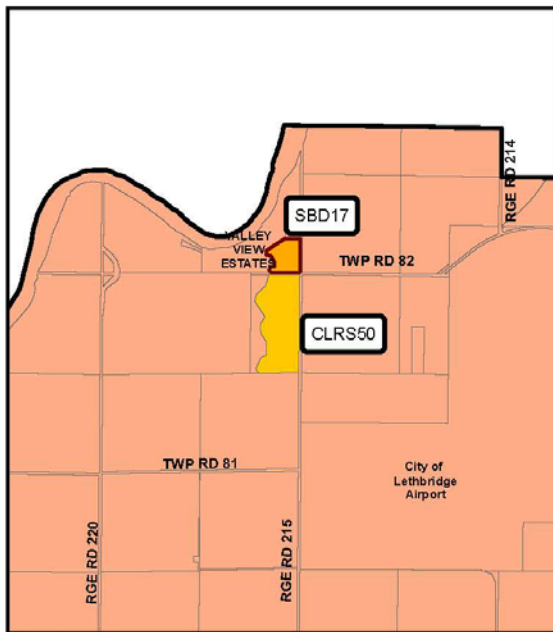




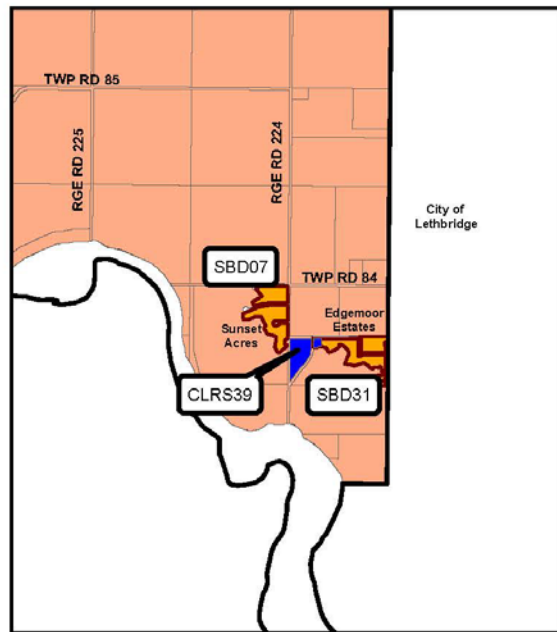
Map Area 5



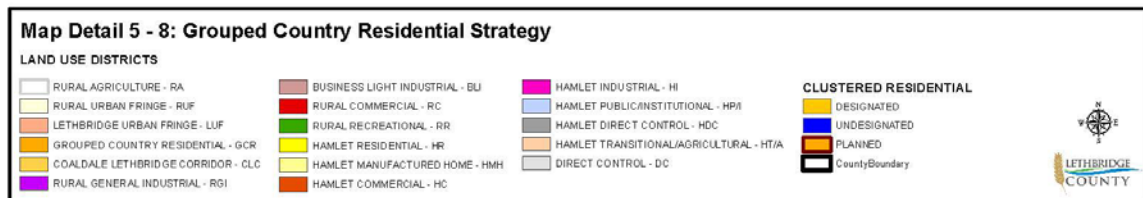
Map Area 6

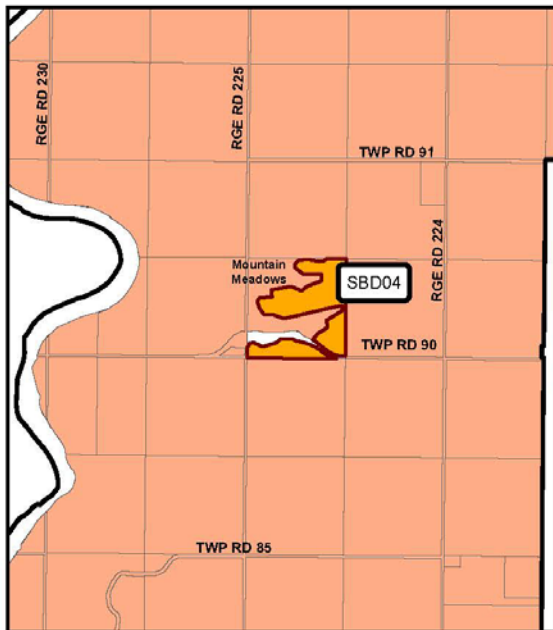


Map Area 7

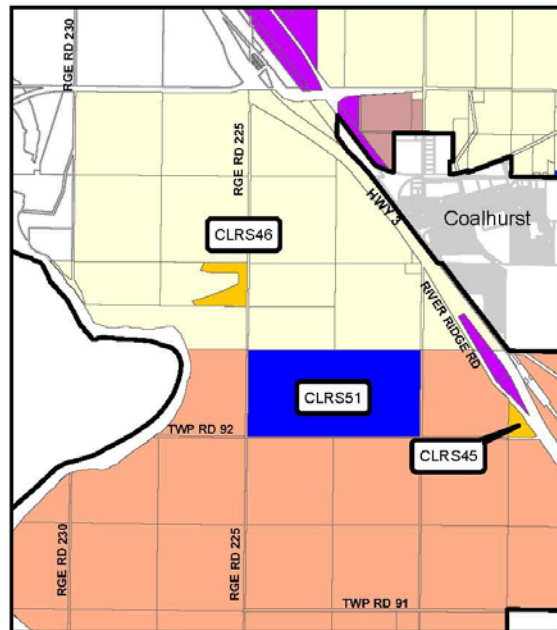


Map Area 8

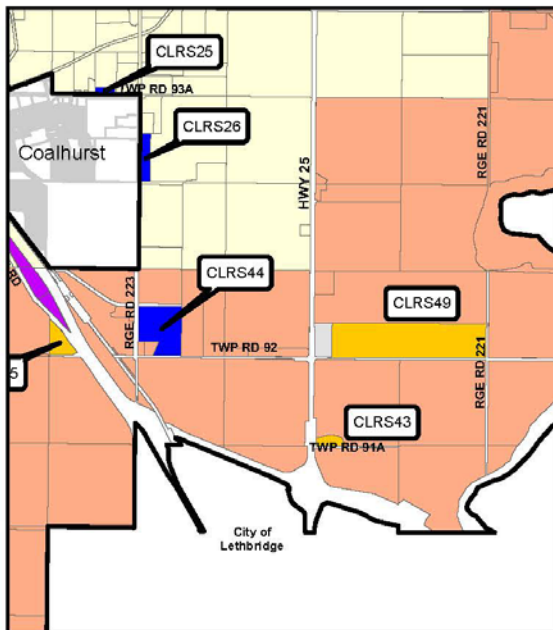




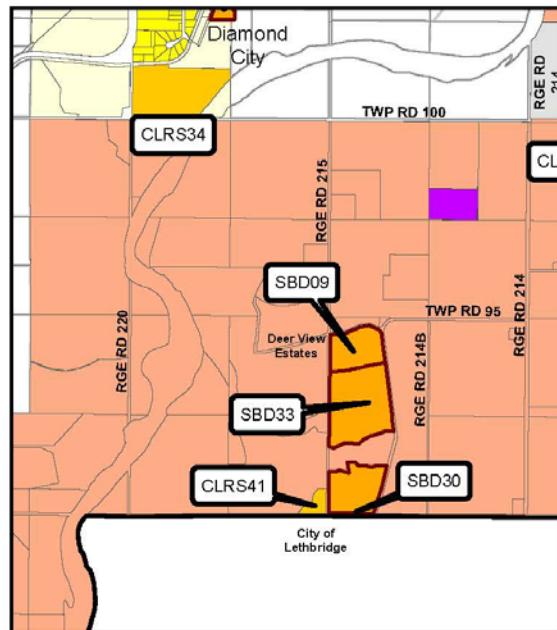
Map Area 9



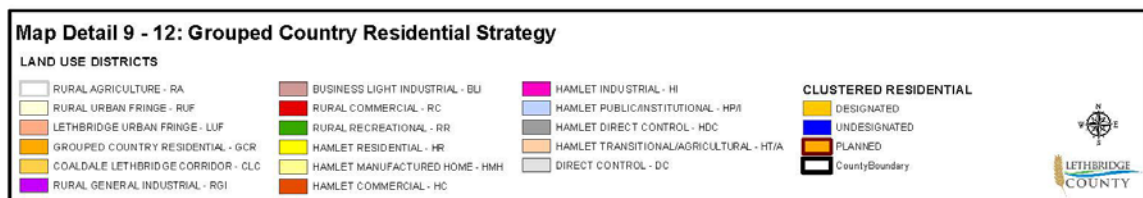
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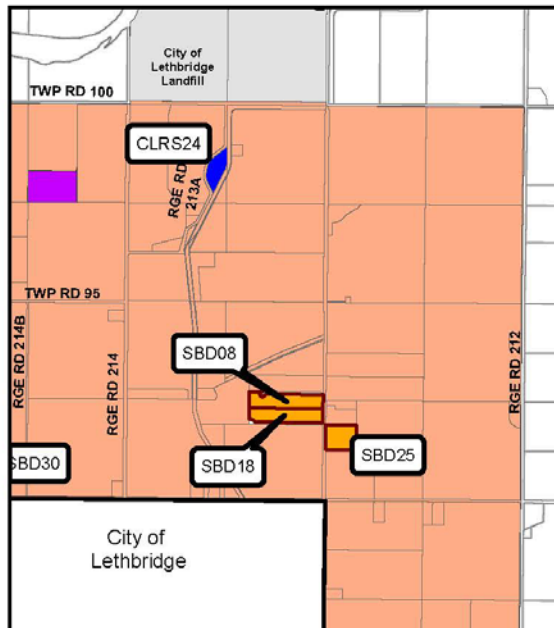


Map Area 11

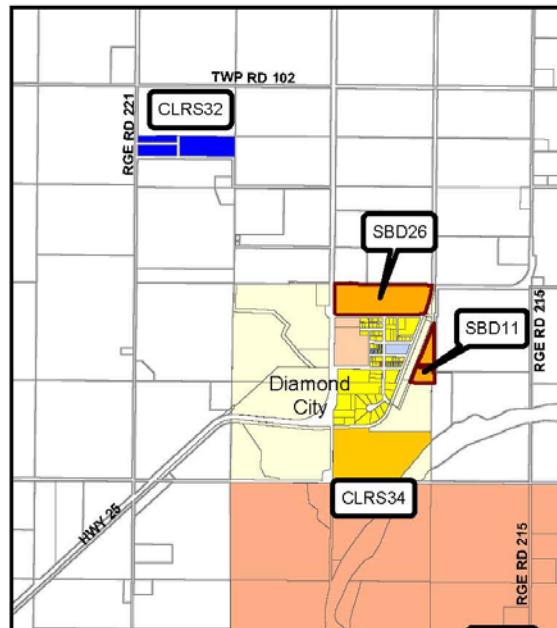


Map Area 12

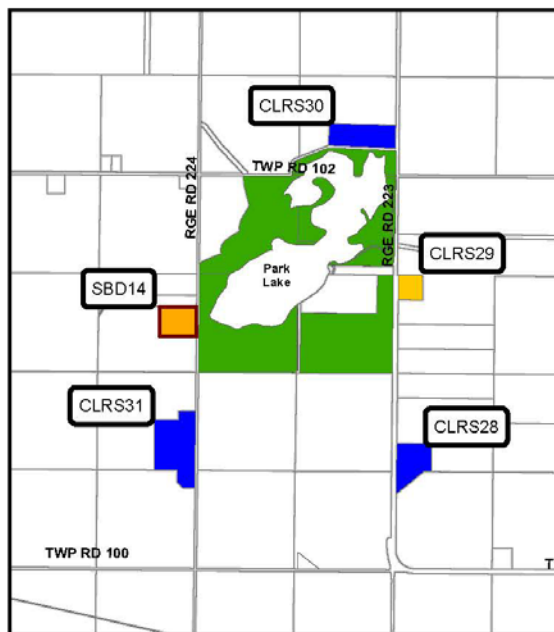




Map Area 13



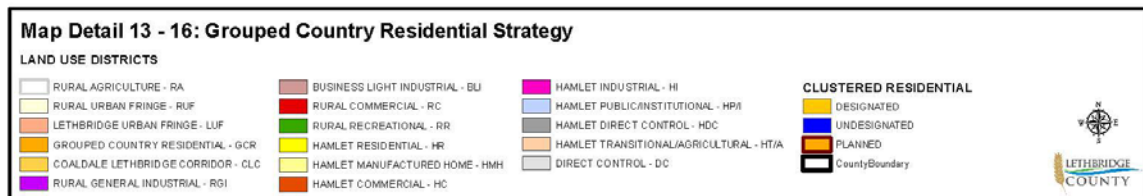
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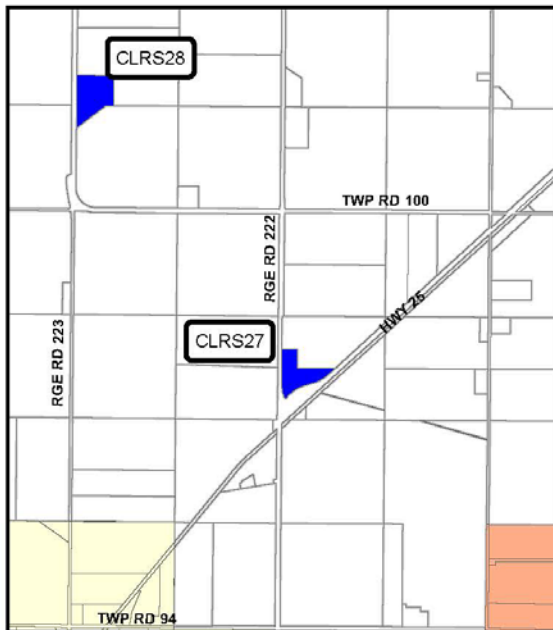


Map Area 15

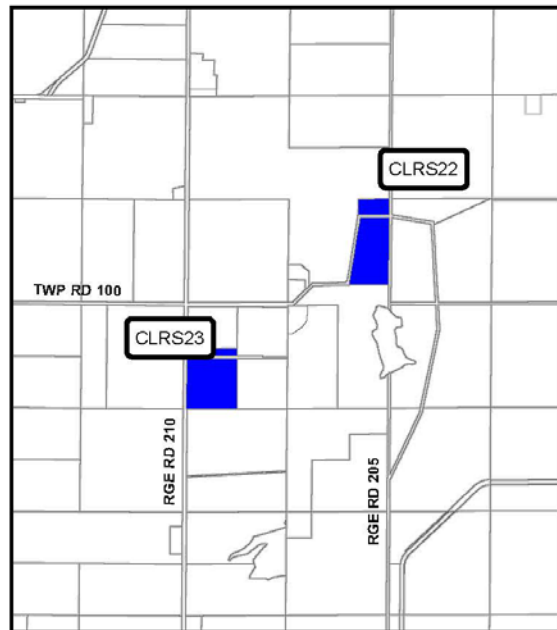


Map Area 16

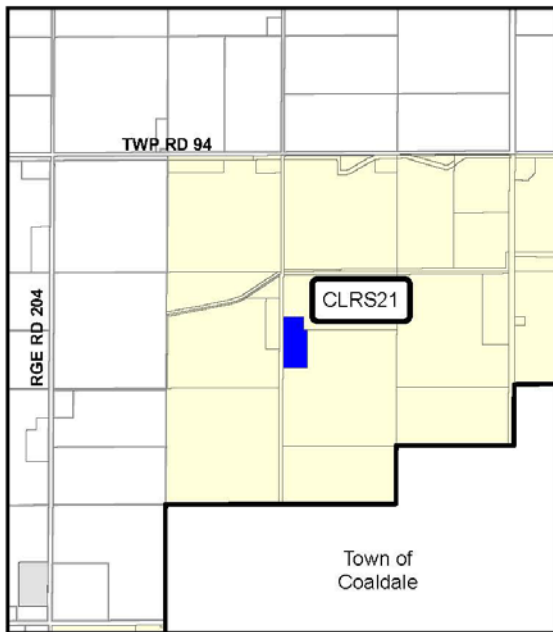




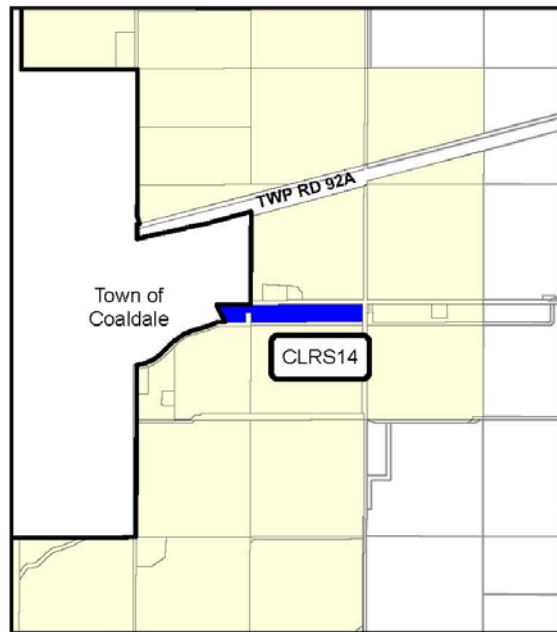
Map Area 17



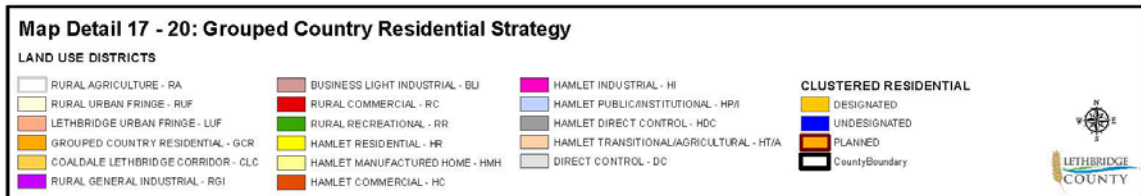
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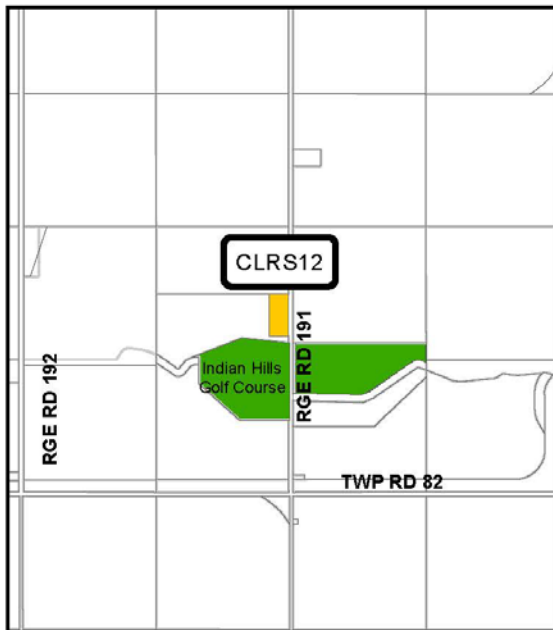


Map Area 19

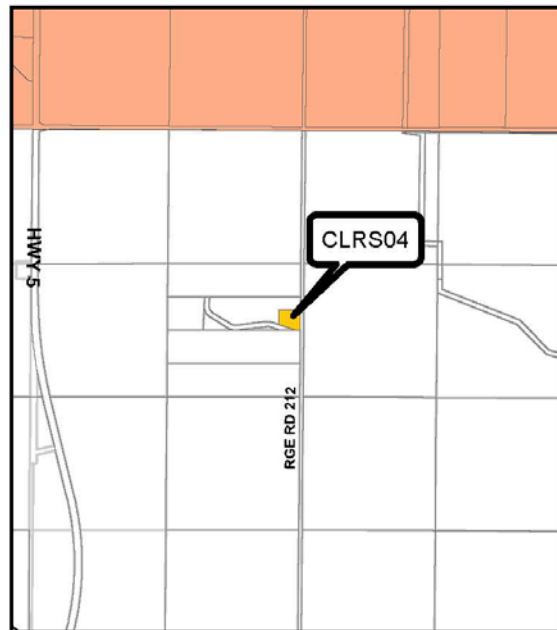


Map Area 20

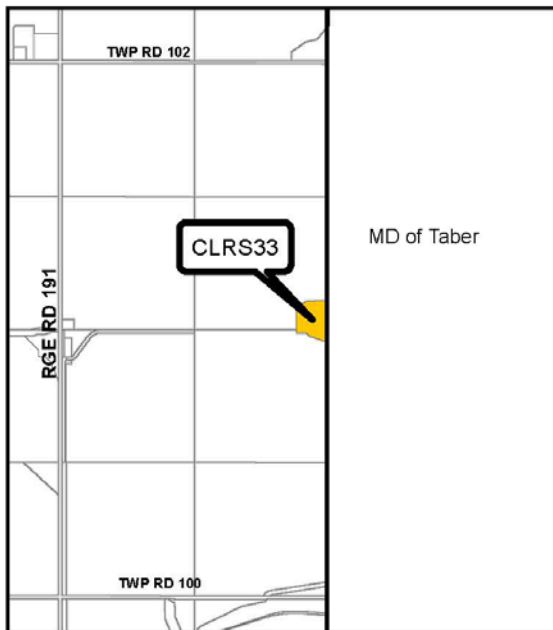




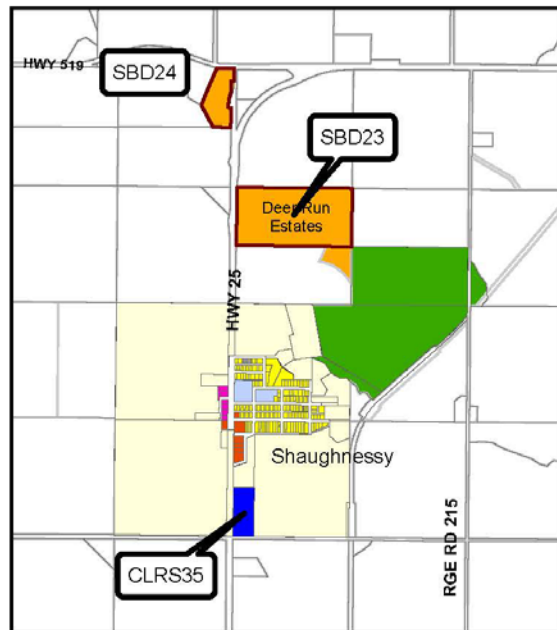
Map Area 21



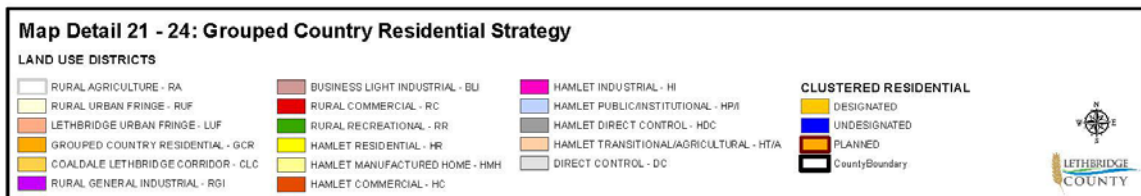
Map Area 22

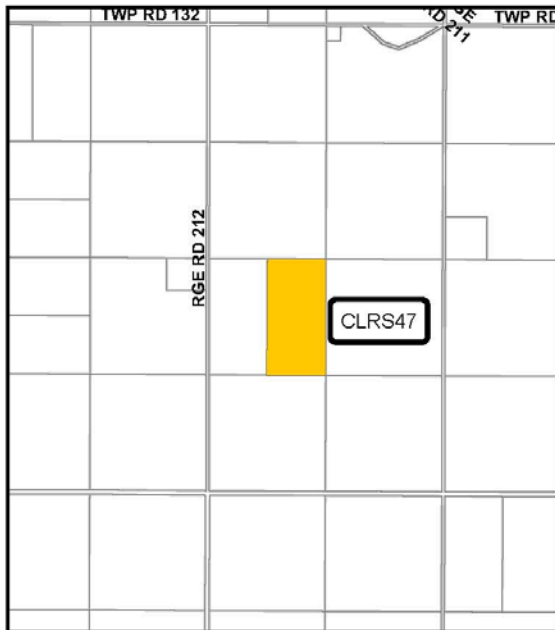


Map Area 23

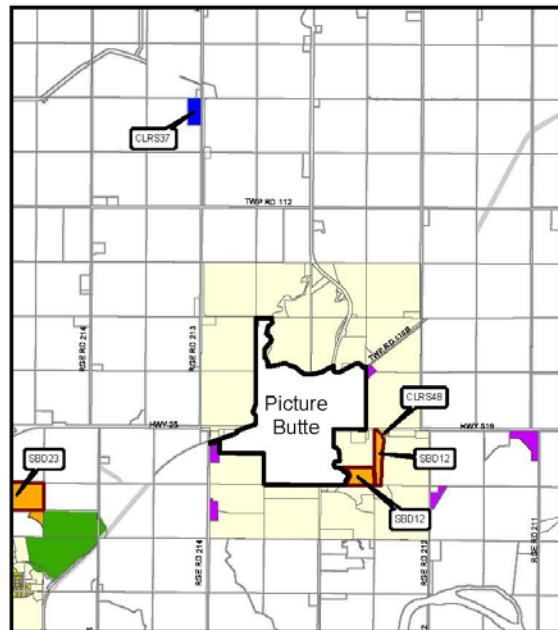


Map Area 24

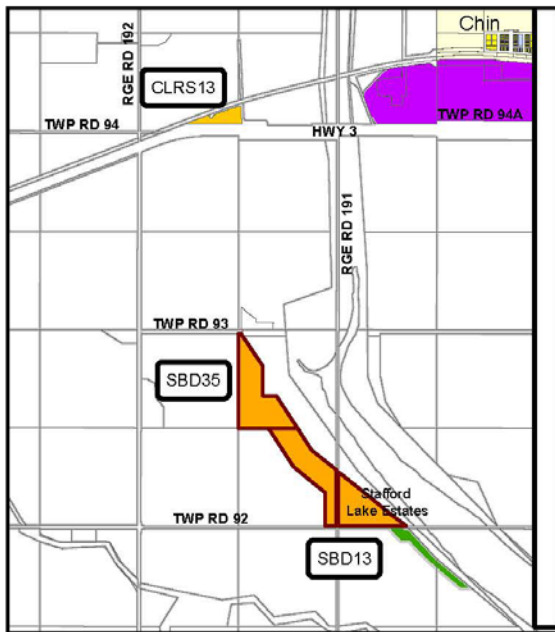




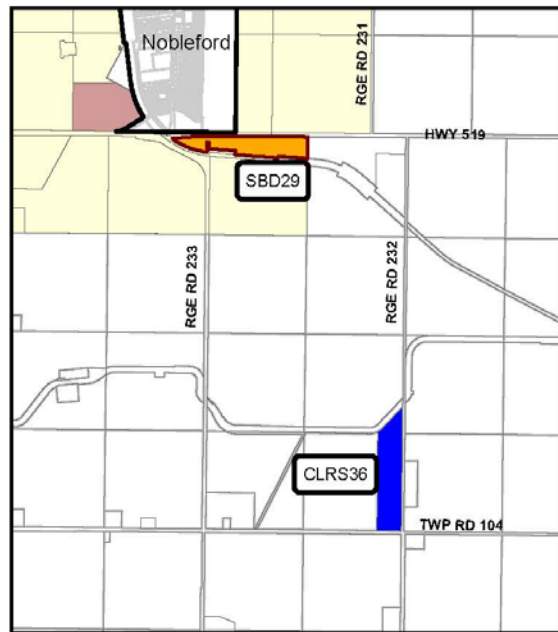
Map Area 25



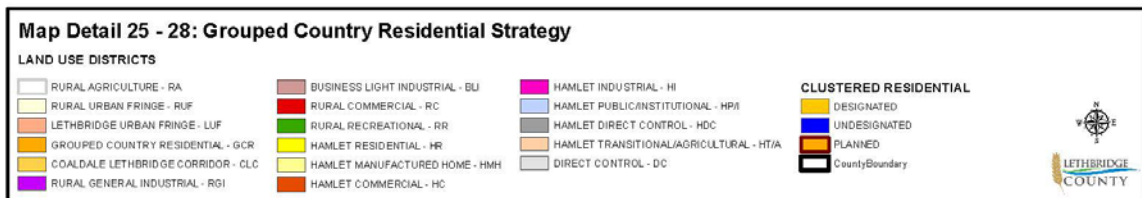
Map Area 26



Map Area 27



Map Area 28



Appendix B - Statistics

Existing Country Residential Subdivisions with 3 or more contiguous parcels

Table 1 - Residential Subdivision

NAME	ID	PARCELS	PARCEL VACANCY	ZONING	AREA STRUCTURE PLAN	BYLAW	MAP AREA	LEGAL LAND DESCRIPTION
SAND MARY ESTATES	SBD01	8	0	GCR			3	NW 25-8-21-4
HOWE/LAMONT	SBD02	15	4	GCR			3	NW 25-8-21-4
DEBOER	SBD03	12	0	GCR			3	SE 35-8-21-4
SUNSET ACRES	SBD07	26	0	GCR			8	NE 20-8-22-4
RIVER BRINK ESTATES	SBD10	8	0	GCR	WILD ROSE ACRES	1012	16	NE 36-9-23-4
PETERSON	SBD06	7	1	GCR			16	SW 31-9-22-4
SUNNY VIEW ESTATES	SBD08	9	0	GCR	PLOWMAN	1231	13	NE/SE 28-9-21-4
DORAM HEIGHTS (STAFFORD LAKE ESTATES)	SBD13	19	1	GCR	DORAM HEIGHTS	831	28	SW 13-9-19-4
PARK LAKE ESTATES	SBD14	8	0	GCR			15	SW 8-10-22-4
WEST VIEW ACRES	SBD15	14	0	GCR	RANCHLAND RECREATION	918	16	SW/SE 2-10-23-4
VALLEY VIEW PLACE	SBD17	10	0	GCR			7	SE 18-8-21-4
MYNDIO	SBD18	9	0	GCR	PLOWMAN	1231	13	SE 28-9-21-4
IVINS	SBD19	6	1	GCR			6	NW/NE 32-7-20-4
NEVERIDLE	SBD20	8	0	GCR			6	NW 32-7-20-4
WILSON	SBD21	7	1	GCR			6	SW 5-8-20-4
FIEFIELD	SBD22	6	0	GCR			6	NW 5-8-20-4
DEER RUN ESTATES	SBD23	34	14	GCR	DEER RUN	1306	24	SW 31-10-21-4
REURINK	SBD24	6	0	GCR			24	NE 36-10-22-4
CHOLLACK	SBD25	8	3	GCR	CHOLLACK	1303	13	SW 27-9-21-4
MOEDT	SBD27	7	1	GCR			4	NW 20-8-20-4
VIRGINILLO	SBD28	8	0	GCR			3	NE 14-8-21-4
OUTLOOK ACRES	SBD29	11	0	GCR	OUTLOOK ACRES	1330	29	NW 34-10-23-4
EDGEMOOR	SBD31	19	15	GCR	EDGEMOOR	1356	8	NW 21-8-22-4
MUSTANG ACRES	SBD32	10	4	GCR	WINDY ACRES	1343	4	NW 31-8-20-4
ALEMAN	SBD33	12	0	GCR	ALEMAN	19-017	12	NW/SW 29-9-21-4
PATER	SBD05	11	2	GCR			5	SW 1-9-21-4
SE PICTURE BUTTE	SBD12	21	1	GCR			27	NE 34-10-21-4
VISTA MEADOWS	SBD16	27	1	GCR			4	NE 31-8-20-4
HEI KOOP	SBD11	5	1	GCR			14	NW 6-10-21-4
DIAMOND CITY NORTH	SBD26	17	4	GCR	DIAMOND CITY NORTH	1332	14	NW 6-10-21-4
EDGEWOOD	SBD30	12	6	GCR	EDGEWOOD STABLES	1362	12	SW 29-9-21-4
DEER VIEW ESTATES	SBD09	15	0	GCR			12	NW 29-9-21-4
MOUNTAIN MEADOWS	SBD04	49	1	GCR	MOUNTAIN MEADOWS	1022/1249	9	SW 5-9-22-4
ENERCLEAN	SBD34	4	2	GCR	ENERCLEAN	1476	5	SW 1-9-21-4
STAFFORD LANDING	SBD35	27	27	GCR	STAFFORD LANDING	1496	28	NE/SE 14-9-19-4

Table 2 - Cluster Residential Area

AREA STRUCTURE PLAN	BYLAW	ZONING	PARCELS	PARCEL VACANCY	DESCRIPTION	ID	MAP AREA	LEGAL LAND DESCRIPTION	Known Name
		GCR	6	1	DESIGNATED	CLRS01	4	SW 32-8-20-4	
		GCR	6	1	DESIGNATED	CLRS03	6	SE 6-8-20-4	
		GCR	2	0	DESIGNATED	CLRS04	22	SE 34-7-21-4	
		GCR	4	1	DESIGNATED	CLRS06	4	NW 32-8-20-4	
		GCR	3	1	DESIGNATED	CLRS07	4	NE 32-8-20-4	
		GCR	7	2	DESIGNATED	CLRS12	21	NE 14-8-19-4	
		GCR	3	0	DESIGNATED	CLRS13	28	SW 26-9-19-4	
LUCY-HOWE	1339	GCR/RA	19	9	DESIGNATED	CLRS19	2	NW 7-9-20-4	
		GCR	3	1	DESIGNATED	CLRS20	2	SE 13-9-21-4	
		GCR	4	1	DESIGNATED	CLRS29	15	SW 10-10-22-4	
		GCR	3	0	DESIGNATED	CLRS33	23	SE 12-10-22-4	
		GCR	9	0	DESIGNATED	CLRS34	14	SW 6-10-21-4	
		GCR	3	0	DESIGNATED	CLRS38	1	SW 15-9-21-4	
SECTION 26	1483	GCR	3	0	DESIGNATED	CLRS40	3	SW 26-8-21-4	
PAVAN	1278	GCR	7	4	DESIGNATED	CLRS41	12	SW 30-9-21-4	
		GCR	3	0	DESIGNATED	CLRS43	11	NW 11-9-22-4	
		GCR	4	4	DESIGNATED	CLRS45	11	SE 16-9-22-4	
BLUESTONE	1308	GCR	0	0	DESIGNATED	CLRS46	10	NE 18-9-22-4	
		GCR	0	0	DESIGNATED	CLRS47	26	NW 2-13-21-4	
		GCR	3	2	DESIGNATED	CLRS48	27	NE 34-10-21-4	
COULEE VIEW	18-010	GCR	0	0	DESIGNATED	CLRS49	11	SW/SE 14-9-22-4	
		GCR	0	0	DESIGNATED	CLRS50	7	NE 7-8-21-4	
MEADOWSCAPE	1481	GCR	0	0	DESIGNATED	CLRS44	11	SW 15-9-22-4	
		LUF	24	0	UNDESIGNATED	CLRS51	10	SW/SE 17-9-22-4	McDermot Subdivision
SECTION 26	1483	LUF	8	0	UNDESIGNATED	CLRS52	3	26-8-21-4	
		RA	3	0	UNDESIGNATED	CLRS02	6	NE 31-7-20-4	
		RA	6	0	UNDESIGNATED	CLRS05	6	SE 7-8-20-4	
		LUF	4	0	UNDESIGNATED	CLRS08	3	SE 35-8-21-4	
		LUF/DC	7	1	UNDESIGNATED	CLRS09	5	SW 2-9-21-4	
		LUF	4	0	UNDESIGNATED	CLRS10	5	SW 1-9-21-4	
		RA	3	0	UNDESIGNATED	CLRS11	5	SW 6-9-20-4	
		RUF	7	2	UNDESIGNATED	CLRS14	20	NE/NW 12-9-20-4	
		RA	7	0	UNDESIGNATED	CLRS15	1	SW 14-9-21-4	
		RA	3	0	UNDESIGNATED	CLRS16	2	SW 24-9-21-4	
		LUF	3	0	UNDESIGNATED	CLRS17	2	NE 2-9-21-4	
		RA	3	0	UNDESIGNATED	CLRS18	2	NW 12-9-21-4	
		RUF	3	1	UNDESIGNATED	CLRS21	19	SW 22-9-20-4	
		RA	4	0	UNDESIGNATED	CLRS22	18	SE 6-10-20-4	
		RA	5	0	UNDESIGNATED	CLRS23	18	NW 31-9-20-4	
		LUF	3	0	UNDESIGNATED	CLRS24	13	NW 33-9-21-4	
		RUF	7	0	UNDESIGNATED	CLRS25	3	NE 21-9-22-4	
		RUF	4	0	UNDESIGNATED	CLRS26	3	SW 22-9-22-4	
		RA	4	1	UNDESIGNATED	CLRS27	17	SW 35-9-22-4	
		RA	3	0	UNDESIGNATED	CLRS28	15	NW 3-10-22-4	
LAKE POINT	1350	RA	4	1	UNDESIGNATED	CLRS30	15	SW 16-10-22-4	
		RA	4	0	UNDESIGNATED	CLRS31	15	NE 5-10-22-4	
		RA	6	0	UNDESIGNATED	CLRS32	14	NW 12-10-22-4	
		RUF	3	0	UNDESIGNATED	CLRS35	1	SW 30-10-21-4	
		RA	5	0	UNDESIGNATED	CLRS36	29	SW 27-10-23-4	
		RA	3	0	UNDESIGNATED	CLRS37	27	NE 16-11-21-4	
		LUF	4	1	UNDESIGNATED	CLRS39	8	NW 21-8-22-4	