

COUNTY OF LETHBRIDGE NO. 26  
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 918

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.


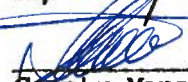
WHEREAS Ranchland Recreation Ltd. wish to develop an "Equestrian Country Residential Subdivision" on lands described as a Ptn. of the N.E. of Section 31-8-20-4 lying south of the S.M.R.I.D. canal;

AND WHEREAS the above lands have been recently classified as "Grouped Country Residential" pursuant to Land Use By-Law No. 806 and amending By-Law No. 897.



AND WHEREAS the Area Structure Plan submitted by the developer known as the "Ranchland Property - 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 "Ranchland Property - Area Structure Plan" attached as Appendix "A".

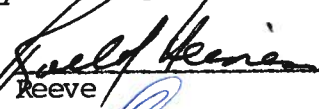

GIVEN first reading this 14th day of August 1989.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
County Manager

GIVEN second reading this 18 day of September 1989.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
County Manager

GIVEN third and final reading this 18 day of September 1989.

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
County Manager

H-10

COUNTY OF LETHBRIDGE NO. 26  
IN THE PROVINCE OF ALBERTA  
BY-LAW NO. 1090

BY-LAW NO. 1090 OF THE COUNTY OF LETHBRIDGE  
NO. 26 FOR THE PURPOSE OF AMENDING BY-LAW  
NO. 918 THE RANGLAND RECREATION LTD. AREA  
STRUCTURE PLAN BEING A STATUTORY PLAN OF  
THE COUNTY OF LETHBRIDGE NO. 26.

WHEREAS By-Law No. 918 - The Ranchland Recreation Ltd. Area  
Structure Plan was adopted to facilitate a Grouped Country Residential Development on  
lands described as a Ptn. Of the N.E. of Section 31-8-20-W4 lying south of the S.M.R.I.D.  
canal;

AND WHEREAS the Area Structure Plan By-Law No. 918 adopted provides  
a framework for subdivision and development of the area by prescribing the density of  
the area;


AND WHEREAS the Developer wishes to increase the density of the area  
to enhance the marketability of the parcels;

NOW THEREFORE BE IT RESOLVED that the Council of the County of  
Lethbridge No. 26 does hereby amend By-Law No. 918 the Ranchland Recreation Ltd.  
Area Structure Plan by amending the following sections:

- 1.0 Amending the INTRODUCTION statement to read:  
"....provides an internal rear trail network to all 29 Lots."
- 2.3 Amend the LAND USE statement to read:  
"....residential component comprising of approximately 29 estate lots each  
being approximately 1.0 acres in size."
- 3.0 Amend the RESIDENTIAL statement to read:  
"....a total of some 29 lots averaging 1.0 acres in size..."  
And  
"....the total residential population will be approximately 87 persons based  
on an average of three persons per dwelling unit..."
- 5.0 Amend the PHASING statement to read:  
"....the second and final phase will proceed as the demand for residential  
lots dictates and will include the remaining lots."

BE IT FURTHER RESOLVED that the RANGLAND AREA STRUCTURE PLAN be  
further amended by inserting the attached Schedule "A" - REVISED OUTLINE PLAN.


GIVEN first reading this 10th day of April, 1995.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
County Manager

GIVEN second reading this 8th day of


May 1995.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
County Manager

GIVEN third and final reading this 8th day of

May 1995.

  
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Reeve

  
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County Manager



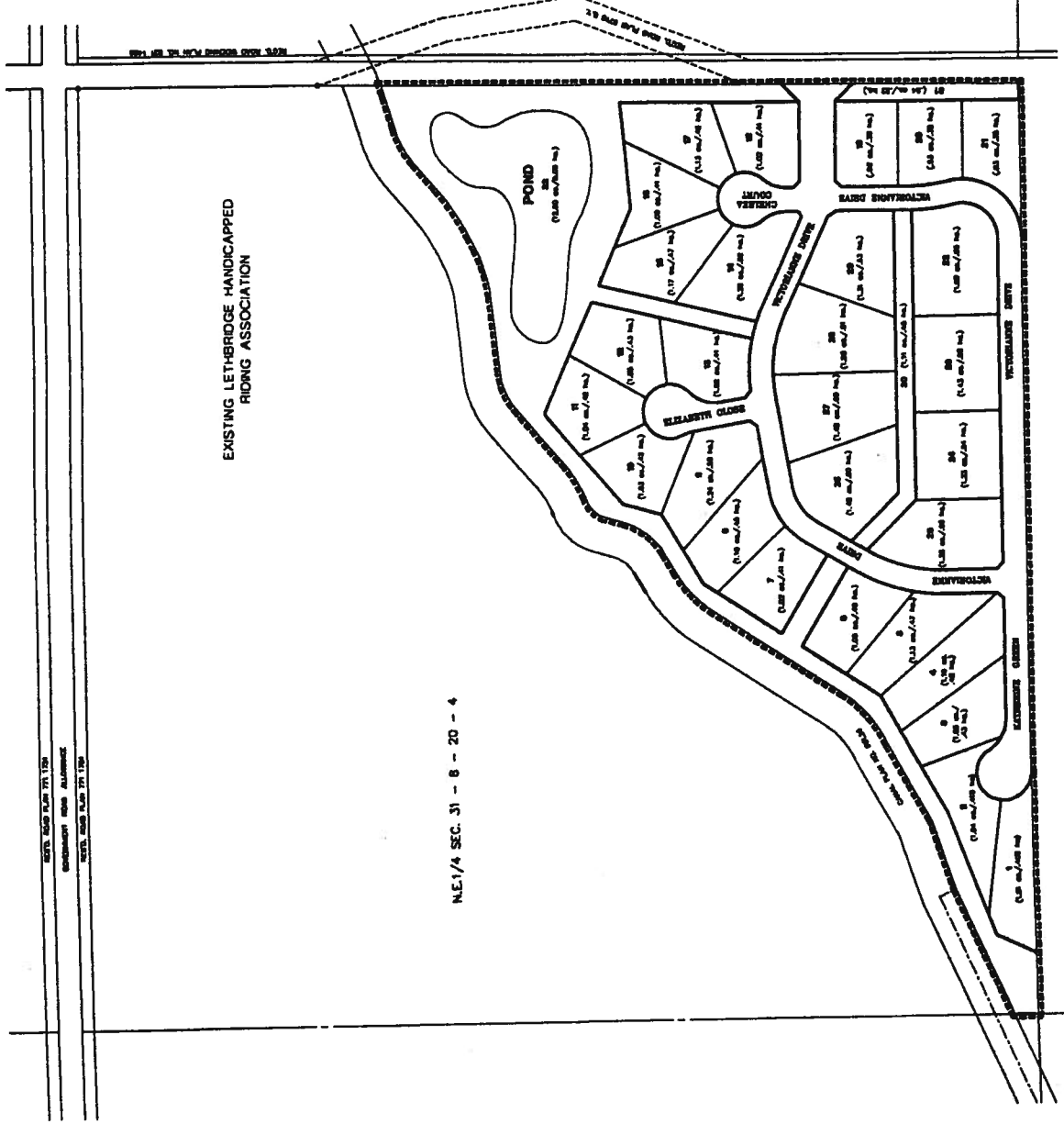
# SCHEDULE 'A' REVISED OUTLINE PLAN

- NOTES:**
1. NARROWEST LOT WIDTH IS 30M.
  2. YIELD - 21 LOTS TO PERMETER  
8 LOTS CENTRALLY

N.W. 1/4 SEC. 32 - 8 - 20 - 4

EXISTING LETHBRIDGE HANDICAPPED  
RIDING ASSOCIATION

N.E. 1/4 SEC. 31 - 8 - 20 - 4



S.E. 1/4 SEC. 31 - 8 - 20 - 4

PREPARED FOR: RANGLAND RECREATION LTD.

**LEGEND**

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OUTLINE PLAN BOUNDARY  
(55.78 ac./22.58 ha.)

**STATISTICS**

	Acres	Hectares	%
RESIDENTIAL (CCR)	33.82	13.69	58
ROADS	10.81	4.37	18
MUNICIPAL RESERVE (MR)	14.15	5.73	24

Lot No.	Area (sq. ft.)	Area (sq. m.)	Area (ac.)
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**UMA**  
UMA Engineering Ltd.  
Professional Engineers & Planners

Project Number: 2102-8290-005-00-01  
Drawing Number: ONE  
Scale: 1" = 100'

COUNTY OF LETHBRIDGE NO. 26  
RANGLAND ESTATES REVISED OUTLINE PLAN  
N.E. 1/4 Section 31, Twp. 8, Rge. 20, W4M

**RANCHLAND RECREATION LTD.**

**BRIEF TO ACCOMPANY**

**AREA STRUCTURE PLAN**

**FOR :**

**THE RANCHLAND PROPERTY**

**" AN EQUESTRIAN COUNTRY RESIDENTIAL SUBDIVISION "**

**PREPARED FOR:**

**RANCHLAND RECREATION LTD.**

**BRIEF TO ACCOMPANY  
THE RANGLAND PROPERTY  
"AN EQUESTRIAN  
COUNTRY RESIDENTIAL SUBDIVISION"  
AREA STRUCTURAL PLAN**

**Prepared for:**

**Ranchland Recreation Ltd.**

**Prepared by:**

**UMA Engineering Ltd.  
Engineers, Planners & Surveyors**

**July 1989**

## 1.0 INTRODUCTION

The Ranchland Property is located between Lethbridge and Coaldale and covers approximately 56 acres (22.7 hectares). This unique equestrian oriented subdivision provides an internal rear trail network to all 23 lots. Application for redesignation of this site from Rural Agricultural District to Grouped Country Residential District was made to the County of Lethbridge No. 26, with unanimous approval of the bylaw amendment by County Council. A subsequent challenge to the approval by the Oldman River Regional planning Commission in the form of an appeal to the Alberta Appeal Board was unsuccessful.

The purpose of this Area Structure Plan is to outline the proposed development in general terms with respect to its location, landuses, adjacent uses, the components of the development and methods of servicing.

## 2.0 AREA STRUCTURE PLAN DESCRIPTION

### 2.1 Area Structure Plan Location

The development is located within the Northeast 1/4 of Section 31, Township 8, Range 20, W4M, and 250 meters south of the existing Coal-dale Road (Highway 512). The site proposed for the development contains approximately 56 acres (22.7 hectares).

The conceptual plan for this equestrian oriented country residential development has been designed to provide equestrian trail and pedestrian access to all lots, through an interconnected open space system and culminating at the man made lake and location of the proposed riding stables.

### 2.2 Site Characteristics

The development is designed with regard to the location of access, irrigation canals and depressional areas suitable for man made lakes..

Site planning specifically takes into account the ultimate reclamation of the existing St. Mary Irrigation District canal within an established right-of-way from which water may be introduced for "amenity" purposes to include development of a lake as well as for "irrigation" and domestic water supply.

The site, located south of the main east-west irrigation canal, is subject to extreme wet conditions throughout the year due to the numerous low depressions within this zone. These depressions, which become features in the proposed development, are at present negative factors in the pursuit of any type of farming operation.

### 2.3 Land Uses

In terms of land use, the subdivision incorporates the following components:

- . A residential component comprised of 23 estate lots each being approximately 1.5 acres in size.
- . Extensive open space incorporating open fields, a lake, waterways and interconnected trails.

### 2.4 Adjacent Uses

The character of land uses adjacent to the site is "agriculture". A hog operation is located approximately 1000 feet from the proposed country residential development and with its down wind location is not considered detrimental to the development.

To further mitigate the effect of surrounding development, an active recreation area and open agricultural fields are included between any proposed residential lots and the hog operation. Planted buffering is also proposed on the southerly and westerly boundaries of the site. It is important to note that according to Environment Canada, the prevailing winds in this area are westerly. Approximately 3% of the year, or about 11 days annually, the wind direction is from the east. The present owners and staff have lived near the site for more than 7 years. In this time, the odours from the hog operation have been noticed on two or three occasions per year and have not been considered to be offensive.

Odours emanating from operations such as sugar beet processing plants are found in as close a proximity to much higher density residential areas and have been considered as far more offensive to the truly urban population.



### 3.0 THE DEVELOPMENT AND ITS FEATURES

The proposed equestrian oriented country residential development is unique to Western Canada. It will provide a superb multipurpose subdivision which undoubtedly will be emulated in the future for other equestrian subdivision developments.

The concept plan incorporates the following components:

#### **Recreation/Open Space**

- . Extensive landscaping on boulevards and greenbelts, in addition to landscaping which already exists on the site.
- . The provision of an artificial lake as a major amenity feature with control systems on the existing irrigation canals to maintain water levels.
- . An interconnected "greenbelt" system centered on the existing irrigation canal, incorporating pathways servicing each lot.
- . In total, the open space system is designed to be an integrated horse/people area. The open space system covers approximately 25.7% of the total development area.
- . In addition to reserves provided on-site the developer is proposing a  $\pm$  1.5 hectare lake off-site and immediately south of the development. Its purpose, in addition to being an amenity for pedestrian access only will be to provide sufficient storage capacity for domestic purposes during the winter months.

Note: It is the position of the County of Lethbridge No. 26 that expansion of its parks budget or its parks operations are not to occur and that the developer should consider a dedication of cash in lieu of reserve instead of property.

In the interest of creating a quality development, the developer will be providing reserves in excess of the normal 10% reserve suggested in the planning act. These reserves will be owned and maintained by a homeowners association or equivalent.

Under the planning act, Section 100 money in place of municipal reserve may be requested at the same time that subdivision approval is given. The percentage and amount of cash-in-lieu of reserves shall be negotiated between the County and the developer at this time.

### **Residential**

- . A total of some 23 lots averaging 1.5 acres in size, with rear access for servicing of individual stables and/or access to riding trails.
- . A 'British equestrian' theme is to be established through Architectural controls.
- . It is estimated that the total residential population will be 69 persons based on an average of 3 persons per dwelling unit.

### **Access and Internal Road Network**

- . The main access point, to incorporate a distinctive entrance gateway and fence treatment is centrally located to the development, approximately 300 meters south of Highway 512. The balance of the perimeter will have an appropriate ranch style fence.

Secondary access will not be required due to the configuration of the internal road and the median divided entrance gate treatment. Sufficient areas within the subdivision are provided with open space access which can double as emergency vehicular access.

All weather internal roadways developed to Alberta Transportation standards will be provided to each residential lot. Rear access trails for equestrian/pedestrian use will be gravel and/or red shale surfaced.

Due to the rural nature of this development, no curbs and sidewalks will be included as the traffic generated will be minimal. The road surface shall be paved with either a hot or cold asphalt surface with carriage widths and pavement thicknesses conforming to Alberta Transportation standards.

The entire site will be pre-graded and designed to utilize a ditch or swale drainage system associated with the road system to accommodate all storm run-off. The disposal of storm run-off from the ditches will be subject to negotiations with the SMRID and Alberta Transportation. The method agreed to will form part of the development agreement between the County and the developer.

**Subdivision Statistics**

	<u>HA</u>	<u>AC</u>	<u>%</u>
Gross Area	25.47	62.9	-
Less Irrigation Canal	<u>2.85</u>	<u>7.0</u>	-
Net Area	22.62	55.9	100
Area of Residential	13.91	34.4	61.6
Area of Roads	2.89	7.1	12.7
Area of Reserves & Pathways	4.52	11.2	20.0
Area of Lake	1.30	3.2	5.7

Note: As identified within the statistics some 25% of the land mass has been allocated for open space purposes, far exceeding the normal 10% requirement. In addition the developer has elected to provide  $\pm$  3.0 acres as a buffer strip to the south of the proposed development.

### **Methods of Utility Servicing**

The development will include:

- . Utilization of the St. Mary River Irrigation District Canal system for irrigation and domestic water purposes. The domestic water system will incorporate a storage lake of appropriate size on adjacent lands to the south of the subdivision (owned by Ranchland Recreation Ltd.) with a treatment facility or separate on-site treatment and underground service to all lots.
- . All residential wastes will be treated in separate septic tank systems or by holding tanks in accordance with Province of Alberta Standards through the health, drainage and plumbing regulations. Where required, percolation tests will be conducted to provide support information on each lot to determine the method of sewerage disposal and the size of facility required.
- . Utility Servicing - including gas, power and telephone will be provided to all lots. An attempt will be made to restrict overhead servicing to the rear of all lots along the trail system.
- . Fire Protection - will be provided from one of two sources, the amenity lake in the northeast corner or the supply lake to the south. An "all weather" road will be developed to the supply from the main subdivision road to provide fire truck access.

Water Supply - as noted above will be from two lakes with the south supply lake providing the full domestic and fire protection demand. This lake will be developed with sufficient depth to allow for year round storage. A chain link fence of 4 ft. height will be developed around the lake. The area encompassed by the lake and fence will be protected for the residence through an easement agreement on the Jarvie Property.

Wind erosion protection and visual enhancement will be provided around the lake through rip-rap or some form of protection to be determined by water resources engineering investigations at the time of detailed design.

Garbage Disposal - will be handled via a "private collection" from one of several available now servicing outlying communities. The responsibility for this service will be through the home owners association or equivalent.

Street Lighting - will be developed to standards required by TransAlta Utilities. Style and height will be determined through these negotiations and by the needs of the developer as relates to the "theme" of the subdivision.

#### 4.0 ARCHITECTURAL CONTROLS

The developer shall impose architectural control standards on the development to ensure that the purpose and intent of a high quality development is maintained. The standards are to be prepared at the time of development to allow for specific items to be included which may impact on the to be chosen "theme" of the subdivision. Notwithstanding the above, some of the development or architectural controls are:

- . No motor homes or mobile homes shall be permitted as permanent dwellings.
- . Outside storage of derelict vehicles shall not be permitted.
- . No single family dwelling unit shall be less than 1,200 square feet.
- . All fencing shall be of common design and height to be determined by the developer.
- . Animal husbandry will be limited to one horse per lot. All other horses will be stabled at a central facility unless adequate provision is provided for on the individual lots.
- . Provision shall be made for a common designed garbage receptacle on each lot.
- . Provision shall be made by the developer or the home owner to develop a landscape plan for each of the lots within the development. Said plan is to be created in consultation with the owner of each lot.
- . A "theme" will be developed for the subdivision and lot owners will be encouraged to adhere to the theme in use of finishes on their houses.

## 5.0 PHASING

The first phase of development will take place immediately west of the entrance and will incorporate the following:

- . Utilization of the existing buried and open irrigation canal systems to incorporate the domestic water supply and to become part of the open space system.
- . Approximately 12 country residential lots.
- . Construction of a recreational trail system to service lots and provide access to the stables in the central open space system.
- . Surfaced internal roadways to the first phase lots.

The second and final phase will proceed as the demand for residential lots dictates and will include the remaining 11 lots.

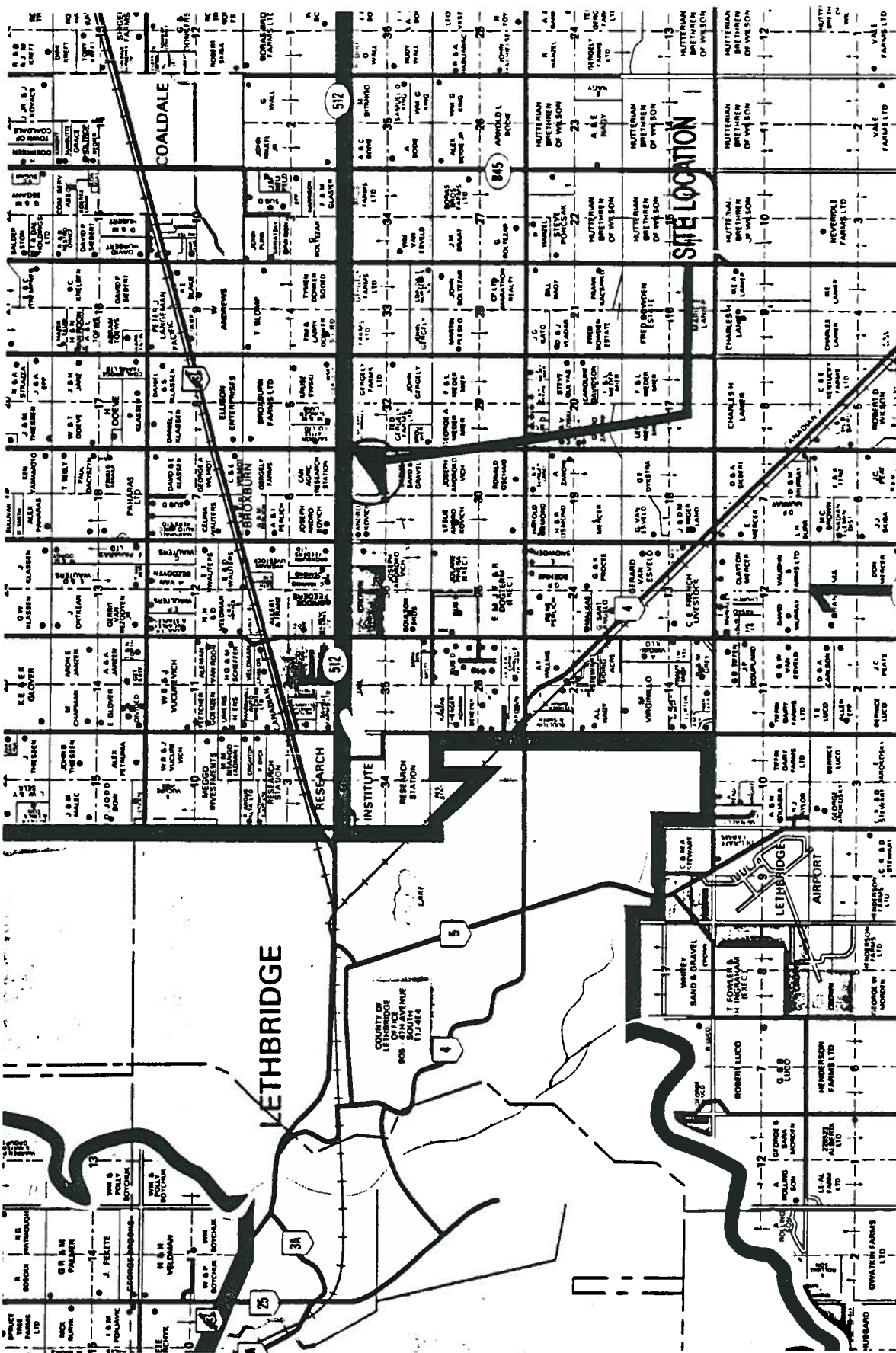
The appropriate amenities (open space/recreation facilities) will proceed in relation to or prior to the residential development.

## 6.0 MARKET OVERVIEW

The conceptual plan for an equestrian oriented country residential subdivision has been designed to satisfy the broadest possible range of the market in terms of the following:

- . For those who wish to own and maintain one or more horses on their property or within the overall development for their own exclusive use.
- . For those who may wish to share facilities for care and upkeep of horses on common land within reasonable proximity of their residences.
- . For those who may not want the responsibility of horse ownership, but who nevertheless want to live on the site to participate in the use of facilities provided





LOCATION PLAN

THE RANCHLAND PROPERTY

SCALE 1:100,000



# The Ranchland Property

Alberta  
Pt. N.E. 1/4 Sec 31-8-20-W4th

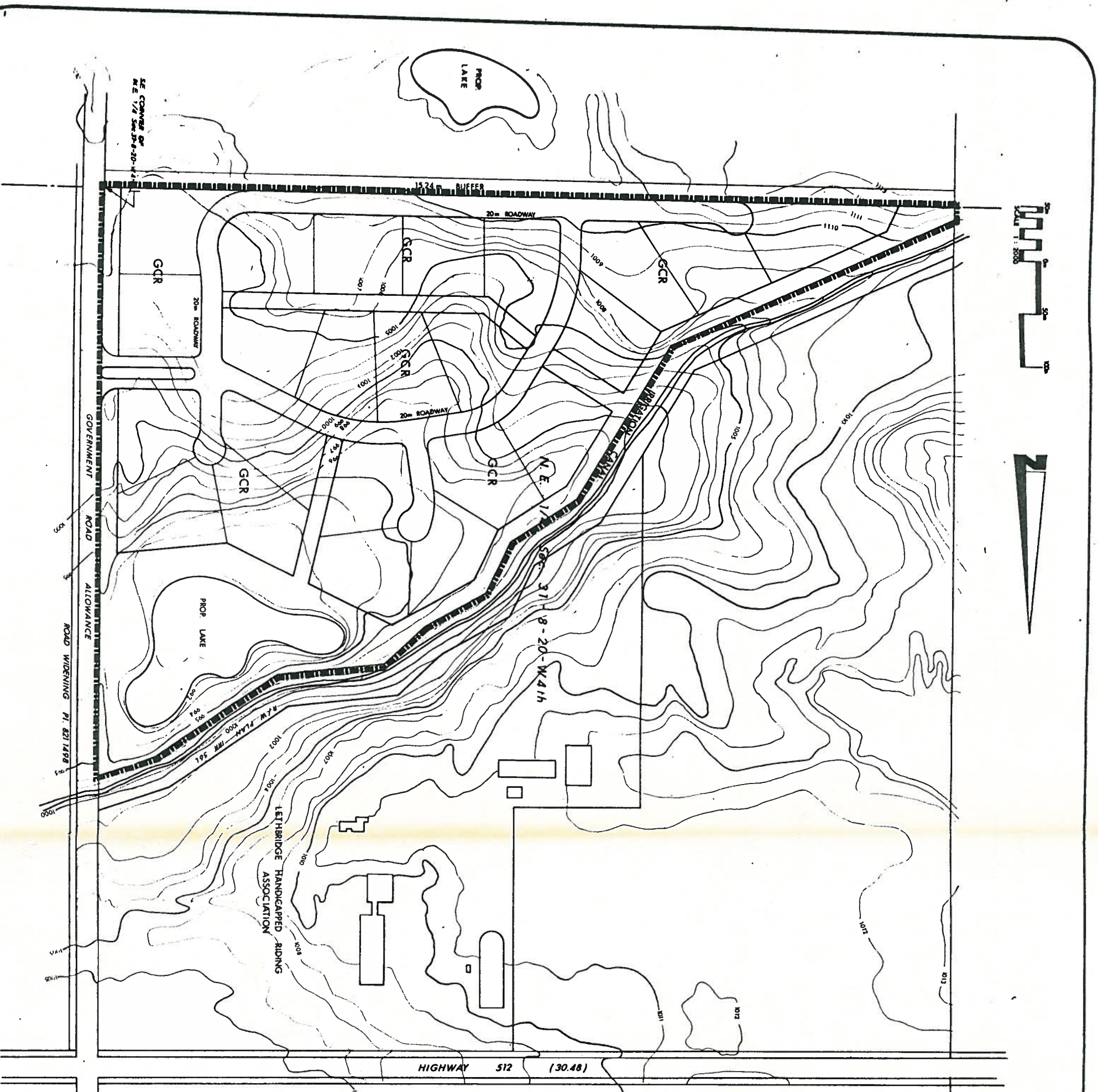
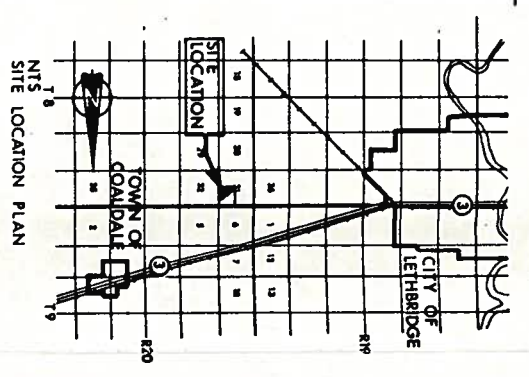
## AREA STRUCTURE PLAN

RANCLAND RECREATION LTD.

Planning Statics			
	ha	Ac	%
Gross Area	25.47	62.9	-
Less Canal	2.85	7.0	-
Net Area	22.62	55.9	100.0
Residential (GCR)	13.91	34.4	61.6
Roadway	2.89	7.1	12.7
Riding Paths & Reserves	4.52	11.2	20.0
Lake	2.85	7.0	5.7
Buffer	1.23	3.0	-
No. of Lots	24		
Average Acreage	0.61 ha (1.5 Ac±)		

**Legend**  
Outline Plan Boundary

CONTOURS @ 1m INTERVALS.  
CONTOURS SHOWN WERE  
INTERPOLATED FROM EXISTING  
CONTOUR DATA DONE BY  
OTHERS IN 1983.



DRAWN BY	JCL	DATE	REVISION	BY
DESIGN BY				
CHECKED BY				
DATE	June 9 - 1989			