

COUNTY OF LETHBRIDGE  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1278

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 Leroy and Sandra Pavan wish to develop a Grouped Country Residential Subdivision on a portion of the South East 30, Township 9, Range 21, West of the Fourth Meridian; Lying S.E. of R.W. Plan 8010508;

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

AND WHEREAS the Developer has submitted the "Pavan 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 "Pavan Area Structure Plan" attached as Appendix "A".

GIVEN first reading this 19th day of January 2006.

  
\_\_\_\_\_  
Reeve

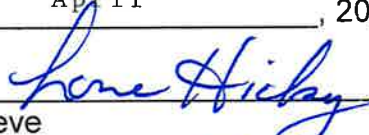
  
\_\_\_\_\_  
County Manager

GIVEN second reading this 6th day of April, 2006.

  
\_\_\_\_\_  
Reeve

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

GIVEN third reading this 6th day of April, 2006.

  
\_\_\_\_\_  
Reeve

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

**AREA STRUCTURE PLAN FOR SUBDIVISION  
OF PORTION OF SE ¼ 30-9-21-4**  
Plan 9210137

Bylaw ~~1022~~ 1278  
County of Lethbridge ~~No. 26~~



Environmental  
Agricultural  
Structural  
Civil  
Municipal

**PREPARED FOR:**  
**Leroy Pavan**  
RR 8-42-12  
Lethbridge, AB T1J 4P4

**PREPARED BY:**  
**Hasegawa Engineering**  
A Division of 993997 Alberta Ltd.  
1220 – 31<sup>st</sup> Street North  
Lethbridge, AB T1H 5J8

## TABLE OF CONTENTS

<b>TABLE OF CONTENTS .....</b>	<b>1</b>
<b>1.0 INTRODUCTION.....</b>	<b>2</b>
<b>2.0 PLANS AND DRAWINGS .....</b>	<b>3</b>
<b>3.0 SERVICING.....</b>	<b>4</b>
<b>3.1 Sanitary Sewer System.....</b>	<b>4</b>
<b>3.2 Water System.....</b>	<b>4</b>
3.2.1 Landscape Water .....	4
3.2.2 Fire Protection .....	4
3.2.3 Potable Water Water .....	4
<b>3.2 Gas.....</b>	<b>4</b>
<b>3.4 Electrical Power.....</b>	<b>5</b>
<b>3.5 Telephone .....</b>	<b>5</b>
<b>4.0 ROADS.....</b>	<b>6</b>
<b>5.0 SITE DRAINAGE.....</b>	<b>7</b>
<b>6.0 SOLID WASTE DISPOSAL.....</b>	<b>8</b>
<b>7.0 ARCHITECTURAL CONTROLS.....</b>	<b>9</b>
<b>APPENDIX A: FIGURES</b>	
<b>APPENDIX B: SOIL TEST REPORT</b>	
<b>APPENDIX C: COPY OF LAND TITLE</b>	

## **1.0 INTRODUCTION**

This document outlines the Area Structure Plan for the proposed subdivision of SE ¼ 30-9-21-4 located in the county of Lethbridge No. 26. The 9-acre parcel under consideration is currently native grassland adjacent to the Old Man River coulees. 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 subdivision is adjacent to City of Lethbridge land on the south, coulee on the west, easement on the north, and farmland on the east. Mr. Pavan owns the remainder of the section (land west and north) and City Packers owns the land east of the property. Due to the existence of easements on the property, land use options are limited.

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

## **2.0 PLANS AND DRAWINGS**

In order to illustrate the location of the property, site drainage and the proposed subdivision layout, three figures have been prepared. The figures are provided in Appendix A and are as follows:

1. Area map
2. Contour map of subject property
3. Conceptual design of subdivision

## **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 B) 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 main for water delivery to the property line of each lot within the development. This water system will be for potable water and landscape watering purposes. The source of water will be from South County Potable Water Co-op.

#### **3.2.2 Fire Protection**

The owner will assure fire protection is provided for the property. This water will either be provided by the co-op water line if needed by a lagoon. There is an existing lagoon on the property, which will be moved as shown in Figure 3. If needed, the new lagoon would be equipped with a property design fire flow port that pulls from the bottom of the lagoon. If a new reservoir is not provided, the co-op water and water system will provide water volume sufficient for fire truck pumping. The water lines will be installed below the frost line to ensure year round availability of water.

#### **3.2.3 Potable Water**

Potable water will be obtained from the South County Potable Water Co-op. This water system will be taken to each property line.

### **3.3 *Gas***

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

### **3.4 *Electrical Power***

Fortis will provide services to the proposed subdivision and underground services to each property line. An overhead power service is located on the corner of 13<sup>th</sup> Street and the County road.

### **3.5 *Telephone***

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

## **4.0 ROADS**

Access to Lots 1, 4, 5, 6, 7, and the existing Pavan home will be from 13<sup>th</sup> Street North. Access to Lots 2 and 3 will be from Township Road 94. The roads in the proposed subdivision will meet County of Lethbridge No. 26 design criteria. Road access design will also meet County of Lethbridge No. 26 standards. Minimal area disturbance and natural drainage will be emphasized. The road surface will be gravel with sides seeded to grass. The roadway will be adequate in width to accommodate local traffic. Each lot will have direct access, with culverts being the responsibility of each property owner.



## **5.0 SITE DRAINAGE**

As can be seen in Figure 2, according to area topography information, the drainage on the site generally flows toward the coulee. Upon further site inspection, it appears that the west half of the subject area drains west and the east half drains to the road allowance (refer to Figure 2). Site drainage will be designed so that runoff rates will not increase from the property's pre-development state. In addition, runoff from developed areas will be designed to flow away from the coulee.

## **6.0 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.

## **7.0 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. The following criteria will apply:

1. Earth tones and/or neutral colors, as determined by the Development Officer, are to be used on all physical structures.
2. Wire fences, chain link excepted, are not permitted.
3. Fences in front and areas of residences need to be limited to one metre in height or less.
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.
5. Each property owner is to be responsible for upkeep of utility right-of-way along property frontage.

**APPENDIX A:**

**FIGURES**



APPROXIMATE SCALE: 1" = 1 mile



**Notes:**

This is a copyright drawing and shall not be reproduced in any form without written permission of Engineer.

Contractor to check and verify all dimensions before construction, any errors and omissions reported to Engineer immediately.

Drawing not to be used for construction until so approved.

Do not scale Drawing.

All construction shall be in accordance with the latest code, may it be construction, mechanical, etc. code.

No	Revision	Date	By



**LETHBRIDGE OFFICE**  
 1220 - 31 Street North  
 Lethbridge Alberta T1H 5J8  
 Ph: 328-2686  
 Fax: 328-2728  
 email: hasgm@telusplanet.net

**CALGARY OFFICE**  
 201,2816-21 Street NE  
 Calgary Alberta T2E 6Z2  
 Ph: 250-5261

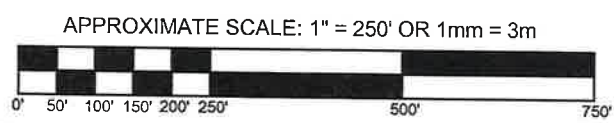
CLIENT  
**LEROY PAVAN**

PROJECT TITLE  
**PAVAN SUBDIVISION**

DRAWING TITLE  
**AREA MAP**

DESIGN HE	PROJECT NO. <b>05230</b>
DRAWN MDO	WORK AS SHOWN
CHECKED HE	SHEET NO. <b>FIG. 1</b>
APPROVED HE	
DATE DRAWN NOV 18, 2005	





**LEGEND**

— (blue arrow) — CURRENT RUNOFF DIRECTION

NOTE: CONTOUR ELEVATIONS ARE IN FEET

**Notes:**

This is a copyright drawing and shall not be reproduced in any form without written permission of Engineer.

Contractor to check and verify all dimensions before construction, any errors and omissions reported to Engineer immediately.

Drawing not to be used for construction until so approved.

Do not scale Drawing.

All construction shall be in accordance with the latest code, may it be construction, mechanical, etc. code.

No	Revision	Date	By



**LETHBRIDGE OFFICE**  
 1220 - 31 Street North  
 Lethbridge Alberta T1H 5J8  
 Ph: 328-2686  
 Fax: 328-2728  
 email:hasgm@telusplanet.net

**CALGARY OFFICE**  
 201,2816-21 Street NE  
 Calgary Alberta T2E 6Z2  
 Ph: 250-5261

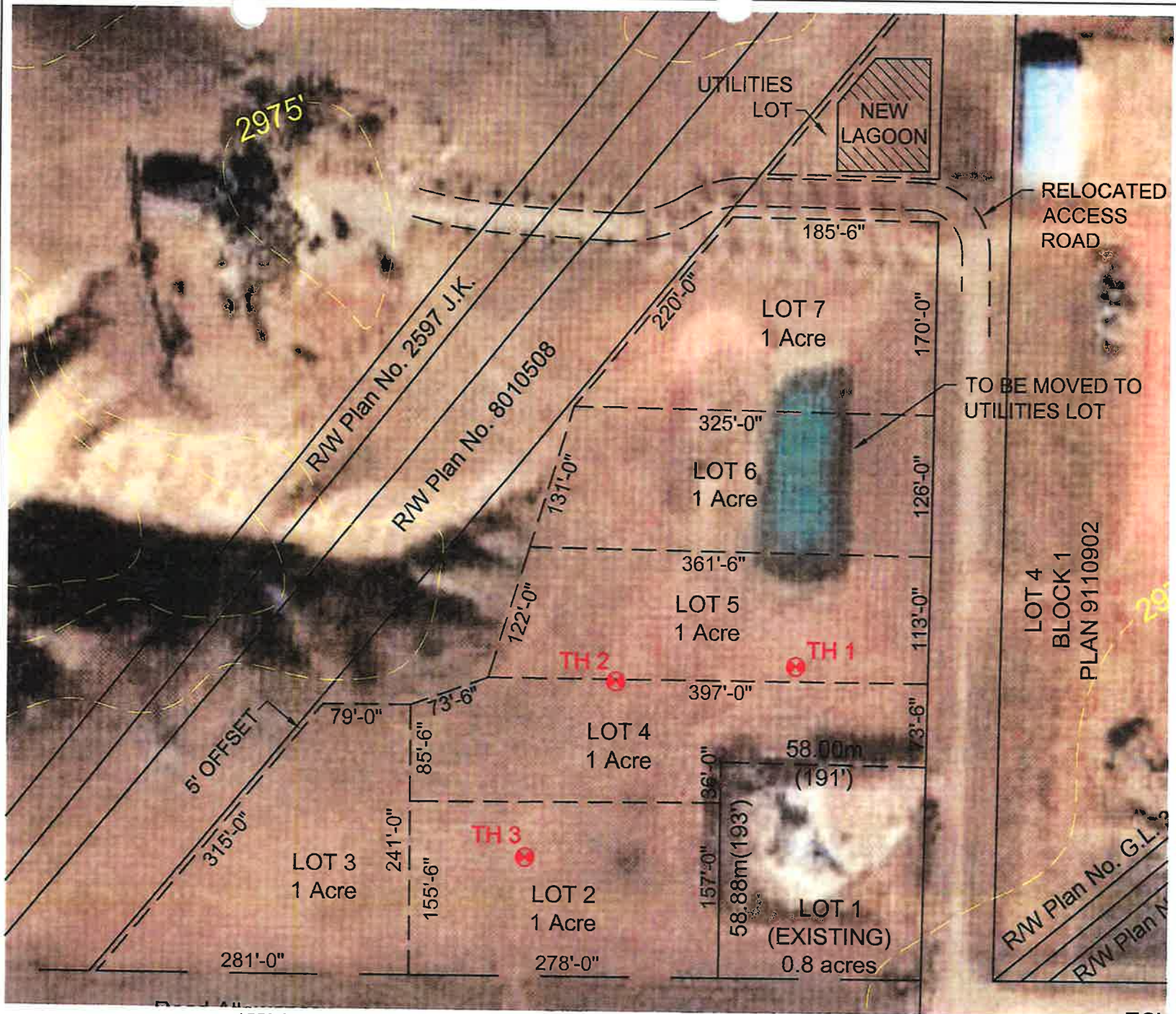
CLIENT  
**LEROY PAVAN**

PROJECT TITLE  
**PAVAN SUBDIVISION**

DRAWING TITLE  
**LAYOUT MAP**

DESIGNED HE	PROJECT NO. <b>05230</b>
CHECKED MDO	SHEET AS SHOWN
DRAWN HE	SHEET NO. <b>FIG. 2</b>
DATE DRAWN NOV 18, 2005	





APPROXIMATE SCALE: 1" = 125' OR 1mm = 1.5m



**LEGEND**

⊗ TH 1 - TEST HOLE #1

**Notes:**

This is a copyright drawing and shall not be reproduced in any form without written permission of Engineer.

Contractor to check and verify all dimensions before construction, any errors and omissions reported to Engineer immediately.

Drawing not to be used for construction until so approved.

Do not scale Drawing.

All construction shall be in accordance with the latest code, may it be construction, mechanical, etc. code.

No	Revision	Date	By



Hasegawa Engineering

**LETHBRIDGE OFFICE**

1220 - 31 Street North  
Lethbridge Alberta T1H 5J8

Ph: 328-2686

Fax: 328-2728

email: hasgm@telusplanet.net

**CALGARY OFFICE**

201,2816-21 Street NE  
Calgary Alberta T2E 6Z2

Ph: 250-5261

CLIENT

**LEROY PAVAN**

PROJECT TITLE

**PAVAN  
SUBDIVISION**

DRAWING TITLE

**SITE MAP**

DESIGN

HE

DRAWN

MDO

CHECKED

HE

APPROVED

HE

DATE DRAWN

NOV 18, 2005

PROJECT NO.

**05230**

SCALE

AS SHOWN

SHEET NO.

**FIG. 3**



Environmental  
Agricultural  
Structural  
Civil  
Municipal

# HASEGAWA ENGINEERING

Consulting Professional Engineers

A Division of 993997 Alberta Ltd.

1220 31<sup>st</sup> Street North, Lethbridge, AB T1H 5J8  
Bus: 328-2686 Fax: 328-2728 E-mail: hasgm@telusplanet.net

December 1, 2005

**Our File #: 05-230**

**Leroy Pavan**

c/o RBC Dominion Securities Inc.  
204 - 1st Avenue South  
Lethbridge, AB T1J 0N7

**Re: November 2005 Percolation Test Results for Pavan Land,  
North Lethbridge, AB**

---

Dear Leroy:

As per your request, Hasegawa Engineering has conducted the percolation test on the subject property to be subdivided.

On Wednesday, November 9, 2005, two representatives from Hasegawa Engineering drilled three test holes on the subject property in predetermined locations. These locations are identified on Figure 1. Each test hole was drilled to a depth of 30" using a 6" diameter hand auger. Each test hole was then filled with water periodically for the following 24 hours to ensure the ground was sufficiently saturated. A nail was then placed in the side of each hole approximately 2" below ground level, and then water was filled to the nail. The time it took for the water level to drop 1" was then recorded for each hole. The results are shown in Table 1 below.

**Table 1: Percolation Test Results**

Test Hole I.D.	Water Elevation Drop	Start Time	End Time
TH1	1"	3:23 p.m.	3:34 p.m.
TH2	1"	3:21 p.m.	3:32 p.m.
TH3	1"	3:19 p.m.	3:29 p.m.

**Summary**

Based on this test, it appears that the soil is suitable to support septic fields.



We trust that the enclosed information meets your requirements. Please do not hesitate to contact us if you have any questions.

Yours truly

Handwritten signature of Mark Hasegawa in black ink.

Mark Hasegawa, P. Eng.

**HASEGAWA ENGINEERING**  
**Consulting Professional Engineers**  
MAH/cms

**APPENDIX C:**

COPY OF LAND TITLE



Duplicate Certificate of Title  
South Alberta Land Registration District

LINC                      SHORT LEGAL  
0021 300 736          9210137;11

TITLE NUMBER: 921 015 975  
DESCRIPTIVE PLAN  
DATE: 23/01/92

THIS IS TO CERTIFY THAT

LEROY JOSEPH PAVAN (INVESTMENT DEALER)

AND  
SANDRA JEAN PAVAN  
BOTH OF:  
SS 3-3-9, LETHBRIDGE  
ALBERTA  
AS JOINT TENANTS

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE  
OF AND IN

DESCRIPTIVE PLAN 9210137  
LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-  
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
781 191 219	24/11/78	CAVEAT CAVEATOR - CALGARY POWER LTD. "PORTION SEE INSTRUMENT AS TO INTEREST"
841 085 975	18/05/84	LIEN BY - RINGE RURAL ELECTRIFICATION ASSOCIATION LIMITED. "RURAL ELECTRIFICATION ACT PORTION"
861 065 579	22/04/86	CAVEAT RE : SEE INSTRUMENT CAVEATOR - TRANSALTA UTILITIES CORPORATION. BOX 1900, CALGARY ALBERTA T2P2M1 AGENT - K E URQUHART
881 044 121	21/03/88	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
901 045 717	16/02/90	CAVEAT RE : SEE CAVEAT CAVEATOR - TRANSALTA UTILITIES CORPORATION. BOX 1900, CALGARY ALBERTA AGENT - BERT VIK

( CONTINUED )

TITLE NUMBER: 921 015 975

IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 23 DAY OF JANUARY ,1992

*Sheila Richards*  
REGISTRAR  
SOUTH ALBERTA LAND REGISTRATION DISTRICT



**\*SUPPLEMENTARY INFORMATION\***

D.C.T. ISSUED: YES  
MUNICIPALITY: COUNTY OF LETHERIDGE NO. 26  
REFERENCE NUMBER:  
871 006 578  
AREA:  
0.342 HECTARES (0.85 ACRES) MORE OR LESS  
ATS REFERENCE:  
4;21;9;30;SE  
TOTAL INSTRUMENTS: 005