

COUNTY OF LETHBRIDGE NO. 26
IN THE PROVINCE OF ALBERTA

BY-LAW NO. 927

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 that portion of the south west quarter of Section fifteen (15), Township nine (9), Range twenty one (21), west of the fourth meridian, lying south of a line drawn parallel with and six hundred and sixty (660) feet perpendicularly distant north from the south boundary of said quarter section and lying to the west of the canal right of way on Plan 7410880 containing 4.674 hectares (11.55 acres) more or less; is located in the County of Lethbridge No. 26.

AND WHEREAS Lots 4 and 5, Plan 8910267 are also located in the County of Lethbridge No. 26.

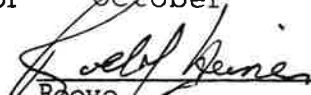
AND WHEREAS the owners have collectively agreed to, and wish to use the parcels for some form of Light Industrial Uses;


AND WHEREAS the Council of the County of Lethbridge No. 26 have recently reclassified the properties to Rural-Grouped Industrial (R-GI) as per Land Use By-Law No. 806;

AND WHEREAS the Area Structure Plan submitted by the owners, known as the Varzari/Crittenden Area Structure Plan, will provide a framework for subsequent development of the area.

NOW THEREFORE BE IT RESOLVED that the Council of the County of Lethbridge No. 26 does hereby approve the Varzari/Crittenden Area Structure Plan attached as Appendix "A".

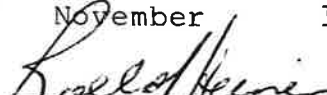
GIVEN first reading this 16th day of October, 1989.




Reeve


County Manager

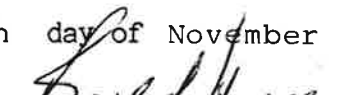
GIVEN second reading this 20th day of November 1989.




Reeve


County Manager

GIVEN third and final reading this 20th day of November 1989.



Reeve


County Manager

H-7

VARZARI/CRITTENDEN

AREA STRUCTURE PLAN

APPENDIX "A"

INTRODUCTION

The properties which are subject to this AREA STRUCTURE PLAN are located north east of the intersection of 43rd Street North and 26th Avenue North immediately outside the City of Lethbridge boundary. (S.W. Section 15, Township 9, Range 21, W4M). Three separate titles containing approximately 23 (twenty three) acres were reclassified to RURAL-GROUP INDUSTRIAL (R.G.I.) by County Council in the form of By-Law No. 912.

PURPOSE

The Structure Plan has been prepared for the following purposes:

1. To fulfill the requirements of the County of Lethbridge (Council Planning Meeting dated September 18, 1989).
2. To ensure that unserviced Light Industrial land is available.
3. To encourage orderly planned industrial growth.

POLICY CONSIDERATION

Provincial Government Rural Industrial Policy

In January 1981 the Alberta Planning Board issued a Policy entitled "Rural Industrial Land Use; Some Policy Guidelines for the 1980's."

The policy suggests:

1. Rural areas take advantage of industrial development.
2. Industry be grouped into industrial parks and that they be unserved.
3. Accommodate rural-oriented industries.
4. Locate close to established transportation routes.

The proposed Area Structure Plan conforms with the recently released standards for rural industrial land use.

The parcel will be attractive to industries which require o municipal services and are agricultural-rural oriented. Prospective users may include Veterinarians, Farm Implement Dealerships, Equipment Manufacturers, Equipment Service Centres, Irrigation Equipment Suppliers, etc.

SITE DESCRIPTION

The properties were farmed as a unit, but soil condition and subdivision has since made it unfeasible. An irrigation canal runs north and south through the area, and an established farmstead occupies the easterly 6.75 acre parcel (Lot 4).

UTILITIES

Lot 4 is fully serviced because of the existing farmstead. The other two parcels have services readily available due to the proximity of the canal, TransAlta Utilities and Canadian Western Natural Gas. No portion of any new septic fields will be permitted within two hundred feet (200') of the S.M.R.I.D. canal right of way.

DEVELOPMENT PLAN

A site plan forms part of this document and illustrates potential development. All new construction will be subject to development approval and variances will be at the discretion of the County Development Officer. Access to each parcel will be from 26th Avenue; as all approaches have been constructed. It is anticipated that the existing residence on Lot 4 will remain as an ancillary use to a future industrial development.

PROPOSED USES

the intention of the Development is not to conflict with other industrial areas but rather to complement them by providing sites for business that cannot be accommodated elsewhere because of the type of business or for economic reasons. It is anticipated that this area will become an "Agri-Centre" where a full range of products and services will be offered to the Agricultural Industry.

e.g. Services for Agriculture

- Veterinarian
- Equipment Services and Parts
- Growers Association Warehouse
- Agri-Business Centre

Products for Agriculture

- Manufacturers
- Implement Dealerships
- Irrigation Equipment Dealers
- Grain Storage and Handling Systems
- Agricultural Building Specialists

DEVELOPMENT STANDARDS

In order to ensure that the development is a quality industrial development, the following standards will be implemented:

1. Parking and Loading Areas

- parking areas will be covered with gravel or paved to aid in dust and weed control.

2. Refuse Collection

- it is important to make provision for refuse collection in the conditions for a development permit. Smoke and blowing refuse should be avoided; the following will be incorporated:
 - refuse shall be collected in a proper enclosure and appropriately screened on all sides until such time as collection is possible.
 - no open burning of refuse shall be permitted.

3. Outdoor Storage

- the types of industrial uses expected in the development are likely to have extensive storage requirements, therefore all outdoor storage will be properly screened to the satisfaction of the County Development Officer.

4. Fencing

- the entire perimeter of the area will be fenced by a 6' - 0" high chain link fence to ensure a further separation between industrial and non-industrial uses adjacent to the area.

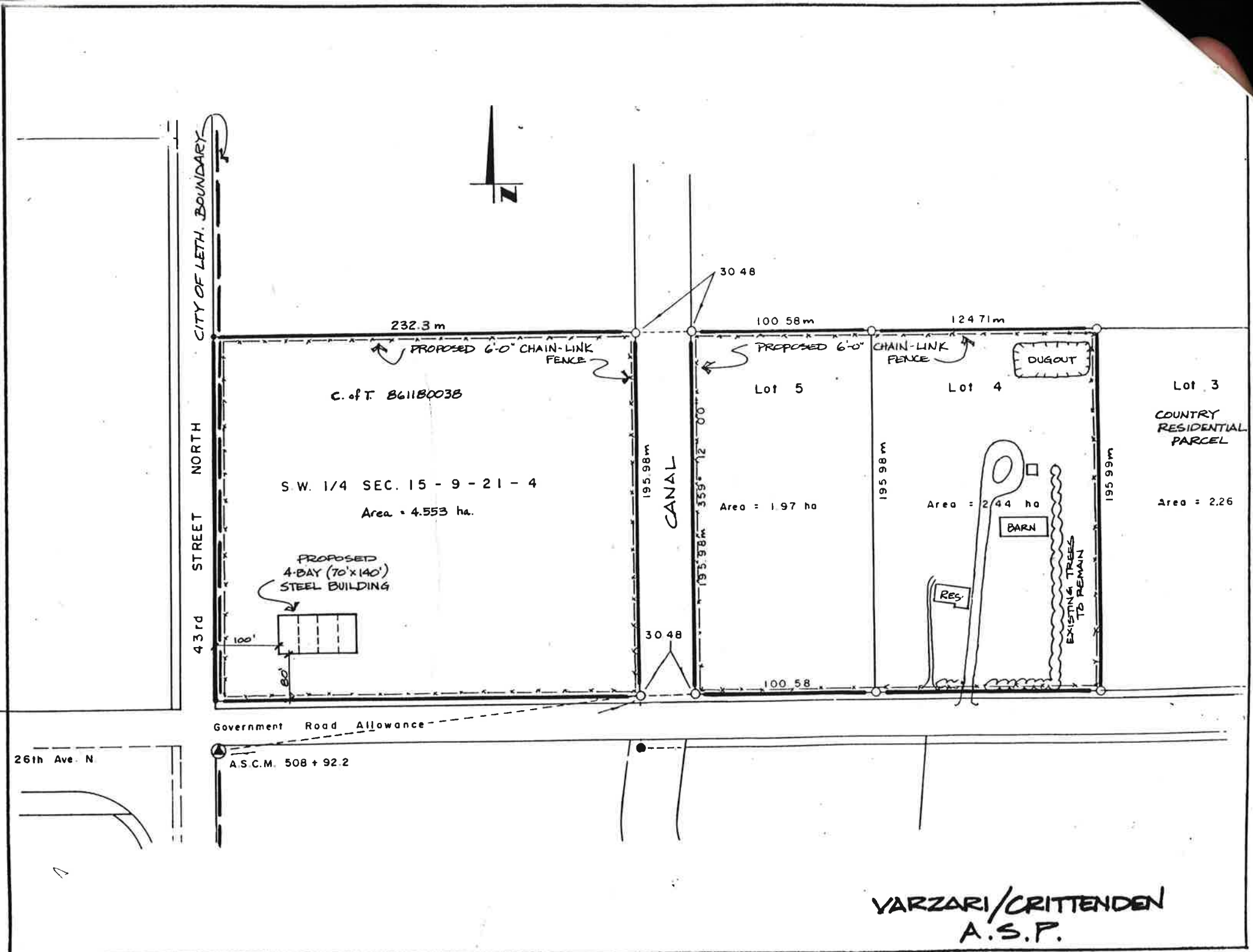
5. Landscaping

- a landscape plan will be submitted to the Development Officer prior to the issuance of a Development Permit. Furthermore, the existing vegetation on Lot 4 is to be maintained as a separation between the industrial uses and the Country Residential parcels to the east.

OTHER DEVELOPMENT STANDARDS

It is difficult to prepare a set of standards that would account for every possible situation. The Development Officer should be able to enforce additional standards as he sees necessary therefore allowing for unforeseen circumstances. The Development Officer may require special standards, including the quality or

compatibility of any proposed development such as, but not limited to, the control of noise, smoke, dust, smell, toxic gases, glare or heat, industrial wastes, architecture, exterior building finishes, landscaping, siting, setback variation, paved parking areas and access.



CITY OF LETH. BOUNDARY

43rd STREET NORTH



232.3 m 100.58 m 124.71 m

PROPOSED 6'-0" CHAIN-LINK FENCE

C. of T. 861180038

Lot 5

Lot 4

Lot 3
COUNTRY RESIDENTIAL PARCEL

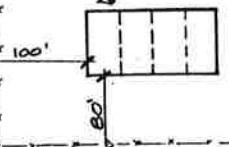
S.W. 1/4 SEC. 15 - 9 - 21 - 4
Area = 4.553 ha.

Area = 1.97 ha

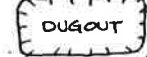
Area = 2.44 ha

Area = 2.26

PROPOSED 4-BAY (70'x140') STEEL BUILDING



CANAL



BARN

Res.

EXISTING TREES TO REMAIN

Government Road Allowance

26th Ave. N.

A.S.C.M. 508 + 92.2

VARZARI/CRITTENDEN
A.S.P.