

COUNTY OF LETHBRIDGE NO. 26
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 1012

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 **David and Carolyn Vanden Brink** wish to develop a
Grouped Country Residential Subdivision on land described as a **Ptn.**
of the N.E. of Section 36-9-23-W4th lying South-West of Highway No.
3;

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. 1006;

AND WHEREAS the Area Structure Plan submitted by the
developer know as the **"Wild Rose Acres - Area Structure Plan"** will
provide a framework for subsequent subdivision and development of the
area;

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

GIVEN first reading this 26th day of January 1993.


Reeve


County Manager

GIVEN second reading this 17th day of February 1993.


Reeve


County Manager

GIVEN third and final reading this 17 day of February 1993.


Reeve


County Manager

*Later Changed
name to
RiverBrink*

County of Lethbridge No. 26
Area Structure Plan
For Subdivision of
Portion of NE ¼ Sec. 36-9-23-4
For David and Carolin Vanden Brink
Coalhurst, AB

January 8, 1993

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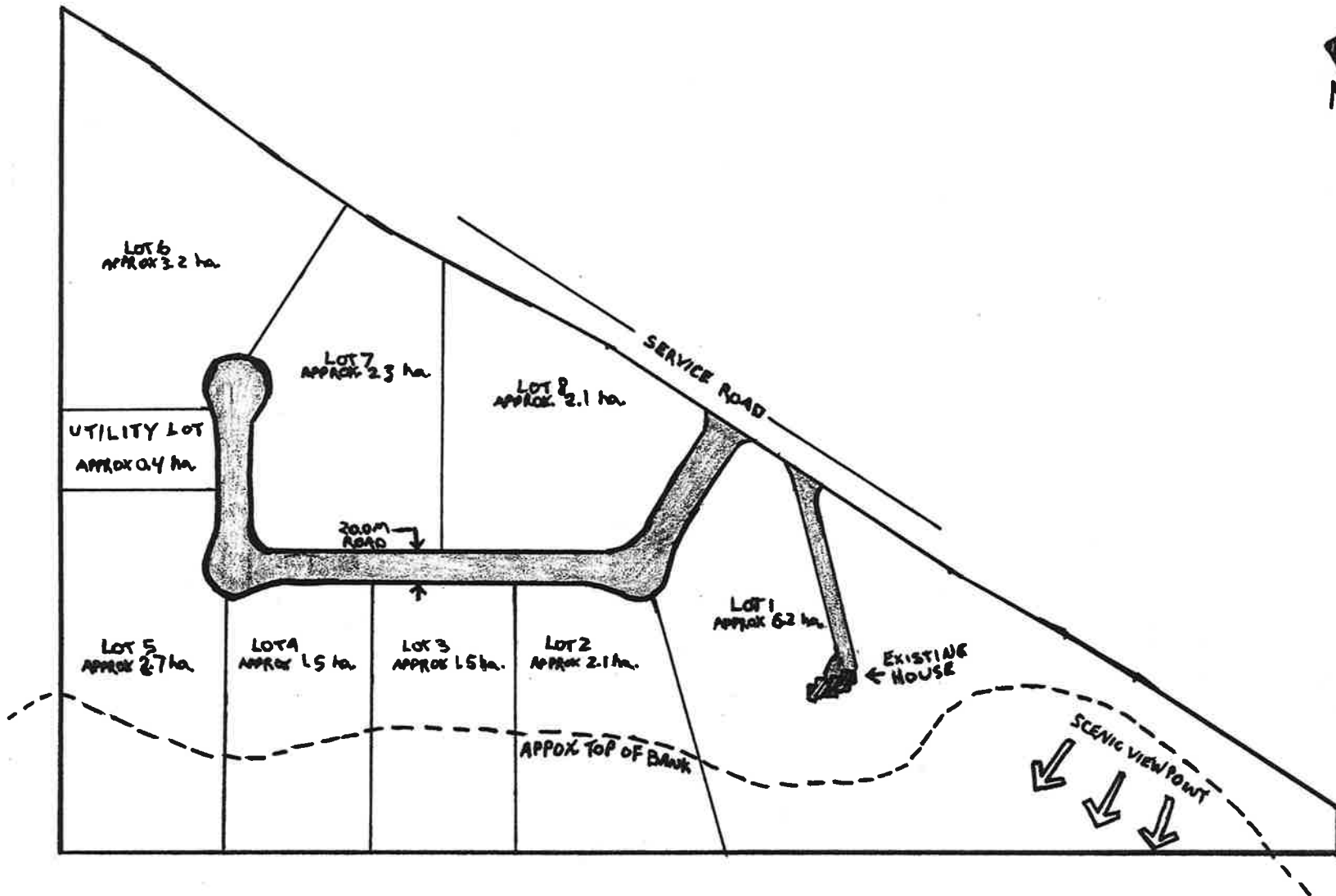
1.0 INTRODUCTION

We as Owners (David and Carolin Vanden Brink) have prepared an Area Structure Plan which proposes in some detail the plans we have for the proposed subdivision located in County of Lethbridge No. 26.

The Parcel to be discussed, is that Portion of the NE $\frac{1}{4}$ Sec. 36-9-23-4, has already been reclassified from Rural Agricultural to Grouped County Residential. However, before application can be made for subdivisions, Council requested an area Structure Plan, outlining how the property will be serviced, as well as some details on architectural controls.

2.0 PLANS AND DRAWINGS

We are attaching two drawings with this report. The first is of the proposed subdivision and the second is of the proposed utility lot.

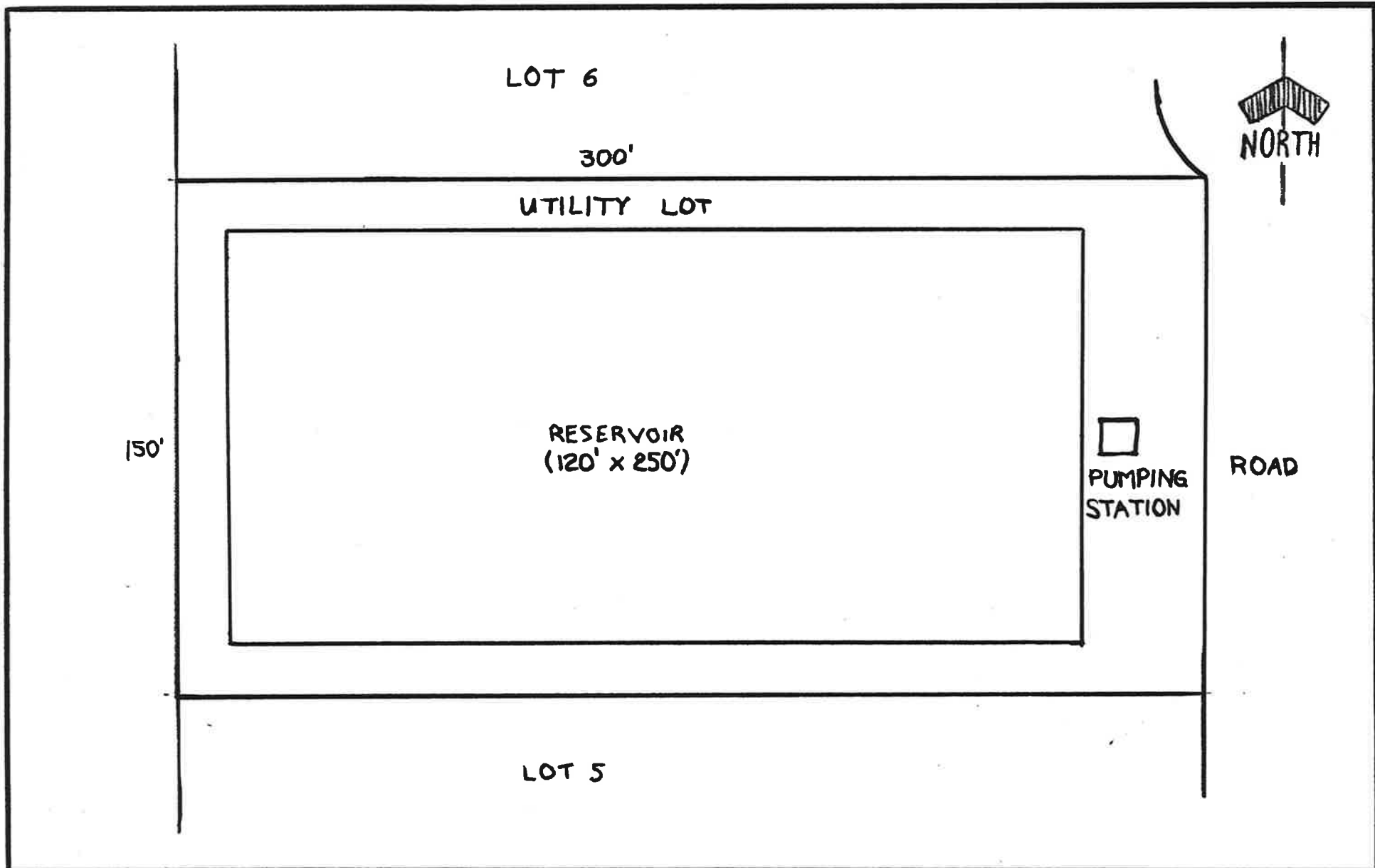


SCALE 1" = 335'

Wild Rose Acres

PROPOSED SUBDIVISION

DRAWING
NO.
1



SCALE 1" = 40'

Wild Rose Acres

PROPOSED UTILITY LOT

DRAWING NO. 2

3.0 SERVICING

3.1 Sanitary Sewer System

Sanitary Sewerage will be handled individually on each lot with a private sewage disposal system.

3.2 Water System

3.2.1 Irrigation

The developer will provide raw water storage, a pumping station, a 3" watermain and 1¼" services to the property line of each lot within the development.

This water system will be for irrigation purposes only. The source of water will be from the Lethbridge Northern Irrigation District drainage canal located west of the development. This canal will provide raw water to the proposed reservoir located within the utility lot.

The reservoir will have a capacity of approximately 1,750,000 imperial gallons. It will be lined with a reinforced poly liner with a 8" layer of rip-rap on the top half of the banks. The reservoir will have sufficient capacity to provide irrigation water to the subdivision. Each owner within the development will be part of a water cooperative association.

A pumping station is proposed at the east end of the reservoir so the developer can provide water under pressure to the property line of each lot. The main and service lines will be below frostline.

The reservoir will be accessible from the subdivision road with a driveway to the pumping station.

3.2.2 Fire Protection

During the summer months the reservoir will be filled from the Lethbridge Northern Irrigation District canal and prior to shut down of the canal the reservoir will be filled for winter storage. Since the reservoir will be plastic lined the only water loss would be through evaporation and consumption, thereby providing ample water for fire protection throughout the year.

3.2.3 Potable Water

Each individual owner will be responsible for supplying their own potable water by means of a cistern.

3.3 Gas

Canadian Western Natural Gas has indicated to the developers that providing gas to the subdivision is possible. The supplying gas line is coming from east side of developer's property so no easements would be required, to get to proposed lots. The supplying line has sufficient pressure for the subdivision. Developer will bring main line into subdivision; individual owners will have to bring in line to their own lot, with sixty percent of cost going to developer.

3.4 Electrical Power

TransAlta Utilities has indicated to the developer that providing services to the proposed subdivision is possible. A company representative has been out to the site, and using the attached drawings, left the developers the options of either above or below ground services.

3.5 Telephone

Alberta Government Telephones will provide services to the lots but each individual owner must apply for the service when building. The developer will not pre-service the lots.

4.0 ROADS

The road in the proposed subdivision will be developed to County of Lethbridge No. 26 standards. The road will be built up from the excess oil from reservoir excavation. The surface will be gravelled with sides seeded with grass. The cul-de-sac will have a sufficient radius to allow for school buses to turn. Each lot will have its own driveway and culvert.

5.0 ARCHITECTURAL CONTROLS

The developer intends to meet the standards set out by the County of Lethbridge No. 26 with the exception that no mobile homes or houses less than 1200 square feet be allowed within this development.