



Agenda

Council Meeting | Thursday, November 21, 2024 | 9:00 AM | Council Chambers

Page

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. ADOPTION OF MINUTES

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1. **County Council Meeting Minutes**
[Council Meeting - 17 Oct 2024 - Minutes](#)

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2. **Organizational Meeting Minutes**
[Organizational Meeting - 17 Oct 2024 - Minutes](#)

D. SUBDIVISION APPLICATIONS

14 - 22

1. **Subdivision Application #2024-0-146 – Wisemen Feeders - E1/2 19-10-20-W4M**
[Subdivision Application #2024-0-146 – Wisemen Feeders - E1/2 19-10-20-W4M](#)

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2. **Subdivision Application #2024-0-140 Arvidson/Bley - N½ 16-10-21-W4M**
[Subdivision Application #2024-0-140 Arvidson/Bley - N½ 16-10-21-W4M](#)

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3. **Subdivision Application #2024-0-147 – Wisemen Feeders - SW¼ 20-10-20-W4M**
[Subdivision Application #2024-0-147 – Wisemen Feeders - SW¼ 20-10-20-W4M](#)

E. PUBLIC HEARINGS - 10:00 A.M.

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1. **Bylaw 24-013 - Amendment to the Edgewood Stables Area Structure Plan (Bylaw 1362)- Public Hearing**
[Bylaw 24-013 - Amendment to the Edgewood Stables Area Structure Plan \(Bylaw 1362\)- Public Hearing](#)

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2. **Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial-**

Public Hearing

[Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 from Rural Agriculture to Rural General Industrial - Public Hearing](#)

- 310 - 387 3. **Bylaw 24-017 - Re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017)- Public Hearing**
[Bylaw 24-017 - Re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control \(Bylaw 1456\) to Direct Control \(Bylaw 24-017\)- Public Hearing](#)

F. DELEGATIONS

- 388 - 395 1. **11:30 a.m. - City of Lethbridge - Mayor Blaine Hyggen & Government Relations Manager Gerald Gauthier - Physician Recruitment Initiative**
[Physician Recruitment Advocacy - Lethbridge County Presentation](#)

G. DEPARTMENT REPORTS

G.1. DEVELOPMENT & INFRASTRUCTURE

- 396 - 412 G.1.1. **Bylaw 24-018 - Re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial- First Reading**
[Bylaw 24-018 - Re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial- First Reading](#)
- 413 - 418 G.1.2. **Bylaw 24-019 - Repeal Bylaw 18-010 being the Coulee View Area Structure Plan- First Reading**
[Bylaw 24-019 - Repeal Bylaw 18-010 being the Coulee View Area Structure Plan- First Reading](#)
- 419 - 435 G.1.3. **Bylaw 24-020 - Re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading**
[Bylaw 24-020 - Re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading](#)
- 436 - 438 G.1.4. **Planning and Development Department - 3rd Quarter Report 2024**
[Planning and Development Department 3rd Quarter Report 2024](#)

G.2. OPERATIONS

- 439 - 440 G.2.1. **Appointment of Agricultural Service Board Chair &**

ASB Voting Delegates

[Appointment of Agricultural Service Board Chair & ASB Voting Delegates](#)

G.3. ADMINISTRATION

441 - 443

G.3.1. **2025 Council Meeting Schedule**
[2025 Council Meeting Schedule](#)

H. CORRESPONDENCE

- 444 - 451 1. **Alberta Municipal Affairs - Local Growth & Sustainability Grant Program**
[Minister signed letter to Chief Elected Officials of municipalities eligible for the Growth Component](#)
[Local Growth and Sustainability Grant A - Growth Component Application](#)
- 452 - 453 2. **Wheatland County - Collaborative Stance on FCM Conference Attendance**
[Wheatland County - Collaborative Stance on FCM Conference Attendance](#)
- 454 3. **Picture Butte Chamber of Commerce - Midnight Madness**
[Picture Butte Chamber of Commerce - Midnight Madness](#)
- 455 4. **Picture Butte Fire Department Awards Ceremony & Christmas Dinner Invite**
[Picture Butte Fire Department Awards Ceremony & Christmas Dinner Invite 2024](#)
- 456 5. **Coaldale & District Emergency Services Awards Banquet**
[Coaldale & District Emergency Services Awards Banquet](#)

I. COUNTY COUNCIL AND COMMITTEE UPDATES

- 457 - 461 1. **Lethbridge County Council Attendance Update - October 2024**
[Lethbridge County Council Attendance Update - October 2024](#)
2. **Community Futures Events - Deputy Reeve Kuerbis**

J. NEW BUSINESS

K. CLOSED SESSION

1. **Delegation - 1:00 p.m. - Fortis Alberta (FOIP Section 16 - Disclosure harmful to business interests of a third party)**
2. **Eastern Industrial Transmission Pipeline - Funding Allocation**

(FOIP Section 16 - Disclosure harmful to business interests of a third party & FOIP Section 25 - Disclosure harmful to economic and other interests of a public body)

3. **CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)**

L. ADJOURN



Minutes

Council Meeting | Thursday, October 17, 2024 | 9:30 AM | Council Chambers

The Council Meeting of Lethbridge County was called to order on Thursday, October 17, 2024, at 9:30 AM, in the Council Chambers, with the following members present:

PRESENT:

- Reeve Tory Campbell
- Deputy Reeve John Kuerbis
- Councillor Lorne Hickey
- Councillor Mark Sayers
- Councillor Klaas VanderVeen
- Councillor Morris Zeinstra
- Chief Administrative Officer Cole Beck
- Director, Development & Infrastructure Devon Thiele
- Manager, Finance & Administration Kurtis Krizsan
- Director, Operations Ryan Thomson
- Manager, Planning & Development Hilary Janzen
- Executive Assistant Candice Robison
- Senior Planner Steve Harty

A. CALL TO ORDER

Reeve Tory Campbell called the meeting to order at 9:31 a.m.

Reeve Campbell read the following land acknowledgement:

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

B. ADOPTION OF AGENDA

The following items were added to the agenda:

- I.1 - CAO Update - Public Session
- J.4 - RMA Board Appointments

631-2024 Councillor VanderVeen **MOVED** that the October 17, 2024 Lethbridge County Council Meeting Agenda be adopted as amended. CARRIED

C. ADOPTION OF MINUTES

C.1. County Council Meeting Minutes

632-2024 Deputy Reeve Kuerbis **MOVED** that the October 3, 2024 Lethbridge County Council Minutes be adopted as presented. CARRIED

D. SUBDIVISION APPLICATIONS

D.1. Subdivision Application #2024-0-127 – MS Maclean Livestock – Lot 2, Block 5, Plan 221 1230 within NW1/4 06-10-20-W4M

633-2024 Councillor Sayers **MOVED** that the Country Residential subdivision of Lot 2, Block 5, Plan 2211230 within NW1/4 6-10-20-W4M (Certificate of Title No. 221 175 323), to subdivide a 3.00-acre (1.21 ha) vacant parcel subdivision from a ¼-section title of 154.12-acres (62.37 ha) for country residential use; **BE APPROVED** subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan of survey as prepared by an Alberta Land Surveyor that corresponds to the approved parcel configuration and size being subdivided.
4. That the applicant has a professional soils analysis and report completed for the new 3.00 acre parcel to demonstrate suitability of a private on-site septic treatment system on the land, with results to be as determined satisfactory to the Subdivision Authority.
5. That any easement(s) as required by utility companies or the municipality, as deemed necessary, shall be established prior to finalization.

CARRIED

**D.2. Subdivision Application #2024-0-131 – Horvath
- Lot 2, Block 1, Plan 1410472 and Lot 3, Block 2, Plan 2310062 within E1/2 26-9-21-W4M**

634-2024 Councillor Hickey MOVED that the Agricultural & Country Residential subdivision of Lot 2, Block 1, Plan 1410472 and Lot 3, Block 2, Plan 2310062 all within E1/2 26-9-21-W4M (Certificate of Title No. 231 009 671, 231 197 768), to subdivide and reconfigure two adjacent parcels, by subdividing a 12.71 acre (5.14 ha) country residential parcel from a title of 47.54-acres (19.24 ha) in size and consolidating the remnant 34.84 acres (14.1 ha) to an adjacent agricultural parcel creating a title 203.11 acres (82.19 ha) in size; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided, as approved. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the adjacent parcels, are to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That any easement(s) as required by utility agencies shall be established prior to finalization of the application.

CARRIED

F. DEPARTMENT REPORTS

F.1. DEVELOPMENT & INFRASTRUCTURE

F.1.1. Bylaw 24-017 - Re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017)- First Reading

5-2024 Deputy Reeve Kuerbis MOVED that Bylaw 24-017 be read a first time.

CARRIED

F.1.2. Bylaw 24-013 - Amendment to the Edgewood Stables Area Structure Plan (Bylaw 1362)- First Reading

635-2024 Councillor Hickey MOVED that Bylaw 24-013 be read a first time. CARRIED

Reeve Campbell recessed the meeting at 9:58 a.m.

Reeve Campbell reconvened the meeting at 10:11 a.m.

F.1.3. Capital Projects Update

636-2024 Councillor VanderVeen MOVED that County Council receive this report for Information. CARRIED

F.2. CORPORATE SERVICES

F.2.1. St. Joseph School Sponsorship Request - Esports Program Development 2024

637-2024 Councillor VanderVeen MOVED that County Council deny the request for funding of the St. Joseph School Esports Program as per County Policy #161. CARRIED

F.3. ADMINISTRATION

F.3.1. Request for Sponsorship - Agri-food Innovation Expo - November 26 - 28, 2024

638-2024 Deputy Reeve Kuerbis MOVED that Council approve a Silver Partner sponsorship for the Agri-food Innovation Expo, at a cost of \$7,500 to be funded from the Council Discretionary Reserve. CARRIED

G. CORRESPONDENCE

G.1. Alberta Municipal Affairs

Council reviewed correspondence from Alberta Municipal Affairs regarding the federal carbon tax impact on municipalities.

G.1. Legion Remembrance Day Parade & Service

Council reviewed an invitation to the Legion's Remembrance Day Parade and Service.

H. COUNTY COUNCIL AND COMMITTEE UPDATES

H.1. Lethbridge County Council Attendance Update - September 2024

Council reviewed the highlights from the Lethbridge County Council Attendance Update for September 2024.

Division 1

Councillor Lorne Hickey

September 4	FCSS Meeting & Executive Director Review
September 5	Lethbridge County Council Meeting
September 12	Town of Nobleford Open House
September 18	Green Acres Finance Meeting
September 19	Lethbridge County Council Meeting
September 20	Foothills Little Bow Municipal Association
September 25	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

September 5	Lethbridge County Council Meeting
September 6	Mayors and Reeves
September 18	EDL
September 19	Lethbridge County Council Meeting
September 19	Chinook Arch Finance and Personnel Committee Meeting

September 20	Foothills Little Bow Municipal Association
September 23	National Day for Truth and Reconciliation Flag Raising
September 23	Lethbridge Herald Media
September 28	War Brides and Families 13th Annual Reunion

Division 3

Councillor Mark Sayers

September 5	Lethbridge County Council Meeting
September 7	Iron Springs Parade
September 12	Town of Nobleford Open House
September 19	Lethbridge County Council Meeting
September 20	Foothills Little Bow Municipal Association
September 23	National Day for Truth and Reconciliation Flag Raising

Division 4

Deputy Reeve John Kuerbis

September 5	Lethbridge County Council Meeting
September 10	Meeting with Community Futures Executive Director
September 12	Meeting with Prairies Can Representative
September 17	Meeting with Community Futures Executive Director
September 19	Lethbridge County Council Meeting
September 20	Foothills Little Bow Municipal Association
September 24	Meeting with Community Future Executive Director

Division 6

Councillor Klaas VanderVeen

September 4	Link Pathway Meeting
September 5	Lethbridge County Council Meeting

Division 7

Councillor Morris Zeinstra

September 4	Link Pathway Meeting
September 5	Lethbridge County Council Meeting
September 7	Iron Springs Parade
September 12	Town of Nobleford Open House
September 19	Lethbridge County Council Meeting
September 20	Foothills Little Bow Municipal Association
September 23	National Day for Truth and Reconciliation Flag Raising

Reeve Campbell recessed the meeting at 10:57 a.m.

Reeve Campbell reconvened the meeting at 11:03 a.m.

E. DELEGATIONS

- E.1. 11:00 a.m. - County of Lethbridge Community Learning Council - Melanie Patenaude**
 Melanie Patenaude, Executive Director for the County of Lethbridge Community Learning Council was present to provide Council an update on the programs and initiative the Community Learning Council provides.

I. NEW BUSINESS

- I.1. CAO Update**

Mattie Watson, Communications and Marketing Strategist and Kelsey Janzen, Coordinator, Communications, showed Council the recent promotion videos for Little Gem Winery & Whole Leaf.

J. CLOSED SESSION

J.1. - Chinook Intermunicipal Subdivision and Development Appeal Board - Board Appointment (FOIP Section 19 - Confidential Evaluations)

J.2. - Regional Emergency Management Partnership Agreement (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

J.3 - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)

J.4. - RMA Board Appointments (FOIP Section 19 - Confidential Evaluations)

639-2024 Councillor Hickey MOVED that the Lethbridge County Council Meeting move into Closed Session, pursuant to Section 197 of the Municipal Government Act, the time being 11:28 a.m. for the discussion on the following:

J.1. - Chinook Intermunicipal Subdivision and Development Appeal Board - Board Appointment (FOIP Section 19 - Confidential Evaluations)

J.2. - Regional Emergency Management Partnership Agreement (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

J.3 - CAO Report - C. Beck (FOIP Section 16, 17, 23 and 24)

J.4 - RMA Board Appointments (FOIP Section 19 - Confidential Evaluations)

Present during the Closed Session:
Lethbridge County Council
Chief Administrative Officer
Senior Management
Administrative Staff
CARRIED

640-2024 Councillor Hickey MOVED that the Lethbridge County Council Meeting move out of the closed session at 12:37 p.m.
CARRIED

J.1. Chinook Intermunicipal Subdivision and Development Appeal Board - Board Appointment (FOIP Section 19 - Confidential Evaluations)

641-2024 Councillor Sayers MOVED that County Council appoint Rana Koopmans to the Chinook Intermunicipal Subdivision and Development Appeal Board.
CARRIED

J.2. Regional Emergency Management Partnership Agreement (FOIP Section 21 - Disclosure harmful to intergovernmental relations)

12-2024 Deputy Reeve Kuerbis MOVED that County Council approves entering into a Regional Emergency Management Partnership Agreement with the Village of Barons, Town of Coalhurst, Town of Nobleford and Town of Picture Butte.
CARRIED

K. ADJOURN

642-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 12:38 p.m.
CARRIED

Reeve

CAO



MINUTES

Organizational Meeting

9:00 AM - Thursday, October 17, 2024
Council Chambers

The Organizational Meeting of the Lethbridge County was called to order on Thursday, October 17, 2024, at 9:00 AM, in the Council Chambers, with the following members present:

PRESENT: Lorne Hickey
Tory Campbell
Mark Sayers
John Kuerbis
Klaas VanderVeen
Morris Zeinstra
Chief Administrative Officer Cole Beck
Director, Development & Infrastructure Devon Thiele
Manager, Finance & Administration Kurtis Krizsan
Director, Operations Ryan Thomson
Manager, Planning & Development Hilary Janzen
Executive Assistant Candice Robison

EXCUSED:

A. CALL TO ORDER BY CHIEF ADMINISTRATIVE OFFICER

Chief Administrative Officer Cole Beck called the meeting to order at 9:00 a.m.

CAO Beck read the following land acknowledgement:

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

B. VOTING PROCEDURES

B.1. Nominations and Voting by Secret Ballot

620-2024 Councillor Hickey MOVED that Council utilize the voting procedure of secret ballot when there is more than the required number of nominations for the Office of Reeve and Deputy Reeve.

CARRIED

Seconded by Councillor Kuerbis

B.2. Destruction of Ballots

621-2024 Councillor Zeinstra MOVED that all the ballots are destroyed at the end of the meeting.

CARRIED

Seconded by Councillor VanderVeen

B.3. Appointment of Scrutineer

622-2024 Councillor Sayers MOVED that Council appoint Devon Thiele, Director, Development and Infrastructure as Scrutineer.

CARRIED

Seconded by Councillor Kuerbis

C. ELECTION OF REEVE FOR ENSUING YEAR AND OATH OF OFFICE

CAO Cole Beck explained the next item on the agenda would be the nomination and election of the Reeve for the ensuing year and called for nominations for Reeve by Secret Ballot.

Nominations were taken by secret ballot. Scrutineer Devon Thiele declared that there were two nominations for Reeve: Tory Campbell and Lorne Hickey

Lorne Hickey declined the nomination.
Tory Campbell accepted the nomination.

CAO Cole Beck declared that Tory Campbell is elected Reeve for the 2024/2025 year.

C.1. Appointment of Reeve

623-2024 Councillor VanderVeen MOVED that Tory Campbell be appointed as Reeve of Lethbridge County for the 2024/2025 year.

CARRIED

The Oath of Office was administered by Candice Robison, Commissioner of Oaths to Reeve Tory Campbell for the 2024/2025 year.

D. ELECTION OF DEPUTY REEVE FOR ENSUING YEAR AND OATH OF OFFICE

Reeve Tory Campbell explained the next item on the agenda would be the nomination and election of the Deputy Reeve for the ensuing year and called for nominations for Deputy Reeve by Secret Ballot.

Nominations were taken by secret ballot, and Scrutineer Devin Thiele declared that there were three nominations for Deputy Reeve: John Kuerbis, Mark Sayers, Morris Zeinstra

Morris Zeinstra declined the nomination.

John Kuerbis and Mark Sayers accepted their nominations.

A vote was held and tallied.

Reeve Tory Campbell declared that John Kuerbis is elected Deputy Reeve for the 2024/2025 year.

D.1. Appointment of Deputy Reeve

624-2024 Councillor Hickey MOVED that John Kuerbis be appointed as Deputy Reeve of Lethbridge County for the 2024/2025 year.

CARRIED

The Oath of Office was administered by Candice Robison, Commissioner of Oaths to Deputy Reeve John Kuerbis for the 2024/2025 year.

E. APPOINTMENT OF INTERNAL COMMITTEES

No Voting Required No Voting Required

Council reviewed the Internal Committee list for 2024/2025.

F. REPRESENTATIVE FOR EXTERNAL COMMITTEES

No Voting Required No Voting Required

Council reviewed the External Committee list for 2024/2025.

G. REPRESENTATIVE FOR EXTERNAL COMMITTEES

Voting Required for each Committee Voting Required for each Committee

Council reviewed the following amendments to external committees:

- Coaldale Chamber of Commerce - Councillor Sayers will remain.
- Highway 3 Twinning Association - Councillor Slomp is appointed, Deputy Reeve Kuerbis will remain as alternate.

- Intermunicipal Committee - City of Lethbridge - Councillor Sayers will replace Deputy Reeve Kuerbis
- Water Co-op Liaison Committee - Councillor Sayers and Deputy Reeve Kuerbis will remain, Councillor VanderVeen will be an alternate.
- Link Pathway - Councillor Zeinstra will remain, Councillor VanderVeen will be an alternate.

625-2024 Councillor VanderVeen MOVED that Councillor Morris Zeinstra be appointed as the representative to the Picture Butte Chamber of Commerce.

CARRIED

H. RESOLUTION TO CONFIRM THE RESULTS OF THE COUNCIL COMMITTEE APPOINTMENTS

H.1. Results of the Council Committee Appointments

626-2024 Deputy Reeve Kuerbis MOVED that the 2024-2025 Internal Committee appointments be accepted as amended.

CARRIED

627-2024 Councillor Hickey MOVED that the 2024-2025 External Committee appointments be accepted as amended.

CARRIED

I. APPOINTMENT OF OFFICIALS

I.1. Acts Appeal Committee (Soil Conservation, Weed & Pest Control Appeal Committee)

628-2024 Deputy Reeve Kuerbis MOVED that County Council appoint the following Members-at-Large to the Acts Appeal Committee (Soil Conservation, Weed & Pest Control Appeal Committee) beginning January 1, 2025: Bryan Harbers, Rob Van Diemen and Steve Campbell.

CARRIED

I.2. Subdivision and Development Appeal Board (SDAB)

629-2024 Councillor Sayers MOVED that County Council appoint the following Members-at-Large to the Chinook Intermunicipal Subdivision and Development Appeal Board: Kim Jensen and Evert Van Essen.

CARRIED

J. ADJOURN

630-2024 Councillor Zeinstra MOVED that the Lethbridge County Organizational Meeting adjourn at 9:27 a.m.

CARRIED

Reeve

CAO

AGENDA ITEM REPORT







Title: Subdivision Application #2024-0-146 – Wisemen Feeders
- E1/2 19-10-20-W4M
Meeting: Council Meeting - 21 Nov 2024
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 08 Nov 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 08 Nov 2024
Cole Beck, Chief Administrative Officer	Approved - 08 Nov 2024

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input checked="" type="checkbox"/>
Goverance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

The application is to subdivide and reconfigure three existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 12.96, 147.04 & 160.0 acres each respectively in size, and create three adjusted new titles at 93.87, 98.18 & 127.95 acres, for agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2024-0-146 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations and the municipal reconfiguration of title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The realignment is to support the agricultural operator and to rectify both encroachment and access issues that exist with the long established historical parcels.
- Policies and subdivision criteria to allow a realignment/reconfiguration of titles and property lines without an increase in titles are contained in LUB No. 24-007.
- The LUB No. 24-007 reconfiguration of titles policy enables land boundaries to be realigned based on factors such as physical improvements present, agricultural use, encroachments, and the rationale of the land swap.

BACKGROUND INFORMATION:

Located 2½-miles north of Eight Mile Lake, just over 400 m to the east of the Oldman River, and 3-miles west Highway 845. The proposal is to reconfigure three adjacent titled land holdings of the same owner and assemble the title for the confined feeding operation (CFO) all under one title with no encroachments present.

The intent is to include all the structures for the intensive livestock operation onto the one 127.95-acre parcel. Currently the CFO is developed (encroaches) over the ¼-section line between the SE and NE quarters. The resulting consolidation will result in the corral pens, accessory buildings, dwelling, etc., being amalgamated together on the larger agricultural parcel. Two of the dugouts at the north end will be split by the boundary to enable access to the water to both parcels in the NW ¼-section. Additionally, the reconfiguration will enable the current smaller 12.96-acre title to be enlarged and obtain physical access from the east road allowance as it is presently an orphan parcel. The other two titles have access from the east municipal road allowance. The most northwesterly parcel (remainder of title for NE 19-10-20-W4) will obtain access at the very north end adjacent to the ¼-section line with a 30m wide pan-handle access that forms part of the title (it is noted the road allowance on the north perimeter is undeveloped). The two reconfigured agricultural parcels of 93.87 and 98.18 acres do not contain any improvements.

Overall, the proposal meets the criteria of the County's LUB No. 24-007 for a reconfiguration/realignment of titles or boundaries subdivision with no additional titles being created above what presently exist. All the titles also exceed the minimum agricultural title parcel size of 80-acres. The application was circulated to the required external agencies with no concerns expressed and no utility easements requested (at time of agenda report). The land is identified as potentially containing Historical Resources category HRV 5a and 5p (archeological & paleontological). Alberta Culture has not yet responded but the applicant is responsible for obtaining any Historical Resources Act approval required.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is determined the proposed boundary reconfiguration is not suitable and the titles would remain as is.

Pros:

- there are no advantages to denying the subdivision as the County's bylaws are met.

Cons:

- the CFO would continue to encroach over the ¼-section line and the 12.96-acre title would remain an orphaned parcel with no physical access.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[5A Lethbridge County 2024-0-146 Approval Diagrams 2024-0-146](#)

RESOLUTION

2024-0-146

Lethbridge County

Agricultural subdivision of E1/2 19-10-20-W4M

THAT the Agricultural subdivision of E1/2 19-10-20-W4M (Certificate of Title No. 901 125 121 +2, 901 125 121 +1, 901 125 121), to subdivide and reconfigure three existing adjacent agricultural parcels through subdivision and consolidation, by adjusting titles 12.96, 147.04 & 160.0 acres (5.25, 59.52 & 64.7 ha) each respectively in size, and create three adjusted new titles at 93.87, 98.18 & 127.95 acres (37.99, 39.73 & 51.78 ha), for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a surveyed plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the adjacent parcels, are to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. The applicant must meet any Historical Resource requirements of Alberta Culture and must provide to the Subdivision Authority a copy in writing of any required Historical Resources Act clearance prior to final endorsement.
5. That a private encroachment agreement be provided by the applicant to address the two dugouts that are split by the proposed new parcel boundary between the 98.18 & 127.95 acre titles, to be registered concurrently with the subdivision endorsement.
6. That any easement(s) required by utility companies, or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision and consolidation is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied the subdivision and consolidation will rectify an encroachment issue and is in accordance with the County's subdivision criteria as a reconfiguration of titles, with no additional titles being created above what presently exist, as the land being subdivided and consolidated is between existing titles.
4. The Subdivision Authority has determined the application conforms to the subdivision criteria and all the resulting reconfigured titles exceed the minimum agricultural title parcel size of 80-acres.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) of the Municipal Government Act, Reserve is not required.

2024-0-146
Page 1 of 2

- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (e) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.
- (f) Thank you for the opportunity to comment on File No. 2024-0-146. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a parcel for agricultural use.

AHS-EPH has **no concerns** with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.

- (g) SMRID – Phyllis Monks, Land Administrator:

“The St. Mary River Irrigation District (SMRID) has reviewed this application and has no concerns with this subdivision. Please note that these parcels form part of an irrigable unit.

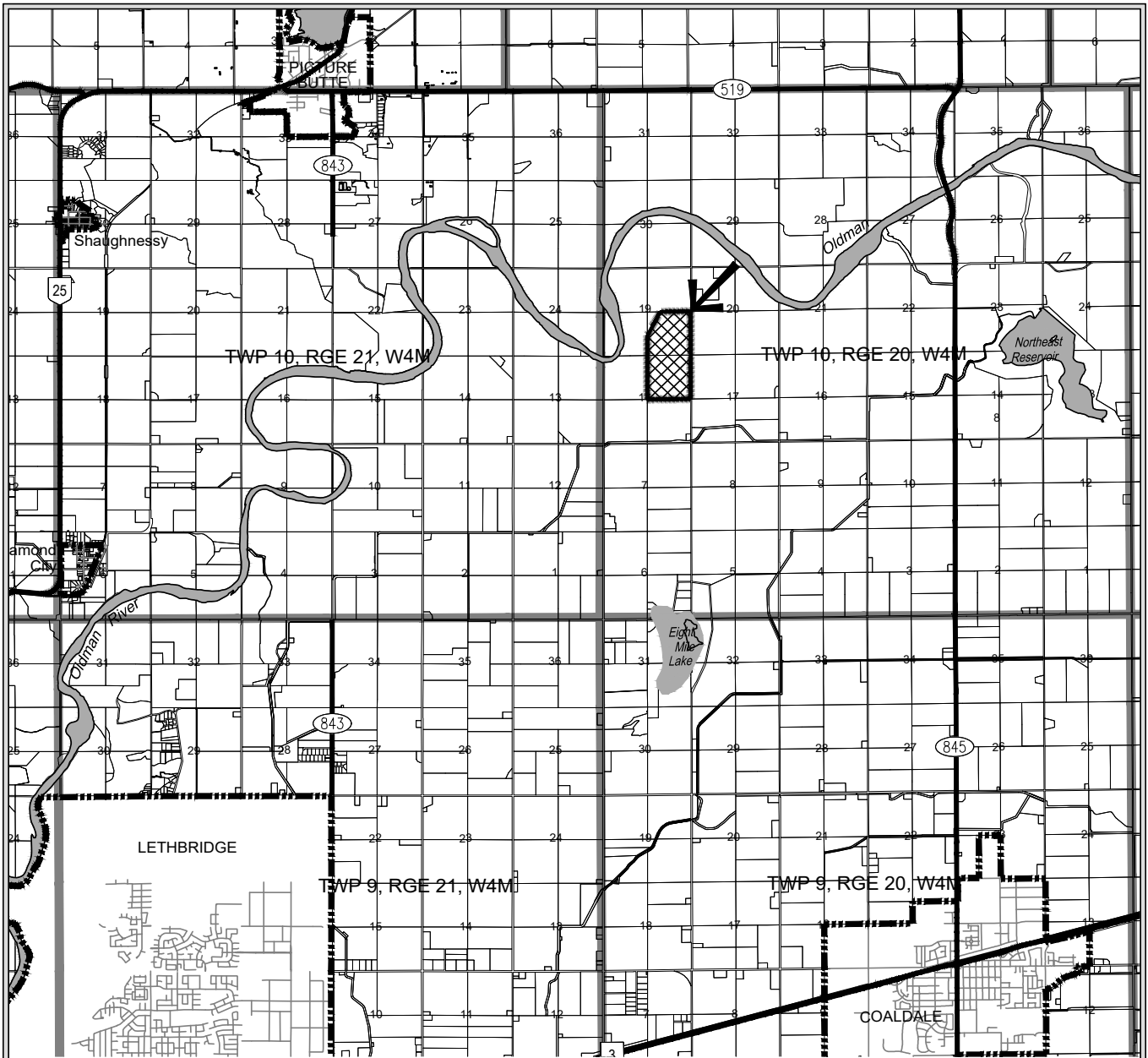
A fee of \$250.00 plus G.S.T. is due upon receipt of the attached invoice for consideration of the subdivision application by the District.

If you have any further questions or concerns, please contact me in the Taber office at 403-223-2148.”

MOVER

REEVE

DATE

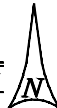


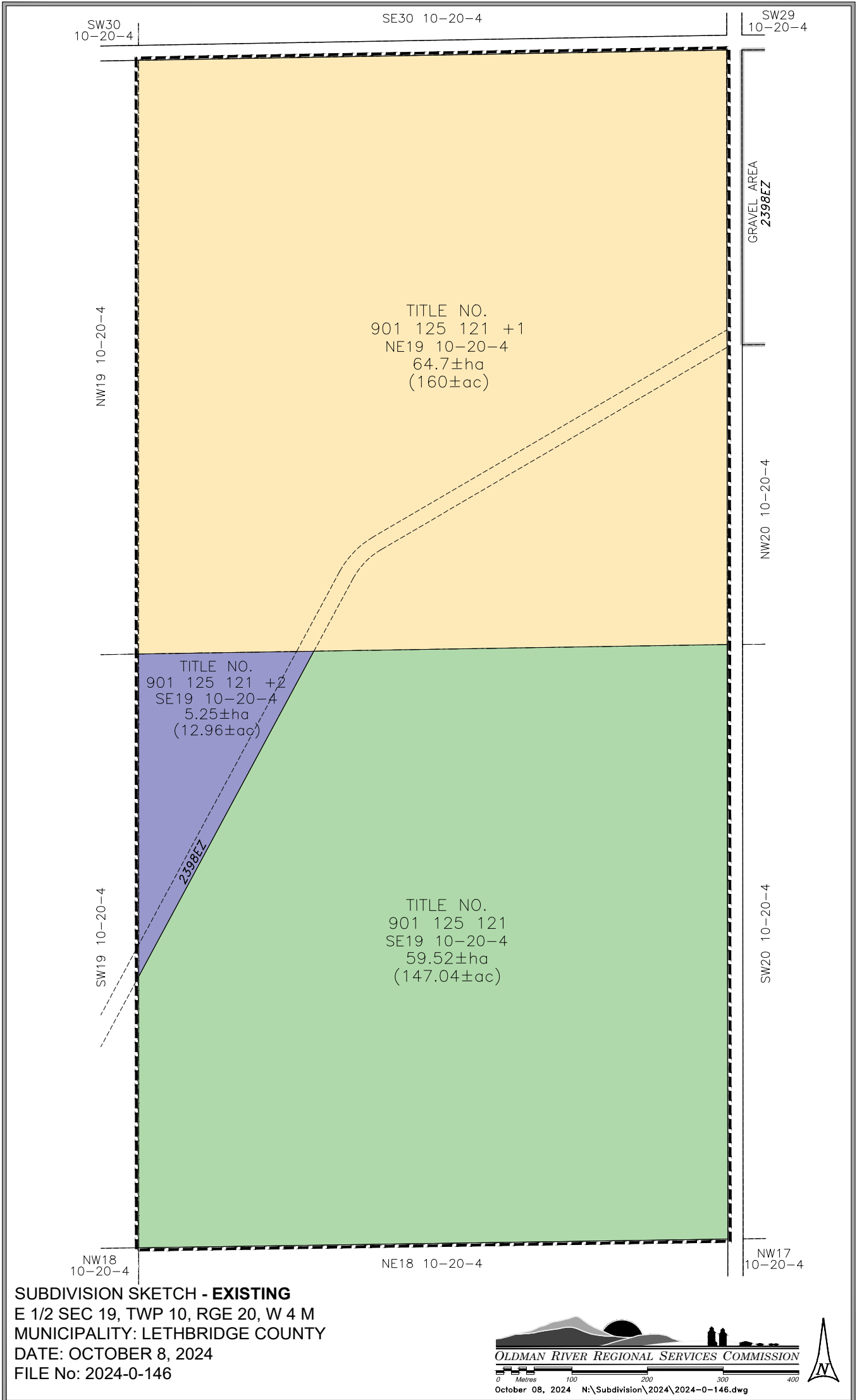
SUBDIVISION LOCATION SKETCH
 E 1/2 SEC 19, TWP 10, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: OCTOBER 9, 2024
 FILE No: 2024-0-146

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3102 16th AVE. S.E. LETHBRIDGE, AB T1M 1S6
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



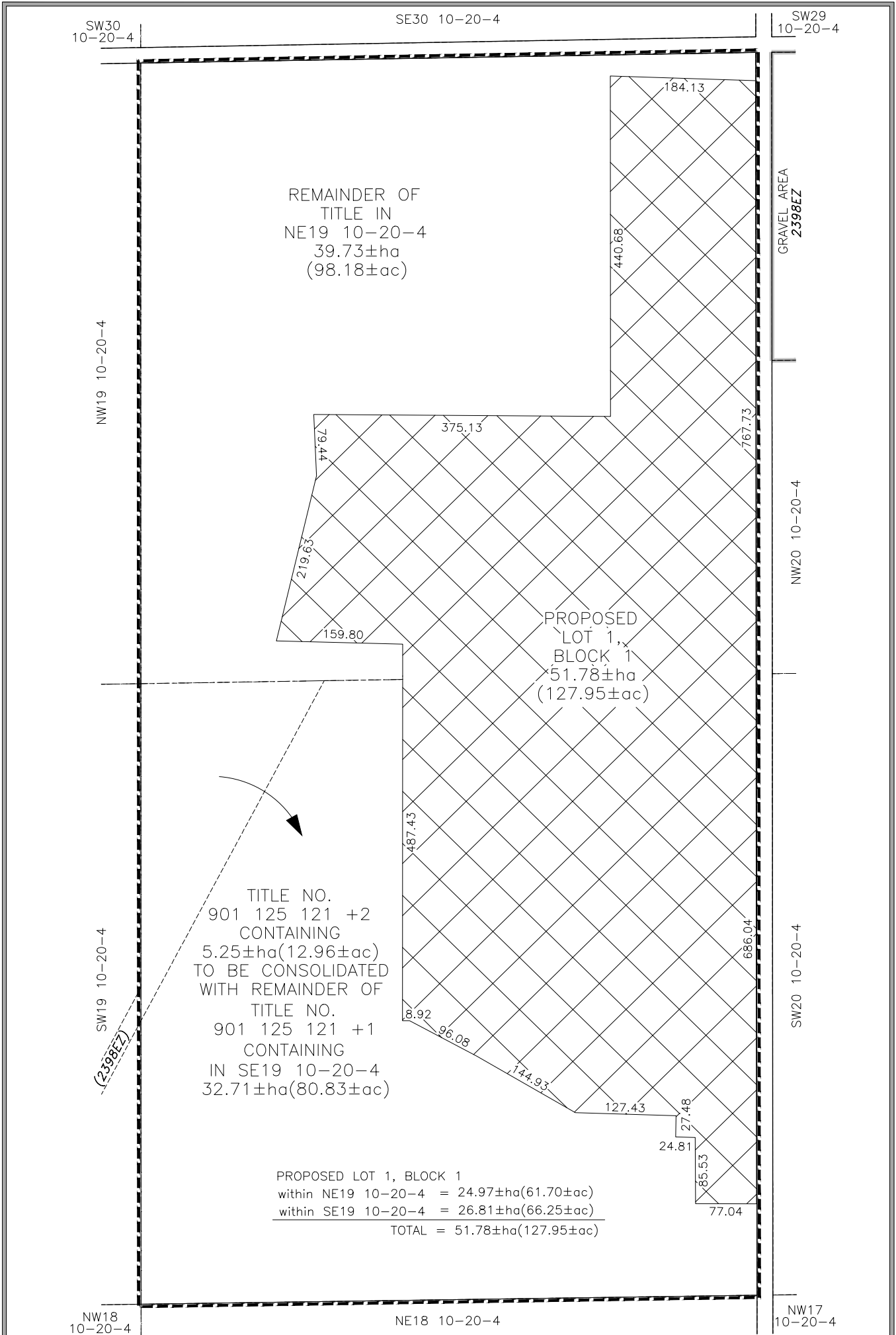
October 09, 2024 N:\Subdivision\2024\2024-0-146.dwg





SUBDIVISION SKETCH - EXISTING
 E 1/2 SEC 19, TWP 10, RGE 20, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: OCTOBER 8, 2024
 FILE No: 2024-0-146





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16441TB

E 1/2 SEC 19, TWP 10, RGE 20, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: OCTOBER 8, 2024

FILE No: 2024-0-146





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16441TB

E 1/2 SEC 19, TWP 10, RGE 20, W 4 M

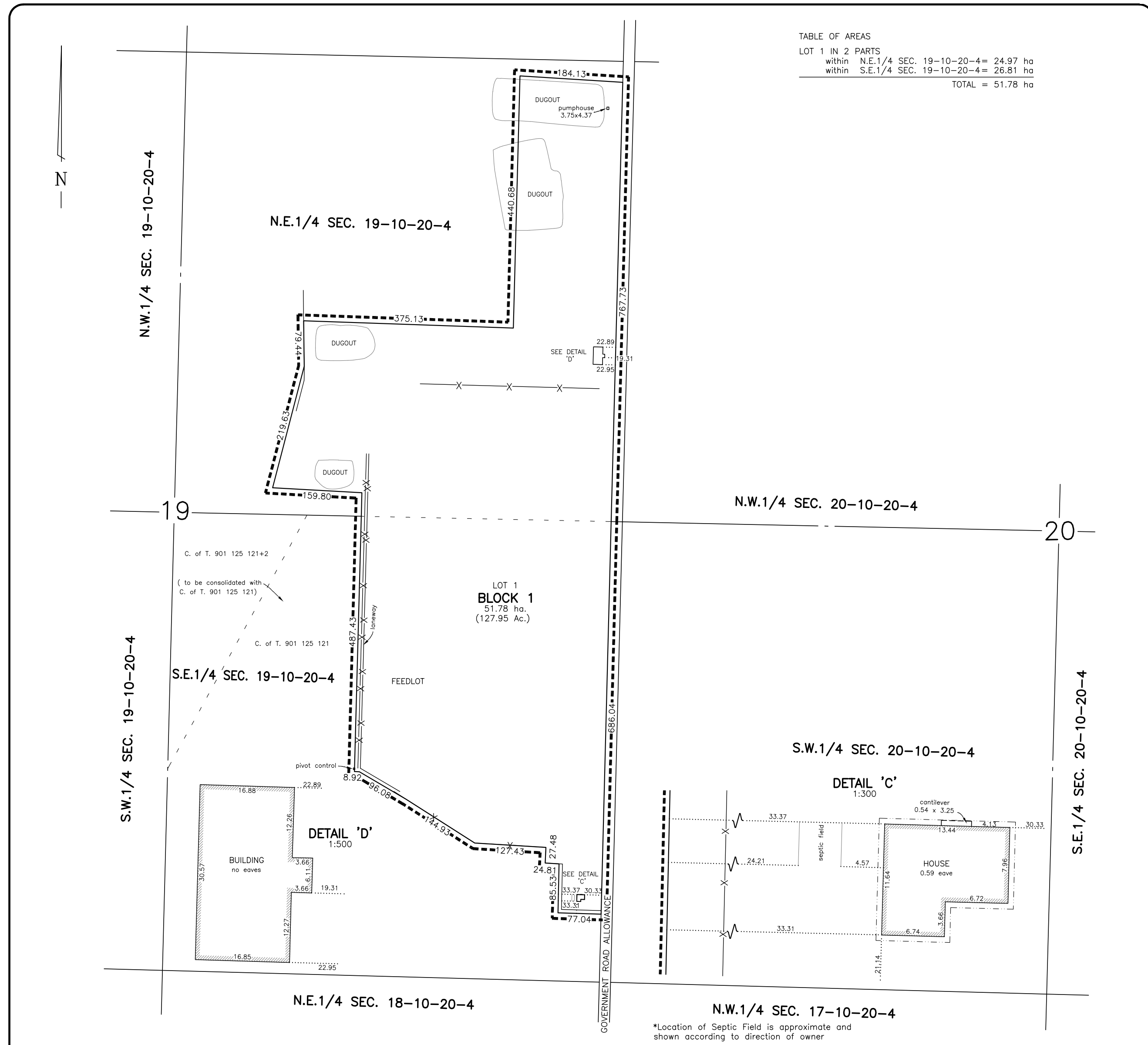
MUNICIPALITY: LETHBRIDGE COUNTY

DATE: OCTOBER 8, 2024

FILE No: 2024-0-146

AERIAL PHOTO DATE: 2018





NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus ----- and contains approximately 51.78 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.

WISEMEN FEEDERS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
 of part of
 E. 1/2 SEC. 19, TWP. 10, RGE. 20, W.4 M.

Lethbridge County

boa brown okamura & associates ltd.
 Professional Surveyors
 2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE JULY 17/24
	CHECKED TCP	JOB 24-16441
	SCALE	DRAWING
T.C. Penner, A.L.S.	1:5000	24-16441TB

AGENDA ITEM REPORT



Title: Subdivision Application #2024-0-140 Arvidson/Bley
- N½ 16-10-21-W4M

Meeting: Council Meeting - 21 Nov 2024




Department: ORRSC

Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 08 Nov 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 08 Nov 2024
Cole Beck, Chief Administrative Officer	Approved - 08 Nov 2024

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input checked="" type="checkbox"/>
Goverance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

This application is to realign the property boundaries between two adjacent titles currently 90.42 and 39.84 acres in size, by subdividing 7.90 acres from the NE ¼-section and adding it to the NW ¼-section portion resulting in parcels 47.74 and 82.52 acres in size for agricultural use. The proposal meets the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2024-0-140 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations and the municipal realignment/reconfiguration of title subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- LUB No. 24-007 contains subdivision policies for a realignment/reconfiguration of titles and property lines without an increase in titles. For this proposal, the applicant(s) start with two titles and will end up with two but in a different layout/size.
- The LUB No. 24-007 property realignment/reconfiguration policy enables boundaries to be realigned based on land use and logical rational. This realignment will enable the west landowner to have additional space on the east side of the dwelling's yard to the property line to allow a separation from cattle.
- Although access by an easement is not typically allowed for new subdivisions, access is provided to both parcels from a registered access easement as the municipal roads are

undeveloped in this coulee bottom area by the river. This access easement will carry over to the new reconfigured titles.

BACKGROUND INFORMATION:

Located 4½-miles north of the City of Lethbridge, adjacent to the right (south) bank of the Oldman River. The proposal is to realign the shared property line between the two titles and add land to the westerly parcel.

The two adjacent landowners have made an agreement to facilitate this land swap. The land in the NE 16-10-21-W4 is vacant agricultural land, while the west title (portion in NW 16-10-21-W4) is agricultural land with a residential yard with various buildings. The residence is serviced through a water well and a private onsite septic system that is situated to the west of the dwelling. The realignment will enable the west landowner to have additional space on the east side of the yard and allow a separation from cattle. This realignment involves relocating the shared property line approximately 71 m to the east from its current location (comprising the 7.90 acres of land).

There is a CFO located to the southeast, however the minimum distance separation is not applied to a boundary adjustment with an existing residence and the dwelling is well over 1500 m away and meets the MDS. There is potential for the land to contain a historic resource as it is designated with a Historic Resource Value of 4a and 5p. Alberta Culture has not yet commented, but the applicant must meet any conditions or apply for historical resource act clearance if required.

Overall, the proposal meets the criteria of the County’s LUB No. 24-007 for a realignment /reconfiguration of titles. The application was circulated to the required external agencies with no concerns expressed and no utility easements are requested (at time of agenda report). As the west and north boundaries of the parcels are delineated by the right bank of the Oldman River, the applicants are responsible for meeting any conditions of the Water Boundaries Division of Alberta Environment pertaining to the location and registration of the title boundaries on the river.

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is determined the proposed boundary reconfiguration is not rational and the titles would remain as is.

Pros:

- there are no advantages to denying the subdivision as the County’s bylaws and criteria are met.

Cons:

- the landowners current yard situation would remain, and the decision could be appealed to the LPRT as the County’s bylaws and criteria are met.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [5A Lethbridge County 2024-0-140 Approval](#)
- [2024-0-140 Diagrams](#)

RESOLUTION

2024-0-140

Lethbridge County

Agricultural subdivision of N1/2 16-10-21-W4M

THAT the Agricultural subdivision of N1/2 16-10-21-W4M (Certificate of Title No. 031 194 567, 031 185 152), to realign the property boundaries between two adjacent titles currently 90.42 and 39.84 acres (36.59 & 16.12 ha) in size, by subdividing 7.90 acres (3.20 ha) from the NE ¼-section and adding it to the NW ¼-section portion resulting in parcels 82.52 and 47.74 acres (33.39 & 19.33 ha) respectively in size for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact location and dimensions of the parcels being subdivided and consolidated. The titles and portions of land to be subdivided and consolidated to reconfigure the boundaries (property line) of the two adjacent parcels to create the 47.74 and 82.52 acre titles, is to be done by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting titles cannot be further subdivided without approval of the Subdivision Authority.
4. That the access easement (Access R/W Plan 031 1082) carries over to the new reconfigured titles to continue to provide a legal means of access.
5. That the applicant is responsible for meeting any conditions or requirements of Alberta Culture or to apply for Historical Resource clearance if required, prior to final endorsement of the subdivision.
6. That any conditions or requirements as required by Water Boundaries Division of Alberta Environment shall be provided prior to finalization.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision and consolidation is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the subdivision is in accordance with the County's criteria as a property realignment/reconfiguration of titles (property line adjustment), with no additional titles being created above what presently exist.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(c) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

2024-0-140
Page 1 of 3

(c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

(e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

(f) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

(g) ATCO Gas has no objection.

(h) The above noted *Application for Subdivision* has been reviewed by the Lethbridge Northern Irrigation District (LNID) and is approved subject to the following conditions:

1. Payment of the District's subdivision endorsement fee, currently set at \$63.00 (including GST).

Thank you for the opportunity to comment. If you require further information or would like to set up an appointment to discuss the conditions above, please contact Janet Beck, Administration & Land Manager, at the LNID Office, 403-327-3302.

(i) Alberta Forestry and Parks Rangelands has no concerns.

(j) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 843

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 are met, therefore no variance is required.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

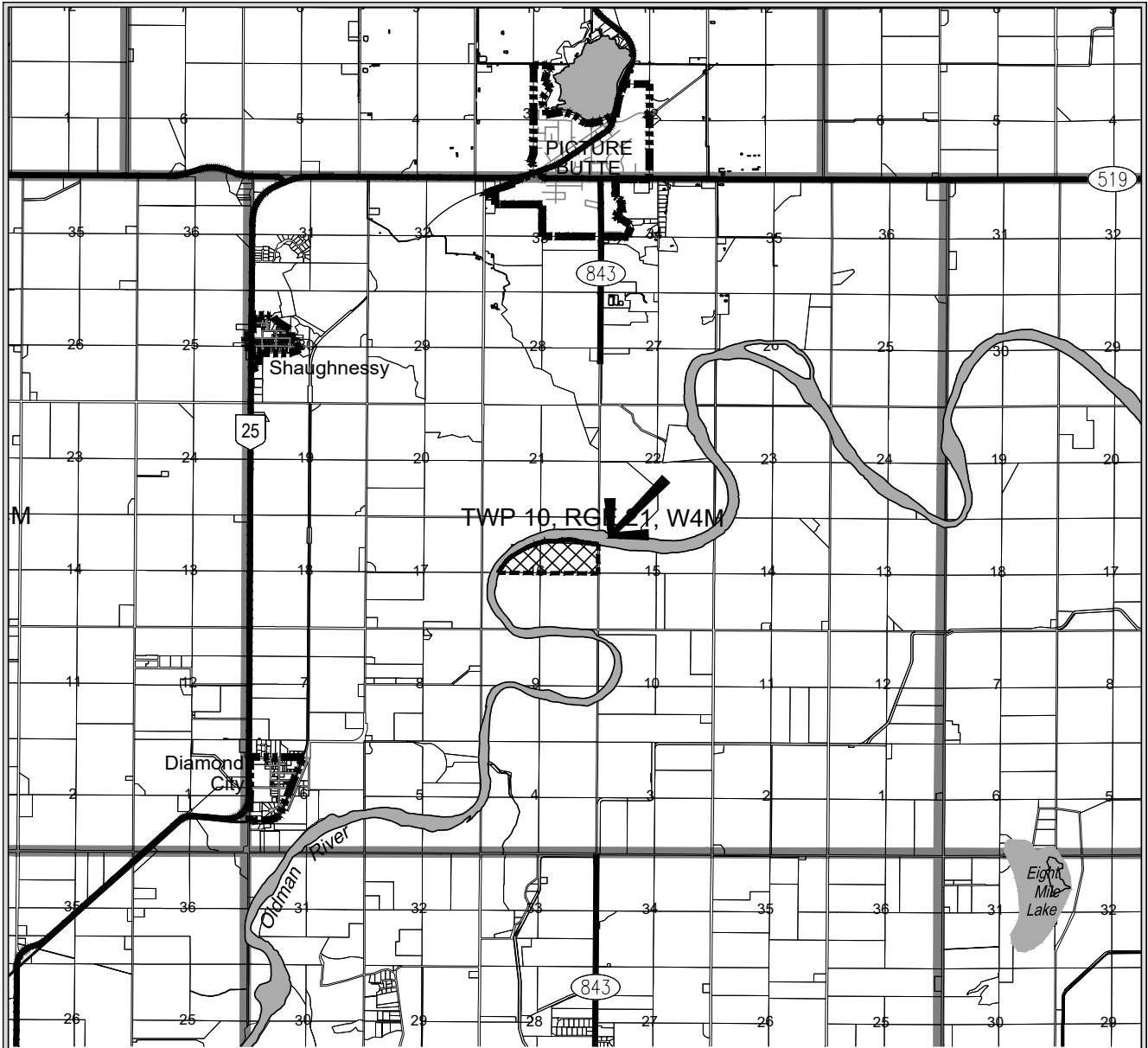
1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.

MOVER

CHAIRMAN

DATE



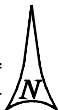
**SUBDIVISION LOCATION SKETCH
 PORTIONS OF NE 1/4 AND NW 1/4 SEC 16, TWP 10, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY**

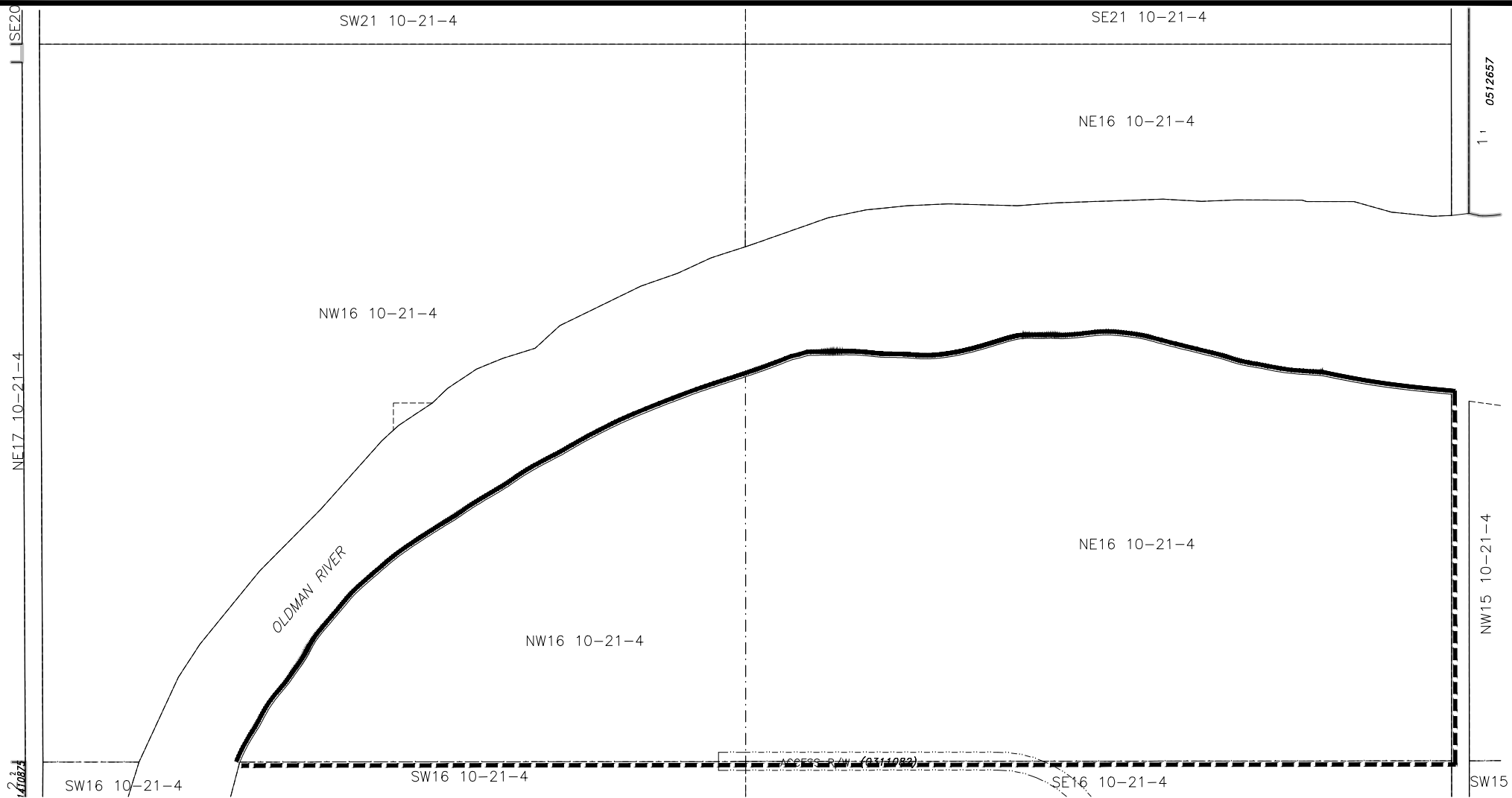
**DATE: SEPTEMBER 25, 2024
 FILE NO: 2024-0-140**

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 1015 16th AVENUE NORTH, LETHBRIDGE, AB T1V 2E5
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



September 25, 2024 N:\Subdivision\2024\2024-0-140.dwg



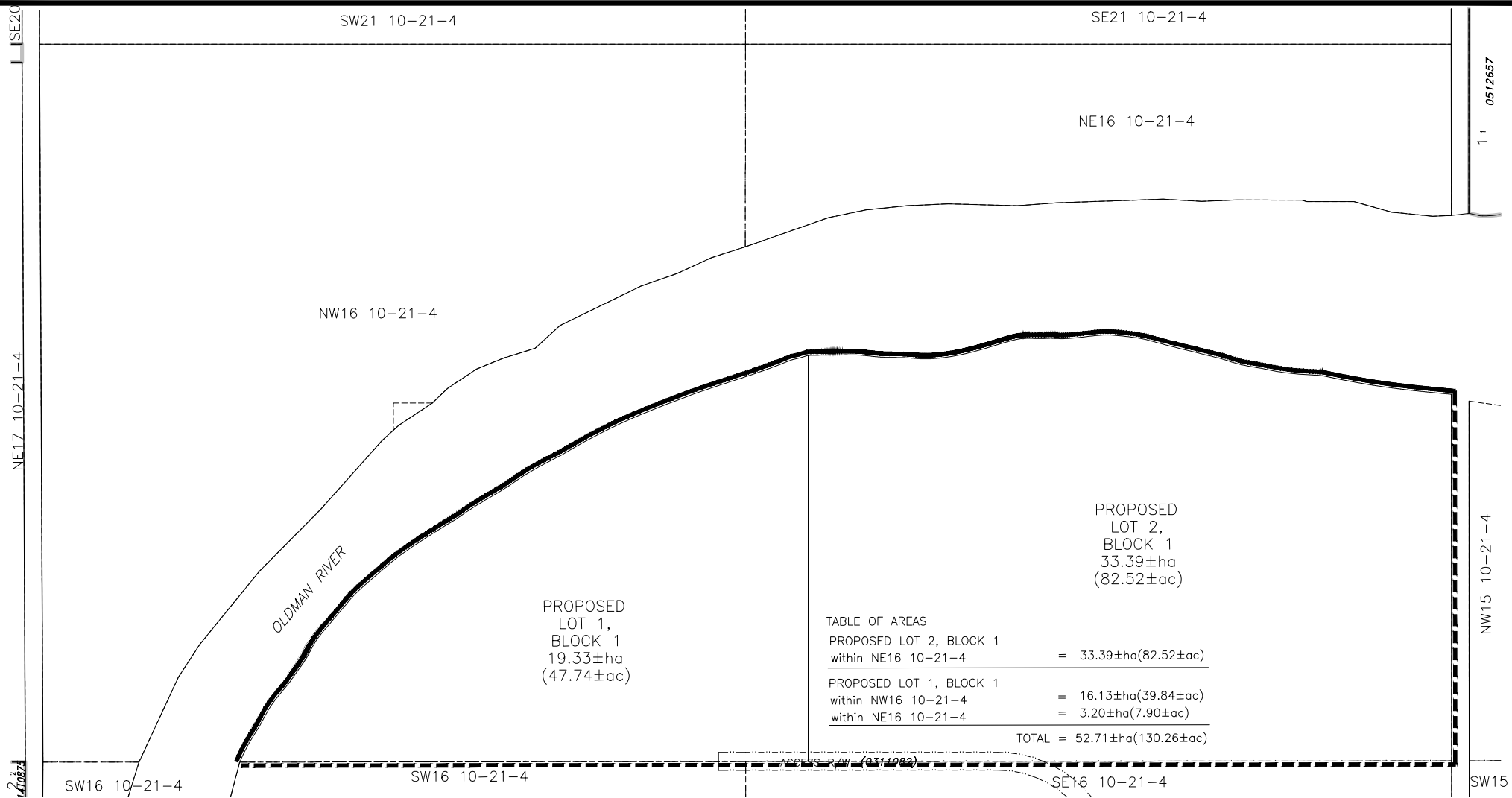


SUBDIVISION SKETCH - EXISTING
 PORTIONS OF NE 1/4 AND NW 1/4 SEC 16, TWP 10, RGE 21, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY

DATE: SEPTEMBER 25, 2024
 FILE No: 2024-0-140

OLDMAN RIVER REGIONAL SERVICES COMMISSION

September 25, 2024 N:\Subdivision\2024\2024-0-140.dwg



SUBDIVISION SKETCH - PROPOSED

SEE TENTATIVE PLAN OF SUBDIVISION BY BROWN OKAMURA & ASSOCIATES LTD. FILE NO. 24-16482T

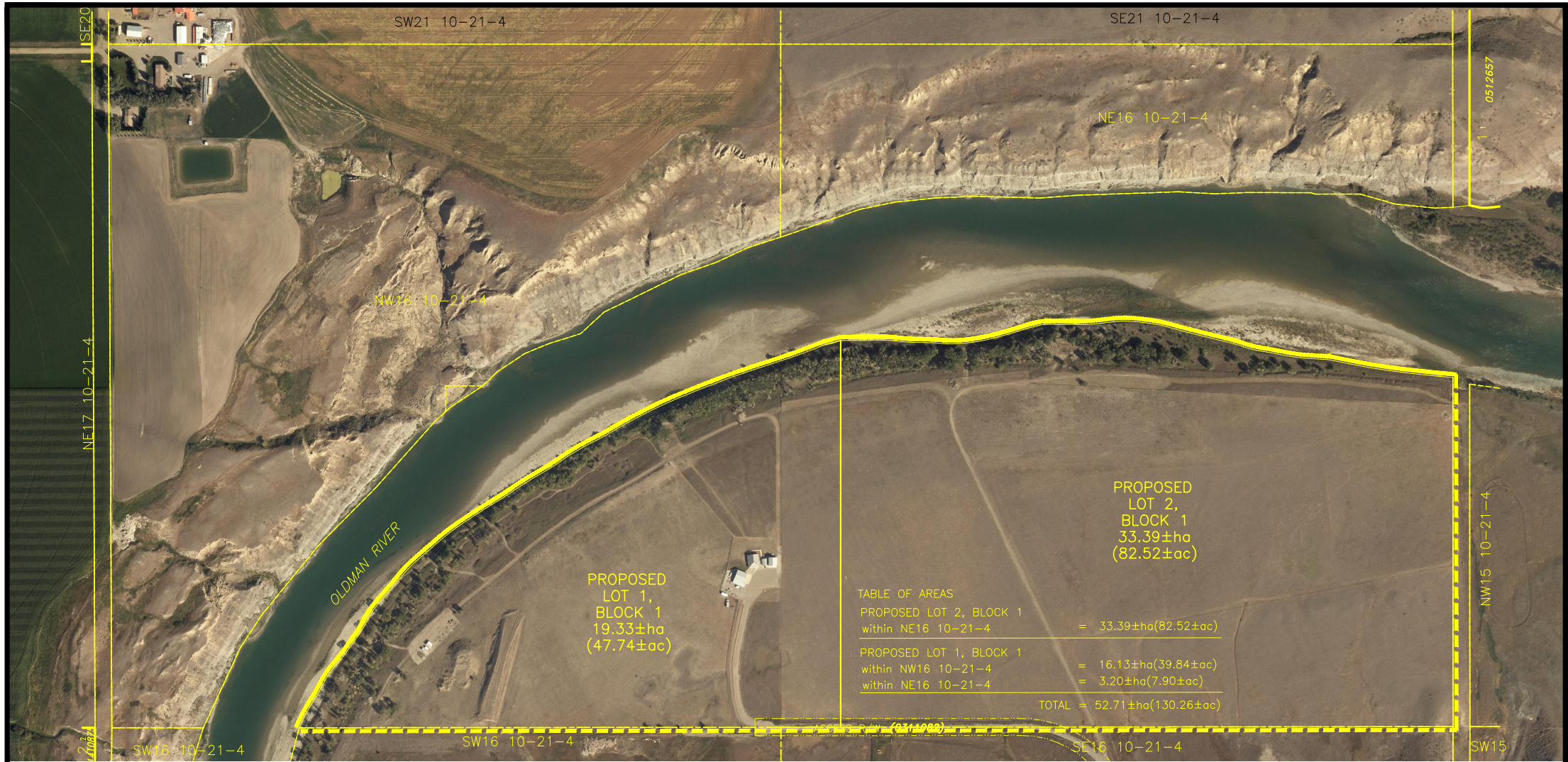
PORTIONS OF NE 1/4 AND NW 1/4 SEC 16, TWP 10, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: SEPTEMBER 25, 2024

FILE No: 2024-0-140





AERIAL PHOTO DATE: 2018

SUBDIVISION SKETCH - PROPOSED

SEE TENTATIVE PLAN OF SUBDIVISION BY BROWN OKAMURA & ASSOCIATES LTD. FILE NO. 24-16482T

PORTIONS OF NE 1/4 AND NW 1/4 SEC 16, TWP 10, RGE 21, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

DATE: SEPTEMBER 25, 2024

FILE No: 2024-0-140



AGENDA ITEM REPORT







Title: Subdivision Application #2024-0-147 – Wisemen Feeders
- SW¼ 20-10-20-W4M
Meeting: Council Meeting - 21 Nov 2024
Department: ORRSC
Report Author: Steve Harty

APPROVAL(S):

Hilary Janzen, Manager, Planning & Development	Approved - 08 Nov 2024
Devon Thiele, Director, Development & Infrastructure	Approved - 08 Nov 2024
Cole Beck, Chief Administrative Officer	Approved - 12 Nov 2024

STRATEGIC ALIGNMENT:

 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/>	 <input checked="" type="checkbox"/>
Goverance	Relationships	Region	Prosperity

EXECUTIVE SUMMARY:

The application is to subdivide a 6.90-acre first subdivision from a ¼-section title of 160.00-acres for rural agricultural use. The proposal does meet the subdivision criteria of the Land Use Bylaw.

RECOMMENDATION:

That S.D. Application #2024-0-147 be approved subject to the conditions as outlined in the draft resolution.

REASON(S) FOR RECOMMENDATION(S):

The proposed subdivision meets the provincial Subdivision and Development Regulations, the MDP, and the municipal rural (non-residential) land use subdivision policies as stated in the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Land Use Bylaw (LUB) No. 24-007 subdivision policies allow for one subdivision from an unsubdivided ¼-section on land dedicated Rural Agriculture.
- The rural (non-residential) land use subdivision policies are within Land Use Bylaw (LUB) No. 24-007 that allows subdivision of land for a rural agricultural related use.
- LUB No. 24-007 stipulates the maximum subdivision parcel size for isolated rural (non-residential) use is 10-acres, thus the 6.90-acre parcel size complies.

BACKGROUND INFORMATION:

Located 3-miles north of Eight Mile Lake and half a mile southwest of the Oldman River. The proposal is to accommodate the subdivision of a developed area of the ¼-section for an agricultural feed mill yard.

The purpose is to separate the feed mill and associated buildings from the remainder of the agricultural land. The proposed subdivided area contains the buildings and structures specific to the feed mill comprised of the main feed mill, multiple bins and a silage storage area. The proposed northeast property line is curved to account for the angle of the irrigation pivot system on the agricultural land. No prime agricultural land is included in the proposed subdivided land area. There are no water and sewage services present, and none are required for this type of agricultural development. Access is provided from the west municipal road allowance with two existing direct approaches in place for the feed mill and one to the remnant agricultural land.

There is a CFO located across the road to the west, but the feed mill is associated with it and the minimum distance separation (MDS) does not apply to a subdivision for agricultural business use. There is a potential for the adjacent land to contain a historic resource with a Historic Resource Value (HRV) of 5a. The applicant will be required to meet any conditions of Alberta Culture.

As the first parcel subdivision from the ¼-section this application is eligible for subdivision. The proposed parcel size at 6.90-acres conforms to the land use bylaw flexible parcel size of between a minimum 2.00-acres to maximum 10-acre parcel size. The proposal otherwise meets the criteria of LUB No. 24-007. The application was circulated to the required external agencies with no concerns expressed and no utility easements (at time of agenda report).

ALTERNATIVES / PROS / CONS:

The Subdivision Authority could decide to not approve if it is not satisfied the subdivision is suitable.

Pros:

- There are no advantages to denying the subdivision as the County’s criteria are met.

Cons:

- A refusal would likely be appealed by the applicants as the County’s policies and criteria are met.

FINANCIAL IMPACT:

None.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [5A Lethbridge County 2024-0-147 Approval Diagrams 2024-0-147](#)

RESOLUTION

2024-0-147

Lethbridge County **Agricultural** subdivision of SW1/4 20-10-20-W4M

THAT the Agricultural subdivision of SW1/4 20-10-20-W4M (Certificate of Title No. 931 156 557), to subdivide a 6.90-acre (2.79 ha) first subdivision from a ¼-section title of 160.00 acres (64.7 ha) for rural agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to Lethbridge County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with Lethbridge County which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant provides a final Plan of Surveyor to illustrate the exact dimensions and parcel size of the parcel being subdivided as approved.
4. That the applicant is responsible for meeting any conditions or requirements of Alberta Culture, including applying for Historical Resource clearance if required, prior to final endorsement of the subdivision.
5. That any easement(s) required by utility companies, or the municipality shall be established.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority has determined the application is the first subdivision from the ¼-section and conforms to the County's subdivision policies, including that the 6.90-acre parcel size complies to the land use bylaw flexible parcel size of between a minimum 2.00-acres to maximum 10-acre parcel size.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

2024-0-147
Page 1 of 2

- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

- (g) Thank you for the opportunity to comment on File No. 2024-0-147. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a parcel for agricultural use.

AHS-EPH has **no concerns** with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.

- (h) SMRID – Phyllis Monks, Land Administrator:

“The St. Mary River Irrigation District (SMRID) has reviewed this application and has no concerns with this subdivision. Please note that these parcels form part of an irrigable unit.

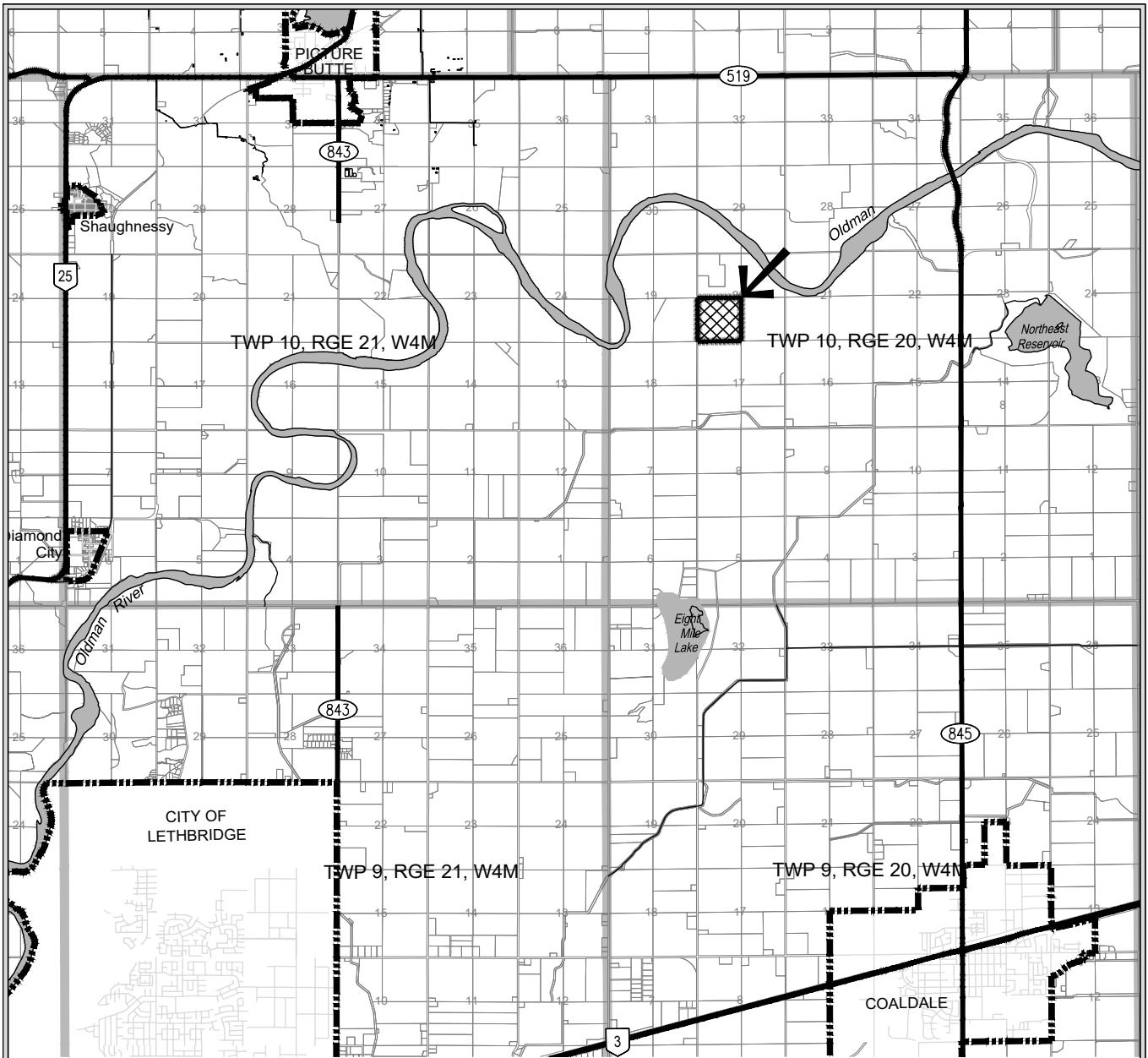
A fee of \$250.00 plus G.S.T. is due upon receipt of the attached invoice for consideration of the subdivision application by the District.

If you have any further questions or concerns, please contact me in the Taber office at 403-223-2148.”

MOVER

REEVE

DATE

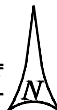


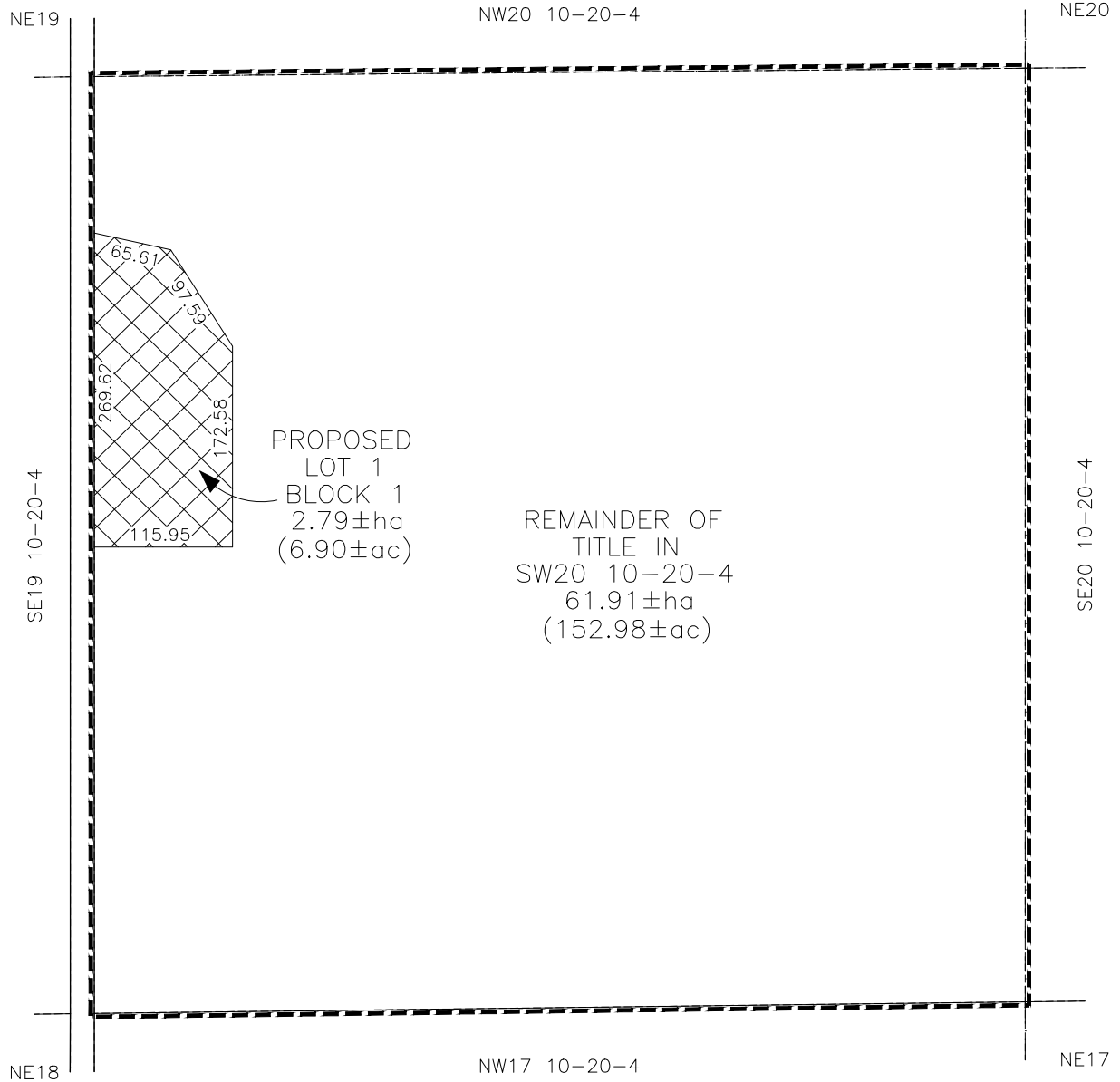
SUBDIVISION LOCATION SKETCH
 SW 1/4 SEC 20, TWP 10, RGE 24, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: OCTOBER 9, 2024
 FILE No: 2024-0-147

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 3E3
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



October 09, 2024 N:\Subdivision\2024\2024-0-147.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16441

SW 1/4 SEC 20, TWP 10, RGE 24, W 4 M

MUNICIPALITY: LETHBRIDGE COUNTY

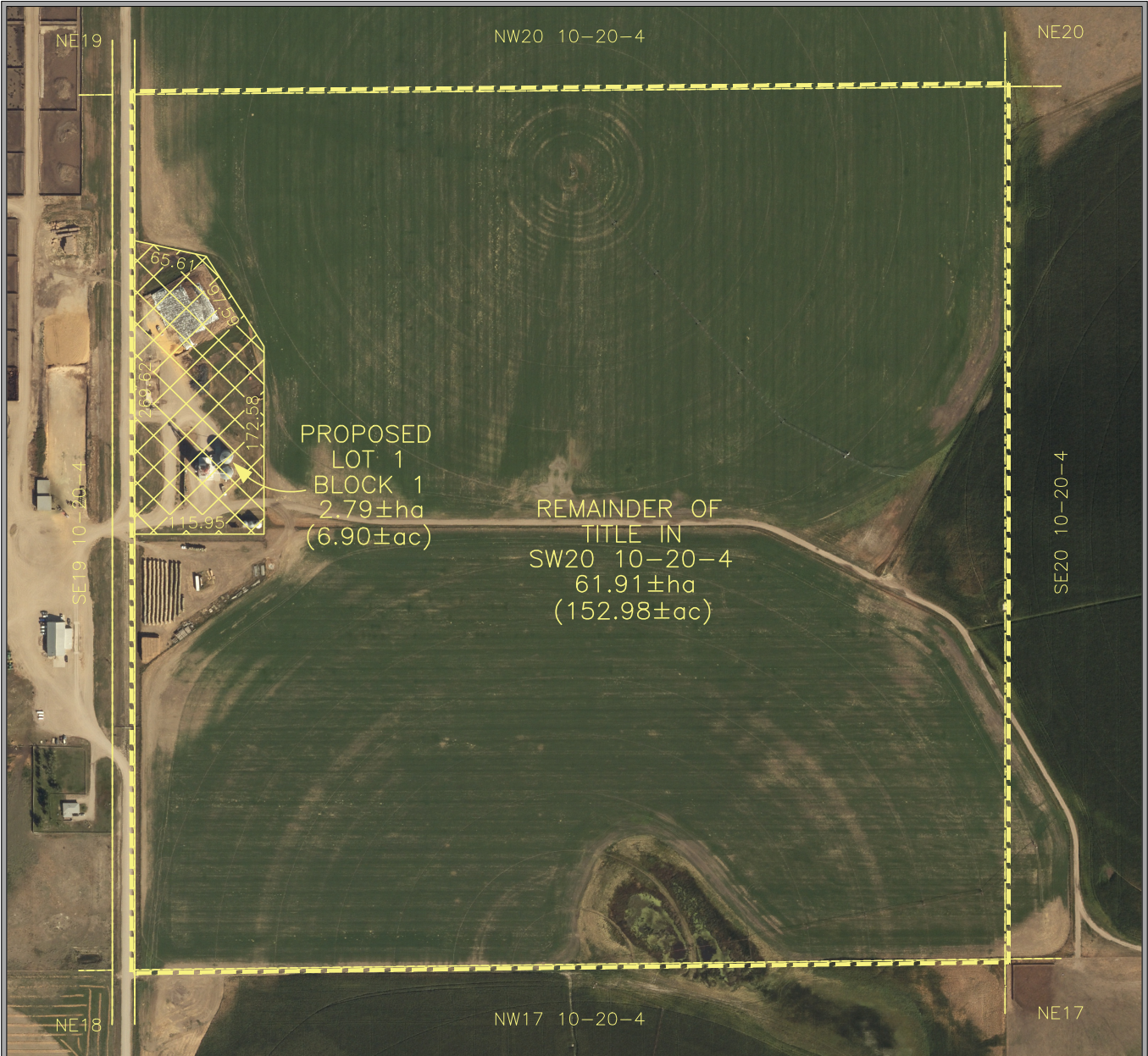
DATE: OCTOBER 9, 2024

FILE No: 2024-0-147



October 09, 2024 N:\Subdivision\2024\2024-0-147.dwg



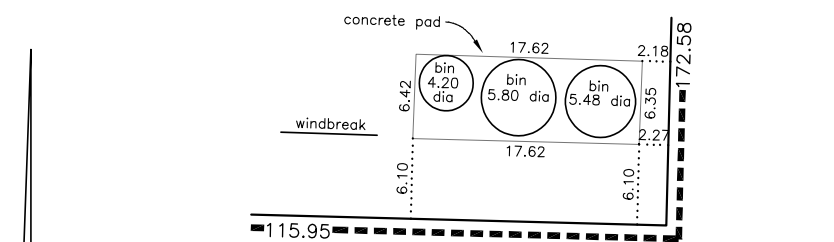


SUBDIVISION SKETCH

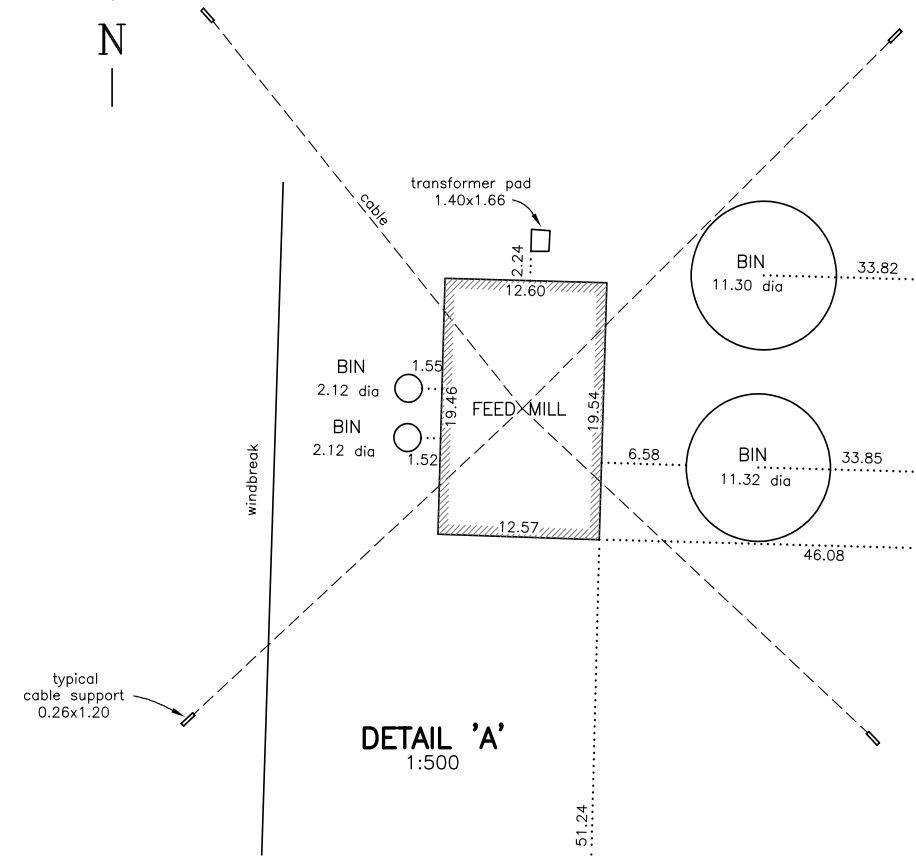
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16441
 SW 1/4 SEC 20, TWP 10, RGE 24, W 4 M
 MUNICIPALITY: LETHBRIDGE COUNTY
 DATE: OCTOBER 9, 2024
 FILE No: 2024-0-147



AERIAL PHOTO DATE: 2018

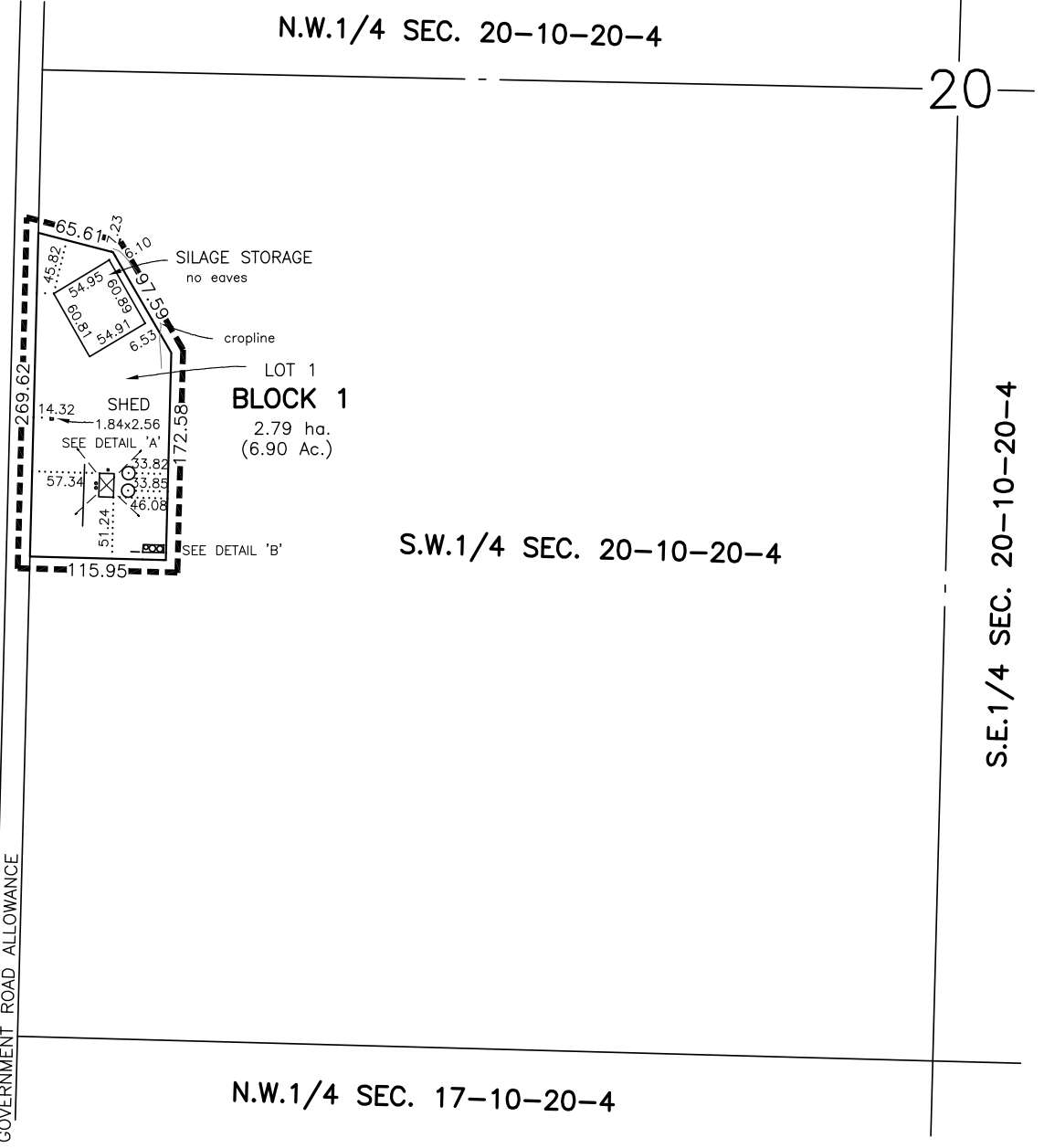


DETAIL 'B'
1:500



DETAIL 'A'
1:500

LOT 1
BLOCK 1
PLAN



S.E.1/4 SEC. 19
10-20-4

S.W.1/4 SEC. 20-10-20-4

N.W.1/4 SEC. 17-10-20-4

20

S.E.1/4 SEC. 20-10-20-4

GOVERNMENT ROAD ALLOWANCE

NO.	REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus ----- and contains approximately 2.79 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.			

WISEMEN FEEDERS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.W.1/4 SEC. 20, TWP. 10, RGE. 24, W.4 M.

Lethbridge County



brown okamura & associates ltd.

Professional Surveyors
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED T.C. Penner, A.L.S.	DRAWN MJ	DATE JULY 17/24
	CHECKED TCP	JOB 24-16441
	SCALE 1:5000	DRAWING 24-16441TC

AGENDA ITEM REPORT



Title: Bylaw 24-013 - Amendment to the Edgewood Stables Area Structure Plan (Bylaw 1362)- Public Hearing
Meeting: Council Meeting - 21 Nov 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 08 Nov 2024
Approved - 08 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to amend the Edgewood Stables Area Structure Plan (Bylaw 1362) to allow for an additional 3 country residential lots.

RECOMMENDATION:

That Bylaw 24-013 be read a second time.
That Bylaw 24-013 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed bylaw meets the requirements of the Lethbridge County Municipal Development Plan and the Grouped Country Residential Land Use Strategy.

PREVIOUS COUNCIL DIRECTION / POLICY:

- Bylaw 1362 - The Edgewood Stables Area Structure Plan was approved by County Council on April 21, 2011.
- First Reading of Bylaw 24-013 - October 17, 2024

BACKGROUND INFORMATION:

An application has been made to amend the Edgewood Stables Area Structure Plan (Bylaw 1362) to allow for an additional 3 country residential lots. The applicant has submitted an updated subdivision plan and technical documents to support the application.

The application was circulated to all County Departments and the City of Lethbridge, for review. The following comments were received:

- City of Lethbridge

- the storm pond must always have the required amount of water to provide adequate fire protection
- Care should be given to pipeline locations and should be within the public right of way or protected by an easement
- Each connection (potable water) will require a cistern and flow restrictor as per the Lethbridge Regional Water Services Commission Agreement

Lethbridge County Administration has reviewed the proposed bylaw and comments received and has the following comments on the application:

- This area is subject to the Lethbridge County and City of Lethbridge Intermunicipal Development Plan - Policy Area 3. The policies allow for the further subdivision of existing grouped country residential areas as long as an Area Structure Plan is completed.
 - This area was previously zoned Grouped Country Residential and the applicant has submitted an amendment to the existing Area Structure Plan to allow for the additional 3 parcels.
- The area meets the criteria for further subdivision as per Section 8 of the Lethbridge County Municipal Development Plan:
 - The lands are fragmented and adjacent to existing Country Residential Development.
 - The lots have access to utilities and services.
 - All the lots will have physical and legal access to a County road.
 - Drainage and stormwater management have been addressed.
 - Soil and geotechnical reports have been provided and are satisfactory.
 - The development setback to the Coulee has been established and the lot boundaries adhere to that setback.
- With regards to the City's comments on fire protection, Lethbridge County does not require fire protection (i.e. fire ponds and hydrants) for Grouped Country Residential developments as such this comment cannot be addressed. With regards to the other comments submitted regarding potable water and easements, these will be accommodated at the subdivision and development permitting stages.

The proposed amendment was advertised in the November 5 and 12 editions of the Sunny South News as well as on the County's website and social media accounts. A direct notice of the amendment was also mailed to the adjacent landowners.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of Bylaw 24-013.

Pros - None identified

Cons - a refusal would not align with the County's statutory plans

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's residential tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

[Hirsche Prop 4 Lot Subdivision - Edgewood Stables ASP Amendment Report - 2024-09-16](#)

[Bylaw 24-013 - Signed First Reading](#)
[Bylaw 1362 - Edgewood Stables ASP](#)
[City of Lethbridge Commets - June 25 2024](#)
[ORRSC Oct 2 2024](#)
[Adjacent landowners comments and response_R](#)
[Foreman comments and response_R](#)
[Jurgens comments and response_R](#)

EDGEWOOD STABLES AREA
STRUCTURE PLAN AMENDMENT
- HIRSCH 4 LOT - GROUPED
COUNTRY RESIDENTIAL
SUBDIVISION
SW ¼-29-9-21-W4

Submitted to
Lethbridge County



PREPARED FOR:
Tyler Hirsche
Hirsche Holdings Ltd.
94010 RR 215
Lethbridge, AB T1J 5R

PREPARED BY:
Hasegawa Engineering
1220 – 31 Street North
Lethbridge, AB T1H 5J8

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APPENDIX C	GEOTECHNICAL EVALUATION
APPENDIX D	HYDROLOGICAL & SITE DRAINAGE ANALYSIS
APPENDIX E	ARCHITECTURAL CONTROLS

1. VISION

The proposed Hirsche grouped country residential subdivision amendment to the Edgewood Stables Area Structure Plan (ASP) has been developed through rigorous planning and careful consideration of the needs of the future property owners while considering the potential impact to neighboring existing landowners. This work complies with the current planning and design requirements set forth in the original ASP. The focus in developing this plan was to put forward a development proposal which would minimize the impact on area infrastructure, ensure a good fit with adjacent land uses and ultimately provide Lethbridge County with a cost-effective model for future acreage development.

The proposed Hirsche subdivision is a Grouped Country Residential development proposed to be developed on Lot 1 Block 1 Plan 131 2563 (SW-29-9-21-W4) within Lethbridge County along the north boundary of the City of Lethbridge. The goal of this development is to subdivide the existing 4.65ha. (11.49ac.) lot into four new country residential lots to create an environment where residents can enjoy the peace and quiet of country residential living, while maintaining easy and convenient access to the municipality of Lethbridge. Key to achieving this goal is sizing the lots to a 2-acre minimum to allow for the low density feeling of the area. This lower density also minimizes the environmental impact and gives a feeling of integrating into the natural environment.

In addition, the planning of the development was purposely kept at low density to match the existing surrounding properties. Maintaining similar density allows for expansion of development in the area without changing the feel that country residential exudes.

Overall, the development concept acknowledges and seeks to positively integrate with the existing natural and built conditions in the area while successfully offering a diverse range of housing opportunities to satisfy a broad demand for country residency. The proposal and plan have been designed to:

- Offer a new high-quality rural residential area to Lethbridge County residents
- Be compatible and complimentary with existing adjacent country residential acreages which similarly enjoy the enviable location.

2. INTRODUCTION

This Amendment to the Edgewood Stables ASP has been prepared by Hasegawa Engineering Ltd. on behalf of Tyler Hirsche to describe the development concept and municipal servicing strategy to be provided for the proposed grouped country residential development. The site (Lot 1 Block 1 Plan 131 2563) lies at SW-29-9-21-W4, bordered by 62nd Avenue North to the south and Range Road 215 to the west. Range Road 215 turns into 13th Street North in the City of Lethbridge to the south of 62nd Avenue North (refer to Figure 1 in Appendix A). The site is bordered by residential properties to the east and west and tributary coulee valleys to the north. Lands to the south are agricultural use. This Amendment describes the ultimate development of the subject lands, which are contained within the existing parcel (refer to Figure 2 in Appendix A).

As the development is intended to have four lots, an Amendment to the existing Area Structure Plan is required under Section 6.2 of the Municipal Development Plan of Lethbridge County. In addition, the proposed subdivision is governed by the Edgewood Stables ASP framework dating back to 2011 which applies to a portion of the SW 29-9-21 W4M, legally described as Lot 9, Block 1, Plan 991 2364. The subject lands are contained in a single Certificate of Title containing 4.65 hectares (11.49 acres). Refer to Appendix B for complete land title document.

A key aspect of this ASP is to show how the proposed development will work within the framework of the Edgewood Stables ASP and highlight any areas where it deviates from it. The Amendment will provide a basis for evaluation of future applications for subdivision of parcels and building development.

3. PLANS, DRAWINGS, AND CONCEPT

3.1 PLANS AND DRAWINGS

To illustrate the location of the property, site drainage, and the proposed subdivision layout, seven figures have been prepared. The figures are provided in *Appendix A* and are as follows:

- Figure 1 – Area Map
- Figure 2 – Existing Lots and Topography
- Figure 3 – Legal Plan - Existing
- Figure 4 – Conceptual Lot Layout
- Figure 5 – Grading & Drainage Plan
- Figure 6 – Servicing Plan

These plans are conceptual in nature and are to be used for planning purposes only. Upon Amendment acceptance, detailed design plans will be prepared and submitted with any subdivision application.

3.2 EXISTING CONDITIONS

The proposal is designed with the existing conditions of the land in mind. The impact on adjacent landowners and residents was carefully considered in the preparation of the plan.

The lands within the boundaries of the proposed Amendment are currently occupied by “The Stables at Pavan Park” which operates as a recreational equestrian facility complete with an arena building, horse pens/stables, and a hay barn structure. Adjacent landowners include:

- To the north – tributary coulees of the Oldman River valley
- To the east and west – country residential lot acreages.
- To the south – agricultural farmland

The boundary of the proposed Amendment area is the boundary of the single parcel containing the lands to be developed.

3.3 DEVELOPMENT OBJECTIVES

Preferred Development Concept

The preferred development concept appears in Figure 4 in Appendix A. Note that the lot layouts are tentative and may vary slightly due to design considerations. The ultimate development will create approximately 3.60 ha (8.90 acres) of net developable area. The proposed subdivision is bordered on the north by existing coulee fingers which feed into the Oldman River valley. A slope stability assessment was performed by Hasegawa Engineering using the RVARP setback criteria for lenzie silt conditions for the Stafford Coulee area. This setback determined the extent of developable lands on the north side of the property. The land area between the back of these lots and the top of coulee bank is to be dedicated as municipal reserve.

Due to the RVARP, top of coulee setback on the north side of the development, there was insufficient remaining area to create 3 new, 2acre, lots as proposed. To resolve this issue, a 0.13ac. (522m²) portion of existing Lot 1 Block 2, to the south, is to be borrowed to allow proposed lot 3 to meet the required 2.0 ac. minimum size. The remainder of the land is dedicated to the road right of way.

Lot sizes will be a minimum of 0.81 ha (2.0 acres) in size with one lot being considerably larger. The result is a proposed 4-lot development. The proposed lots will be accessed from Range Road 215 (refer to Figure 2).

Land Use Classification

The existing land use classification of the land for the proposed development is GCR (Grouped Country Residential).

Lethbridge County Municipal Development Plan

The Lethbridge County Municipal Development Plan contains directives for residential development. The location of the proposed development meets these directives for the following reasons:

- The site is located adjacent to an existing area of Country Residential Development
- The site does not contain any sensitive environmental, cultural or historical features.

3.4 POPULATION ESTIMATES

With 4 residential use lots, and assuming a dwelling on each lot, the estimated population for the development at full build out is 10 additional residents based on an assumed population of 2.5 people per household

3.5 PROPOSED LAND USE AREAS

The distribution of land use within the proposed Amendment is shown in *Table 1* below.

Table 1. Land Use Statistics

	Hectares (Acres)	Percent of Gross Area
Gross Developable Area	4.65 (11.49)	100%
Net Developable Area	4.65 (11.49)	100%
Country Residential Lots 1-4	3.60 (8.90)	77%
Road Right of Way	0.31 (0.76)	7%
Municipal Reserve	0.74 (1.83)	16%
Total	4.65 (11.49)	100%
Area borrowed from Existing Lot 1 Blk 2 for proposed Lot 3	0.05 (0.12)	1%
Total	4.7 (11.61)	101%

4. SERVICING

To determine the viability of this development, preliminary evaluations have been performed with respect to servicing. Key service items include sewer, water, natural gas, telephone, television, and electric. Additional information on services is included in this section.

4.1 SANITARY SEWER SYSTEM

Sanitary sewage from each lot will be handled by individual private sewage treatment systems which meet or exceed the Alberta Private Sewage System Standard of Practice (2015). All systems will be approved as meeting these required standards prior to installation.

County development requirements indicate that prior to building on a lot, a soil test is required to determine the suitability of soil for supporting a septic field system. For the purpose of this Amendment, one borehole was advanced on each proposed lot, and soil samples taken to be analyzed to provide a representative indication of soil suitability for septic field. Prior to the development of each parcel, additional soil testing will be required. The soil characteristics, as detailed in this section, verify the suitability of the soil for this type of disposal system and supply the base design criterion for the required septic fields.

BDT Engineering conducted fieldwork for the septic feasibility at the subject property on February 21, 2024. Soil samples were taken from four boreholes, one on each proposed new lot, on the property (refer to Figure 4 in Appendix A for borehole locations). Classification tests including natural moisture content tests, Atterberg limits tests, and particle size distribution analyses were subsequently performed on the collected borehole samples at BDT's Lethbridge laboratory to aid in the determination of engineering properties.

The general subsurface stratigraphy comprised of topsoil, overlying clay, overlying clay till with occasional, discontinuous interbedded layers of sand, in descending order. Based on soil texture analysis, the soil can be generally classified as a loam.

The soils were classified using the soil texture classification triangle (Figure 8.1.1.10, Alberta Private Sewage System Standard of Practice 2015) and then that was used to determine Hydraulic Linear loading rates for the area. The results of this analysis are shown in Table 1 below.

Based on soil, groundwater, and site topography conditions, it is BDT's conclusion that the site should be considered a Suitability Type 2 – Moderate and as such, should adequately support a septic treatment system long-term.

Septic fields and septic tanks are to be designed, installed, and operated as per Alberta Private Sewage Systems Standard of Practice latest edition. Figure 4 in *Appendix A* shows approximate septic field sizes and locations on each lot based on estimated population of each lot.

4.2 WATER SYSTEMS

4.2.1 Potable Water

Potable water will be supplied to the subdivision via the existing 2" Rural Water Association treated water service which is located at the south side of existing riding arena building (see Fig. 5 in Appendix A). Lots 2,3, & 4 will be serviced by this waterline while lot 1 will have a cistern and have water trucked to site.

Raw Water System

There is no access to raw water rights from the SMRID for irrigation water at this time. An agreement will have to be negotiated in the future.

4.3 NATURAL GAS

The site is bordered to the south by two gas pipeline rights-of-way. A high-pressure gas line (GL 32 AP) owned by ATCO Pipelines and a low-pressure gas pipeline (2602IC) owned by ATCO Gas bisect the development area. ATCO has no plans to move the gas lines, and the setbacks and restrictions associated with the existence of these lines have been incorporated into the conceptual plan for the lot design.

A low-pressure gas service line owned by ATCO Gas services the existing facilities located in the riding arena building at the property.

Each landowner will pay for the installation of natural gas distribution infrastructure to their lot. ATCO Gas will distribute natural gas within the development and lot purchasers will be able to select a retailer for natural gas supply. An existing ATCO high pressure natural gas line runs through the east side of the development which is a potential tie in point for servicing of the residential use lots within the subdivision.

4.4 ELECTRICAL POWER

The existing electrical service for the area is overhead power lines. Fortis Alberta Inc. will provide services to the proposed subdivision and services to each property line off the existing infrastructure (refer to Figure 4).

Electrical services are to be provided by the lot owner, not by the developer.

4.5 TELEPHONE

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

4.6 SOLID WASTE DISPOSAL

Lot purchasers will be responsible for making arrangements for solid waste disposal. The City of Lethbridge Regional Solid waste facility is located approximately 6 km driving distance from the development. Alternatively, lot purchasers may contract with a private solid waste hauler.

4.7 MAIL DELIVERY

At the time of subdivision an application will be made to Canada Post for mail service to the development. The design of the subdivision will include an appropriate location per Canada Post guidelines. A community mailbox area at the entrance to the development will likely be required.

5. ROADS AND TRANSPORTATION

5.1 EXTERNAL ROADS

The nearest provincial highway to the development area is Secondary Highway 843 located approximately 3 km east of the development. The primary access to the subdivision will be from Range Road 215 which extends to the north from 13th Street North in the City of Lethbridge. Both accesses are gravel surfaces. No off-site improvements to the County owned roads are anticipated. The internal road servicing the lots will be gravel surfaced, to be provided at the developer's expense. Where possible, the developer will provide shared approaches for those parcels gaining access from the County roads.

6. SITE DRAINAGE AND GRADING

The objective of the stormwater management design is to ensure that there is no impact on the surrounding properties and landowners from changing the drainage pattern within the development.

This analysis was based on creating a total of four (4) lots. All drainage onsite will conform to Lethbridge County and Alberta Environment and Parks requirements. The intent of stormwater management for the development is to control runoff with the use of stormwater management retention areas such that runoff is contained and released only when permission is granted. A Site Drainage Analysis was completed for the site (*Appendix D*) and is summarized below.

6.1 SITE DRAINAGE

A survey of the subject property was conducted on Sept. 11, 2023, to determine existing ground topography and drainage courses. Drainage around the existing buildings, corals, and gravel roads is ultimately directed to the northwest and draining into the coulee valley. Existing ground slope varies from 0.7% to 8.0%

The proposed drainage plan utilizes the existing topography and established drainage courses where possible. Lots 1 & 2, on the north side of the development, are designed to be split drainage lots conveying a portion of the front lot drainage south into the roadside ditch and then west toward range road 215. The back half of lots 1 & 2 drain to the north across the property line and across the municipal reserve land and into the coulee drawing into the Oldman River valley. Lot 3 is also split drainage with the front half draining to the east into the roadside ditch, and the back half draining to the west. There is a 3-meter-wide grass swale along the east property lines of Lot 2 & 3 which directions overland flow to the north, and offsite. Lot 4, on the southside of the road, directs surface drainage to the north and into the roadside ditch, then west toward the existing ditch system along the east side of range road 215. The stormwater is then diverted north through a culvert under the newly constructed gravel road into the existing ditch system along the east side of Range Road 215.

A combination of lot grading, grass swales, roadside ditches, & culverts will be used to convey overland storm water from the four proposed lots toward the coulee draw to the north. Figure 5 in Appendix A shows the topography of the site and proposed grading and infrastructure. There are no stormwater retention areas such as dry or wet ponds as part of the design. The overall drainage plan for the proposed subdivision is designed to work within the major storm system of the Edgewood Stables ASP.

6.2 DRAINAGE MODELING

To determine the post-development drainage requirements for the proposed 4-lot subdivision, a hydrologic model of the site was prepared using a combination of GPS surveys, GeoHECHMS, and PCSWMM software. GeoHECHMS software was used to divide the resulting surface into sub basins. The software also generates flowpaths and average slopes for each sub basin. To determine the peak runoff from each basin, surface runoff analysis was performed followed by runoff modelling using PC SWMM hydrologic modeling software package. The hydrologic model of the site post-development was then analyzed using a 1:100 year 24-hour design storm event. The complete hydrological and site drainage analysis report is included in Appendix D.

The stormwater management area was designed to retain runoff volume generated and ensure that peak flow remains below predevelopment flow rates. The hydrologic model will be reviewed during the detailed design stage to confirm the required capacity of the overland drainage system and culverts.

7. ENVIRONMENTAL ASSESSMENT

The existing lot area of 4.65 ha. is currently occupied by the “Stables of Pavan Park” recreational equestrian complex. This is comprised of a riding arena building, stables, a large riding/training area, and a hay barn. Gravel roads provide access to these amenities within the park. The remaining land is covered with grass and tress/shrubs. Since this is all developed land there is no need for additional environmental assessments

The proposed subdivision area has no sign of surface contamination. There are two gas pipelines right of ways that border the property on the south side, running from southwest to northeast. One is a high-pressure gas line and the other a low-pressure line. ATCO Gas has no plans to move the pipelines. There are no active well heads, leases, or abandoned leases in the plan area.

8. MINIMUM SERVICING STANDARD

The subject property is zoned Grouped Country Residential (GCR) land use. As per Lethbridge County Land Use Bylaw No. 1404, the minimum lot size is 0.8ha. (2.0ac.) of developable land, with a maximum flexible parcel size of 1.2 to 4.05ha. (3.0 to 10ac.). The minimum setback for side yards is 6.1 meters (20 ft.) and for front yards is 15.2 meters (50 ft), as per the Edgewood Stables ASP.

Site suitability testing is required before subdivision approval and includes but is not limited to water supply, water table levels, percolation rates, contours, environmental impact assessment, etc.

9. FIRE PROTECTION

Fire protection for the proposed subdivision will be provided by the existing storm pond and dry hydrant located approximately 150 meters east of the eastern most property line (refer to Figure 5 in Appendix A for locations).

10. ARCHITECTURAL CONTROLS

Architectural control for the proposed subdivision will use the same rules and conditions of the Edgewood Stables ASP which have been included in Appendix E.

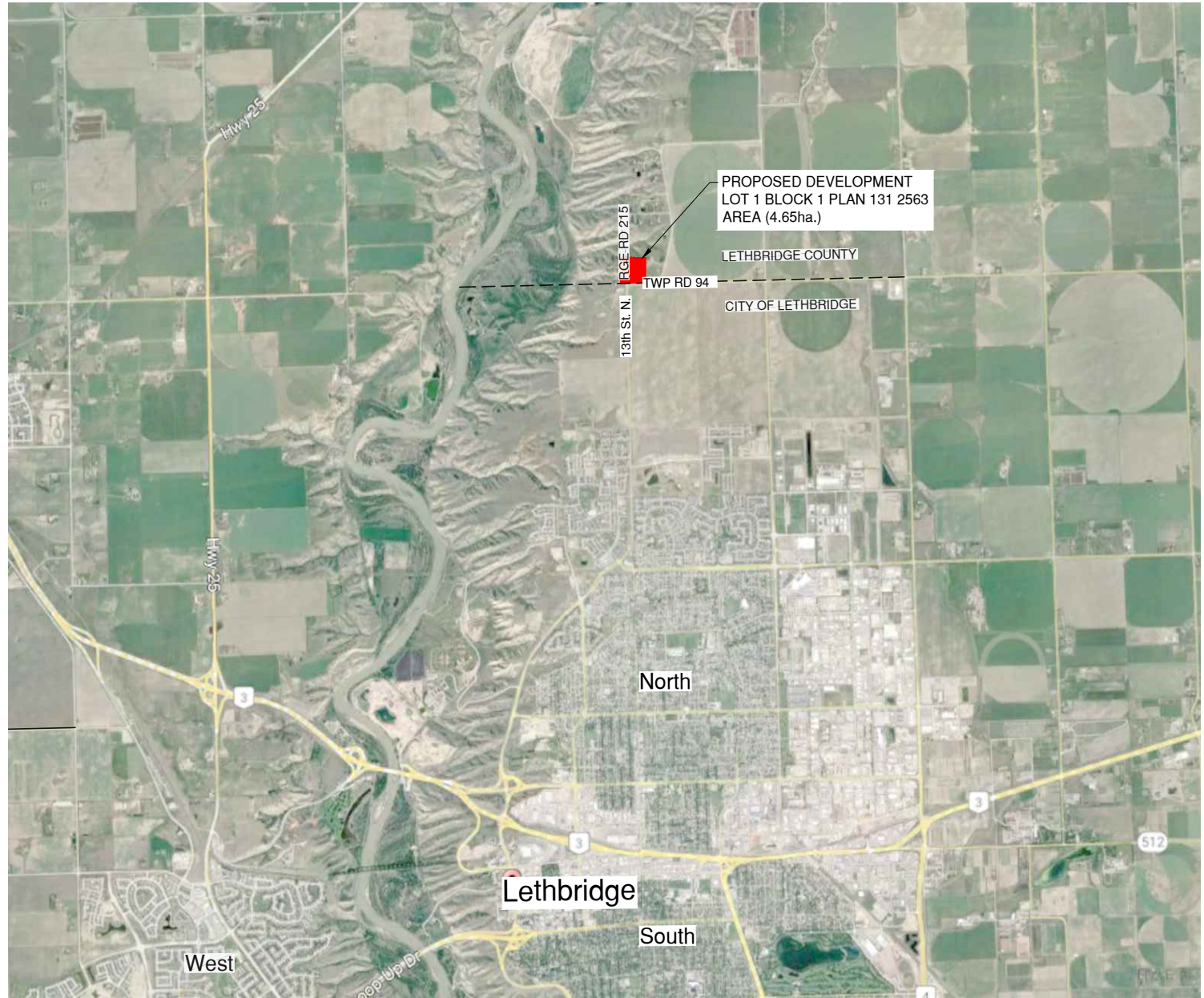
11. CONCLUSION


The proposed 4-Lot residential subdivision meets with the requirements established in the Municipal Development Plan and Land Use Bylaw of Lethbridge County for the development of a "County Residential" multi-lot subdivision. It also works within the framework of the Edgewood Stables Area Structure Plan. The site investigation and soils investigation performed indicate the site is suitable for this purpose.

APPENDIX A

FIGURES

ISSUE	DRAWING STATUS / REVISION	DATE (YY/MM/DD)	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	NTS - 11x17





HASEGAWA
CONSULTING PROFESSIONAL ENGINEERS

1220 - 31 Street North, Lethbridge, Alberta T1H 5L8
P: 403-328-2566 F: 403-328-2778 E: office@hasegawa.ca

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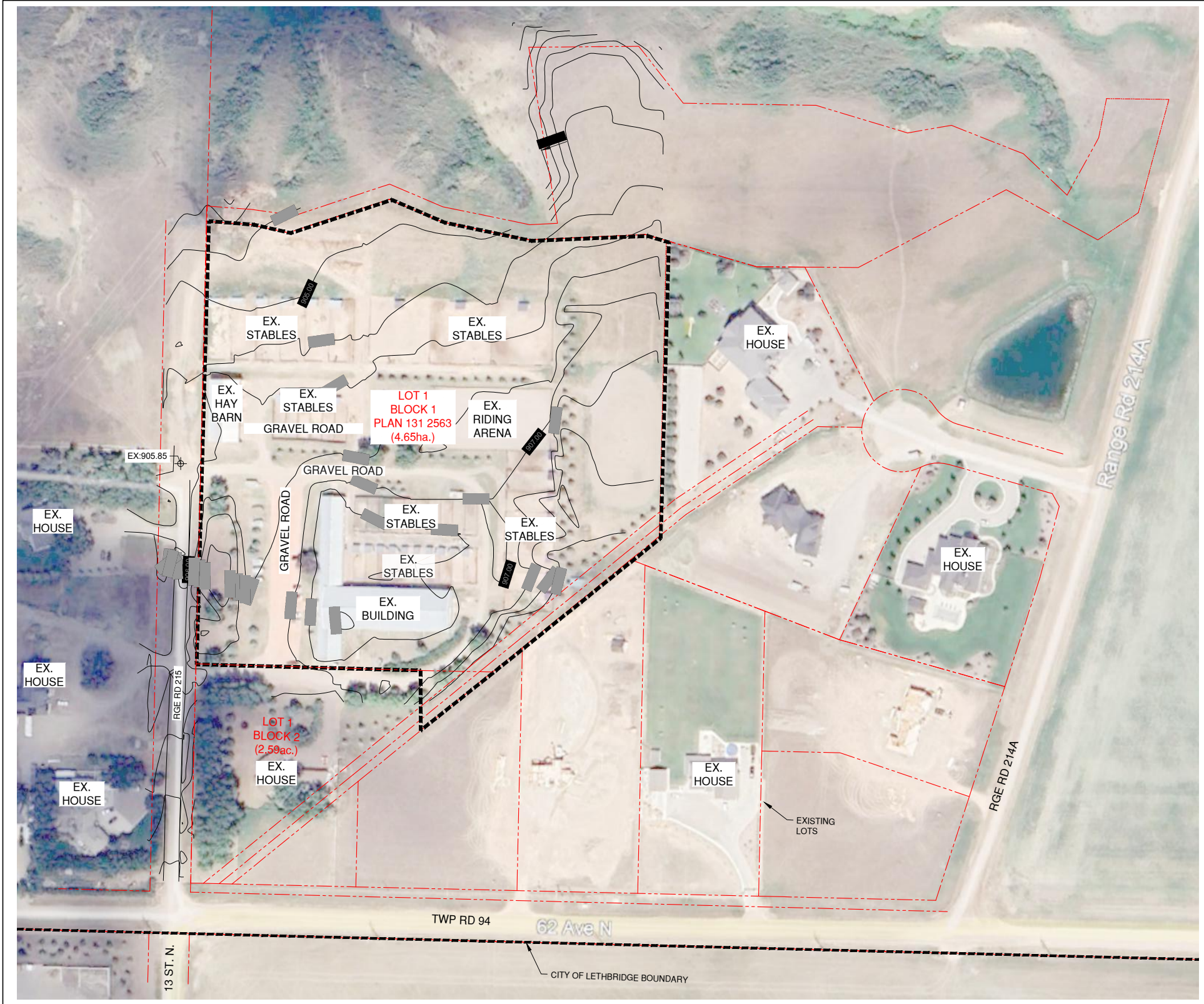
CLIENT: TYLER HIRSCHÉ

PROJECT: PROPOSED 4 LOT SUBDIVISION
LOT 1 BLOCK 1 PLAN 131 2563

DRAWING: AREA MAP

PROJECT NUMBER: 21-062	SHEET NUMBER: FIG. 1
------------------------	----------------------

ISSUE	DRAWING STATUS / REVISION	DATE	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	1:2,000 - 11x17

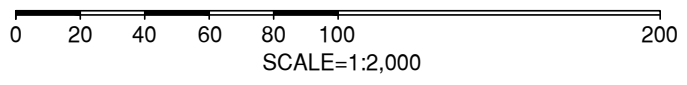


LEGEND

----- PROPOSED DEVELOPMENT BOUNDARY


----- EXISTING GROUND CONTOURS - 0.5m INTERVALS

----- EXISTING LOTS



NOTE:

- ALL DIMENSIONS SHOWN ARE IN METERS (m) UNLESS OTHERWISE NOTED
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CLIENT

TYLER HIRSCH

PROJECT

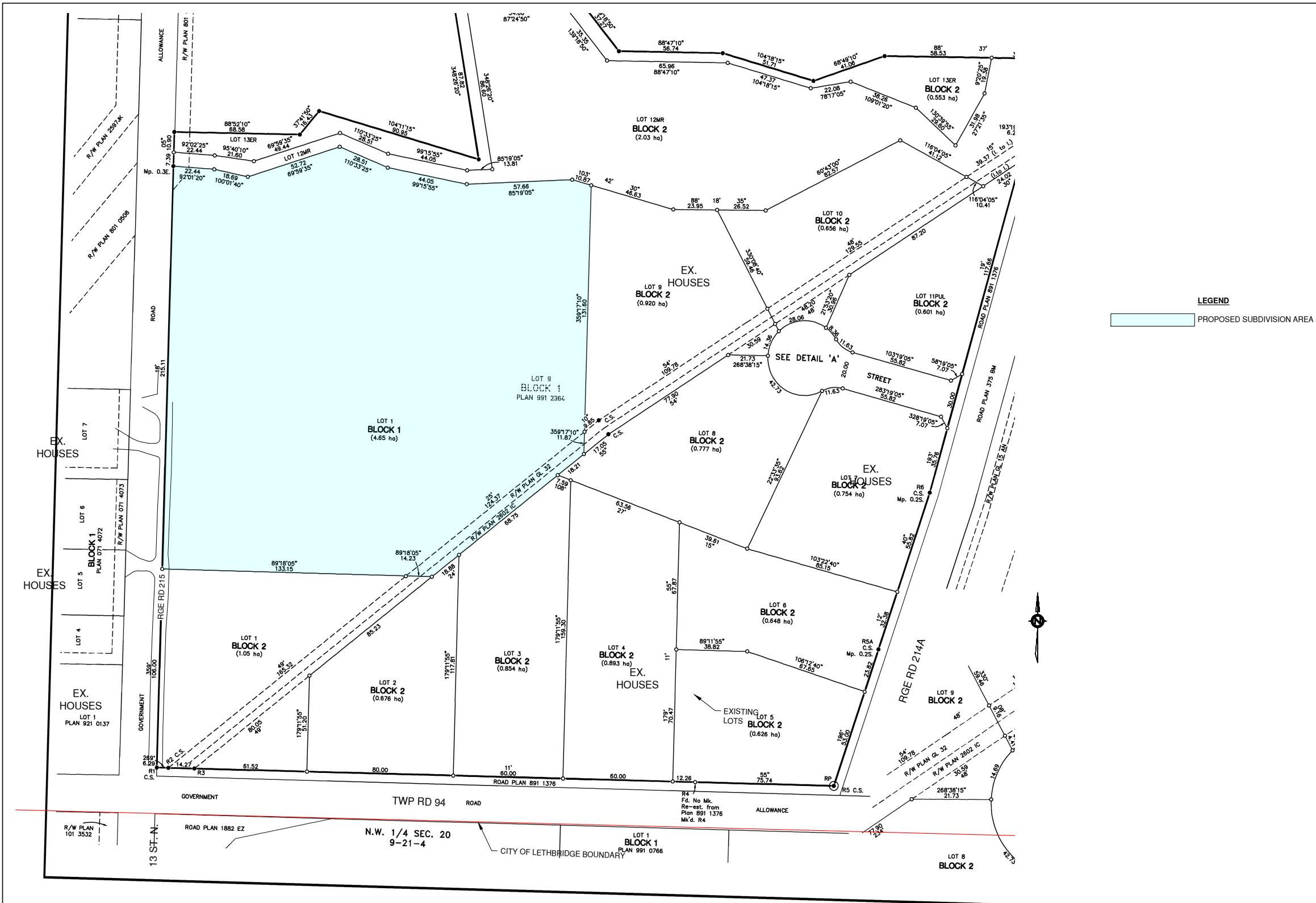
**PROPOSED
4 LOT SUBDIVISION
LOT 1 BLOCK 1 PLAN 131 2563**

DRAWING

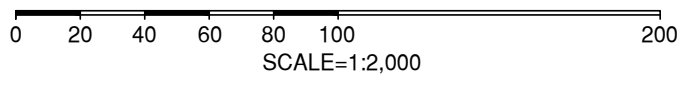
**EXISTING LOTS &
TOPOGRAPY**

PROJECT NUMBER **21-062** SHEET NUMBER **FIG. 2**

ISSUE	DRAWING STATUS / REVISION	DATE	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	1:2,000 - 11x17



LEGEND
 PROPOSED SUBDIVISION AREA



NOTE:
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 • AIR PHOTO IMAGE IS SHOWN FOR REFERENCE ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS
 • SCALE AND ROTATION ARE APPROXIMATE



NOTES
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CLIENT: TYLER HIRSCH
 PROJECT: PROPOSED 4 LOT SUBDIVISION
 LOT 1 BLOCK 1 PLAN 131 2563

DRAWING: LEGAL PLAN - EXISTING

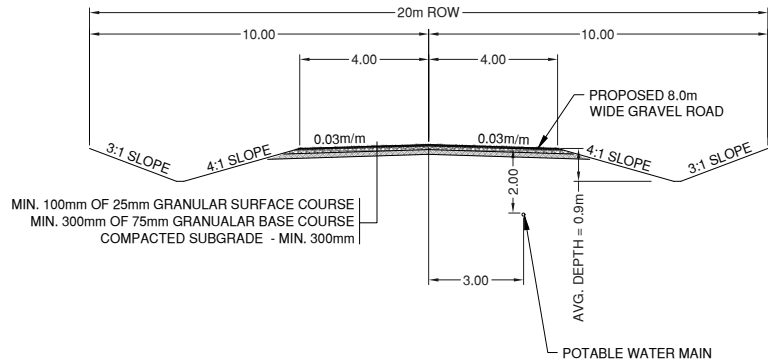
PROJECT NUMBER: 21-062
 SHEET NUMBER: FIG. 3

ISSUE	DRAWING STATUS / REVISION	DATE	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	1:2,000 - 11x17

- 1 SLOPE STABILITY SETBACK LINE AS DETERMINED BY RVARP SETBACK CRITERIA.
- 2 1.91ac. AREA NORTH OF SLOPE STABILITY SETBACK TO TOP OF COULEE BANK TO BE DEDICATED AS MUNICIPAL RESERVE.

NOTE:

- HOUSE AND SEPTIC FIELD SIZES & LOCATIONS SHOWN ARE FOR REFERENCE ONLY.
- SEPTIC (SOIL BASED TREATMENT) FIELD SUITABILITY TO BE DETERMINED AS PER ALBERTA PRIVATE SEWAGE SYSTEMS STANDARD OF PRACTICE - DECEMBER 2015 EDITION.



8.0m WIDE GRAVEL ROAD CROSS-SECTION
SCALE: 1:200



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CLIENT: TYLER HIRSCH
PROJECT: PROPOSED 4 LOT SUBDIVISION
LOT 1 BLOCK 1 PLAN 131 2563

DRAWING: CONCEPTUAL LOT LAYOUT

PROJECT NUMBER: 21-062
SHEET NUMBER: FIG. 4

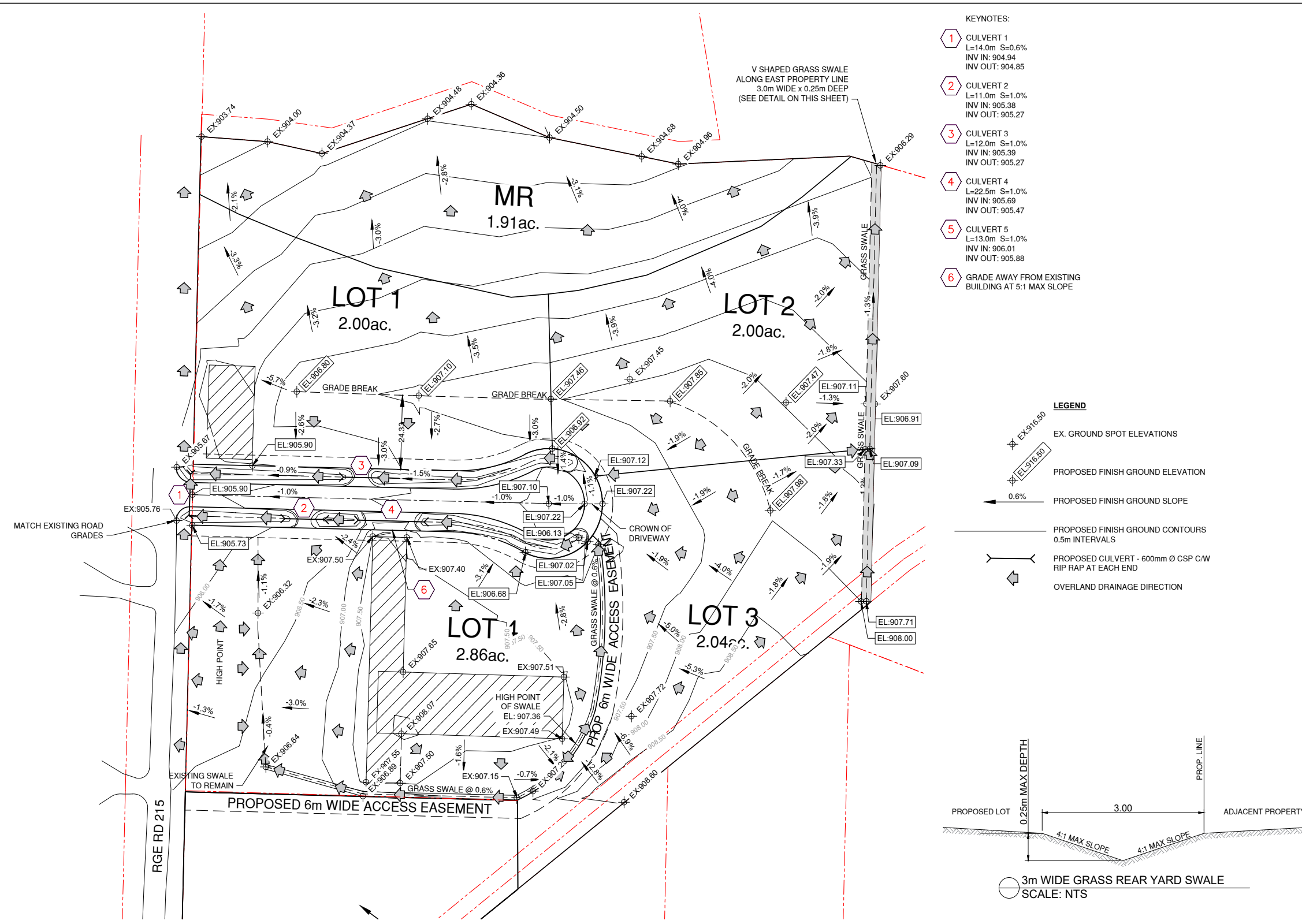
NOTE:

- ALL DIMENSIONS SHOWN ARE IN METERS (m) UNLESS OTHERWISE NOTED
- AIR PHOTO IMAGE IS SHOWN FOR REFERENCE ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS
- SCALE AND ROTATION ARE APPROXIMATE

ISSUE	DRAWING STATUS / REVISION	DATE	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	1:1,250 - 11x17

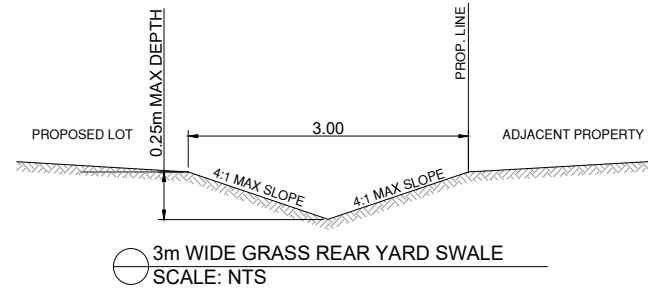
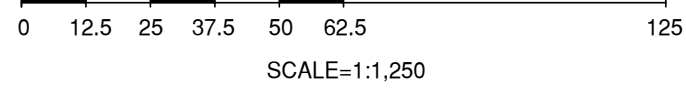
- KEYNOTES:
- 1 CULVERT 1
L=14.0m S=0.6%
INV IN: 904.94
INV OUT: 904.85
 - 2 CULVERT 2
L=11.0m S=1.0%
INV IN: 905.38
INV OUT: 905.27
 - 3 CULVERT 3
L=12.0m S=1.0%
INV IN: 905.39
INV OUT: 905.27
 - 4 CULVERT 4
L=22.5m S=1.0%
INV IN: 905.69
INV OUT: 905.47
 - 5 CULVERT 5
L=13.0m S=1.0%
INV IN: 906.01
INV OUT: 905.88
 - 6 GRADE AWAY FROM EXISTING BUILDING AT 5:1 MAX SLOPE

- Lethbridge County Requirements**
- All drainage culverts will be rip-rapped at both inlet and outlet. The size and type of rip-rap will conform to good engineering practice and acceptable to the County. Refer to Section 2.3.9 Rip Rap.
 - Minimum size of roadway culvert will be 600 mm (wall thickness 1.6 mm or as required by the loading criteria).
 - Minimum size of entrance culvert will be 500 mm (wall thickness 1.6 mm or as required by the loading criteria).
 - Culverts will be placed so that the minimum distance from the finished grade of the roadway to the top of the pipe will be not less than one-half the diameter of the pipe or a minimum of 300 mm, whichever is greater, unless approved otherwise



- LEGEND
- EX-916.50 EX. GROUND SPOT ELEVATIONS
 - EL-916.50 PROPOSED FINISH GROUND ELEVATION
 - 0.6% PROPOSED FINISH GROUND SLOPE
 - PROPOSED FINISH GROUND CONTOURS 0.5m INTERVALS
 - PROPOSED CULVERT - 600mm Ø CSP C/W RIP RAP AT EACH END
 - OVERLAND DRAINAGE DIRECTION

- LEGEND
- EXISTING GROUND CONTOURS - 0.5m INTERVALS
 - EXISTING LOTS
 - PROPOSED LOTS



1220 - 31 Street North, Lethbridge, Alberta T1H 5L8
P: 403-326-2599 F: 403-326-2728 E: office@hasegawa.ca

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CLIENT: TYLER HIRSCH

PROJECT: **PROPOSED 4 LOT SUBDIVISION**
LOT 1 BLOCK 1 PLAN 131 2563

DRAWING: **GRADING & DRAINAGE PLAN**

PROJECT NUMBER: 21-062 SHEET NUMBER: **FIG. 5**

ISSUE	DRAWING STATUS / REVISION	DATE (YY/MM/DD)	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	1:1,250 - 11x17

- KEYNOTES**
- 1 TERMINATE EXISTING WATERLINE, INSTALL TEE, AND SERVICE EXTENSION INTO LOT 3, AND CAP FOR FUTURE SERVICE CONNECTION TO HOUSE.
 - 2 EXTEND SERVICES 0.5m PAST UTILITY EASEMENT.
 - 3 25mm Ø SERVICE CONNECTIONS TO BE COPPER TUBING, MUNICIPEX OR IPEX BLUE 904 PEX. CURB STANDS TO BE PLACED AT BACK OF 3.5m UTILITY EASEMENT.
 - 4 50mm TO 25mm Ø SELF TAPPING SADDLE ELECTRIC-FUSED TO 50mm Ø MAIN. SADDLE C/W 25mm Ø SERVICE EXTENSION AND CURB STAND
 - 5 25mm Ø SERVICE CONNECTIONS TO BE COPPER TUBING, MUNICIPEX OR IPEX BLUE 904 PEX. EXTEND SERVICE 0.5m PAST 6m WIDE ACCESS EASEMENT

HASEGAWA
CONSULTING PROFESSIONAL ENGINEERS
1220 - 31 Street North, Lethbridge, Alberta T1H 5L8
P: 403-328-2598 F: 403-328-2728 E: office@hasegawa.ca

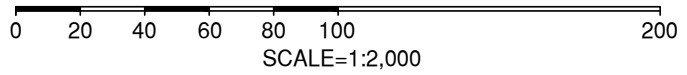
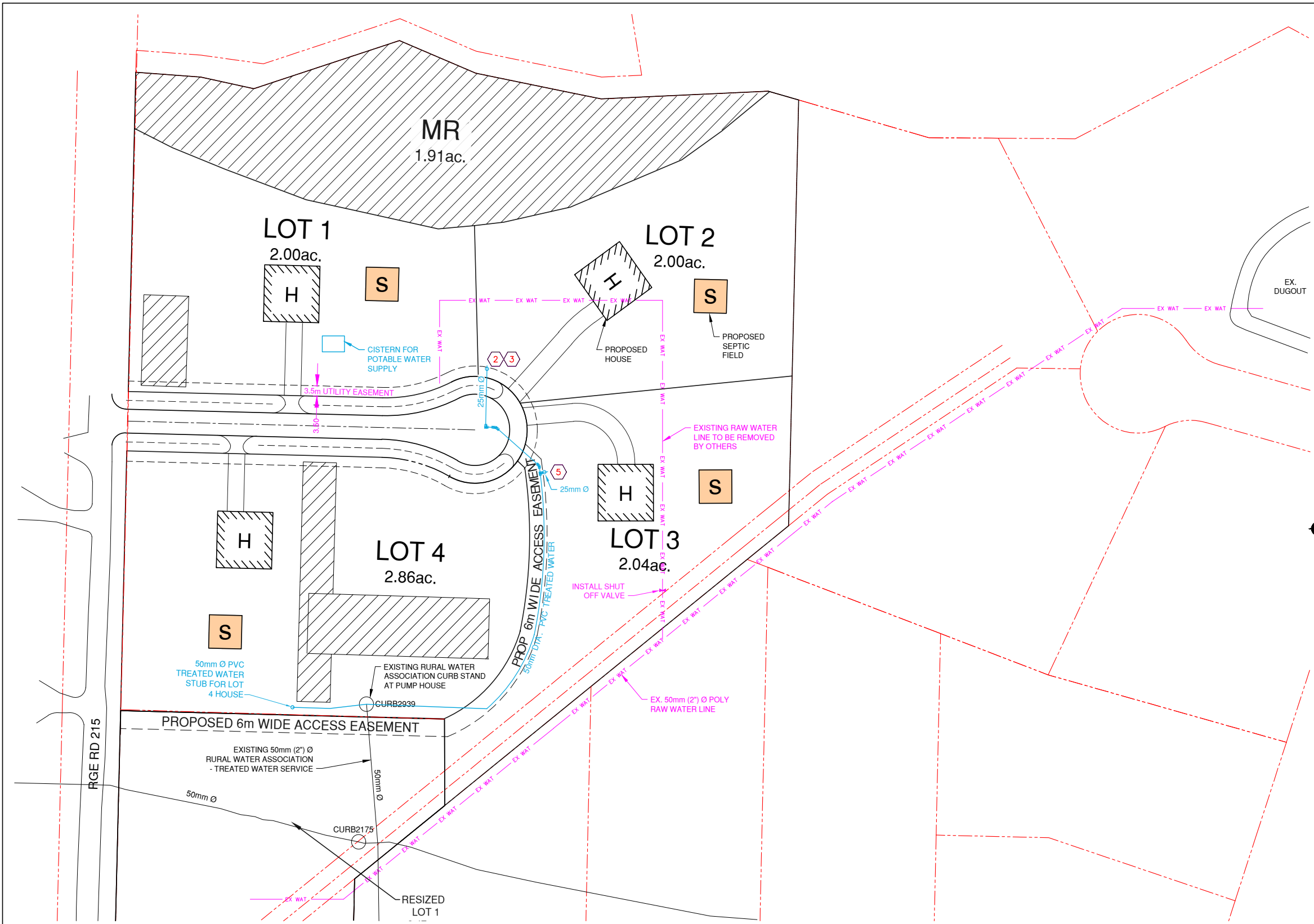
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CLIENT: TYLER HIRSCHÉ

PROJECT: PROPOSED 4 LOT SUBDIVISION
LOT 1 BLOCK 1 PLAN 131 2563

DRAWING: SERVICING PLAN

PROJECT NUMBER: 21-062 SHEET NUMBER: FIG. 6



- NOTE:**
- HOUSE AND SEPTIC FIELD SIZES & LOCATIONS SHOWN ARE FOR REFERENCE ONLY.
 - SEPTIC (SOIL BASED TREATMENT) FIELD SUITABILITY TO BE DETERMINED AS PER ALBERTA PRIVATE SEWAGE SYSTEMS STANDARD OF PRACTICE - DECEMBER 2015 EDITION.

APPENDIX B

LAND TITLES



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 841 204 1312563;1;1 211 215 744

LEGAL DESCRIPTION
PLAN 1312563
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.65 HECTARES (11.49 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;21;9;29;SW

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 131 249 801

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 215 744	01/11/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HIRSCHE HOLDINGS LTD.
OF 94010 RANGE ROAD 215
LETHBRIDGE COUNTY
ALBERTA T1J 5R4

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
2311BD	27/08/1914	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:GL32
2834IC	19/09/1960	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

211 215 744

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:2602IC
"SUBJECT TO"

761 094 355 26/07/1976 IRRIGATION ORDER/NOTICE
THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER
IRRIGATION DISTRICT

801 081 823 30/05/1980 UTILITY RIGHT OF WAY
GRANTEE - ALTALINK MANAGEMENT LTD.
2611 - 3 AVE SE
CALGARY
ALBERTA T2A7W7
AS TO PORTION OR PLAN:8010508
"TAKE PRIORITY OF CAVEAT 781197547 REGISTERED ON
5/12/78"
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 021161676)
 (DATA UPDATED BY: CHANGE OF ADDRESS 091107691)

841 146 222 30/08/1984 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

131 249 605 01/10/2013 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - COUNTY OF LETHBRIDGE.
100, 905-4 AVENUE SOUTH
LETHBRIDGE
ALBERTA T1J4E4

131 249 804 01/10/2013 UTILITY RIGHT OF WAY
GRANTEE - COUNTY OF LETHBRIDGE.
AS TO PORTION OR PLAN:1312564

131 249 805 01/10/2013 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
AS TO PORTION OR PLAN:1312564

131 249 807 01/10/2013 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AS TO PORTION OR PLAN:1312565

171 196 947 02/09/2017 UTILITY RIGHT OF WAY
GRANTEE - COUNTY OF LETHBRIDGE RURAL WATER
ASSOCIATION LIMITED.

211 215 745 01/11/2021 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
8008-104 ST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
211 215 744

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$900,000

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF
FEBRUARY, 2024 AT 04:14 P.M.

ORDER NUMBER: 49813636

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

APPENDIX C

GEOTECHNICAL EVALUATION



GEOTECHNICAL EVALUATION
LOT 1 BLOCK 1 PLAN 331 2364
LETHBRIDGE COUNTY, ALBERTA

Prepared for: Hasegawa Consulting Professional Engineers
March, 2024
2024-016

BDT Engineering Ltd.
allardchrisbd@outlook.com

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1.0 INTRODUCTION

This report presents the results of a geotechnical evaluation conducted by BDT Engineering Ltd. (BDT) for a proposed soil-based sewage treatment system servicing for four proposed residential lots at lot 1 block 1 plan 331 2364, in Lethbridge County, Alberta. The proposed lots range in size from approximately 2.0 to 4.32 acres, a conceptual lot layout is included in Appendix A.

The scope of work for this evaluation was outlined in a proposal emailed to Mike Oler of Hasegawa Consulting Professional Engineers (Hasegawa) on February 5, 2024. The objective of this evaluation was to determine the general subsurface conditions in the area of the proposed development and assess the feasibility of a soil-based sewage treatment system.

Authorization to proceed with this work was received by email on February 6, 2024.

2.0 PROJECT DETAILS AND SCOPE OF WORK

It is understood that the proposed development will consist of the design and construction of a private sewage treatment system for the future residential development of the above noted lot.

The scope of work for this evaluation included drilling four (4) boreholes, a laboratory program to assist in classifying subsurface soils and a discussion of the feasibility of sewage treatment system.

3.0 GEOTECHNICAL FIELD AND LABORATORY WORK

The fieldwork for this evaluation was carried out on February 21, 2024 using a truck mounted solid stem auger drill rig contracted from Chilako Drilling Services Ltd. of Coaldale, Alberta. The drill rig was equipped with 150 mm diameter solid stem continuous flight augers. The borehole locations are presented on Figure 1, in Appendix A.

Four boreholes, BH001 to BH004, were drilled at proposed septic field locations across the site. The boreholes were advanced to depths of 4.57 m below the existing ground surface.

Disturbed grab samples were obtained from each borehole at 0.75 m intervals. All soil samples were visually classified in the field, and the individual soil strata and the interface between them were noted. The borehole logs are presented in Appendix B. An explanation of the terms and symbols used on the borehole logs is also included in Appendix B.

A slotted 25 mm diameter PVC standpipe was installed in each of the boreholes to monitor groundwater levels. Auger cuttings were used to backfill around the standpipes and the boreholes were sealed at the surface with approximately 600 mm of bentonite chips.

Classification tests including natural moisture content tests, Atterberg limits tests, and particle size distribution analysis were subsequently performed on the collected borehole samples at BDT's Lethbridge Laboratory to aid in the determination of engineering properties. All laboratory results are noted on the borehole logs or separately in Appendix B.

4.0 SITE AND SUBSURFACE CONDITIONS

4.1 SITE DESCRIPTION & TOPOGRAPHY

The site is located at lot 1 block 1 plan 331 2364 north of the intersection of 13 Street North and 62 Avenue North in Lethbridge County, Alberta. The site has a slight slope (<8%) to the coulees to the north, sloping towards the Oldman River.

4.2 SOIL CONDITIONS

It should be noted that geological conditions are innately variable. At the time of preparation of this report, information on subsurface stratigraphy was available only at discreet borehole locations. In order to develop recommendations from this information, it is necessary to make some assumptions concerning conditions other than at the borehole locations. Adequate field reviews should be provided during design and construction of the treatment system to check that these assumptions are reasonable.

The general subsurface stratigraphy comprised of topsoil, overlying clay, overlying clay till with occasional, discontinuous interbedded layers of sand, in descending order. Based on soil texture analysis, the soils can be generally classified as a loam. The following sections provide a summary of the soils encountered in the borehole logs. A more detailed description is provided on the borehole logs in Appendix B.

4.2.1 TOPSOIL

Topsoil was encountered at the surface in BH001, BH002, and BH003 and ranged in thickness from 50 mm to 200 mm. The topsoil was described as containing organics and was moist, and brown.

4.2.2 SHALE FILL

Shale Fill was encountered at the surface in BH004 and was approximately 75 mm in thickness. The shale was described as moist and red.

4.2.3 CLAY

Clay was encountered below the topsoil and was encountered up to depths of approximately 1.5 m to 3.0 m below the existing ground surface. The clay was silty with a trace of sand, firm to hard, damp to very moist, medium plastic, massive, and light brown. The results of the grain size analysis carried out on a representative sample of the clay indicated a textural composition of 35% sand, 43% silt, and 22% clay. Using Figure 2 of the Model Process for Subdivision Approval and Private Sewage, the upper clay has a textural classification of L (loam).

4.2.4 CLAY TILL

Clay till was encountered in all boreholes beneath the clay, present to the maximum depth drilled. The clay till was silty with a trace of sand and gravel. The clay till was, firm to hard, medium plastic, and moist to very moist. The clay till was massive, and olive brown with white precipitates. Coal and oxide stains were also noted throughout the clay till.

4.3 GROUNDWATER CONDITIONS

At the time of drilling, no sloughing was noted in any of the boreholes. The groundwater levels were measured on March 12, 2024. Table 4.3 summarizes the groundwater monitoring data.

Table 4.3 Groundwater Monitoring Data – March 12, 2024

Borehole Number	Depth of Standpipe (m)	Depth to Groundwater (m)
BH001	4.50	4.45
BH002	4.50	Dry
BH003	4.50	Dry
BH004	4.50	3.96

BH002 and BH003's monitoring wells were found to be dry and BH001 and BH004 showed groundwater depths of 4.45 to 3.96 m, respectively. Additionally, there were no other indicators of a high water table (i.e. mottling, gleying, etc.) noted in the field observations. Based on the results of the field drilling program and the measured groundwater levels, it is expected that the site should have adequate vertical separation throughout.

4.3.1 SPRINGS AND WELLS

No springs were observed on the site at the time of preparing this report. Based on records found on the Alberta Water Well Database, one well, GIC Well ID 1170005, was identified approximately 625 m west in the river bottom below the site. All available historic well records are provided in Appendix C.

5.0 DISCUSSION

5.1 POTENTIAL FOR GROUNDWATER MOUNDING

Based on soil descriptions, it is expected that groundwater mounding should not be an issue due to soil texture.

5.2 PREVIOUS SOILS REPORTS

At the time of preparing this report, no previous soil reports were available for review.

5.3 PROXIMITY TO EXISTING STRUCTURES / WATER BODIES

The site sits adjacent to 2 properties directly to the south. Each of these properties has a home sitting approximately 50 m and 141 m away from the nearest proposed septic field location.

Situated to the west/northwest of the site is the Oldman River. The river is approximately 1.3 km from the closest part of the site (northwest corner of property line).

Site plans illustrating the location of the wells and houses are included in Figure 1 in Appendix A.

5.4 POTENTIAL FOR NUTRIENT LOADING

Based on the expected development, it is not anticipated that the nutrient loading added by the proposed treatment system will have any impact on aquifers or bodies of water in the area.

5.5 VERTICAL SEPARATION FROM RESTRICTING CONDITIONS

As per Alberta Private Sewage Systems Standard of Practice, a soil-based treatment system within 2 km of a river requires a minimum of 900 mm (3 ft) of vertical separation from any restrictive condition. The upper clay (loam) was found to be present to depths of 1.5 m to 3.0 m overlying the massive clay till. Based on the results of the field drilling program, it is expected that the site should have adequate vertical separation throughout from any restricting conditions.

5.6 SEPTIC FIELDS

The Safety Codes Council's, Alberta Private Sewage Systems Standard of Practice, 2021, notes that percolation testing can be used in support of a design that used site specific investigation. Previous percolation testing conducted on similar soils indicated percolation rates of between 5 mins/cm (gravel) up to 24 mins/cm (clay), which indicates the area surficial soils may be suitable for septic field development.

For design purposes, groundwater is expected to be measured below 4.0 m from the ground surface and is not expected to impact the design of the fields. The slopes of the area are less than 12%. Soils within the top 900 mm of the surface are generally considered to be loam.

During installation of the weeping trenches, the installer should pay close attention to the soil conditions encountered, to define the extent of any silt or sand pockets (areas subject to faster percolation rates) or medium to high plastic clays (areas of slower percolation rates). These should be immediately reported to the disposal field designer for review prior to completion of the septic disposal field.

6.0 CONCLUSION

Based on soil, groundwater, and site topography conditions as outlined in Table 3 of the Model Processing for Subdivision Approval and Private Sewage, it is BDT's conclusion that the site should be considered a Suitability Type 2 – Moderate and as such, should adequately support a septic treatment system long-term. See attached suitability type assessment chart in Appendix D.

7.0 CLOSURE

We trust this report meets your present requirements. If you have any questions or comments, please contact the undersigned.

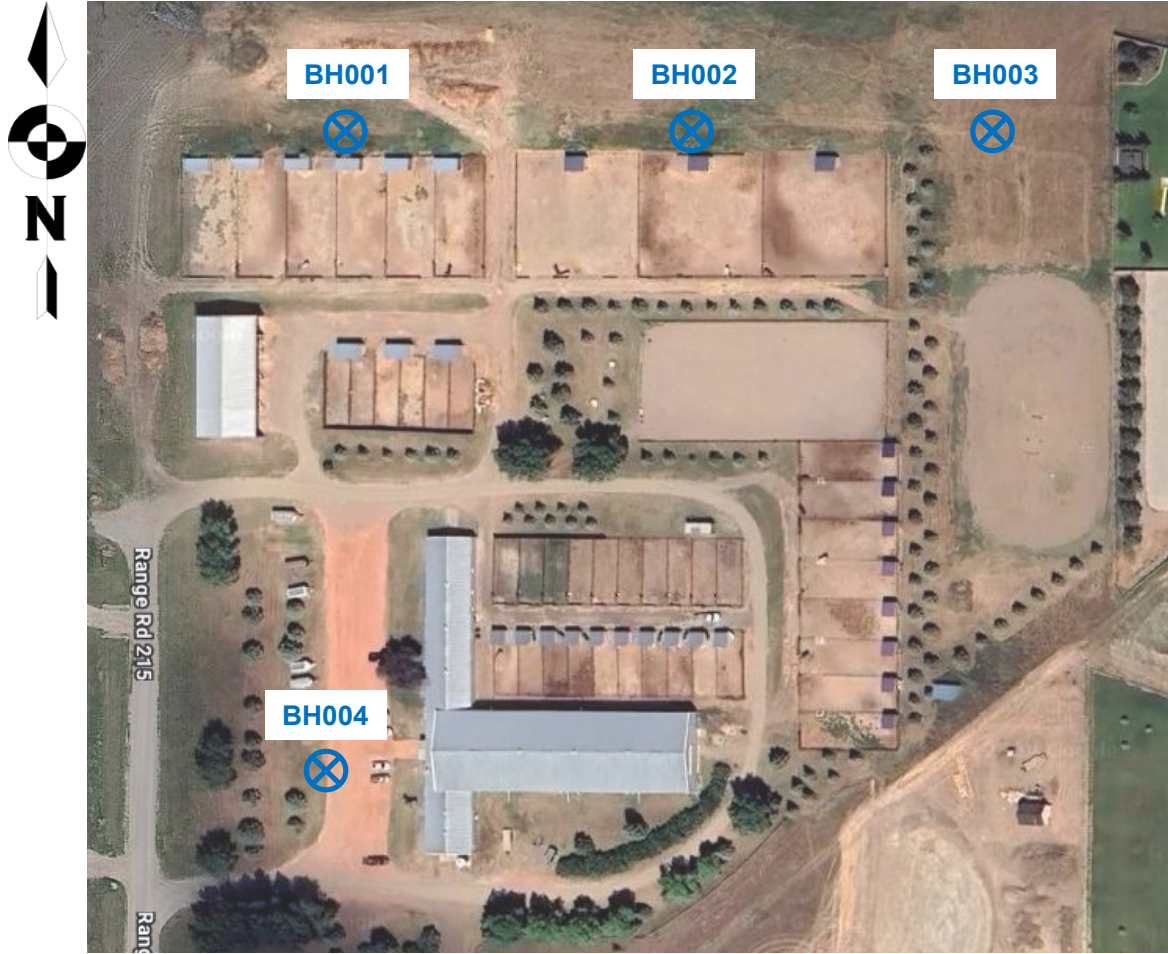
Respectfully Submitted,

Christopher Allard, C.E.T.
Lab Manager
BDT Engineering Ltd.

Mark Hasegawa, P.Eng.

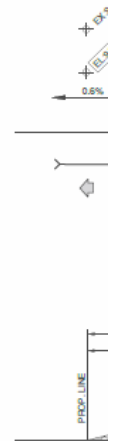
APPENDIX A – SITE PLAN SHOWING BOREHOLE LOCATIONS & LOT LAYOUT

**Figure 1 – Site Plan
Borehole Locations**





- 1 CULVERT 1
L-14.0m S-CJ
INV IN: 904.54
INV OUT: 904J
- 2 CULVERT 2
L-11.0m S-LJ
INV IN: 905.58
INV OUT: 905I
- 3 CULVERT 2
L-11.0m S-LJ
INV IN: 905.44
INV OUT: 905I
- 4 CULVERT 3
L-22.5m S-LJ
INV IN: 905.61
INV OUT: 905J
- 5 CULVERT 4
L-11.0m S-LJ
INV IN: 905.57
INV OUT: 905J
- 6 GRADE AWAY
BUILDING AT!

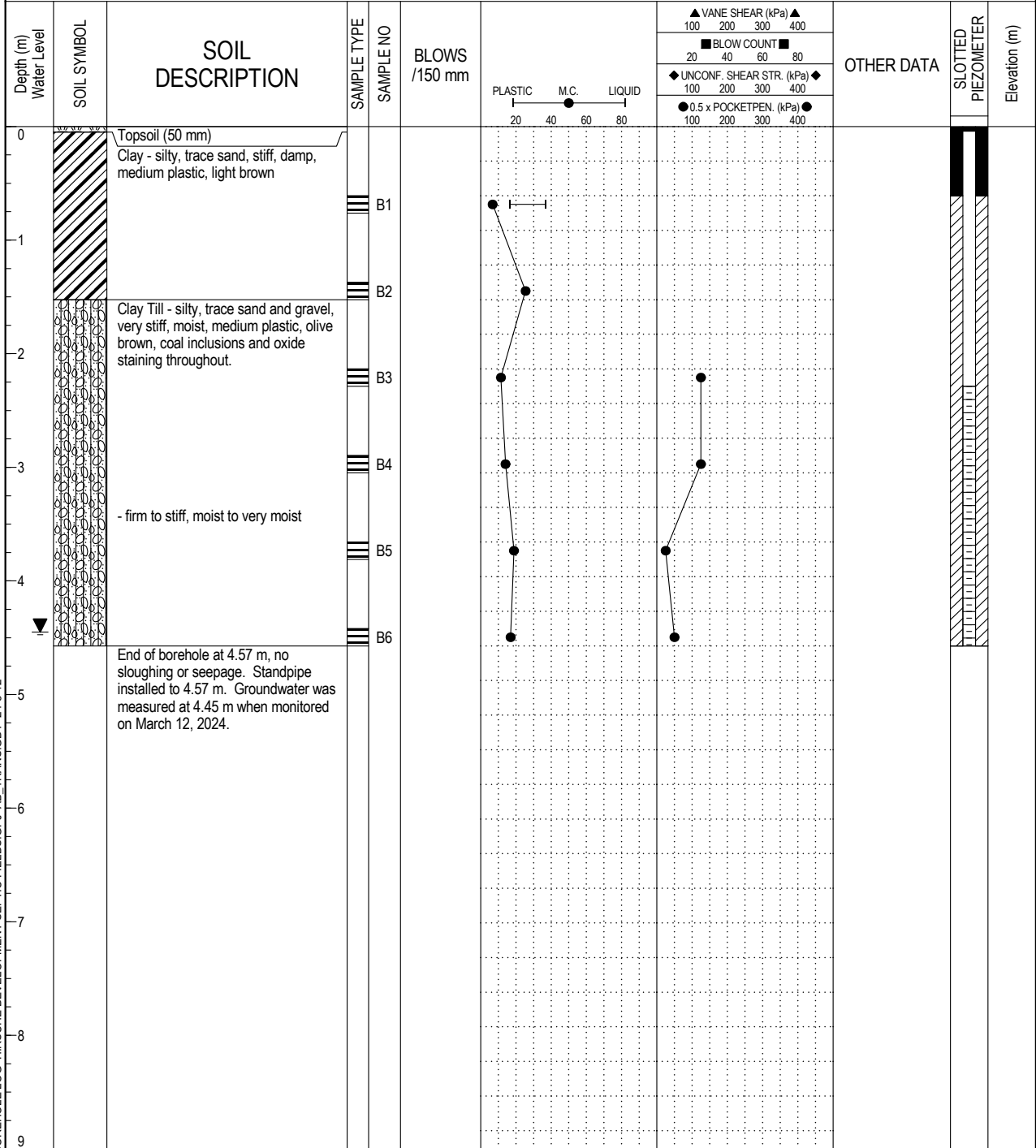


APPENDIX B – BOREHOLE LOGS AND TEST RESULTS

Project: Hirsche Lots Development Septic Fields
 Client: Hasegawa Consulting Professional Engineers
 Solid Stem Auger

BOREHOLE NO: **BH001**
 PROJECT NO: 2024-016
 ELEVATION:

SAMPLE TYPE SHELBY TUBE CORE SAMPLE SPT SAMPLE GRAB SAMPLE NO RECOVERY
 BACKFILL TYPE BENTONITE PEA GRAVEL SLOUGH GROUT DRILL CUTTINGS SAND



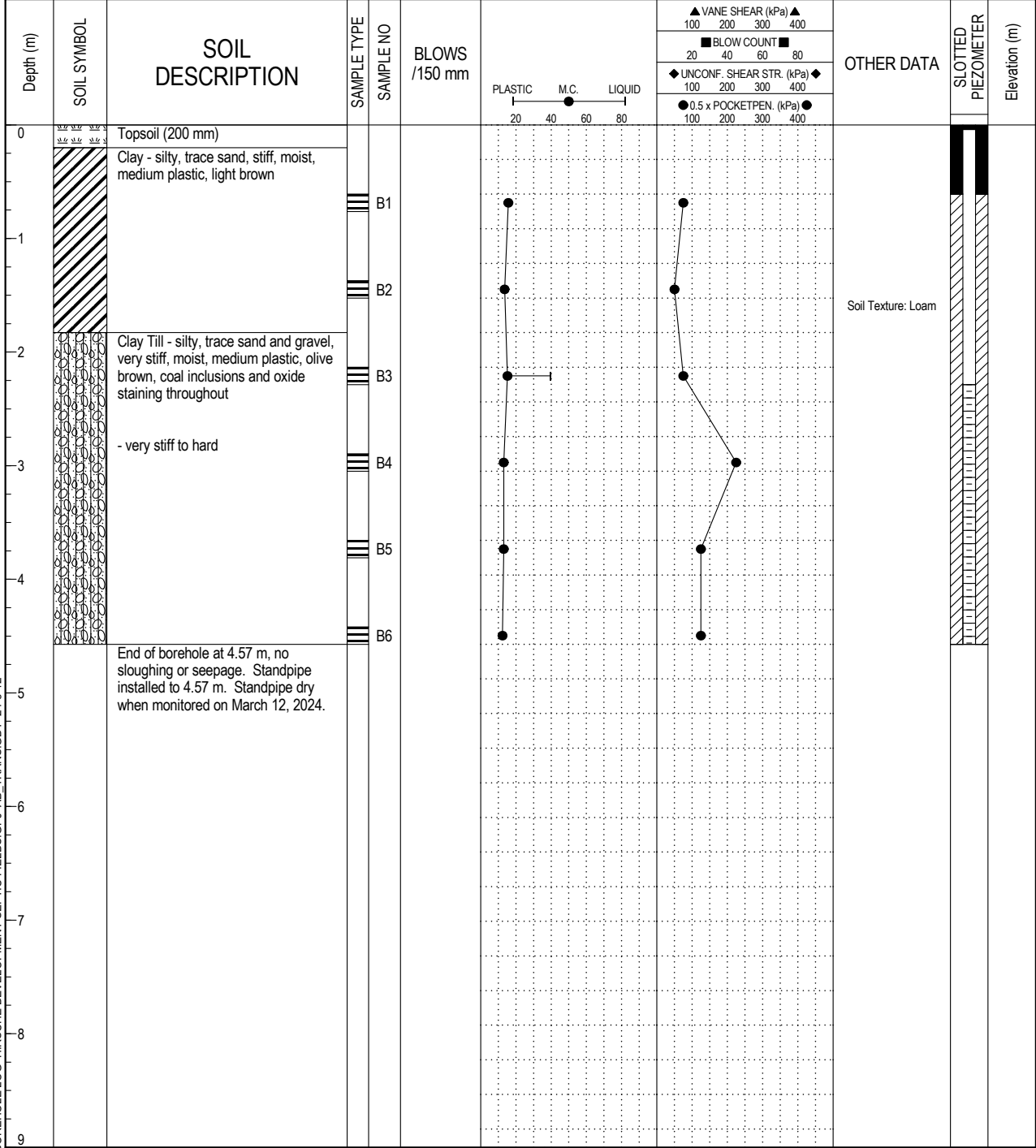
AB TRANS BOREHOLE LOG - HIRSCH DEVELOPMENT SEPTIC FIELDS.GPJ AB - TRANS.GDT 24-3-12

LOGGED BY: CA
 REVIEWED BY: BDT
 COMPLETION DEPTH: 4.57 m
 COMPLETION DATE: 24-2-21

Project: Hirsche Lots Development Septic Fields
 Client: Hasegawa Consulting Professional Engineers
 Solid Stem Auger

BOREHOLE NO: **BH002**
 PROJECT NO: 2024-016
 ELEVATION:

SAMPLE TYPE SHELBY TUBE CORE SAMPLE SPT SAMPLE GRAB SAMPLE NO RECOVERY
 BACKFILL TYPE BENTONITE PEA GRAVEL SLOUGH GROUT DRILL CUTTINGS SAND

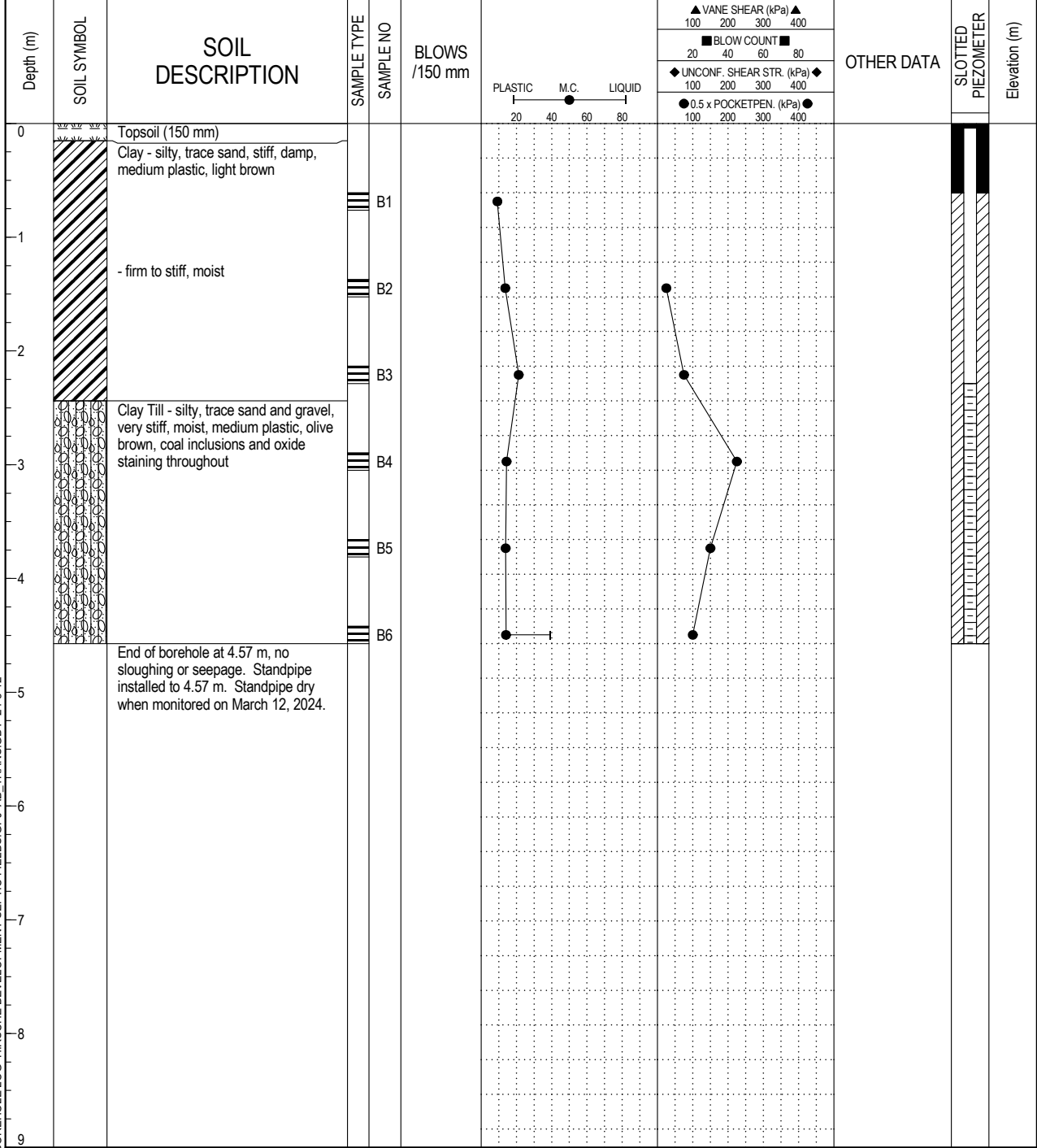


AB TRANS BOREHOLE LOG - HIRSCH DEVELOPMENT SEPTIC FIELDS.GPJ AB - TRANS.GDT 24-3-12

LOGGED BY: CA
 REVIEWED BY: BDT
 COMPLETION DEPTH: 4.57 m
 COMPLETION DATE: 24-2-21

Project: Hirsche Lots Development Septic Fields	BOREHOLE NO: BH003
Client: Hasegawa Consulting Professional Engineers	PROJECT NO: 2024-016
Solid Stem Auger	
ELEVATION:	

SAMPLE TYPE	<input checked="" type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE SAMPLE	<input type="checkbox"/> SPT SAMPLE	<input type="checkbox"/> GRAB SAMPLE	<input type="checkbox"/> NO RECOVERY	
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND



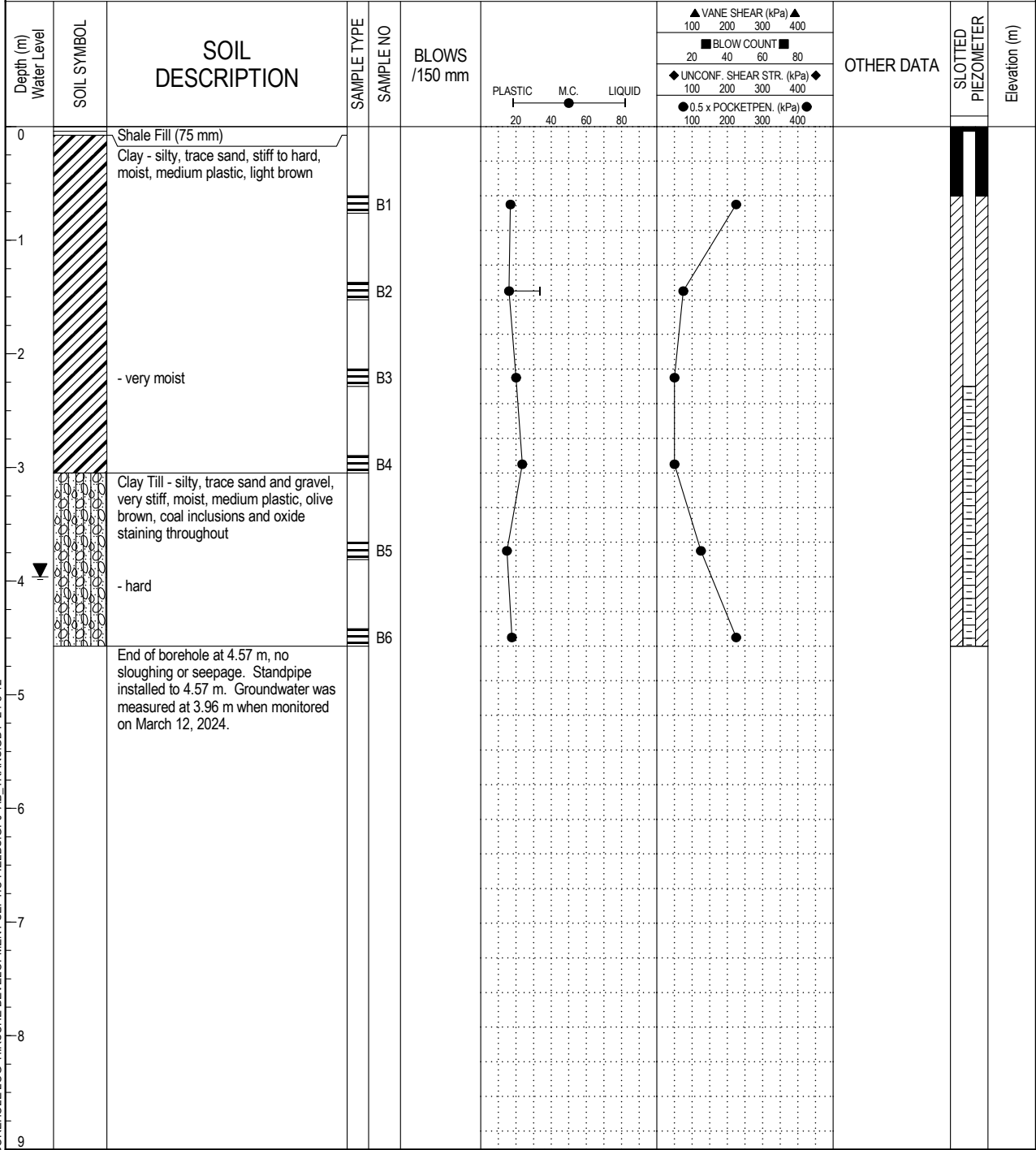
AB TRANS BOREHOLE LOG - HIRSCH DEVELOPMENT SEPTIC FIELDS.GPJ AB - TRANS.GDT 24-3-12

LOGGED BY: CA	COMPLETION DEPTH: 4.57 m
REVIEWED BY: BDT	COMPLETION DATE: 24-2-21

Project: Hirsche Lots Development Septic Fields
 Client: Hasegawa Consulting Professional Engineers
 Solid Stem Auger

BOREHOLE NO: **BH004**
 PROJECT NO: 2024-016
 ELEVATION:

SAMPLE TYPE SHELBY TUBE CORE SAMPLE SPT SAMPLE GRAB SAMPLE NO RECOVERY
 BACKFILL TYPE BENTONITE PEA GRAVEL SLOUGH GROUT DRILL CUTTINGS SAND



AB TRANS BOREHOLE LOG - HIRSCH DEVELOPMENT SEPTIC FIELDS.GPJ AB - TRANS.GDT 24-3-12

LOGGED BY: CA
 REVIEWED BY: BDT
 COMPLETION DEPTH: 4.57 m
 COMPLETION DATE: 24-2-21

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

- Slickensided - having inclined planes of weakness that are slick and glossy in appearance.
- Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
- Laminated - composed of thin layers of varying colour and texture.
- Interbedded - composed of alternate layers of different soil types.
- Calcareous - containing appreciable quantities of calcium carbonate.;
- Well graded - having wide range in grain sizes and substantial amounts of intermediate particle sizes.
- Poorly graded - predominantly of one grain size, or having a range of sizes with some intermediate size missing.

MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION		GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA			
COARSE-GRAINED SOILS More than 50% retained on 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on 4.75 mm sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines GW, GP, SW, SP, GM, GC, SM, SC Borderline Classification requiring use of dual symbols		
		GRAVELS WITH FINES	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		SANDS More than 50% of coarse fraction passes 4.75 mm sieve	CLEAN SANDS	GM		Silty gravels, gravel-sand-silt mixtures	
			SANDS WITH FINES	GC		Clayey gravels, gravel-sand-clay mixtures	
	SANDS More than 50% of coarse fraction passes 4.75 mm sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines		$C_u = D_{60} / D_{10}$ Greater than 4 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3	
		SANDS WITH FINES	SP	Poorly graded sands and gravelly sands, little or no fines		Between 1 and 3	
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures		Not meeting both criteria for GW	
		SANDS WITH FINES	SC	Clayey sands, sand-clay mixtures		Atterberg limits plot below "A" line or plasticity index less than 4 Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols	
	FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS Liquid limit	<50	ML		Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity	For classification of fine-grained soils and fine fraction of coarse-grained soils. <div style="text-align: center;"> PLASTICITY CHART </div>
			>50	MH		Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	
CLAYS Above "A" line on plasticity chart negligible organic content Liquid limit		<30	CL	Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays			
		30-50	CI	Inorganic clays of medium plasticity, silty clays			
		>50	CH	Inorganic clays of high plasticity, fat clays			
ORGANIC SILTS AND CLAYS Liquid limit		<50	OL	Organic silts and organic silty clays of low plasticity			
		>50	OH	Organic clays of medium to high plasticity			
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils	*Based on the material passing the 75 mm sieve Reference: ASTM Designation D2487, for identification procedure see D2488, USC as modified by PFRA			
SOIL COMPONENTS				OVERSIZE MATERIAL			
FRACTION		SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY MASS OF MINOR COMPONENTS		Rounded or subrounded COBBLES 75 mm to 300 mm BOULDERS > 300 mm Not rounded ROCK FRAGMENTS >75 mm ROCKS > 0.76 cubic metre in volume	
GRAVEL	PASSING	RETAINED	PERCENTAGE	DESCRIPTOR			
	coarse	75 mm	19 mm	>35 %	"and"		
	fine	19 mm	4.75 mm	21 to 35 %	"y-adjective"		
SAND	coarse	4.75 mm	2.00 mm	10 to 20 %	"some"		
	medium	2.00 mm	425 µm	>0 to 10 %	"trace"		
	fine	425 µm	75 µm				
SILT (non plastic) or CLAY (plastic)	75 µm		as above but by behavior				

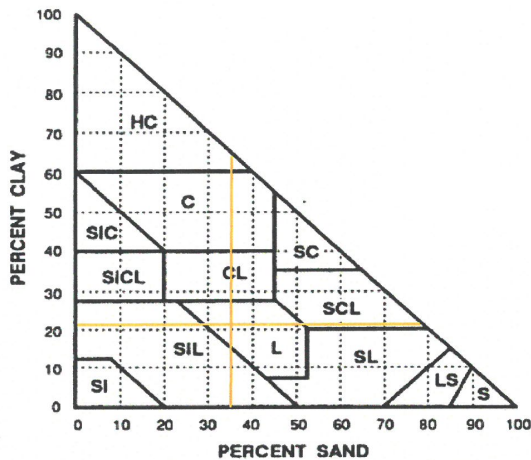
**Particle Size Distribution
ASTM D6913 & D7925-21e1**

BDT Engineering Ltd.

Bay G - 1710 31 St N, Lethbridge, AB T1H 5H1

Project Name / No.: 4 Lot Development - Septic Suitability
Client: Hasegawa Consulting Professional Engineers
Sample No.: 2B2
Sample Location: BH002 - ~1.5 m below existing ground
Material Type: Loam

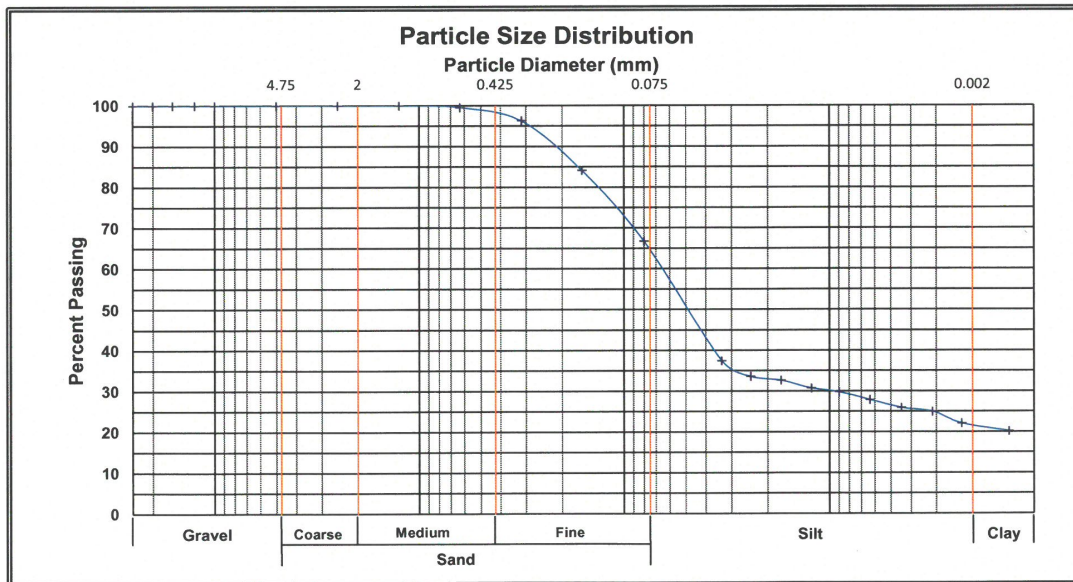
Field Technician: Christopher Allard
Lab Technician: Christopher Allard



Soil Composition	
Gravel	
Sands	35%
Silt	43%
Clay	22%

Remarks: _____

Additional information available upon request.



Reviewed: 
 Christopher Allard, C.E.T.

APPENDIX C – HISTORIC WELL RECORDS



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1170005
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial
Owner Name PAVAN, LEROY & SANDRA		Address RR 8 - 4412			Town LETHBRIDGE		Province ALBERTA		Country CA	Postal Code T1J 4P4
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description TEST HOLE #1	
Measured from Boundary of		GPS Coordinates in Decimal Degrees (NAD 83)				Elevation				
_____ ft from _____		Latitude <u>49.758056</u> Longitude <u>-112.832500</u>				_____ 2661.00 ft				
_____ ft from _____		How Location Obtained Differential corrected handheld GPS 5-10m				How Elevation Obtained Differential corrected handheld GPS 5-10m				

Drilling Information			
Method of Drilling Rotary - Air		Type of Work Test Hole-Decommissioned	
Proposed Well Use Observation		View Decommissioning Report	
		Plugged <u>2005/11/10</u>	
		Plugged with <u>Cuttings</u>	
		Amount _____	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
14.00		Tan Alluvial Silt	
20.00		Dark Gray Bearpaw Bedrock	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate _____ igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
20.00 ft		2005/11/10	2005/11/10	
Borehole				
Diameter (in)	From (ft)	To (ft)		
6.00	0.00	20.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD : _____ in		Size OD : _____ in		
Wall Thickness : _____ in		Wall Thickness : _____ in		
Bottom at : _____ ft		Top at : _____ ft		
		Bottom at : _____ ft		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from _____ ft to _____ ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : _____ in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well KEVIN BLAND	Certification No VC3171
Company Name CAMFIELD DRILLING SERVICES LTD.	Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1170005
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial
Owner Name PAVAN, LEROY & SANDRA		Address RR 8 - 4412			Town LETHBRIDGE			Province ALBERTA	Country CA	Postal Code T1J 4P4
Location	1/4 or LSD SE	SEC 30	TWP 9	RGE 21	W of MER 4	Lot	Block	Plan	Additional Description TEST HOLE #1	
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					
_____ ft from _____					Latitude <u>49.758056</u> Longitude <u>-112.832500</u>					Elevation <u>2661.00</u> ft
_____ ft from _____					How Location Obtained Differential corrected handheld GPS 5-10m					How Elevation Obtained Differential corrected handheld GPS 5-10m

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level _____ in					Is Flow Control Installed _____					
Is Artesian Flow _____					Rate _____ igpm					Describe _____
Recommended Pump Rate _____ igpm					Pump Installed _____					Depth _____ ft
Recommended Pump Intake Depth (From TOC) _____ ft					Type _____					Make _____ H.P. _____
					Model (Output Rating) _____					
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft					Well Disinfected Upon Completion _____
Remedial Action Taker _____					Gas _____					Depth _____ ft
					Geophysical Log Taken _____					Submitted to ESRD _____
					Sample Collected for Potability _____					Submitted to ESRD _____
Additional Comments on Well PULLED CASING BACKFILLED HOLE WITH CUTTINGS & BENT. CHIPS										

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		
		ft		
Method of Water Removal				
Type _____				
Removal Rate _____ igpm				
Depth Withdrawn From _____ ft				
If water removal period was < 2 hours, explain why _____				

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well KEVIN BLAND	Certification No VC3171
Company Name CAMFIELD DRILLING SERVICES LTD.	Copy of Well report provided to owner Date approval holder signed

APPENDIX D – SUITABILITY TYPE ASSESSMENT CHART

Site Variable	Suitability Type 2 - Moderate Characteristics	Site Characteristics
Soil texture and structure See Table 7A.1.5 in Private Sewage System Standard of Practice (PSSSP) for suitable soil texture classifications.	Soil texture is finer or coarser than ideal but is still suited for treatment field use. Texture class in this type typically includes sandy clay loam, clay loam, loamy coarse sand. Structure is a medium to strong grade of Blocky, granular, prismatic or columnar	Soil texture classified as a loam.
Depth of Suitable Soil	Soil is moderately suitable to at least 2.5 m (8 feet) in depth to bedrock, impermeable layers, or saturated soils. Limited suitability at depths below 1.5m (5 feet) may be present.	Soil is suitable to 4.5 m.
Hydraulic Capability of Soil Soil characteristics are required to rate permeability.	Soils are rated as well drained and have good to moderate permeability.	Site soil is expected to have moderate permeability.
Soil Horizons	Soil horizons have moderate textural contrast and mild stratification of materials and indicators that suggest moderate restriction to vertical water movement	See sections 4.2 of report.
Depth to Water Table	No indication of saturated soil conditions or water table to a depth greater than 2.5 m (8 ft.)	See table 4.3 Groundwater Monitoring Data.
Topography of proposed site	Land has a slight slope (0 – 8%) that is convex in nature	Land has a slight slope of <8%
Flooding	None, protected	None, protected.
Density	Existing or planned development of a moderate density. Surrounding density less than 30 parcels per ¼ section.	Planned development - low density residential.
Encumbrances (ie. Wells, water sources, surface water, buildings, property lines, lines of easement, interceptors or drainage ditches, cuts, banks, fills, driveways or parking areas, existing on-site sewage systems, or underground utilities)	Encumbrances cause moderate siting limitations but sufficient setbacks exist and two suitable sites for on-site sewage systems have been identified.	Sufficient room for setbacks from identified encumbrances.
Parcel Size	Sufficient parcel size	Large parcel size.
Surface Water	Effect on surface water is not a concern with proper on-site system design and siting. On-site location is not limited by required separation from surface water body.	Development site >1,300 m from water body, no impact to surface water is expected.

APPENDIX D

HYDROLOGICAL & SITE DRAINAGE ANALYSIS

HYDROLOGICAL and SITE DRAINAGE ANALYSIS
Tyler Hirsche Subdivision



PREPARED FOR:
Tyler Hirsche
Hirsche Holdings Ltd.
94010 RR 215
Lethbridge, AB T1J 5R


PREPARED BY:
Hasegawa Engineering
1220 – 31st Street North
Lethbridge, Alberta T1H 5J8

Issue/Revision Log

Issue/Revision #	Issued By	Date	Issue / Revision Description
1	M. Hasegawa	2024-03-07	

Report Authors

Report Prepared By:



Dave Chalmers, CET.
Hasegawa Engineering

Report Reviewed
and Approved By:

Mark Hasegawa, P.Eng.
Hasegawa Engineering

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1.0 Introduction

On behalf of Tyler Hirsche, Hasegawa Engineering (HE) has completed storm water modeling for a proposed 4-lot subdivision just north of Lethbridge, Alberta.

2.0 Site Conditions

The site consists of approximately 11.5 acres of land accessed off of 13 Street and 62 Avenue North as shown in Figure 1 (Appendix A). At this location, 62 Avenue North forms the north boundary for the City of Lethbridge. Presently, the land is used as an equestrian facility with outdoor riding areas and outdoor pens. Impervious surfaces consist of horse shelters in each of the outdoor pens, a large enclosed arena, a hay barn and graveled local roadways.

The proposed subdivision would keep the hay barn and arena while dividing the land into a 1.9 acre municipal reserve area on the north and 4 lots arranged around a central east/west road running into the subdivision as shown in Figure 2. Lots 1-3 are approximately 2 acres each and Lot 4 is 2.86 acres. The existing hay barn remains as part of Lot 1 and the existing riding arena is part of Lot 4. The existing ground generally slopes at about 2% to the northwest with runoff flowing into a coulee bordering the development to the north.

3.0 Surface Runoff Design Criteria

3.1 Onsite Runoff

The existing site was surveyed using GPS. GeoHECHMS software was used to divide the resulting surface into sub basins. The software also generates flowpaths and average slopes for each sub basin. The footprint of roofed structures were treated as impervious areas and graveled roads were assumed to be 70% impervious, other areas were modeled as pervious surface. The results show several flows converging to form two main flow paths to the coulee edge. These were modeled flowing separately down the coulee and joining at the coulee bottom. A plan view of the predevelopment model is included as Figure 3 in the Appendix.

In order to determine the peak runoff from each basin, surface runoff analysis was performed followed by runoff modelling using PCSWMM software. Rainfall intensity data used in modelling was obtained from a 24 hour/100 year modified Chicago storm. This design storm is a synthetic storm event that is derived from Lethbridge data obtained from Environment Canada and is used for City of Lethbridge runoff modelling. This storm event has a time step of 5 minutes, a total rainfall of 110 mm and a peak intensity of 255 mm/hour occurring at 0.3 of storm duration – the rainfall distribution can be seen in upper part of Figure 5 which shows rainfall intensities through the storm.

Standard values for infiltration in typical soils were obtained from City of Lethbridge (Design Standards 2021). Manning's N was set as follows:

- For pervious areas, an N of 0.05 was used if the permeable area in the subcatchment was predominately bare soil in riding areas, changing to 0.15 if the permeable area was predominately grassed areas.
- For subcatchments where the impervious area was predominately roof surfaces, an N of 0.01 was used compared to 0.03 if the impervious surface was mostly gravel roads.

An initial moisture deficit of 0.25 was assumed for non-irrigated land. Sheet flow was assumed on the lots with ditch flow modeled along the roads south and west of the property, and as the flow starts down the coulee. Using the design storm and these assumptions, the predevelopment model returns a peak flow of 1.249 m³/sec at the outfall (coulee bottom).

A post development runoff model was created using the proposed design surface. Lots 1-3 have a grade break to create split drainage flowing generally to the front and rear of the lots. In the model, runoff flowing to the front of the lots is captured in a 0.8m deep ditch on either side of the proposed east/west development road which flows west into the existing ditch of the County road. Runoff flowing to the rear of Lot 1 is released northwest into the County ditch or north into the municipal reserve where it joins runoff heading north into the coulee. In the back of Lot 2, runoff flows either north into the municipal reserve or northeast to the back property line where is captured by a 0.25m deep swale running along the east side of the development. Runoff in the back of Lot 3 also is captured by this swale and directed north to the northeast corner of the development where it continues into the coulee. A swale is also recommended along the property line between Lot 2 and 3 to keep runoff in each lot from flowing across the neighboring lot. Runoff in the rear of Lot 4 flows south to existing drainage routes south of the development or west into the County ditch.

Each lot is divided into several subcatchments dictated by slope direction or other flow paths such as buildings, outlet culverts or swales. Soil suction head and conductivity remained unchanged from the predevelopment model, moisture deficit was assumed to decrease to 0.15 for irrigated lawns. A single Manning's N of 0.15 for native grass was used for pervious surfaces; for pervious surfaces, N remained at 0.01 (roofs) or 0.03 (gravel roads). Each lot was assumed to have 345 m² 100% impervious surface in the house footprint. Driveways on each lot were modeled as gravel roads with 70% impervious surface. The hay barn and arena facility are to remain and were again modeled as impervious surfaces in the appropriate subcatchments.

Sheet flow was again assumed across the lots with ditch flow in the swales, along the proposed central road, along the roads south and west of the property, and as the flow starts down the coulee. Other existing ditches around the periphery (south and west) are not well defined in the topo provided and were modeled as 0.3m deep, 3.4m across the top and 1m across the bottom. Culverts were modeled where roads and approaches cross the ditches. The proposed central east/west road was modeled as 70% impervious gravel surface with 100% pervious ditches. Based on the design surface, these are V-ditches 0.8m deep and 6m wide at the top.

Offsite flow was not anticipated to be a factor and was not modeled. A plan view outline of the resulting post development model is included in the Appendix as Figure 4. Key input parameters for SWMM analysis along with summaries of the post development computer simulations are included in Appendix B.

4.0 Surface Runoff Results

Table A below compares pre and post-development runoff at the individual outflow locations where runoff leaves the site as well as combined runoff at the coulee bottom outflow. Table A shows a decrease in volume at several individual outflow locations (as a result of the development altering the flowpaths) but the overall volume increases as expected. However, it can also be seen that even where volumes increase, post development peak outflows throughout are kept at or below predevelopment rates.

Table A: Pre/Post Runoff Outflow Comparisons at Coulee Bottom

	Peak Development Outflow Rate		Total Outflow Volume	
	Pre Dev	Post Dev	Pre Dev	Post Dev
Lot 4 South Outflow	0.110 m ³ /sec	0.097 m ³ /sec	157 m ³	131 m ³
Lot 4 SW Outflow	0.162 m ³ /sec	0.130 m ³ /sec	249 m ³	196 m ³
Municipal Reserve NW Outflow	0.862 m ³ /sec	0.794 m ³ /sec	2179 m ³	2593 m ³
Lot 2 NE Outflow	0.399 m ³ /sec	0.372 m ³ /sec	885 m ³	1013 m ³
Combined Total Outflow at Coulee Bottom Outflow	1.249 m ³ /sec	1.151 m ³ /sec	3062 m ³	3605 m ³

Post-development flows are shown graphically in Figures 5 of Appendix A. This is followed by Figure 6 which compares pre and post-development total flows at the coulee bottom outflow and allows a comparison of flow duration.

The culverts as modeled consist of 600mm corrugated metal culverts under the approaches of lots 1 and 4, and twin 600mm culverts under the main approach into the development – as noted above, the County ditch along the west side is poorly defined here and may not be deep enough for 600mm culverts. Also note that the model shows some minor flooding north of this culvert; this ditch should be evaluated and remediated if necessary to allow proper flow.

5.0 Conclusion

Runoff modeling shows that the proposed development can be designed to compensate for increases in post development runoff rates. Peak flows can be attenuated to below predevelopment levels. These benefits exist in storms below the 100 year storm also.

APPENDICES

APPENDIX A-FIGURES

ISSUE	DRAWING STATUS / REVISION	DATE	BY	
A	FOR REPORT	24/09/11	MDO	
DESIGNED	DRAWN	CHECKED	APPROVED	SCALE AND SHEET SIZE
MH	MDO	MH	MH	1:2,000 - 11x17

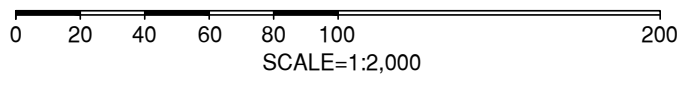


LEGEND

----- PROPOSED DEVELOPMENT BOUNDARY


----- EXISTING GROUND CONTOURS - 0.5m INTERVALS

----- EXISTING LOTS



NOTE:

- ALL DIMENSIONS SHOWN ARE IN METERS (m) UNLESS OTHERWISE NOTED
- AIR PHOTO IMAGE IS SHOWN FOR REFERENCE ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS
- SCALE AND ROTATION ARE APPROXIMATE



HASEGAWA
CONSULTING PROFESSIONAL ENGINEERS
1220 - 31 Street North, Lethbridge, Alberta T1H 5L8
P: 403-328-2266 F: 403-328-2728 E: office@hasegawa.ca

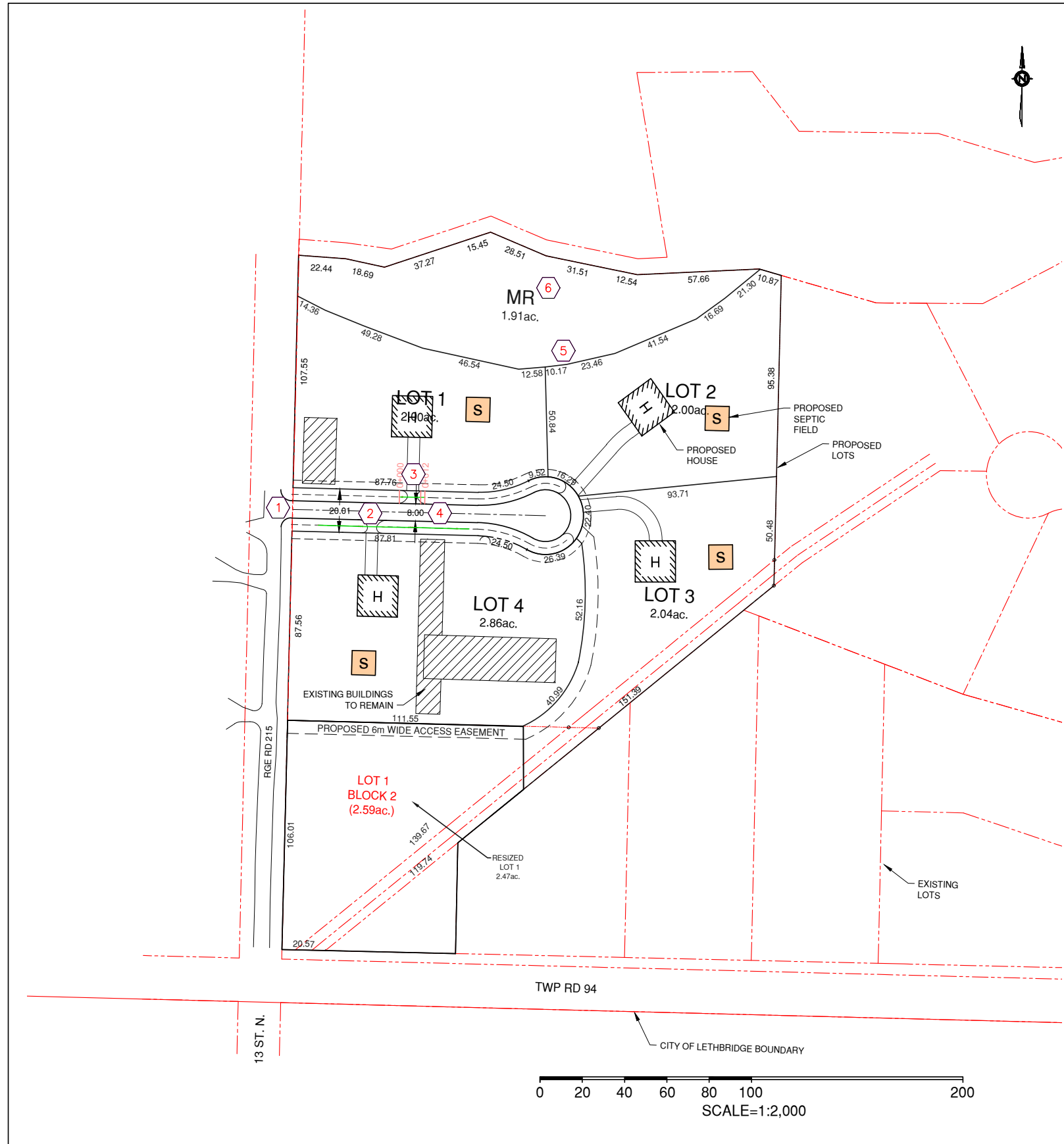
NOTES
This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer. Contractor to check and verify all dimensions before construction, any errors and omissions shall be reported to the engineer immediately. Drawing shall not be used for construction until approved for construction by engineer. Do not scale the drawing. All construction shall be in accordance with latest codes, may it be construction, mechanical, etc.

CLIENT
TYLER HIRSCH

PROJECT
**PROPOSED
4 LOT SUBDIVISION
LOT 1 BLOCK 1 PLAN 131 2563**

DRAWING
**EXISTING LOTS &
TOPOGRAPY**

PROJECT NUMBER 21-062 SHEET NUMBER FIG. 1

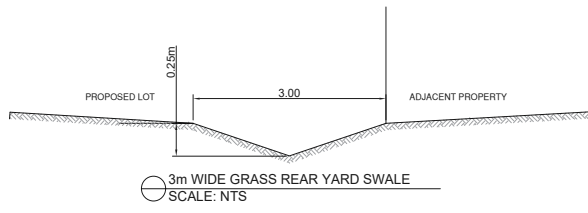
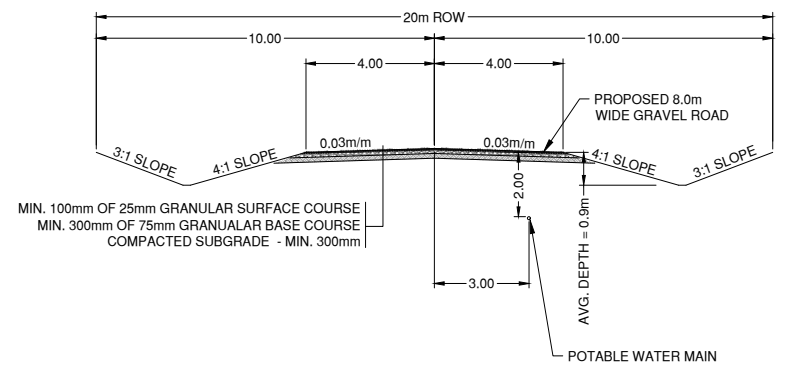


KEYNOTES:

- 1 CULVERT 1
L=14.0m S=0.6%
INV IN: 904.94
INV OUT: 904.85
- 2 CULVERT 2
L=11.0m S=1.0%
INV IN: 905.38
INV OUT: 905.27
- 3 CULVERT 3
L=12.0m S=1.0%
INV IN: 905.39
INV OUT: 905.27
- 4 CULVERT 4
L=22.5m S=1.0%
INV IN: 905.69
INV OUT: 905.47
- 5 SLOPE STABILITY SETBACK LINE AS DETERMINED BY RVARP SETBACK CRITERIA.
- 6 1.91ac. AREA NORTH OF SLOPE STABILITY SETBACK TO TOP OF COULEE BANK TO BE DEDICATED AS MUNICIPAL RESERVE.

NOTE:

- HOUSE AND SEPTIC FIELD SIZES & LOCATIONS SHOWN ARE FOR REFERENCE ONLY.
- SEPTIC (SOIL BASED TREATMENT) FIELD SUITABILITY TO BE DETERMINED AS PER ALBERTA PRIVATE SEWAGE SYSTEMS STANDARD OF PRACTICE - DECEMBER 2015 EDITION.



NOTE:

- ALL DIMENSIONS SHOWN ARE IN METERS (m) UNLESS OTHERWISE NOTED
- AIR PHOTO IMAGE IS SHOWN FOR REFERENCE ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS
- SCALE AND ROTATION ARE APPROXIMATE



NOTES: This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer. Contractor to check and verify all dimensions before construction, any errors and omissions shall be reported to the engineer immediately. Drawing shall not be used for construction until approved for construction by engineer. Do not scale the drawing. All construction shall be in accordance with latest codes, may it be construction, mechanical, etc.

CLIENT: TYLER HIRSCH

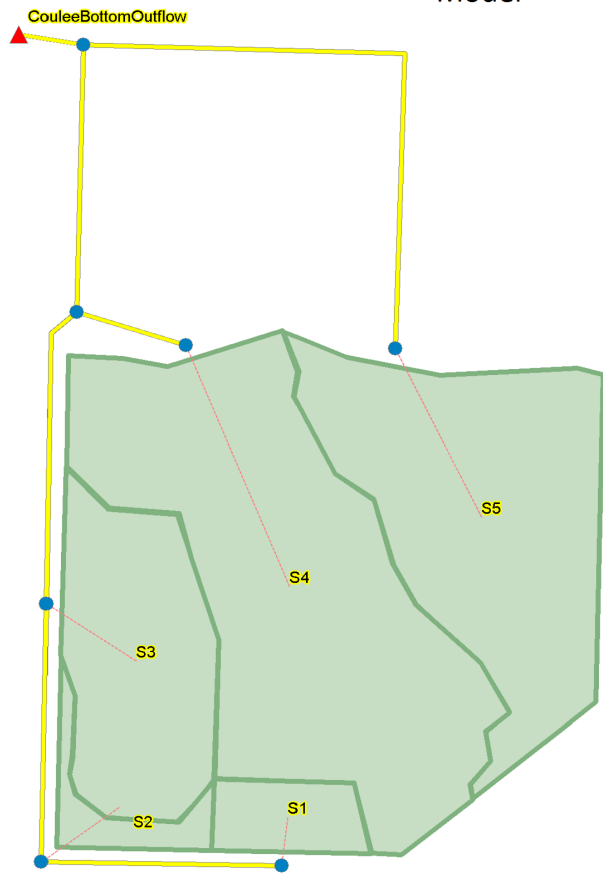
PROJECT: PROPOSED LOT LAYOUT
LOT 1 BLOCK 1 PLAN 131 2563

DRAWING: CONCEPTUAL LOT LAYOUT

PROJECT NUMBER: 21-062
SHEET NUMBER: FIG. 2

APPENDIX B-SWMM SUMMARIES

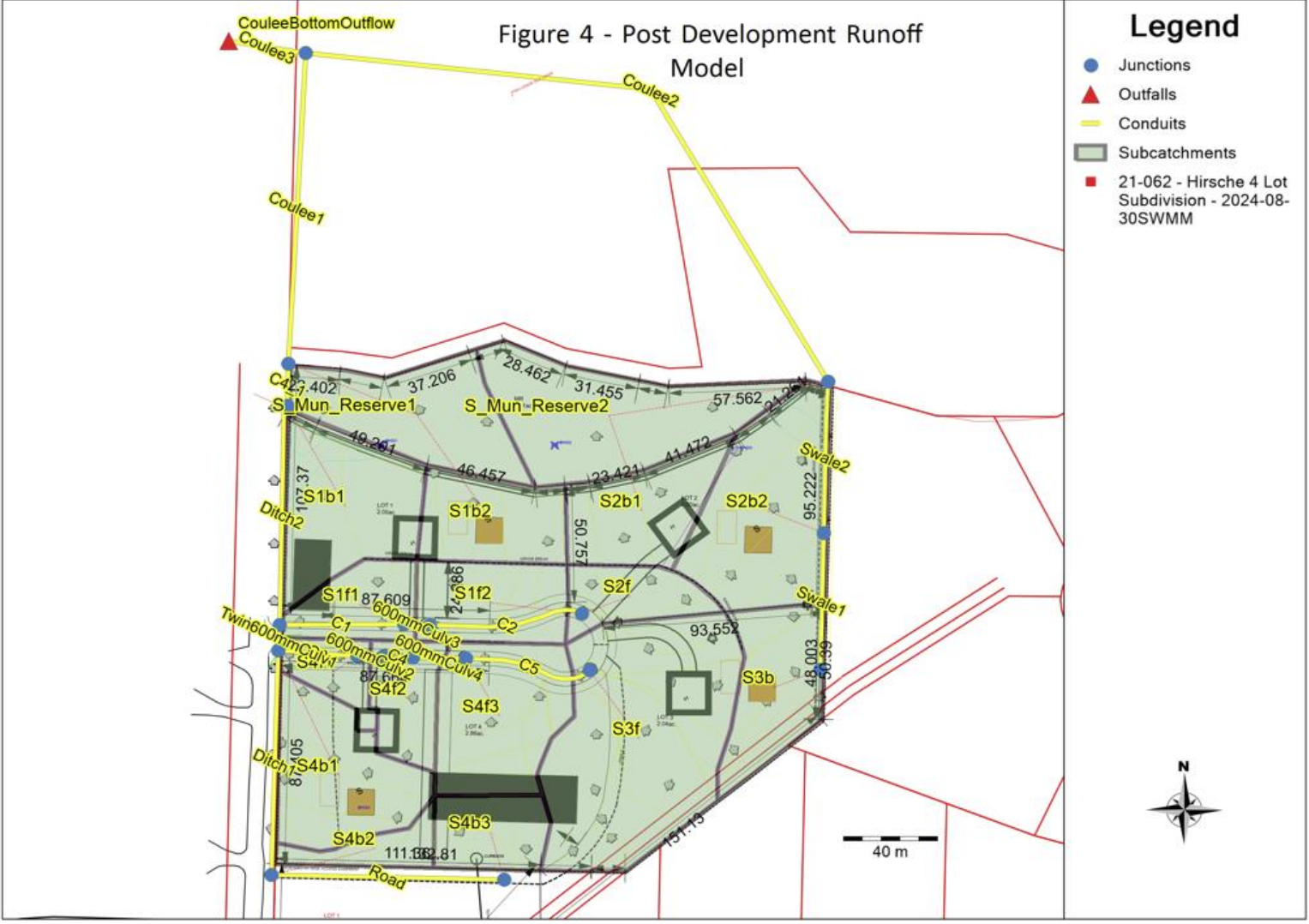
Figure 3 - Predevelopment Runoff Model



LEGEND

- Subcatchments
- Conduits
- Outfalls
- Junctions

Figure 4 - Post Development Runoff Model



Legend

- Junctions
- ▲ Outfalls
- Conduits
- Subcatchments
- 21-062 - Hirsche 4 Lot Subdivision - 2024-08-30SWMM

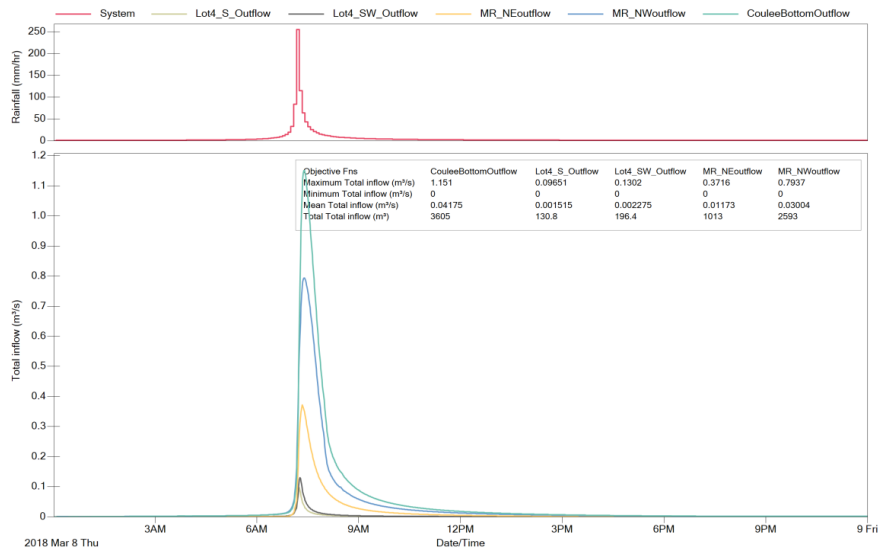


Figure 5 – Design Storm Rainfall (top) with Resulting Runoff at Outflow Locations in Post Development Model

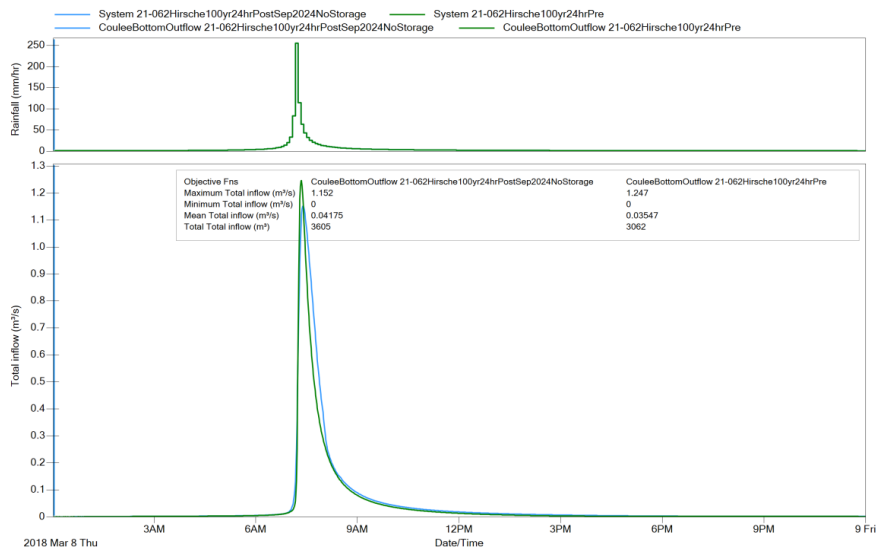


Figure 6 – Design Storm Rainfall Comparing Resulting Pre and Post Development Runoff in Coulee Bottom

[TITLE]
21-062 Hirsche Subdivision Post Dev Model - Lot Storage
Allowable Release = 1.249 m3/sec

[OPTIONS]
;;Options Value
;-----
FLOW_UNITS CMS
INFILTRATION GREEN_AMPT
FLOW_ROUTING DYNWAVE
LINK_OFFSETS DEPTH
MIN_SLOPE 0
ALLOW_PONDING YES
SKIP_STEADY_STATE NO

START_DATE 03/08/2018
START_TIME 00:00:00
REPORT_START_DATE 03/08/2018
REPORT_START_TIME 00:00:00
END_DATE 03/09/2018
END_TIME 00:00:00
SWEEP_START 01/01
SWEEP_END 12/31
DRY_DAYS 0
REPORT_STEP 00:01:00
WET_STEP 00:05:00
DRY_STEP 00:05:00
ROUTING_STEP 5

INERTIAL_DAMPING PARTIAL
NORMAL_FLOW_LIMITED BOTH
FORCE_MAIN_EQUATION H-W
VARIABLE_STEP 0.75
LENGTHENING_STEP 0
MIN_SURFAREA 0

[EVAPORATION]
;;Type Parameters
;-----
CONSTANT 0.0
DRY_ONLY NO

[RAINGAGES]

```

;;
;;Name      Rain      Time      Snow      Data
;;          Type      Intrvl    Catch     Source
;;-----
100yr24hr   INTENSITY 0:05     1.0      TIMESERIES 100yr24hr

```

[SUBCATCHMENTS]

```

;;
;;Name      Raingage      Outlet      Total      Pcnt.      Width      Pcnt.      Curb      Snow
;;          Raingage      Outlet      Area      Imperv     Slope      Slope      Length    Pack
;;-----
S_Mun_Reserve1  100yr24hr   MR_NWoutflow  0.329681  0          25.814    2.19     0
S_Mun_Reserve2  100yr24hr   MR_NEoutflow  0.449419  0          35.189    2.19     0
S1b1           100yr24hr   J21          0.3452    15.5       69.04     5.9      0
S1b2           100yr24hr   S_Mun_Reserve1  0.2217    7.8        63.343    5.1      0
S1f1           100yr24hr   J9           0.1557    42.8       62.28     2.6      0
S1f2           100yr24hr   J11          0.2182    57.7       87.28     2.7      0
S2b1           100yr24hr   S_Mun_Reserve2  0.2369    9.3        67.686    5.3      0
S2b2           100yr24hr   J25          0.4502    3.8        46.896    2.1      0
S2f            100yr24hr   J11          0.1376    12.9       26.98     1.9      0
S3b            100yr24hr   J7           0.2464    0          41.763    1.8      0
S3f            100yr24hr   J16          0.72      12.6       73.469    4.05     0
S4b1           100yr24hr   J3           0.3255    5.3        48.582    2.6      0
S4b2           100yr24hr   Lot4_SW_Outflow  0.0833    15.4       19.833    2.8      0
S4b3           100yr24hr   Lot4_S_Outflow  0.149     40.9       59.6      2.12     0
S4f1           100yr24hr   J20          0.0964    24         30.125    1.8      0
S4f2           100yr24hr   J19          0.1462    37.8       32.489    4.3      0
S4f3           100yr24hr   J17          0.3349    27         49.25     2.43     0

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[SUBAREAS]

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;;Subcatchment N-Imperv N-Perv S-Imperv S-Perv PctZero RouteTo PctRouted
;;-----
S_Mun_Reserve1  0.01    0.15    1         3         25      OUTLET
S_Mun_Reserve2  0.01    0.15    1         3         25      OUTLET
S1b1            0.01    0.15    1         3         25      OUTLET
S1b2            0.01    0.15    1         3         25      OUTLET
S1f1            0.03    0.15    1         3         25      OUTLET
S1f2            0.03    0.15    1         3         25      OUTLET
S2b1            0.01    0.15    1         3         25      OUTLET
S2b2            0.01    0.15    1         3         25      OUTLET
S2f             0.03    0.15    1         3         25      OUTLET

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S3b	0.03	0.15	1	3	25	OUTLET
S3f	0.01	0.15	1	3	25	OUTLET
S4b1	0.03	0.15	1	3	25	OUTLET
S4b2	0.01	0.15	1	3	25	OUTLET
S4b3	0.01	0.15	1	3	25	OUTLET
S4f1	0.03	0.15	1	3	25	OUTLET
S4f2	0.01	0.15	1	3	25	OUTLET
S4f3	0.03	0.15	1	3	25	OUTLET

[INFILTRATION]

;;Subcatchment	Suction	HydCon	IMDmax
;;-----	-----	-----	-----
S_Mun_Reserve1	292.2	0.5	0.15
S_Mun_Reserve2	292.2	0.5	0.15
S1b1	292.2	0.5	0.15
S1b2	292.2	0.5	0.15
S1f1	292.2	0.5	0.15
S1f2	292.2	0.5	0.15
S2b1	292.2	0.5	0.15
S2b2	292.2	0.5	0.15
S2f	292.2	0.5	0.15
S3b	292.2	0.5	0.15
S3f	292.2	0.5	0.15
S4b1	292.2	0.5	0.15
S4b2	292.2	0.5	0.15
S4b3	292.2	0.5	0.15
S4f1	292.2	0.5	0.15
S4f2	292.2	0.5	0.15
S4f3	292.2	0.5	0.15

[JUNCTIONS]

;;	Invert	Max.	Init.	Surcharge	Ponded
;;Name	Elev.	Depth	Depth	Depth	Area
;;-----	-----	-----	-----	-----	-----
J_CouleeBottom	883.6	0.3	0	0	100
J10	905.39	0.8	0	0	0
J11	906.536	0.8	0	0	0
J16	906.1	0.8	0	0	0
J17	905.69	0.8	0	0	50
J18	905.47	0.8	0	0	50
J19	905.38	0.8	0	0	50

J20	905.27	0.8	0	0	50
J21	904.6	0.375	0	0	0
J25	906.6	0.25	0	0	0
J3	904.94	0.8	0	0	50
J7	907.39	0.25	0	0	0
J8	904.85	0.8	0	0	100
J9	905.27	0.8	0	0	0
Lot4_S_Outflow	907.17	0.3	0	0	100
Lot4_SW_Outflow	906.51	0.3	0	0	100
MR_NEoutflow	906.01	0.25	0	0	0
MR_NWoutflow	903.74	0.3	0	0	0

[OUTFALLS]

;;	Invert	Outfall	Stage/Table	Tide
;;Name	Elev.	Type	Time Series	Gate
;;-----	-----	-----	-----	-----
CouleeBottomOutflow	881.6	NORMAL		NO

[CONDUITS]

;;	Inlet	Outlet		Manning	Inlet	Outlet	Init.	Max.
;;Name	Node	Node	Length	N	Offset	Offset	Flow	Flow
;;-----	-----	-----	-----	-----	-----	-----	-----	-----
-								
600mmCulv2	J19	J20	11	0.01	0	0	0	0
600mmCulv3	J10	J9	12	0.01	0	0	0	0
600mmCulv4	J17	J18	22.5	0.01	0	0	0	0
C1	J9	J8	52.235	0.01	0	0	0	0
C2	J11	J10	65.263	0.01	0	0	0	0
C3	J20	J3	33.184	0.01	0	0	0	0
C4	J18	J19	12.33	0.01	0	0	0	0
C4_1	J21	MR_NWoutflow	19	0.01	0	0	0	0
C5	J16	J17	54.252	0.01	0	0	0	0
Coulee1	MR_NWoutflow	J_CouleeBottom	140	0.01	0	0	0	0
Coulee2	MR_NEoutflow	J_CouleeBottom	220	0.01	0	0	0	0
Coulee3	J_CouleeBottom	CouleeBottomOutflow	15	0.01	0	0	0	0
Ditch1	Lot4_SW_Outflow	J3	96.499	0.01	0	0	0	0
Ditch2	J8	J21	94.833	0.01	0	0	0	0
Road	Lot4_S_Outflow	Lot4_SW_Outflow	97.849	0.01	0	0	0	0
Swale1	J7	J25	54	0.01	0	0	0	0
Swale2	J25	MR_NEoutflow	49	0.01	0	0	0	0
Twin600mmCulv1	J3	J8	14	0.01	0	0	0	0

```

[XSECTIONS]
;;Link      Shape      Geom1      Geom2      Geom3      Geom4      Barrels
;;-----
600mmCulv2  CIRCULAR  0.6        0          0          0          1          5
600mmCulv3  CIRCULAR  0.6        0          0          0          1          5
600mmCulv4  CIRCULAR  0.6        0          0          0          1          5
C1          IRREGULAR .8m_ditch  0          0          0          1
C2          IRREGULAR .8m_ditch  0          0          0          1
C3          IRREGULAR .8m_ditch  0          0          0          1
C4          IRREGULAR .8m_ditch  0          0          0          1
C4_1       IRREGULAR .3m_ditch  0          0          0          1
C5          IRREGULAR .8m_ditch  0          0          0          1
Coulee1    IRREGULAR .3m_ditch  0          0          0          1
Coulee2    IRREGULAR 0.2m_swale 0          0          0          1
Coulee3    IRREGULAR .3m_ditch  0          0          0          1
Ditch1     IRREGULAR .3m_ditch  0          0          0          1
Ditch2     IRREGULAR .3m_ditch  0          0          0          1
Road       IRREGULAR .3m_ditch  0          0          0          1
Swale1     IRREGULAR 0.25m_swale 0          0          0          1
Swale2     IRREGULAR 0.25m_swale 0          0          0          1
Twin600mmCulv1 CIRCULAR 0.6        0          0          0          2          5

```

```

[TRANSECTS]
;;Transect Data in HEC-2 format
;
NC 0.03      0.03      0.03
X1 .25m_berm  3          0          0          0.0        0.0        0          0          0
GR 0.25      0          0          13         0.25      15
;
NC 0.03      0.03      0.03
X1 .3m_ditch  4          0.0        0.0        0.0        0.0        0.0        0.0        0.0
GR 0.3       0          0          1.2        0          2.2        0.3        3.4
;
NC 0.04      0.04      0.04
X1 .8m_ditch  3          0.0        0.0        0.0        0.0        0.0        0.0        0.0
GR 0.8       0          0          3          0.8        6
;
NC 0.03      0.03      0.03
X1 0.25m_swale 3          0.0        0.0        0.0        0.0        0.0        0.0        0.0
GR 0.25      0          0          1.5        0.25      3

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;
NC 0.03      0.03      0.03
X1 0.2m_swale      4      0.0      0.0      0.0      0.0      0.0      0.0      0.0
GR 0.2      0      0      1      0      2      0.2      3
;
NC 0.04      0.04      0.04
X1 RearLotSwale      3      0.0      0.0      0.0      0.0      0.0      0.0
GR 0.4      0      0      8      0.4      8.6
;
NC 0.04      0.04      0.04
X1 sheetflow      4      0      0      0.0      0.0      0      0
GR 0.1      0      0      1      0      9      0.1      10

```

```

[LOSSES]
;;Link      Inlet      Outlet      Average      Flap Gate
;;-----

```

```

[CURVES]
;;Name      Type      X-Value      Y-Value
;;-----
Berm1      Storage      0      1
Berm1      Storage      0.2      129
Berm1      Storage      0.4      524

Berm2      Storage      0      7
Berm2      Storage      0.2      143
Berm2      Storage      0.4      425

Berm3      Storage      0      6
Berm3      Storage      0.2      82
Berm3      Storage      0.4      161

```

```

[TIMESERIES]
;;Name      Date      Time      Value
;;-----
100yr24hr      0:00      0
100yr24hr      0:05      0.763
100yr24hr      0:10      0.771
100yr24hr      0:15      0.779
100yr24hr      0:20      0.787
100yr24hr      0:25      0.796

```

100yr24hr	0:30	0.804
100yr24hr	0:35	0.813
100yr24hr	0:40	0.822
100yr24hr	0:45	0.831
100yr24hr	0:50	0.841
100yr24hr	0:55	0.851
100yr24hr	1:00	0.861
100yr24hr	1:05	0.871
100yr24hr	1:10	0.881
100yr24hr	1:15	0.892
100yr24hr	1:20	0.903
100yr24hr	1:25	0.914
100yr24hr	1:30	0.926
100yr24hr	1:35	0.938
100yr24hr	1:40	0.95
100yr24hr	1:45	0.963
100yr24hr	1:50	0.976
100yr24hr	1:55	0.99
100yr24hr	2:00	1.004
100yr24hr	2:05	1.018
100yr24hr	2:10	1.033
100yr24hr	2:15	1.048
100yr24hr	2:20	1.064
100yr24hr	2:25	1.08
100yr24hr	2:30	1.097
100yr24hr	2:35	1.114
100yr24hr	2:40	1.132
100yr24hr	2:45	1.151
100yr24hr	2:50	1.17
100yr24hr	2:55	1.191
100yr24hr	3:00	1.211
100yr24hr	3:05	1.233
100yr24hr	3:10	1.256
100yr24hr	3:15	1.279
100yr24hr	3:20	1.304
100yr24hr	3:25	1.329
100yr24hr	3:30	1.356
100yr24hr	3:35	1.384
100yr24hr	3:40	1.413
100yr24hr	3:45	1.443
100yr24hr	3:50	1.475

100yr24hr	3:55	1.509
100yr24hr	4:00	1.544
100yr24hr	4:05	1.581
100yr24hr	4:10	1.62
100yr24hr	4:15	1.661
100yr24hr	4:20	1.705
100yr24hr	4:25	1.751
100yr24hr	4:30	1.8
100yr24hr	4:35	1.853
100yr24hr	4:40	1.908
100yr24hr	4:45	1.967
100yr24hr	4:50	2.031
100yr24hr	4:55	2.099
100yr24hr	5:00	2.172
100yr24hr	5:05	2.251
100yr24hr	5:10	2.337
100yr24hr	5:15	2.43
100yr24hr	5:20	2.532
100yr24hr	5:25	2.643
100yr24hr	5:30	2.765
100yr24hr	5:35	2.9
100yr24hr	5:40	3.051
100yr24hr	5:45	3.219
100yr24hr	5:50	3.409
100yr24hr	5:55	3.625
100yr24hr	6:00	3.873
100yr24hr	6:05	4.159
100yr24hr	6:10	4.496
100yr24hr	6:15	4.897
100yr24hr	6:20	5.383
100yr24hr	6:25	5.985
100yr24hr	6:30	6.748
100yr24hr	6:35	7.75
100yr24hr	6:40	9.123
100yr24hr	6:45	11.117
100yr24hr	6:50	14.266
100yr24hr	6:55	19.931
100yr24hr	7:00	32.779
100yr24hr	7:05	83.515
100yr24hr	7:10	255.206
100yr24hr	7:15	114.934

100yr24hr	7:20	63.946
100yr24hr	7:25	43.017
100yr24hr	7:30	31.998
100yr24hr	7:35	25.321
100yr24hr	7:40	20.889
100yr24hr	7:45	17.754
100yr24hr	7:50	15.429
100yr24hr	7:55	13.641
100yr24hr	8:00	12.226
100yr24hr	8:05	11.08
100yr24hr	8:10	10.134
100yr24hr	8:15	9.34
100yr24hr	8:20	8.665
100yr24hr	8:25	8.083
100yr24hr	8:30	7.577
100yr24hr	8:35	7.133
100yr24hr	8:40	6.74
100yr24hr	8:45	6.39
100yr24hr	8:50	6.077
100yr24hr	8:55	5.794
100yr24hr	9:00	5.538
100yr24hr	9:05	5.304
100yr24hr	9:10	5.091
100yr24hr	9:15	4.895
100yr24hr	9:20	4.714
100yr24hr	9:25	4.547
100yr24hr	9:30	4.392
100yr24hr	9:35	4.248
100yr24hr	9:40	4.114
100yr24hr	9:45	3.989
100yr24hr	9:50	3.871
100yr24hr	9:55	3.761
100yr24hr	10:00	3.657
100yr24hr	10:05	3.559
100yr24hr	10:10	3.467
100yr24hr	10:15	3.38
100yr24hr	10:20	3.297
100yr24hr	10:25	3.219
100yr24hr	10:30	3.144
100yr24hr	10:35	3.073
100yr24hr	10:40	3.006

100yr24hr	10:45	2.941
100yr24hr	10:50	2.88
100yr24hr	10:55	2.821
100yr24hr	11:00	2.765
100yr24hr	11:05	2.711
100yr24hr	11:10	2.659
100yr24hr	11:15	2.61
100yr24hr	11:20	2.562
100yr24hr	11:25	2.516
100yr24hr	11:30	2.472
100yr24hr	11:35	2.43
100yr24hr	11:40	2.389
100yr24hr	11:45	2.35
100yr24hr	11:50	2.312
100yr24hr	11:55	2.275
100yr24hr	12:00	2.24
100yr24hr	12:05	2.205
100yr24hr	12:10	2.172
100yr24hr	12:15	2.14
100yr24hr	12:20	2.109
100yr24hr	12:25	2.079
100yr24hr	12:30	2.05
100yr24hr	12:35	2.021
100yr24hr	12:40	1.994
100yr24hr	12:45	1.967
100yr24hr	12:50	1.941
100yr24hr	12:55	1.916
100yr24hr	13:00	1.892
100yr24hr	13:05	1.868
100yr24hr	13:10	1.845
100yr24hr	13:15	1.822
100yr24hr	13:20	1.8
100yr24hr	13:25	1.779
100yr24hr	13:30	1.758
100yr24hr	13:35	1.738
100yr24hr	13:40	1.718
100yr24hr	13:45	1.699
100yr24hr	13:50	1.68
100yr24hr	13:55	1.661
100yr24hr	14:00	1.643
100yr24hr	14:05	1.626

100yr24hr	14:10	1.609
100yr24hr	14:15	1.592
100yr24hr	14:20	1.576
100yr24hr	14:25	1.56
100yr24hr	14:30	1.544
100yr24hr	14:35	1.529
100yr24hr	14:40	1.514
100yr24hr	14:45	1.499
100yr24hr	14:50	1.485
100yr24hr	14:55	1.47
100yr24hr	15:00	1.457
100yr24hr	15:05	1.443
100yr24hr	15:10	1.43
100yr24hr	15:15	1.417
100yr24hr	15:20	1.404
100yr24hr	15:25	1.392
100yr24hr	15:30	1.38
100yr24hr	15:35	1.368
100yr24hr	15:40	1.356
100yr24hr	15:45	1.344
100yr24hr	15:50	1.333
100yr24hr	15:55	1.322
100yr24hr	16:00	1.311
100yr24hr	16:05	1.3
100yr24hr	16:10	1.289
100yr24hr	16:15	1.279
100yr24hr	16:20	1.269
100yr24hr	16:25	1.259
100yr24hr	16:30	1.249
100yr24hr	16:35	1.239
100yr24hr	16:40	1.23
100yr24hr	16:45	1.221
100yr24hr	16:50	1.211
100yr24hr	16:55	1.202
100yr24hr	17:00	1.193
100yr24hr	17:05	1.185
100yr24hr	17:10	1.176
100yr24hr	17:15	1.168
100yr24hr	17:20	1.159
100yr24hr	17:25	1.151
100yr24hr	17:30	1.143

100yr24hr	17:35	1.135
100yr24hr	17:40	1.127
100yr24hr	17:45	1.119
100yr24hr	17:50	1.112
100yr24hr	17:55	1.104
100yr24hr	18:00	1.097
100yr24hr	18:05	1.089
100yr24hr	18:10	1.082
100yr24hr	18:15	1.075
100yr24hr	18:20	1.068
100yr24hr	18:25	1.061
100yr24hr	18:30	1.055
100yr24hr	18:35	1.048
100yr24hr	18:40	1.041
100yr24hr	18:45	1.035
100yr24hr	18:50	1.028
100yr24hr	18:55	1.022
100yr24hr	19:00	1.015
100yr24hr	19:05	1.01
100yr24hr	19:10	1.004
100yr24hr	19:15	0.998
100yr24hr	19:20	0.992
100yr24hr	19:25	0.986
100yr24hr	19:30	0.98
100yr24hr	19:35	0.974
100yr24hr	19:40	0.969
100yr24hr	19:45	0.963
100yr24hr	19:50	0.958
100yr24hr	19:55	0.952
100yr24hr	20:00	0.947
100yr24hr	20:05	0.942
100yr24hr	20:10	0.936
100yr24hr	20:15	0.931
100yr24hr	20:20	0.926
100yr24hr	20:25	0.921
100yr24hr	20:30	0.916
100yr24hr	20:35	0.911
100yr24hr	20:40	0.908
100yr24hr	20:45	0.901
100yr24hr	20:50	0.897
100yr24hr	20:55	0.892

100yr24hr	21:00	0.887
100yr24hr	21:05	0.883
100yr24hr	21:10	0.878
100yr24hr	21:15	0.874
100yr24hr	21:20	0.869
100yr24hr	21:25	0.865
100yr24hr	21:30	0.861
100yr24hr	21:35	0.856
100yr24hr	21:40	0.852
100yr24hr	21:45	0.848
100yr24hr	21:50	0.844
100yr24hr	21:55	0.84
100yr24hr	22:00	0.835
100yr24hr	22:05	0.831
100yr24hr	22:10	0.827
100yr24hr	22:15	0.823
100yr24hr	22:20	0.82
100yr24hr	22:25	0.816
100yr24hr	22:30	0.812
100yr24hr	22:35	0.808
100yr24hr	22:40	0.804
100yr24hr	22:45	0.801
100yr24hr	22:50	0.797
100yr24hr	22:55	0.793
100yr24hr	23:00	0.79
100yr24hr	23:05	0.786
100yr24hr	23:10	0.783
100yr24hr	23:15	0.779
100yr24hr	23:20	0.776
100yr24hr	23:25	0.772
100yr24hr	23:30	0.769
100yr24hr	23:35	0.766
100yr24hr	23:40	0.762
100yr24hr	23:45	0.759
100yr24hr	23:50	0.756
100yr24hr	23:55	0.752
100yr24hr	24:00	0.749

[REPORT]
 ;;Reporting Options
 INPUT NO

CONTROLS NO
 SUBCATCHMENTS ALL
 NODES ALL
 LINKS ALL

[TAGS]

[MAP]

DIMENSIONS 84824.1623 5513927.9699 85113.7417 5514336.2481
 UNITS Meters

[COORDINATES]

;;Node	X-Coord	Y-Coord
J_CouleeBottom	84879.761	5514302.706
J10	84931.924	5514056.256
J11	84995.913	5514061.122
J16	84999.181	5514036.633
J17	84947.206	5514041.843
J18	84924.825	5514042.15
J19	84912.482	5514042.588
J20	84901.365	5514042.806
J21	84872.048	5514150.65
J25	85097.683	5514095.809
J3	84868.209	5514045.16
J7	85096.369	5514036.89
J8	84868.833	5514056.101
J9	84921.155	5514056.525
Lot4_S_Outflow	84963.332	5513946.528
Lot4_SW_Outflow	84865.336	5513948.538
MR_NEoutflow	85099.587	5514161.01
MR_NWoutflow	84872.466	5514168.862
CouleeBottomOutflow	84847.325	5514307.69

[VERTICES]

;;Link	X-Coord	Y-Coord
C2	84992.422	5514062.463
C2	84988.834	5514062.762
C2	84984.707	5514062.164
C2	84979.863	5514060.13

C2	84968.5	5514056.303
C2	84957.137	5514055.466
C5	84997.718	5514035.475
C5	84995.725	5514034.287
C5	84992.908	5514033.304
C5	84990.568	5514033.038
C5	84987.339	5514033.038
C5	84984.169	5514033.696
C5	84977.83	5514036.627
C5	84970.653	5514039.557
C5	84962.579	5514041.172
Coulee2	85024.751	5514286.946
Ditch2	84870.481	5514148.021
Swale2	85098.799	5514144.352

[POLYGONS]

;;Subcatchment	X-Coord	Y-Coord
;;-----	-----	-----
S_Mun_Reserve1	84955.018	5514160.111
S_Mun_Reserve1	84976.43	5514115.464
S_Mun_Reserve1	84976.08	5514115.427
S_Mun_Reserve1	84930.664	5514125.115
S_Mun_Reserve1	84872.8	5514148.794
S_Mun_Reserve1	84873.456	5514167.971
S_Mun_Reserve1	84896.49	5514165.835
S_Mun_Reserve1	84913.084	5514162.709
S_Mun_Reserve1	84951.548	5514175.074
S_Mun_Reserve1	84955.018	5514160.111
S_Mun_Reserve2	84955.018	5514160.111
S_Mun_Reserve2	84951.548	5514175.074
S_Mun_Reserve2	84963.196	5514178.818
S_Mun_Reserve2	84989.833	5514167.751
S_Mun_Reserve2	85032.585	5514159.008
S_Mun_Reserve2	85090.151	5514161.602
S_Mun_Reserve2	85060.905	5514139.133
S_Mun_Reserve2	85021.782	5514122.75
S_Mun_Reserve2	84999.615	5514117.922
S_Mun_Reserve2	84976.43	5514115.464
S_Mun_Reserve2	84955.018	5514160.111
S1b1	84930.674	5514125.113
S1b1	84926.546	5514083.996

S1b1	84904.523	5514084.615
S1b1	84889.878	5514075.449
S1b1	84870.287	5514060.641
S1b1	84871.146	5514100.433
S1b1	84872.8	5514148.794
S1b1	84930.664	5514125.115
S1b1	84930.674	5514125.113
S1b2	84926.546	5514083.996
S1b2	84930.674	5514125.113
S1b2	84976.08	5514115.427
S1b2	84988.959	5514116.792
S1b2	84989.768	5514082.221
S1b2	84926.546	5514083.996
S1f1	84926.534	5514083.997
S1f1	84925.76	5514049.307
S1f1	84869.333	5514050.701
S1f1	84870.287	5514060.641
S1f1	84889.878	5514075.449
S1f1	84904.523	5514084.615
S1f1	84926.534	5514083.997
S1f2	84925.76	5514049.307
S1f2	84926.534	5514083.997
S1f2	84989.767	5514082.221
S1f2	84990.176	5514065.732
S1f2	84989.069	5514047.807
S1f2	84925.76	5514049.307
S2b1	85045.094	5514103.099
S2b1	85033.76	5514079.569
S2b1	85028.199	5514081.304
S2b1	84991.111	5514082.183
S2b1	84989.768	5514082.221
S2b1	84988.959	5514116.792
S2b1	84999.615	5514117.922
S2b1	85021.782	5514122.75
S2b1	85060.905	5514139.133
S2b1	85061.298	5514139.434
S2b1	85045.094	5514103.099
S2b2	85045.094	5514103.099
S2b2	85061.298	5514139.434
S2b2	85090.151	5514161.602
S2b2	85090.606	5514161.622

S2b2	85100.579	5514158.939
S2b2	85098.365	5514065.781
S2b2	85056.372	5514061.727
S2b2	85052.359	5514066.585
S2b2	85043.091	5514074.756
S2b2	85036.318	5514078.772
S2b2	85033.76	5514079.569
S2b2	85045.094	5514103.099
S2f	84990.176	5514065.732
S2f	84989.767	5514082.221
S2f	85028.199	5514081.304
S2f	85036.318	5514078.772
S2f	85043.091	5514074.756
S2f	85052.359	5514066.585
S2f	85056.372	5514061.727
S2f	85004.61	5514056.87
S2f	84989.069	5514047.807
S2f	84990.176	5514065.732
S3b	85063.701	5514038.823
S3b	85064.336	5514042.45
S3b	85062.517	5514048.971
S3b	85060.394	5514054.885
S3b	85057.968	5514058.524
S3b	85056.372	5514061.727
S3b	85098.365	5514065.781
S3b	85097.224	5514015.448
S3b	85067.222	5513991.385
S3b	85053.094	5513980.314
S3b	85052.976	5513993.705
S3b	85058.846	5514011.598
S3b	85063.701	5514038.823
S3f	85053.094	5513980.314
S3f	85014.311	5513949.924
S3f	84978.385	5513950.237
S3f	84982.935	5513971.057
S3f	84977.13	5513991.353
S3f	84978.623	5513996.214
S3f	84983.232	5514007.38
S3f	84992.678	5514016.714
S3f	84991.999	5514035.947
S3f	84989.069	5514047.807

S3f	85004.61	5514056.87
S3f	85056.372	5514061.727
S3f	85057.968	5514058.524
S3f	85060.394	5514054.885
S3f	85062.517	5514048.971
S3f	85064.336	5514042.45
S3f	85063.701	5514038.823
S3f	85058.846	5514011.598
S3f	85052.976	5513993.705
S3f	85053.094	5513980.314
S4b1	84901.09	5514010.737
S4b1	84909.675	5514010.635
S4b1	84909.674	5514010.596
S4b1	84909.45	5514001.927
S4b1	84909.417	5514001.116
S4b1	84934.271	5513992.513
S4b1	84934.077	5513982.621
S4b1	84923.171	5513968.576
S4b1	84903.067	5513964.949
S4b1	84892.247	5513959.687
S4b1	84885.684	5513958.738
S4b1	84867.471	5513962.279
S4b1	84869.034	5514036.488
S4b1	84901.173	5514019.739
S4b1	84901.09	5514010.737
S4b2	84934.077	5513982.621
S4b2	84933.516	5513951.453
S4b2	84867.016	5513953.239
S4b2	84867.471	5513962.279
S4b2	84885.684	5513958.738
S4b2	84892.247	5513959.687
S4b2	84903.067	5513964.949
S4b2	84923.171	5513968.576
S4b2	84934.077	5513982.621
S4b3	84933.516	5513951.453
S4b3	84934.077	5513982.621
S4b3	84979.583	5513982.775
S4b3	84982.935	5513971.057
S4b3	84978.385	5513950.237
S4b3	84933.516	5513951.453
S4f1	84901.173	5514019.739

S4f1	84869.034	5514036.488
S4f1	84869.333	5514050.701
S4f1	84907.098	5514049.719
S4f1	84906.439	5514020.366
S4f1	84909.935	5514020.153
S4f1	84909.675	5514010.635
S4f1	84901.09	5514010.737
S4f1	84901.173	5514019.739
S4f2	84907.098	5514049.719
S4f2	84941.334	5514048.962
S4f2	84935.122	5514035.938
S4f2	84934.271	5513992.513
S4f2	84909.417	5514001.116
S4f2	84909.935	5514020.153
S4f2	84906.439	5514020.366
S4f2	84907.098	5514049.719
S4f3	84977.13	5513991.353
S4f3	84979.583	5513982.775
S4f3	84934.077	5513982.621
S4f3	84935.122	5514035.938
S4f3	84941.334	5514048.962
S4f3	84989.069	5514047.807
S4f3	84991.999	5514035.947
S4f3	84992.678	5514016.714
S4f3	84983.232	5514007.38
S4f3	84978.623	5513996.214
S4f3	84977.13	5513991.353

[SYMBOLS]

;;Gage	X-Coord	Y-Coord
;;-----	-----	-----

[TITLE]
 21-062 Hirsche Subdivision Predev Model

[OPTIONS]
 FLOW_UNITS CMS
 INFILTRATION GREEN_AMPT
 FLOW_ROUTING DYNWAVE
 START_DATE 3/8/2018
 START_TIME 00:00
 REPORT_START_DATE 3/8/2018
 REPORT_START_TIME 00:00
 END_DATE 3/9/2018
 END_TIME 00:00
 SWEEP_START 1/1
 SWEEP_END 12/31
 DRY_DAYS 0
 REPORT_STEP 00:01:00
 WET_STEP 00:05:00
 DRY_STEP 00:05:00
 ROUTING_STEP 5
 ALLOW_PONDING NO
 INERTIAL_DAMPING PARTIAL
 VARIABLE_STEP 0.75
 LENGTHENING_STEP 0
 MIN_SURFAREA 0
 NORMAL_FLOW_LIMITED BOTH
 SKIP_STEADY_STATE NO
 FORCE_MAIN_EQUATION H-W
 LINK_OFFSETS DEPTH
 MIN_SLOPE 0

[EVAPORATION]
 ;;Type Parameters
 ;;-----
 CONSTANT 0.0
 DRY_ONLY NO

[RAINGAGES]
 ;; Rain Time Snow Data
 ;;Name Type Intrvl Catch Source
 ;;-----
 100yr24hr INTENSITY 0:05 1.0 TIMESERIES 100yr24hr

[SUBCATCHMENTS]
 ;; Total Pcnt. Pcnt. Curb Snow

```

;;Name      Raingage      Outlet      Area      Imperv      Width      Slope      Length      Pack
-----
S1          100yr24hr      Lot4_S_Outflow  0.1973    38.4        54.806     2          0
S3          100yr24hr      J3           0.8122    28.7        79.627     2          0
S5          100yr24hr      MR_NEoutflow  1.45      1.5         78.804     2          0
S4          100yr24hr      J5           2.051     9.9         69.291     2          0
S2          100yr24hr      Lot4_SW_Outflow 0.1413    8.6         39.25      2          0

[SUBAREAS]
;;Subcatchment  N-Imperv  N-Perv  S-Imperv  S-Perv  PctZero  RouteTo  PctRouted
-----
S1            0.01     0.15    1         10      25       OUTLET
S3            0.03     0.15    1         10      25       OUTLET
S5            0.01     0.05    1         10      25       OUTLET
S4            0.01     0.05    1         10      25       OUTLET
S2            0.03     0.15    1         10      25       OUTLET

[INFILTRATION]
;;Subcatchment  Suction  HydCon  IMDmax
-----
S1            292.2    0.5     0.25
S3            292.2    0.5     0.25
S5            292.2    0.5     0.25
S4            292.2    0.5     0.25
S2            292.2    0.5     0.25

[JUNCTIONS]
;;          Invert      Max.      Init.      Surcharge  Ponded
;;Name      Elev.      Depth     Depth     Depth      Area
-----
MR_NEoutflow  904.56    0.3       0          0          100
J3           905.58    0.3       0          0          0
Lot4_S_Outflow  907.17    0.3       0          0          100
MR_NWoutflow  902.72    0.3       0          0          100
Lot4_SW_Outflow  906.51    0.3       0          0          100
J_CouleeBottom  883.6     0.3       0          0          100
J5           904.35    0.1       0          0          0

[OUTFALLS]
;;          Invert      Outfall      Stage/Table      Tide
;;Name      Elev.      Type         Time Series      Gate
-----
CouleeBottomOutflow  881.6     NORMAL      NO              NO

[CONDUITS]
;;          Inlet      Outlet      Manning      Inlet      Outlet      Init.      Max.

```

;;Name	Node	Node	Length	N	Offset	Offset	Flow	Flow
Berm_4	MR_NEoutflow	J_CouleeBottom	220	0.01	0	0	0	0
C1	J3	MR_NWoutflow	126	0.01	0	0	0	0
C2	Lot4_S_Outflow	Lot4_SW_Outflow	99	0.01	0	0	0	0
C3	Lot4_SW_Outflow	J3	112	0.01	0	0	0	0
C4	MR_NWoutflow	J_CouleeBottom	140	0.01	0	0	0	0
C5	J_CouleeBottom	CouleeBottomOutflow	15	0.01	0	0	0	0
C6	J5	MR_NWoutflow	60	0.01	0	0.19	0	0

[XSECTIONS]

;;Link	Shape	Geom1	Geom2	Geom3	Geom4	Barrels
Berm_4	IRREGULAR	.2m_swale	0	0	0	1
C1	IRREGULAR	0.3m_ditch	0	0	0	1
C2	IRREGULAR	0.3m_ditch	0	0	0	1
C3	IRREGULAR	0.3m_ditch	0	0	0	1
C4	IRREGULAR	0.3m_ditch	0	0	0	1
C5	IRREGULAR	0.3m_ditch	0	0	0	1
C6	IRREGULAR	sheetflow	0	0	0	1

[TRANSECTS]

NC 0.03	0.03	0.03							
X1 .25m_berm	3	0	0	0.0	0.0	0	0	0	
GR 0.25	0	0	13	0.25	15				
NC 0.03	0.03	0.03							
X1 .2m_swale	4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GR 0.2	0	0	1	0	2	0.2	3		
NC 0.04	0.04	0.04							
X1 sheetflow	4	0	0	0.0	0.0	0	0	0	
GR 0.1	0	0	1	0	9	0.1	10		
NC 0.03	0.03	0.03							
X1 0.3m_ditch	4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GR 0.3	0	0	1.2	0	2.2	0.3	3.4		

[LOSSES]

;;Link	Inlet	Outlet	Average	Flap Gate
;;	-----	-----	-----	-----

[TIMESERIES]

;;Name	Date	Time	Value
;;	-----	-----	-----

100yr24hr	0:00	0
100yr24hr	0:05	0.763
100yr24hr	0:10	0.771
100yr24hr	0:15	0.779
100yr24hr	0:20	0.787
100yr24hr	0:25	0.796
100yr24hr	0:30	0.804
100yr24hr	0:35	0.813
100yr24hr	0:40	0.822
100yr24hr	0:45	0.831
100yr24hr	0:50	0.841
100yr24hr	0:55	0.851
100yr24hr	1:00	0.861
100yr24hr	1:05	0.871
100yr24hr	1:10	0.881
100yr24hr	1:15	0.892
100yr24hr	1:20	0.903
100yr24hr	1:25	0.914
100yr24hr	1:30	0.926
100yr24hr	1:35	0.938
100yr24hr	1:40	0.95
100yr24hr	1:45	0.963
100yr24hr	1:50	0.976
100yr24hr	1:55	0.99
100yr24hr	2:00	1.004
100yr24hr	2:05	1.018
100yr24hr	2:10	1.033
100yr24hr	2:15	1.048
100yr24hr	2:20	1.064
100yr24hr	2:25	1.08
100yr24hr	2:30	1.097
100yr24hr	2:35	1.114
100yr24hr	2:40	1.132
100yr24hr	2:45	1.151
100yr24hr	2:50	1.17
100yr24hr	2:55	1.191
100yr24hr	3:00	1.211
100yr24hr	3:05	1.233
100yr24hr	3:10	1.256
100yr24hr	3:15	1.279
100yr24hr	3:20	1.304
100yr24hr	3:25	1.329
100yr24hr	3:30	1.356
100yr24hr	3:35	1.384
100yr24hr	3:40	1.413
100yr24hr	3:45	1.443

100yr24hr	3:50	1.475
100yr24hr	3:55	1.509
100yr24hr	4:00	1.544
100yr24hr	4:05	1.581
100yr24hr	4:10	1.62
100yr24hr	4:15	1.661
100yr24hr	4:20	1.705
100yr24hr	4:25	1.751
100yr24hr	4:30	1.8
100yr24hr	4:35	1.853
100yr24hr	4:40	1.908
100yr24hr	4:45	1.967
100yr24hr	4:50	2.031
100yr24hr	4:55	2.099
100yr24hr	5:00	2.172
100yr24hr	5:05	2.251
100yr24hr	5:10	2.337
100yr24hr	5:15	2.43
100yr24hr	5:20	2.532
100yr24hr	5:25	2.643
100yr24hr	5:30	2.765
100yr24hr	5:35	2.9
100yr24hr	5:40	3.051
100yr24hr	5:45	3.219
100yr24hr	5:50	3.409
100yr24hr	5:55	3.625
100yr24hr	6:00	3.873
100yr24hr	6:05	4.159
100yr24hr	6:10	4.496
100yr24hr	6:15	4.897
100yr24hr	6:20	5.383
100yr24hr	6:25	5.985
100yr24hr	6:30	6.748
100yr24hr	6:35	7.75
100yr24hr	6:40	9.123
100yr24hr	6:45	11.117
100yr24hr	6:50	14.266
100yr24hr	6:55	19.931
100yr24hr	7:00	32.779
100yr24hr	7:05	83.515
100yr24hr	7:10	255.206
100yr24hr	7:15	114.934
100yr24hr	7:20	63.946
100yr24hr	7:25	43.017
100yr24hr	7:30	31.998
100yr24hr	7:35	25.321

100yr24hr	7:40	20.889
100yr24hr	7:45	17.754
100yr24hr	7:50	15.429
100yr24hr	7:55	13.641
100yr24hr	8:00	12.226
100yr24hr	8:05	11.08
100yr24hr	8:10	10.134
100yr24hr	8:15	9.34
100yr24hr	8:20	8.665
100yr24hr	8:25	8.083
100yr24hr	8:30	7.577
100yr24hr	8:35	7.133
100yr24hr	8:40	6.74
100yr24hr	8:45	6.39
100yr24hr	8:50	6.077
100yr24hr	8:55	5.794
100yr24hr	9:00	5.538
100yr24hr	9:05	5.304
100yr24hr	9:10	5.091
100yr24hr	9:15	4.895
100yr24hr	9:20	4.714
100yr24hr	9:25	4.547
100yr24hr	9:30	4.392
100yr24hr	9:35	4.248
100yr24hr	9:40	4.114
100yr24hr	9:45	3.989
100yr24hr	9:50	3.871
100yr24hr	9:55	3.761
100yr24hr	10:00	3.657
100yr24hr	10:05	3.559
100yr24hr	10:10	3.467
100yr24hr	10:15	3.38
100yr24hr	10:20	3.297
100yr24hr	10:25	3.219
100yr24hr	10:30	3.144
100yr24hr	10:35	3.073
100yr24hr	10:40	3.006
100yr24hr	10:45	2.941
100yr24hr	10:50	2.88
100yr24hr	10:55	2.821
100yr24hr	11:00	2.765
100yr24hr	11:05	2.711
100yr24hr	11:10	2.659
100yr24hr	11:15	2.61
100yr24hr	11:20	2.562
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[SYMBOLS]

;;Gage	X-Coord	Y-Coord
;;-----	-----	-----

APPENDIX E

ARCHITECTURAL CONTROLS

RESTRICTIVE COVENANT AND ARCHITECTURAL CONTROLS

EDGEWOOD ESTATES

THIS AGREEMENT made this ____ day of _____, 2011.

BETWEEN:

EDGEWOOD STABLES LTD.

(Grantor)

-and-

EDGEWOOD STABLES LTD.

(Grantee)

WHEREAS EDGEWOOD STABLES LTD. (at the time of the registration of these Restrictive Covenants and Architectural Controls) is the registered owner of the development known as **EDGEWOOD ESTATES** situated in the County of Lethbridge, in the Province of Alberta (hereinafter called the "Subdivision"), and is in the process of developing the Subdivision into a series of country residential lots;

AND WHEREAS the controls contained herein are intended to implement standards of appearance and quality in the Subdivision by attaching certain restrictions, covenants and conditions restrictive in nature in respect of the exterior design, use (to the extent that use is a function of design) and development, to each lot located within the Subdivision (hereinafter referred to as a "Lot", or referred to as the said "Lands" when referring collectively to all of the lots located within the Subdivision) and each and every part thereof and the buildings, structures, improvements and premises to be erected on each and every part of the Lands;

AND WHEREAS the restrictions, covenants and conditions herein are not meant to detract or derogate in any way from any applicable laws, regulations or by-laws (including but not limited to land use by-laws of the County of Lethbridge or the City of Lethbridge as may be enacted from time to time), but are in addition and supplementary to, the restrictions, covenants and conditions contained in any such laws, regulations and by-laws;

AND WHEREAS the Grantor covenants with the Grantee to observe and comply with the following restrictions and architectural controls, the burden of which shall run with each of the lots:

PLAN 111 _____, Block 2, Lots 1-10 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

(S.W. ¼ SEC. 29, TWP. 9, RGE. 21, W4M)

hereinafter called the "Lands".

This covenant shall be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns of the parties.

BUILDING SPECIFICATIONS

1. No residence shall be constructed on the Lands which encroaches upon or straddles the property line with any lot adjacent to it on either side, regardless of ownership of the adjacent lot.
2. No residence shall be constructed on the Lands which shall have a floor area above grade of less than 2000 square feet. The measurements may include the outer walls of the residence but shall exclude any garage, patio, porch, or the like part of a building. Only one detached dwelling may be erected on a lot. All other County of Lethbridge Bylaws will apply.
3. No building shall be constructed on the Lands more than two stories above front-grade.
4. No mobile home, trailer, manufactured home, or previously built residence or building or structure shall be allowed to be placed upon or moved onto any of the aforescribed Lands (quality house packages which require substantial on-site construction and assembly may be permitted with the approval of the Development Manager).
5. A granny suite or legal suite may be constructed upon the said Lands, but must:
 - i Be approved under the County of Lethbridge Land Use Bylaw, accompanied by an approved development permit from the County.
 - ii Exist within the framework of the home itself, such as a suite above the garage or in the basement, indistinguishable to an onlooker from the street; or
 - iii Exist within the said Lands, but outside of the main residence and conform with the exterior finish and overall look of the main residence and fall within the proper permitted setbacks of the municipality and must be no more than 900 square feet (83.612 square meters) and must be included as part of the overall design concept of the house and yard development and must be approved in size and location by the Development Manager and must have sufficient parking on the said Lands.
6. Lot owners must consult the Development Manager for any building development that incorporates a walk-out basement, prior to proceeding with construction, to determine if the same is permitted, and if so, what requirements there may be with respect to the same.
7. No building shall be constructed upon the said Lands until the "Plot and Design Plan" has been approved by the Development Manager. The Plot and Design Plan must be approved in accordance with the overall plan and layout of the development as determined by the Development Manager. In particular, the orientation of the driveway and garage of each residence will be determined by the Development Manager to ensure maximum green space exists between adjacent Lands. The decision of the

Development Manager is final. It is strongly recommended that the owner seek direction from the Development Manager prior to making final decisions regarding a house plan.

8. Each residence constructed on the Lands is encouraged to be designed so as to explore the potential of each lot to arrive at a design which resolves the needs of the family intended to occupy the residence in terms of layout and finish. The design of the residence shall reflect the unique features of each lot in terms of view, orientation, climate, access and integration of indoors with outdoor space. Each home design must be conceived as a simple and honest expression of present day architectural forms and without the use of eclectic or regional styles.
9. Exterior finishes will be approved on case-by-case basis.

SETBACKS

10. All buildings or structures shall be within the parameters of the building envelope and must comply with the Land Use Bylaw of the County of Lethbridge in force at the time of the granting of the Development Permit.

ROOFING MATERIALS

11. No roof shall be constructed on any residence on said Lands with a roof pitch of less than 5:12. No metal cladding or metal sheeting on the roof area shall be permitted unless approved by the Development Manager. Tar and gravel roofing, and rolled roofing are not acceptable. Acceptable roofing materials include:
 - i architectural asphalt shingles;
 - ii laminate shingles;
 - iii concrete tiles;
 - iv shakes;
 - v slate tiles; or
 - vi metal roofing simulating slate, shakes, or shingles
12. The roof colour of any permanent structure (including but not limited to the residential dwelling and garage) located on a Lot shall be compatible with the colour of the exterior finish of the residential dwelling on such Lot.

GARAGE

13. No garage shall be constructed on the Lands unless it is a minimum of double attached or detached garage of the minimum dimensions of 6.7056 meters by 7.3152 meters (22 feet by 24 feet) and must be included as part of the overall design concept of the house and yard development and the exterior finish must be similar to that of the main residence and the roof line and pitch of the roof on the garage must be compatible with the design of the main residence.

14. Any detached garage or other outbuilding must be set back no less than 7.62 meters (25 feet) from the property line.
15. Any detached garage being built on the property must be approved in size and location by the Development Manager.
16. The Lands shall not be used for the storage of
 - Abandoned vehicles or equipment, non-functioning vehicles or equipment, auto or truck bodies, and other vehicles or equipment not currently in a functioning state; and
 - Gasoline, diesel fuel or similar fuel or volatile, explosive or dangerous substances other than those used for ordinary household or acreage purposes in quantities reasonably appropriate for ordinary household or acreage use.

CODE & BY-LAW COMPLIANCE

17. No building shall be constructed on the Lands unless it meets or exceeds the Alberta Building Code and complies with all By-laws of the County of Lethbridge, in the Province of Alberta. Prior to construction of a building (including accessory structures such as detached garages, shed, etc.) the lot owner must obtain all necessary local, provincial and federal permits including a development permit from the County of Lethbridge, regardless of obtaining approval for construction by the "Development Manager."

LANDSCAPING

18. A "Landscaping plan" for the front portion of each yard must be included with each Design Plan showing the driveways, sidewalks, fencing, ground cover and planting material. No ponds will be allowed on the lots.

FENCING & LIGHTING

19. No individual fence shall be constructed which does not comply with the Land Use By-Law of the County of Lethbridge and the location of which must be approved by the Development Manager. All fences must be maintained in a structurally sound and esthetically pleasing condition. No lot owner is required to construct a fence.
20. All fencing materials must be approved by the Development Manager. The approved materials are a 4 ft. in height, polyester powder coated black chain link fence for any back and side yards. Simulated wrought iron, stone or brick will be accepted for architectural feature fences. It is preferred that trees and shrubs be used wherever windbreak or privacy is desired.
21. If Lot owners choose to have a lighted gate post(s), the light(s) must coordinate with the chosen streetlights. The placement and height will be standard throughout the subdivision to provide a consistency of light. The developer will supply the details per request.

ANIMALS

22. Owners of any lot may keep domestic animals, but domestic animals are restricted to dogs and cats.

LOT GRADING AND RETAINING WALLS

23. No construction shall be carried out on the Lands until a "lot grading" plan is approved by the Development Manager. The plan must include the finished floor levels for all levels of the house including the bottom of footings and garage elevations. The finished sod grades at the house must be shown as well as arrows indicating drainage patterns, or swales. The grade at each corner of the lot shall be compatible with that of its neighboring land as to achieve efficient service water drainage away from that house and other developments and must not change existing drain patterns or block or interfere in any with the drainage ditch along the boulevard. Any deviation from the recommended grade levels must be presented in writing to the Development Manager and a written decision must be required before any deviation from the recommended grade levels is carried out on the said Lands. The cost of retaining walls situated on a Lot shall be the responsibility of the Lot Owner. All retaining walls and their foundations are to be within Lot boundaries. Landowners are responsible for ensuring that drainage courses are protected and maintained. Landowners are responsible for adhering to final lot grade requirements.
24. Any Owner which has an easement for a drainage corridor on their Lot shall not suffer or permit dirt, fill, loan, gravel, paper, other debris, weeds snow, ice, or slush (collectively referred to as "material") to fill or other wise accumulate or remain upon the said lands and which would:
- Restrict, impair, impede, alter or otherwise interfere with the drainage across said lands including, without limiting the generality of the foregoing drainage a grass swale, concrete or asphalt gutter or other drainage gutter or other drainage control structure which may be erected on the said lands.
 - Alter, remove, damage or other wise interfere with any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the said lands.

PROCEDURE FOR DEVELOPMENT APPROVALS

25. All parties constructing any structure on the aforescribed Lands must submit the following to the Development Manager:
- Plot and design plan showing all building locations, setbacks, driveways, sidewalks, fences and Landscaping;
 - Lot grading plan, showing all grades and lot corner elevations;
 - Landscaping plan showing the Landscaping design of the front portion of the yard;
 - House plans showing the layout of each level including roof design and dimensions including:
 - i Building elevation of each side of the house showing window types and sizes, finishes, roof, elevations, chimneys, flues and vents; and

- ii Cross sections showing foundation and footing elevations and all dimensions, in particular the relationship between all levels including the garage;
 - Completed development and permit application forms; and
 - A sample or description of all exterior finishing material including colour schemes.
26. All requested and provided information will be processed by the Development Manager within one week of receipt if the information is deemed acceptable. If the application does not comply with the Architectural Controls or other by-laws and regulations, then the application will be returned to the applicant marked “unacceptable”.
 27. No Lot Owner shall submit an Application to the Development Manager that does not include the requirements contained in Paragraph 32 above.
 28. The decision of the Development Manager is final and binding and, in order to avoid delays, it is recommended that a preliminary consultation be made with the Development Manager prior to the application submission.
 29. There shall be no deviation from the plans contained in an approved Application unless the same is consented to in writing by the Development Manager.
 30. In the event:
 - a building on the property is not completed in its entirety in accordance with the Architectural Controls and the approved plans, or
 - the workmanship on the building is judged by the Development Manager at its sole discretion to be incompatible with the Architectural Control;

The Developer may, but is not obligated to;

 - Complete the building in accordance with the Architectural Controls, or the approved plans, as the case may be; or
 - Replace the unacceptable workmanship, all at the purchaser’s expense.
 31. Any monies expended by the Developer to complete the building in accordance with the Architectural Controls, or the approved plans, as the case may be, or replace unacceptable workmanship shall become a charge on the building being built and a caveat or other charging document may be registered by the Developer against title to the property and the Developer may apply the Architectural Controls Security Deposit to any such monies expended; and, take all steps available to it at law to collect any other such monies so expended.

Prior to construction of a building (including accessory structures such as detached garages, shed, etc.) the lot owner must obtain all necessary local, provincial and federal permits including a development permit from the County of Lethbridge, regardless of obtaining approval for construction by the “Development Manager.”

MAINTENANCE

32. Every lot owner shall keep his lot, including gardens and all improvements thereon, in good order and repair including but not limited to the seeding, watering and mowing of grass, the pruning and cutting of all trees and shrubbery, and the painting, or other appropriate external care, of all buildings and other structures in the manner and with the frequency that is consistent with good property management.
33. All lots/acreages must be cared for in a husbandly manner in order to maintain high quality land investments

GENERAL

34. The Developer and the Development Manager shall be responsible for the interpretation of the Architectural Controls and may modify any of the provisions stated therein at their sole discretion. Any dispute which may arise in connection with the Architectural Controls shall be determined by the Developer whose decision shall be final and binding.
35. Failure on the part of the Developer or the Development Manager to enforce promptly and fully the conditions, covenants, and restrictions of the Architectural Controls shall not be deemed to be a waiver of the right of the Developer to enforce the conditions, covenants and restrictions of the Architectural Controls.
36. All owners shall be expected to take normal precautions to prevent damage to installed improvements. In particular, they shall:
 - o Protect all service lines including telephone, cable, electricity, gas, and water lines on the owner's property and extending to the adjoining Lands.
 - o Protect driveway accesses, culverts, roads, ditches, etc., when it is necessary for vehicles to be driven across them.
 - o Keep the road in front of the lot clean during construction, and keep the ditch and catch basin free of debris and in working order at all times.
 - o Avoid placing excess soil or constructions debris on adjacent lots.
37. Any damage to installed improvements noticed prior to construction must be identified to the Development Manager at the time of discovery. The Manager will record the damage, and attempt to identify the party responsible for causing the damage. If this can be determined, the Development Manager will attempt to recover the cost to repair the damage from the party causing the damage. Any damage to improvements not identified prior to construction will be assumed to be caused by the owner, unless the owner can identify a third party who caused the damage. If the Development Manager is unable to recover the cost to repair the damage from the third party, the owner shall become responsible for the cost of the repair. Any damage caused by the owner must be repaired at the owner's cost.
38. The Lot Owner shall take all measures necessary to protect any and all survey pins located on each Lot. If it is required to replace a damaged or missing survey pin, the same must be done by an Alberta Land Surveyor, and the cost of the same shall be at the sole expense of the Lot Owner.

39. Any owner of any lot within the Development may enforce the Architectural Controls or other Controls of this Restrictive Covenant.
40. Each lot shall be deemed to form part of a Building Scheme, the land use and building restrictions and conditions contained in the Restrictive Covenants and Architectural Controls shall be deemed to be covenants running with each of the lots and shall be binding upon each individual owner of each lot and for the benefit of the owners of all the other lots set out herein and their successors in title or such subsequent plan of subdivision of the same area as may hereinafter be filed. The Developer, or any inspection agency contract by it, shall in its sole discretion determine the date when completion of construction has occurred.
41. Notice from the Development Manager as required in this document may be affected by personal service, regular mail to the last address provided by the Owner to the Development Manager, or by posting the Notice to the Door of the dwelling located upon the Owner's lands. Notice from the Owner to the Development Manager as required in this document shall be affected by personal service upon the Development Manager.
42. Should any one or more provisions of this Restrictive Covenant be determined to be illegal, unenforceable or otherwise invalid, the same will be severed, but all other provisions will remain in effect.
43. **IT IS NOT THE INTENTION OF THESE RESTRICTIVE COVENANTS OR ARCHITECTURAL CONTROLS TO IMPOSE ANY LIABILITIES ON THE DEVELOPER OR THE DEVELOPMENT MANAGER.**
44. Time shall be of the essence of these Restrictive Covenants and Architectural Controls.
45. The failure by the Developer, Development Manager or any consultant hired in connection with these Controls to require performance of any provision of these Controls shall not affect their right to require performance at any time thereafter, nor shall a waiver of any breach or default of these Controls constitute a waiver of any subsequent breach or default or a waiver of the provision itself unless the subsequent breach or default was waived in writing by the Development Manager.
46. If a lot has natural drainage, access must be granted for maintenance, if maintenance is required.

PROPOSED TIME LINE SCHEDULE FOR DEVELOPMENT UPON THE AFORESAID LAND

47. Purchase of Lands by Owner.
48. Initial consultation with the Development Manager.
49. Drawings (Plot and Design Plan, Driveway Placement, Grading Plan, House Plan, etc.) completed with a Stamp of Approval by Development Manager.
50. Upon title being made available, and upon receipt of the required permits, the builder can proceed with the construction phase that must be completed within four (4) years of the Closing Date.

51. Upon completion of the house and other structures in accordance with the approved plans and permits, the Owner of the Lands notifies the Development Manager that he can make an inspection.
52. After inspection and acceptable completion within the terms of the Restrictive Covenant and Architectural Controls set out herein, the Architectural Control deposit shall be refunded by the Development Manager to the owner.

IN WITNESS WHEREOF the Grantor and Grantee have set their hands and seals effective as of this ____ day of _____, 2011.

GRANTOR
Edgewood Stables Ltd.

Signature

Seal

GRANTEE
Edgewood Stables Ltd.

Signature

Seal



BEST
SMALL &
MEDIUM
EMPLOYERS IN CANADA

info@swg.ca
www.swg.ca



**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BY-LAW NO. 24-013

**A BY-LAW OF LETHBRIDGE COUNTY BEING A BY-LAW PURSUANT TO SECTION
633(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF
ALBERTA 2000, CHAPTER M.26**

Bylaw 24-013 of Lethbridge County, being a Bylaw for the purposed of amending the Edgewood Stables Area Structure Plan Bylaw 1362.

WHEREAS the landowners wish to further subdivide Plan 1312563, Block 1, Lot 1, contained within the Edgewood Stables Area Structure Plan;

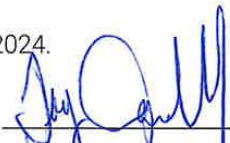
AND WHEREAS the County's Municipal Development Plan requires that developers prepare an amendment to the Area Structure Plan to ensure sound development occurs within the County;


AND WHEREAS the landowner/developer have prepared amendment to the "Edgewood Stables Area Structure Plan" which contains engineering, survey, and geotechnical information to support the above conditions.

NOW THEREFORE BE IT RESOLVED, under the Authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The "Edgewood Stables Area Structure Plan" as amended by Bylaw No.24-013, is attached as "Schedule A".
2. The Amendments in "Schedule A" are in addition to the plans and policies of Bylaw 1362 (Edgewood Stables Area Structure Plan).

GIVEN first reading this 17th day of October, 2024.



Reeve


CAO

GIVEN second reading this _____ day of _____, 20____.

Reeve

CAO

GIVEN third reading this _____ day of _____, 20____.

Reeve

CAO



Edgewood Stables

Area Structure Plan

Bylaw No. 1362
County of Lethbridge
Portion SW 29-9-21 W4M

Prepared For: Edgewood Stables

Prepared By: Stewart Weir

Our File No: LB35 33737

Date: April 11, 2011



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1.0 INTRODUCTION

1.1 Plan Purpose

The Area Structure Plan (ASP) is intended to provide the framework to establish the transition of the poor agricultural lands currently designated Lethbridge Urban Fringe to Grouped Country Residential use. This ASP will provide development and implementation guidelines and a framework for the Developer to efficiently and, in an environmentally responsible manner, create a new Country Residential Subdivision.

This ASP provides a framework for the development of a parcel of land in the County of Lethbridge located in the SW 29-9-21 W4M, being legally described as Lot 9, Block 1, Plan 991 2364. The ASP will guide land use and infrastructure development of the subject site, facilitate the protection of the portion of the plan area adjacent to tributary coulee valleys to the north, and demonstrate the way in which new development will integrate into the surrounding land use. The ASP will also contain a conceptual subdivision design for the plan area in accordance with the County of Lethbridge standards.

The Area Structure Plan has been prepared in accordance with the provisions of Section 633 of the Municipal Government Act, which states the following:

Area structure plan

“633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

- (a) must describe*
 - (i) the sequence of development proposed for the area,*
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) the density of population proposed for the area either generally or with specific parts of the area, and*

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(iv) *the general location of major transportation routes and public utilities,*

and

(b) *may contain any other matters the council considers necessary.”*

1.2 Plan Vision and Objectives

1.2.1 Vision

Vision Statement: To provide a high quality grouped country residential development within the County of Lethbridge striking a balance between existing land uses, recreational pursuits and protection of the environment and which is in line with similar developments in place in the two parcels of land to the north.

1.2.2 ASP Objectives

- Maintain or enhance the quality of life within and adjacent to the ASP area,
- Provide mechanisms to ensure the quality of surface and groundwater is not impacted by the proposed development,
- Minimize the impacts on neighbouring properties and the community at large.

1.3 Plan Area

The ASP applies to a portion of the SW 29-9-21 W4M, legally described as Lot 9, Block 1, Plan 991 2364, which is located in the south western region of the County of Lethbridge, immediately north of the City of Lethbridge boundary. The subject lands are contained in a single Certificate of Title containing ± 15.95 hectares (39.41 Acres). The location is highlighted in Figure 01.

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Figure 1 - Project Area

The ASP area is primarily a rural agricultural landscape with small land holdings. The site is bounded by The City of Lethbridge corporate limits to the south, tributary coulee valleys of the Oldman River to the North and West and farmed agricultural land to the east. Country Residential subdivisions are located to the north of the proposed development. Road access to the site is available from Township Road 94 and Range Road 214A. Figure 02 illustrates the plan area's local context.

2.0 EXISTING CONDITIONS

2.1 Surface Geology and Topography

The proposed Edgewood Stables development is bounded on the north by tributary coulee valleys, comprising the Old Man River Valley; to the south by municipal Township Road 94; to the east by municipal Range Road 214A and

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to the west by a local gravel access road. The existing site supports prairie grasses with an overall gradient towards the coulee valleys.

The lands are primarily vacant agricultural with a number of tree stands in the coulees. The predominant land use in the surrounding area is agricultural, interspersed with pockets of country residential developments. The landform is gently rolling pasture characterized by minor depressions and hollows.

The plan area drains to the North into the Oldman River valley. Minor depressions and hollows pond small amounts of water, but ultimately drain into the surface soils. This soil is reported to have very rapid permeability rates. The geotechnical report did not indicate a high water table in this area.

The area south of the top of the coulee bank has no environmental, topographical, or physical constraints that would inhibit the proposed use of these lands for residential purposes. The lands lying north of the development setback line (as determined by the Development Setback Assessment – Appendix A) will be protected from development impact by dedicating the lands as Municipal Reserve (MR) and Environmental Reserve (ER).

The Development Setback Assessment, completed by EBA Engineering Consultants of Lethbridge, concluded that a setback of 4H:1V (4 metres horizontal distance to 1 metre vertical difference) would be appropriate for this site. This restriction takes into account the recommendations of the City of Lethbridge Bylaw #5277, specifically with regards to translational failures along the top of the Lenzie Silts deposit. This assumed failure line extends from the contact elevation at the slope face to the existing ground surface at prairie level.

A second factor would require a minimum setback distance of 6 metres from the Top of Bank to protect developed property from shallow crest failures. The contact elevation of the Lenzie Silts deposit has been taken by EBA as elevation 875.0 m. This contact elevation is based on published data from the AMEC report conducted as part of the development of City Bylaw #5277.

Based on the various aspects of the slope stability analysis conducted for the development, a development setback line using the minimum requirements of Bylaw #5277 was recommended. This setback line was established by extending a 4H:1V line from topographic elevation 875 m. Where this line extends less than 6.0m from the Top of Bank, the minimum recommended setback distance is 6.0 m.

The EBA report also provided recommended development guidelines for the area within the Development Setback line which are consistent with an Environmental and Municipal Reserve dedication.

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Figure 04 depicts the topography of the plan area and shows the established Development Setback line.

2.2 Existing Land Use

The existing Land Use Area is zoned as Lethbridge Urban Fringe (LUF). The ASP area is covered with prairie grasses and slopes toward the coulee valleys to the north/north west. The western portion of the site is currently in use as a boarding stable whereas the eastern portion is currently used for pasture and is vacant, except for the dugout located on the south central portion of the property.

The proposed development will be developed in a single phase with the existing stable and out-buildings in the western portion of the site left as one large lot.

2.3 Existing Services and Utilities

There is a local water line supplying potable water from the City of Lethbridge owned by the County of Lethbridge Rural Water Association Ltd. near the development area. The water line runs parallel to Range Road 214A just east of the subdivision.

There currently is no regional municipal sanitary service in the area. Local wastewater is disposed via septic tanks and septic fields or mound systems.

The development area is bounded by gravel roadways on the south by Township Road 94 and on the east by Range Road 214A. Range Road 214A is paralleled by a gas pipeline and waterline to the east of the road.

The site is bisected by two gas pipeline right-of-ways. A high pressure gas line (GL 32 AP) owned by ATCO Pipelines and a low pressure gas pipeline (26021C) owned by ATCO Gas bisect the development area. ATCO has no plans to move the gas lines and the setbacks and restrictions associated with the existence of these lines have been incorporated into the conceptual plan for the lot design.

A low pressure gas service line owned by ATCO Gas services the existing facilities located in the western portion of the site.

Regional storm water is managed through the use of open drainage ditches adjacent to municipal roads.

2.4 County of Lethbridge Policy Framework

2.4.1 Municipal Development Plan

The County of Lethbridge Municipal Development Plan's (MDP) Special Planning Areas map shows the plan area as "Area B". The MDP identifies Area B as being well suited to highway service type development. The MDP also states, "Land uses other than agricultural may be considered if conditions can be demonstrated that altering the land use is a sound consideration". The proposed Isolated Country Residential development proposed is a logical use for this area and would serve to complement similar developments to the north.

2.4.2 County of Lethbridge Municipal Development Plan

According to Section 6.3.3 (c) I of The County of Lethbridge MDP:

"The County shall encourage the design of residential areas that provide open space and incorporate natural areas while minimizing fragmentation and safeguarding the environmental sustainability of the area under development".

This proposed development of 14 lots, comprised of 1 Public Utility Lot, one MR lot, one ER lot and 11 residential lots, varying in size from 0.7 ha (1.73 Acres) to 4.7 hectares (11.61 Acres), along with the preservation of the natural state of the coulees and areas contained within the Development Setback line, would satisfy the MDP.

2.4.3 Land Use Bylaw

The County of Lethbridge Land Use Bylaw (LUB) shows the subject site districted as LUF.

The LUB states:

"Grouped country residential uses will be encouraged to locate within the areas shown in the municipal development plan as being areas where confined feeding operations are restricted. In these areas, with an approved area structure plan, council may redesignate parcels of land having consideration for:

- (i) protection of high quality agricultural land,*
- (ii) comments from affected persons,*
- (iii) effects on the irrigation system."*

Site suitable testing is required before subdivision approval and includes but is not limited to water supply, water table levels, percolation rates, contours, environmental impact assessments and review of past mining activities. The Land Use By-law states that the minimum parcel size is 0.40 ha (1 acre).

2.4.4 Intermunicipal Development Plan (County Bylaw #1254)

As this development is directly adjacent to the limits of the City of Lethbridge and thus falls within the boundaries of the Intermunicipal Development Plan, comments from the City of Lethbridge have been taken into account.

2.5 Issues Arising From Public Process

2.5.1 Public Hearing

The public hearing for the Edgewood Stables development was held March 17, 2011 in the County of Lethbridge council chambers. The public hearing was attended by approximately 30 local residents, the developer and representatives from Stewart Weir & Co Ltd. Comments from the public hearing are summarized below:

- Residents to the west expressed concerns with the density of the proposed subdivision.
- One resident to the west would prefer not to have a subdivision opposite their driveway.
- All residents expressed the need for architectural controls.

3.0 DEVELOPMENT CONCEPT

3.1 Plan Goals

The goals of this Area Structure Plan are as follows:

1. To provide a detailed framework for future development within the plan boundaries that is consistent with the objectives outlined in the County of Lethbridge Municipal Development Plan.
2. To ensure that development is compatible with existing land uses.
3. To provide efficient and economically feasible servicing options for the plan area.
4. To maintain a safe development setback from the coulee valley.

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3.2 Land use Concepts

The concept for the plan area is residential rural estate development with a net density of 1 unit per 1.13 hectare. The MR dedication would amount to approximately 16% which exceeds the MGA requirement of 10%.

The proposed development consists of 14 lots, comprised of one Public Utility Lot, one MR lot, one ER lot and 11 residential lots.

Each residential lot meets the bylaw's minimum requirement of 1 acre of developable area.

4.0 POLICY

4.1 Environment

The adjacent coulee valley is tributary to the Oldman River and will be carefully protected throughout the development of the plan area. A Development Setback Assessment conducted by EBA Engineering Consultants Ltd. provided a recommended development setback from the top of bank based on site reconnaissance, stability analysis and assumed post-development groundwater conditions. The area between the coulees and the Development Setback line will be protected through the dedication of an Environmental Reserve (ER) and a Municipal Reserve (MR), which will restrict the use and development of those areas. The County will assume ownership of the Reserve lands.

4.2 Residential

The plan area is generally a rural, agricultural landscape with some similar country residential developments to the north. The current policies, provisions and regulations of the Municipal Development Plan and Land Use Bylaw will apply to the proposed country residential subdivision.

4.3 Municipal Reserve

The developer is prepared to dedicate the lands between the development setback line and the top of bank as Municipal Reserve (MR). The vision for the MR is as a link between the river valley trails in Pavan Park and the areas to the north and east of the development. The proposed trails would be located to the north of the City of Lethbridge's cemetery located in the NE ¼ Sec. 19-9-21 W4M. This link would provide a safe route for recreational users to gain access to the river valley and the Park. See Figure 7.

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4.4 Environment Reserve

The area between the top of bank and the coulees will be protected through the dedication of the lands as ER.

4.5 Roadways

The nearest provincial highway to the development area is Secondary Highway 843 located approximately 3.3 km east of the development.

The primary access to the subdivision will be from Range Road 214A and 13th Street North. Both accesses are gravel surfaces. No off-site improvements to the County owned roads are anticipated. The internal road will require asphalt surfacing, to be provided at the developer's expense. Where possible, the developer will provide shared approaches for those parcels gaining access from the County roads.

4.6 Potable Water

County of Lethbridge Rural Water Association Ltd. (CLRWA) has a rural potable water distribution line running parallel to Range Road 214A. The developer has placed a deposit to ensure service from the CLRWA and provide priority to the development when allocating resources within the CLRWA's water license.

If the CLRWA has insufficient capacity to provide water service to the Edgewood Stables development water will be the responsibility of the individual lot owners to have potable water provided by truck haul to private cisterns located within each property.

4.7 Wastewater

A site assessment was performed by means of a geotechnical investigation. Soil samples were collected for laboratory testing. The results from the site assessment and soil sample tests support on-site sewage treatment by private on site sewage treatment mound systems. See Appendix B.

The means of selecting an on site sewer system will be in accordance with "Alberta Private Sewage Systems Standard of Practice 2009". The sewer systems will be engineered to meet these standards. Based on the soil logs collected and defined within the soils investigation report, the site has mixed soil compositions. Half of the test pits indicated soils classified as heavy clay; the remainder of the test holes indicated marginal

conformance with Safety Codes Council 2009 Handbook for design and construction of septic disposal fields. In general terms site specific soil testing would be required to support in-field septic systems at time of construction or an alternative means of providing a disposal field is adopted, such as a septic field mound system.

Treatment mounds are an effective method in difficult soil conditions such as too fast or too slow soil percolation rates. The percolation rate for the plan area is 0.53 minutes per 25mm (1 inch). According to the "Alberta Private Sewage Systems Standard of Practice 2009" handbook a percolation rate in the range of 5 to 60 minutes per 25mm (1 inch) is necessary for the proper operation and long term success of a disposal field. Therefore a treatment mound for the plan area will be a viable method of effluent treatment and disposal. Despite the clay content the site is heavily dispersed with large rock lenses which aid in the drainage and dispersal of surface water.

A sewage treatment mound is a seepage bed elevated by clean sand fill to provide an adequate separation distance between the clay and rock layer in the mound and the barrier layer such as saturated soil conditions or bedrock. The mound must be carefully constructed to provide adequate sewage treatment. A treatment mound includes a layer of specifically graded, clean sand that the effluent is spread over then slowly percolates through as more effluent is applied. This provides an excellent aerobic environment for the removal of organic loading in the sewage effluent. It operates similar to a sand filter in removing the organic loading.

Once the organic loading has been removed by the sand layer, higher long term infiltration rates into the soil can be achieved. The sand layer is overlain with gravel or chambers to assist in the distribution of the effluent over the entire surface of the sand layer and provide a brief storage area for the effluent as it is pumped onto the mound. This is then covered and a side berm created using loamy sand. The covering soil (the loamy sand) must be very porous to assure good aerobic conditions in the sand layer.

4.8 Storm Water Management

4.8.1 Existing Drainage

Contours generated from the site topographic survey indicate natural drainage toward the North West of the site, draining into the coulee valley. Existing ground slope varies from 1.5% to 8.0%.

Figure 05 shows existing surface drainage paths within and around the proposed subdivision.

4.8.2 Proposed Storm Water Management

Overview

The County of Lethbridge Engineering Guidelines and Minimum Servicing Standards (May, 2009) requires new development areas to be designed using the major/minor system concept, and shall be of sufficient capacity to carry storm runoff from the ultimate development.

Minor System

In general, a minor system is designed for drainage to accommodate the runoff, which would occur in relative frequent (e.g. 1:5 year) return period rainfall events and snowmelt during spring season. More specifically, the minor system is typically applied to the buried drainage network of local and trunk sewers, inlets and street gutters, which have traditionally provided conveyance of storm water runoff from road surface.

Major System

The major system is designed to control flooding and to accommodate runoff rates and volumes for a 100-year return period rainfall event. For instance, when the rate of storm runoff generated by less frequent, more intense, rainfall events may exceed the capacity of the minor system, subsequent ponding may occur in depression areas or follow whatever overflow escape route is available.

Runoff Control

The increased rate of runoff can usually be controlled by means of stormwater retention facilities that temporarily hold the excess runoff and release it at a controlled rate. Normally, the form of runoff control includes:

- Catchbasin inlet control
- Detention/Retention pond
- Infiltration areas

Wet or dry retention ponds are the most commonly used for runoff control. They are used for temporary storage of excess runoff which is released at a pre-defined rate. In less frequent cases where discharge is not feasible, a retention facility is constructed, where evaporation and infiltration maintain water levels.

We propose to utilize a wet pond system constructed for storage of stormwater runoff, to provide the added benefit of sediment settling and reduction of organic contaminants. Dry ponds only retain storm water during the actual rainfall event and are not considered to provide treatment benefits. As the configuration requirements for dry ponds tend to be less restrictive than those for wet ponds, the dry pond storage concept can be applied in a very linear form, such as natural or manmade channel.

Design Considerations

The majority of surface runoff will be captured and directed to the proposed detention pond located in the low lying terrain, in the northwest corner of the proposed subdivision. This facility would be designed to accommodate current drainage patterns and the intention of improving quality of storm water effluent before it discharges into Oldman River.

The proposed detention pond will centralize the collection of storm water and be designed to have adequate water available for fire protection. The proposed location will be accessible to emergency vehicles serving the proposed subdivision as well as future development.

Since this is only a preliminary conceptual study other concerns should be included for Municipal Reserves (MR), Environmental Reserves (ER) and flood plain level. All these factors need to be verified and investigated during the detailed design.

Other Considerations

In urban areas without an underground storm water system, road side ditches provide drainage for both the minor and major storm water systems. Comments from the City of Lethbridge indicated that driveway access onto lots have in the past caused issues with ditch drainage. The subdivision will minimize accesses from municipal roads as shown on Figure 3. Culverts under these accesses will be sized correctly to not impede ditch drainage.

4.8.3 Proposed System

Storm drainage system for the proposed subdivision will incorporate the concept as outlined previously. Individual lots will be graded for positive drainage into the roadside ditches/municipal reserve. Lot grading design will prevent any lot to lot drainage. Due to the natural gradient the proposed layout favors walk out basement developments. Split lot drainage will be incorporated into the design. There will be controlled drainage from driveways and walkways to roadside ditches, and all other areas will follow natural drainage patterns.

A detention pond will be designed to accommodate the 1:100 year storm event and to control discharge from the subdivision to under the allowable limit.

Figure 05 provides the proposed drainage directions and the location of the Storm Pond. Final location and sizing of the pond will be determined during the detailed design phase. It should be noted that the area of the PUL can be adjusted to accommodate an appropriately sized storm pond.

The Storm Water Management Plan has been prepared in accordance with Alberta Environment requirements. At the time of subdivision approval, the developer will obtain any approvals required under the Water Act.

4.8.4 Existing Dugout

It is anticipated that the existing dugout will be filled in prior to the development of Lot 4.

4.9 Fire Protection

The County of Lethbridge Municipal Development Plan (Bylaw #1331) under Section 6.16.3 Policies requires:

Fire Protection – The County shall require an applicant/developer to provide a plan or method for fire protection / suppression, which meets the guidelines set forth in the County Municipal Engineering Guidelines and Minimum Servicing Standards.

4.10 Summary

The following table provides a statistical overview of the area and percentages of gross developable area by land use in the plan area.

Table 4.1 Land Use Area Estimate

Land Use Category	Total (ha)	%
Gross Development Area (GDA)	15.95	100
ER / MR	2.59	16.3
Residential Lots	12.48	78.2
Internal Roadways	0.27	1.7
Storm Ponds (PUL)	0.61	3.8

5.0 IMPLEMENTATION

The re-designation to Group Country Residential was adopted on March 17 under Bylaw 1363. Upon adoption of the Area Structure Plan, the developer will submit an application for subdivision.

5.1 Subdivision and Development

- 5.1.1 All developers shall be required to enter into development agreements with the County as a condition of subdivision approval.
- 5.1.2 Detailed engineering drawings and specifications for roads, water, sanitary sewer, storm sewer, and shallow utilities shall be prepared by the developer and approved by the County prior to executing the development agreement on the subject lands.
- 5.1.3 As the lot sizes and yields identified in this plan are conceptual, a development of 11 residential lots, one Public Utility lot, one MR lot and one ER lot shall be permitted in the plan area without amendment to this ASP.
- 5.1.4 In order to minimize direct access to the County roads, shared access will be provided where possible.
- 5.1.5 All development must meet the County of Lethbridge Engineering Guidelines and Minimum Servicing Standards (May, 2009)

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6.0 ENVIRONMENTAL ASSESSMENT

Approximately 16 hectares of grassed pasture and a previously developed horse stable encompass the plan area. The predominant land use in the surrounding area is agricultural, interspersed with pockets of County residential developments.

The plan area has no sign of surface contamination. There are two gas pipeline right of ways that bisect the property, running from southwest to northeast. One is a high pressure gas line and the other a low pressure line. ATCO Gas has no plans to move the pipelines. Crossing agreements will be required for driveways crossing the pipeline in the east cul-de-sac. No development will be allowed on the right of ways. There are no active well heads, leases, or abandoned leases in the plan area.

7.0 MINIMUM SERVICING STANDARD


The County of Lethbridge Land Use Bylaw No. 1211 for Grouped Country Residential (GCR) states that the minimum parcel size is 0.4 ha (1 acre). The minimum setback for side yards is 6.1 meters (20 ft.) and for front yards is 15.2 meters (50 ft).

Site suitability testing is required before subdivision approval and includes but is not limited to water supply, water table levels, percolation rates, contours, environmental impact assessment, etc.

8.0 FIRE PROTECTION

Each development must have adequate water available for fire protection. For residential developments the requirement is generally 4000 gallons (15.14 m³) of usable water per household. The plan area of 11 lots will have a requirement of 40,000 gallons (227.10 m³) available for fire protection. In addition to providing the required water (which must be available for use at all times) the developer will be required to provide access to it; this will require the construction of an approach, the installation of one dry fire hydrant. The storm pond will require safety measures such as berms and fencing at the County's discretion. According to the County design guidelines and construction standards for subdivision developments fire protection requirements are to be in accordance with the NFPA 1142. The design of fire pond would also need to be in accordance with Alberta Environment's wet pond standards in the publication entitled "Storm Water Management Guidelines for the Province of Alberta".

Some general design parameters to consider for fire ponds are:



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- a) Maximum 4:1 to 5:1 side slopes above active storage zone
- b) Maximum 5:1 to 7:1 interior side slopes in active storage zone
- c) Maximum 3:1 exterior side slopes
- d) Permanent depth to be a maximum of 3.0m and a minimum of 2.0m
- e) Maximum water level should be below adjacent house basement footings.

Incorporated into the design of the fire pond will be a dry hydrant. A dry hydrant is a non-pressurized pipe system permanently installed in ponds that provide a suction supply of water to a fire department tank truck. In any area without water mains and domestic fire hydrants, the dry hydrant concept can provide a simple cost-effective solution to the need for access to water sources without delay.

9.0 ARCHITECTURAL CONTROLS

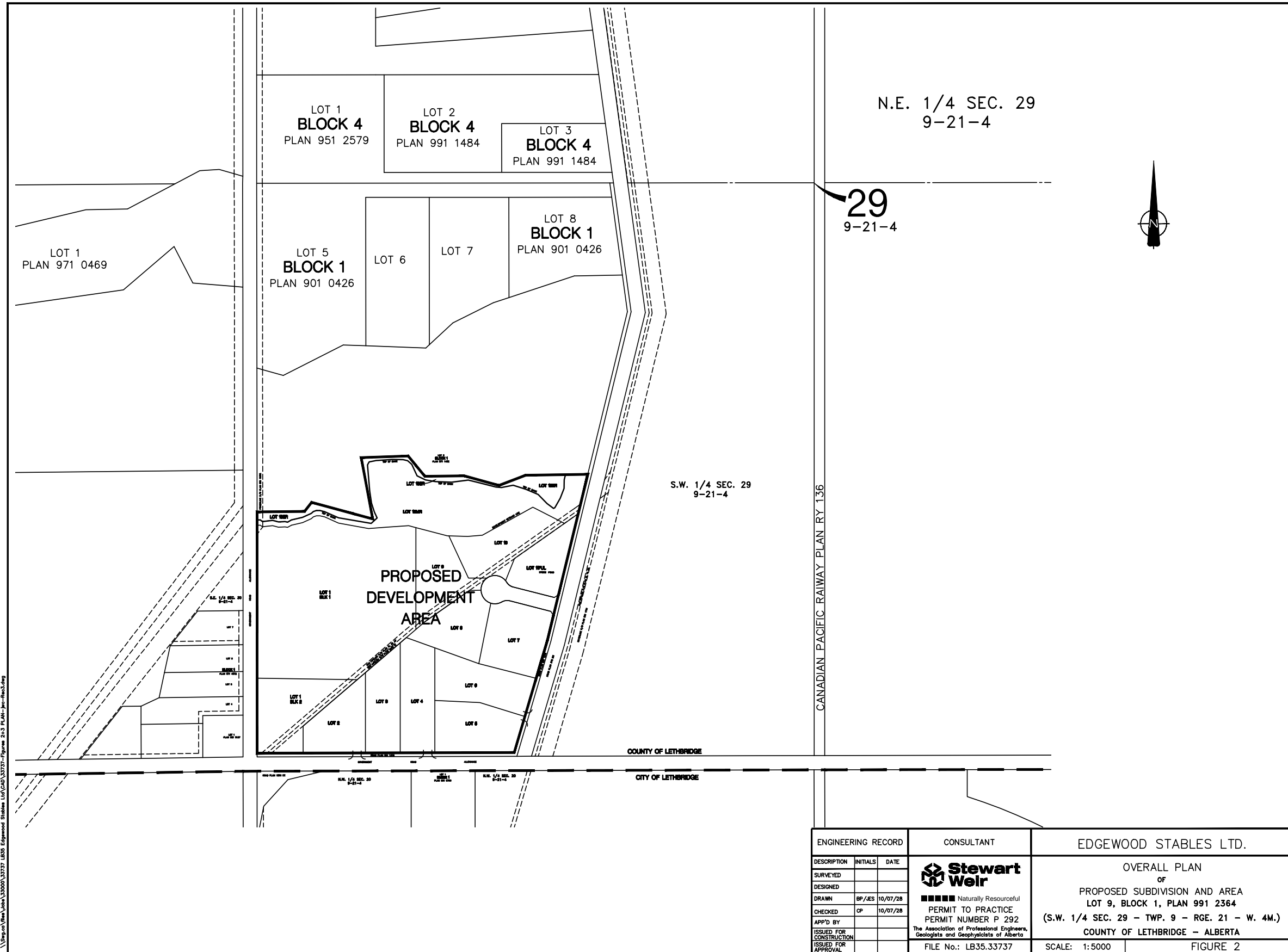
Further to concerns expressed at the Public Hearing, the Developer has provided proposed Architectural Controls which are attached as Appendix D.

10.0 CONCLUSION

The proposed site meets with the requirements established in the Municipal Development Plan and Land Use Bylaw of Lethbridge County for the development of a "County Residential" multi-lot subdivision. The site investigation and soils investigation performed indicate the site is suitable for this purpose.



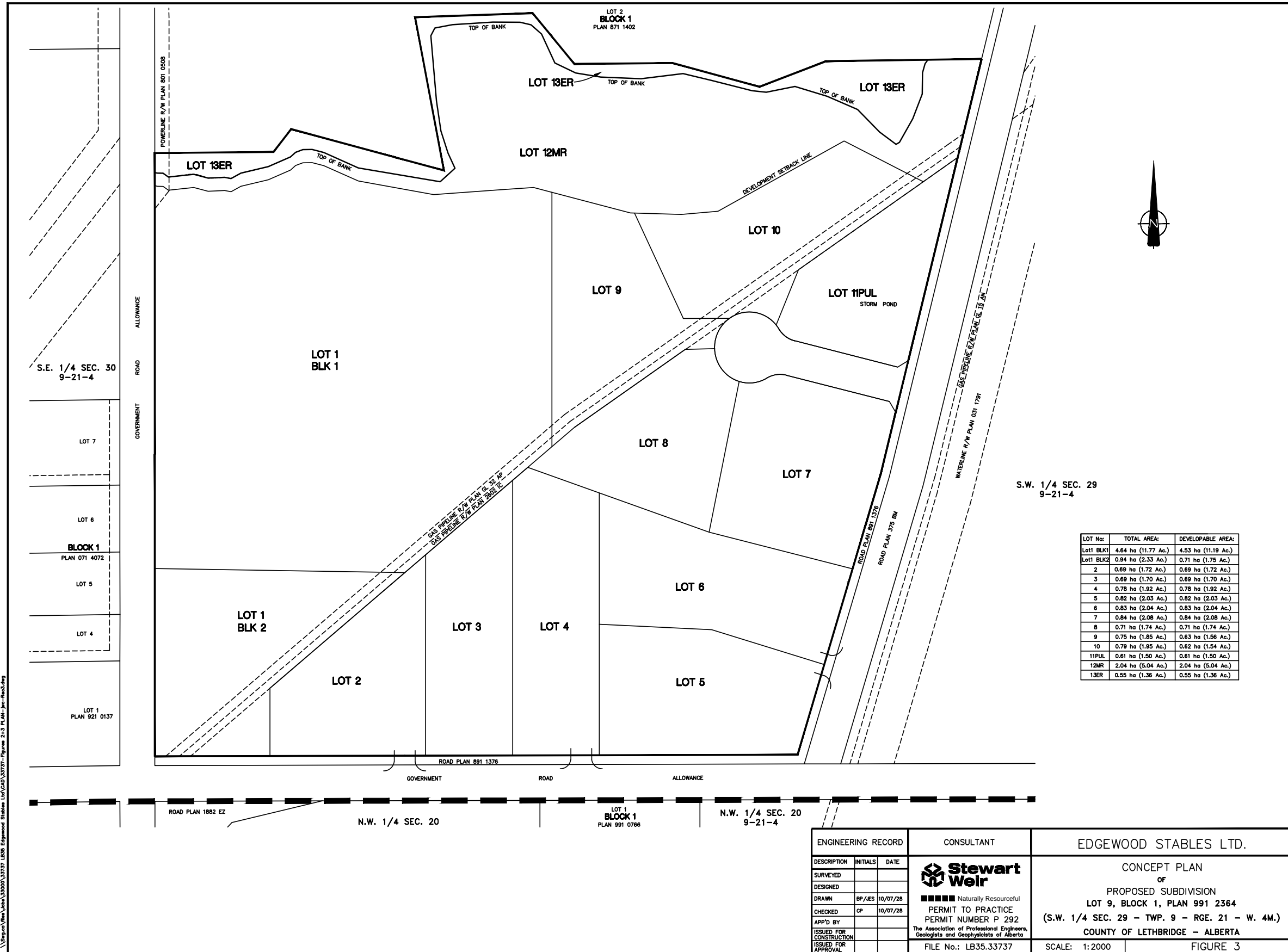
FIGURES



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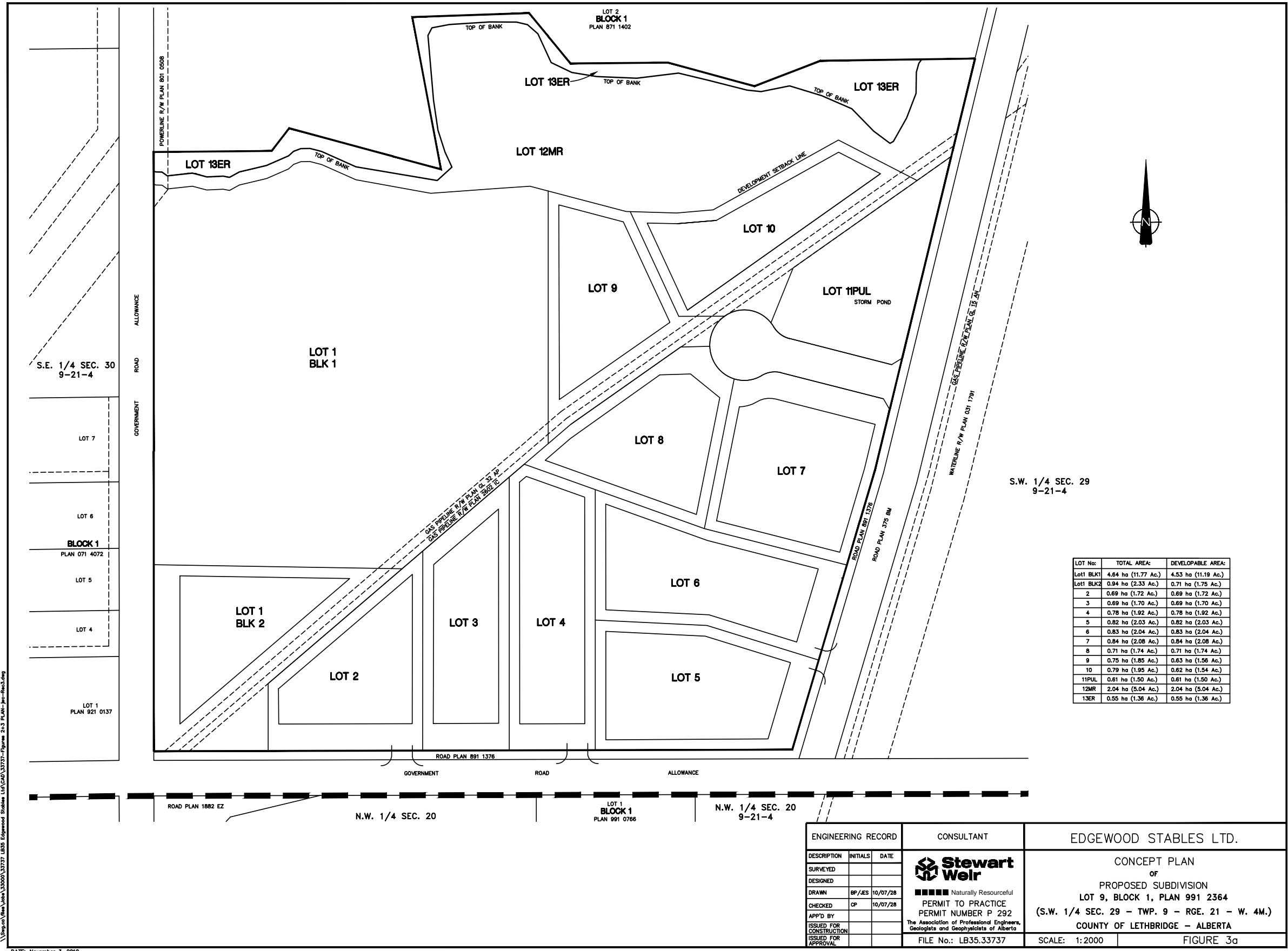
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DESCRIPTION	INITIALS	DATE	<p align="center">Stewart Weir</p> <p align="center">Naturally Resourceful</p> <p align="center">PERMIT TO PRACTICE PERMIT NUMBER P 292</p> <p align="center">The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p>
SURVEYED			
DESIGNED			
DRAWN	BP/ES	10/07/28	
CHECKED	CP	10/07/28	
APP'D BY			
ISSUED FOR CONSTRUCTION			<p align="center">OVERALL PLAN OF PROPOSED SUBDIVISION AND AREA LOT 9, BLOCK 1, PLAN 991 2364 (S.W. 1/4 SEC. 29 - TWP. 9 - RGE. 21 - W. 4M.) COUNTY OF LETHBRIDGE - ALBERTA</p>
ISSUED FOR APPROVAL			
		FILE No.: LB35.33737	SCALE: 1:5000
			FIGURE 2



\\lingon\Users\3000\33737_LB35_Edgeswood_Stables_Lot9CAD\33737-Figure 2-3 PLAN-jm-Rec3.dwg

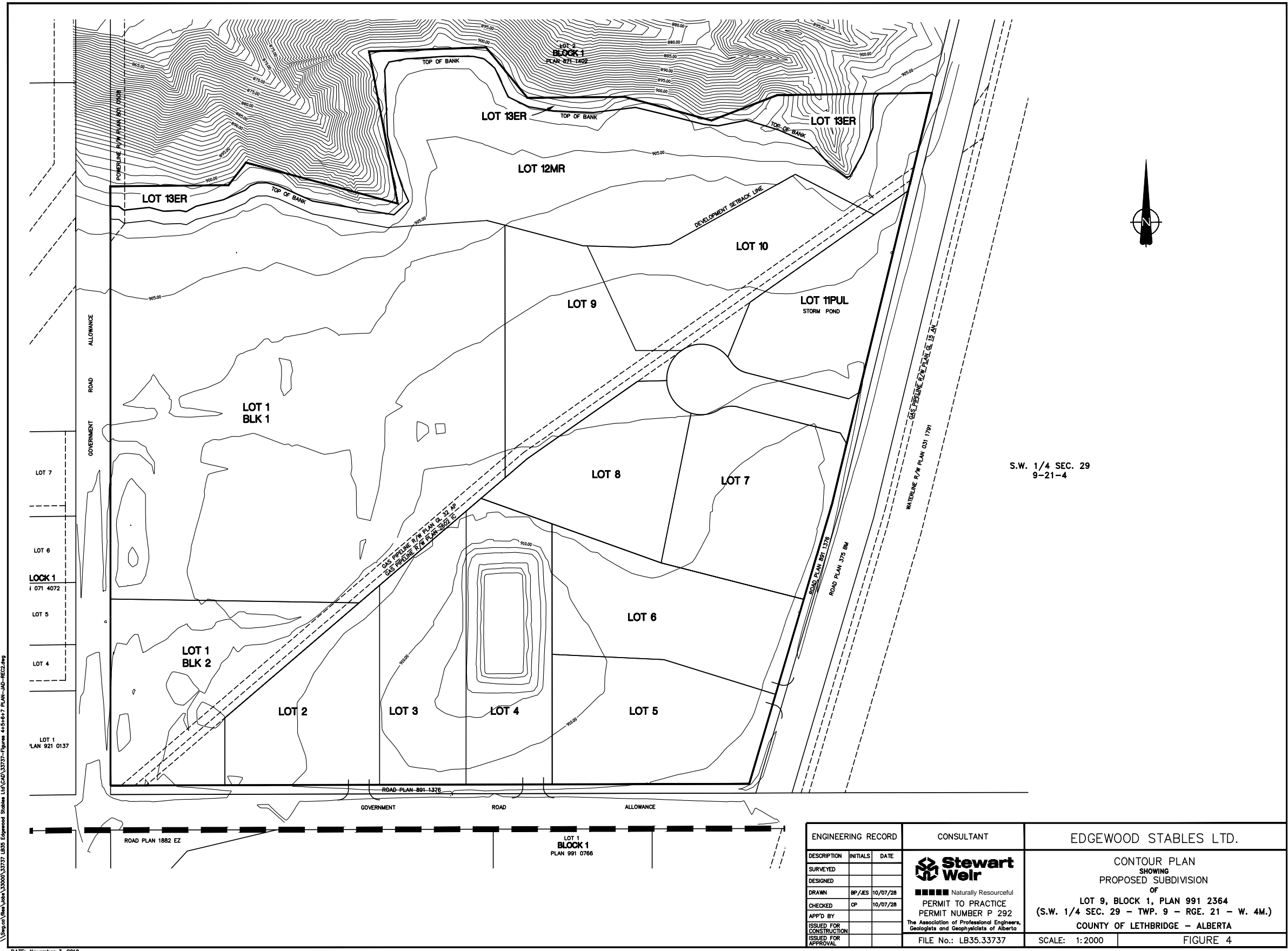
DATE: November 3, 2010

ENGINEERING RECORD		CONSULTANT	EDGEWOOD STABLES LTD.
DESCRIPTION	INITIALS DATE	 Stewart Weir ■■■■■ Naturally Resourceful PERMIT TO PRACTICE PERMIT NUMBER P 292 The Association of Professional Engineers, Geologists and Geophysicists of Alberta	CONCEPT PLAN OF PROPOSED SUBDIVISION LOT 9, BLOCK 1, PLAN 991 2364 (S.W. 1/4 SEC. 29 - TWP. 9 - RGE. 21 - W. 4M.) COUNTY OF LETHBRIDGE - ALBERTA
SURVEYED			
DESIGNED			
DRAWN	BP/ES 10/07/28		
CHECKED	CP 10/07/28		
APPD BY		FILE No.: LB35.33737	SCALE: 1:2000
ISSUED FOR CONSTRUCTION		FIGURE 3	
ISSUED FOR APPROVAL			



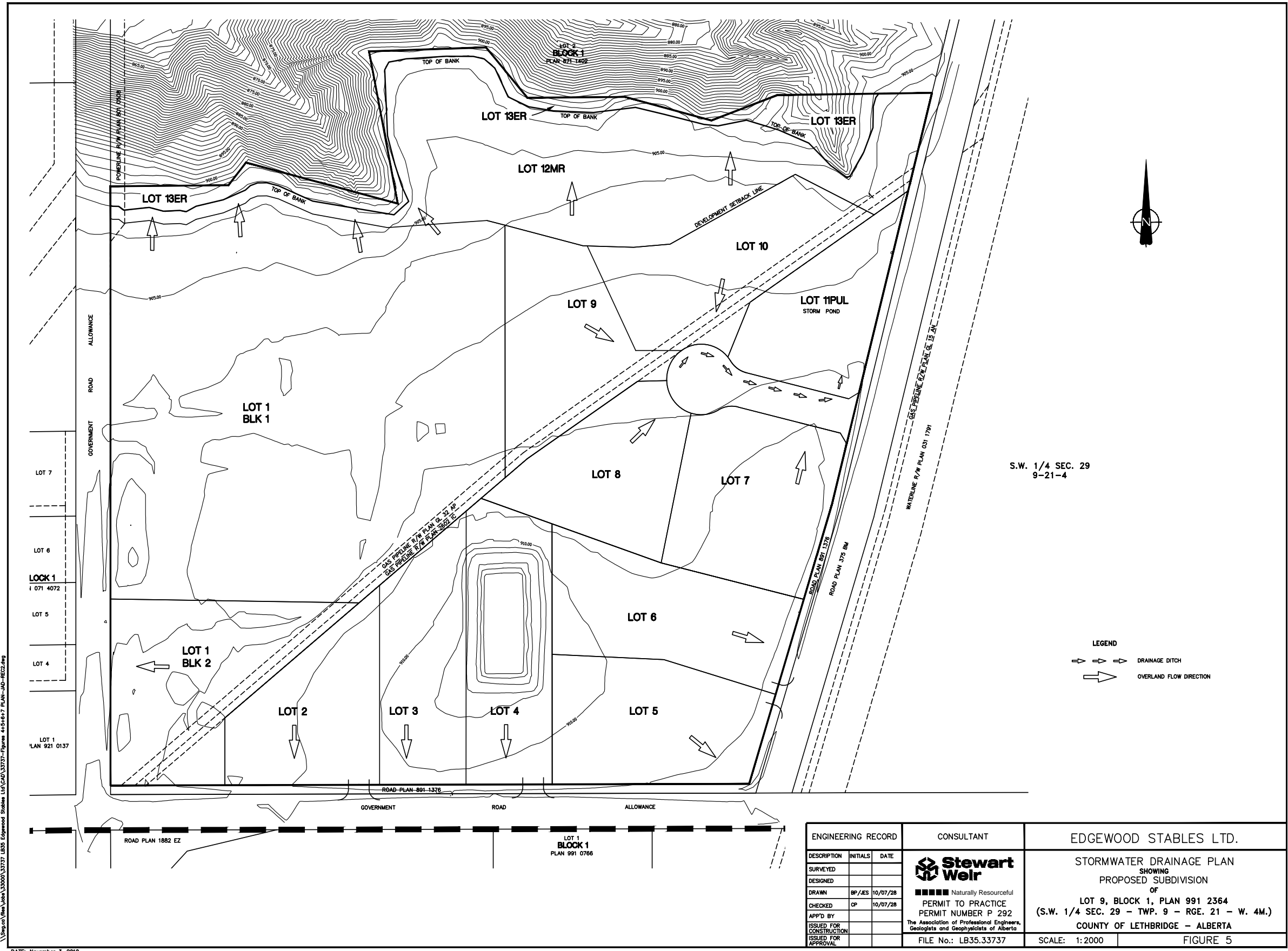
\\lingon\new\stables\3000\33737_LB35_Engneered_Stables_Lot(CAD)\33737-Figure 2-3 PLAN-Rev3.dwg
 DATE: November 3, 2010

ENGINEERING RECORD		CONSULTANT	EDGEWOOD STABLES LTD.
DESCRIPTION	INITIALS DATE	 Stewart Weir ■■■■■ Naturally Resourceful PERMIT TO PRACTICE PERMIT NUMBER P 292 <small>The Association of Professional Engineers, Geologists and Geophysicists of Alberta</small>	CONCEPT PLAN OF PROPOSED SUBDIVISION LOT 9, BLOCK 1, PLAN 991 2364 (S.W. 1/4 SEC. 29 - TWP. 9 - RGE. 21 - W. 4M.) COUNTY OF LETHBRIDGE - ALBERTA
SURVEYED			
DESIGNED			
DRAWN	BP/ES 10/07/28		
CHECKED	CP 10/07/28		
APP'D BY			
ISSUED FOR CONSTRUCTION		FILE No.: LB35.33737	SCALE: 1:2000
ISSUED FOR APPROVAL			FIGURE 3g

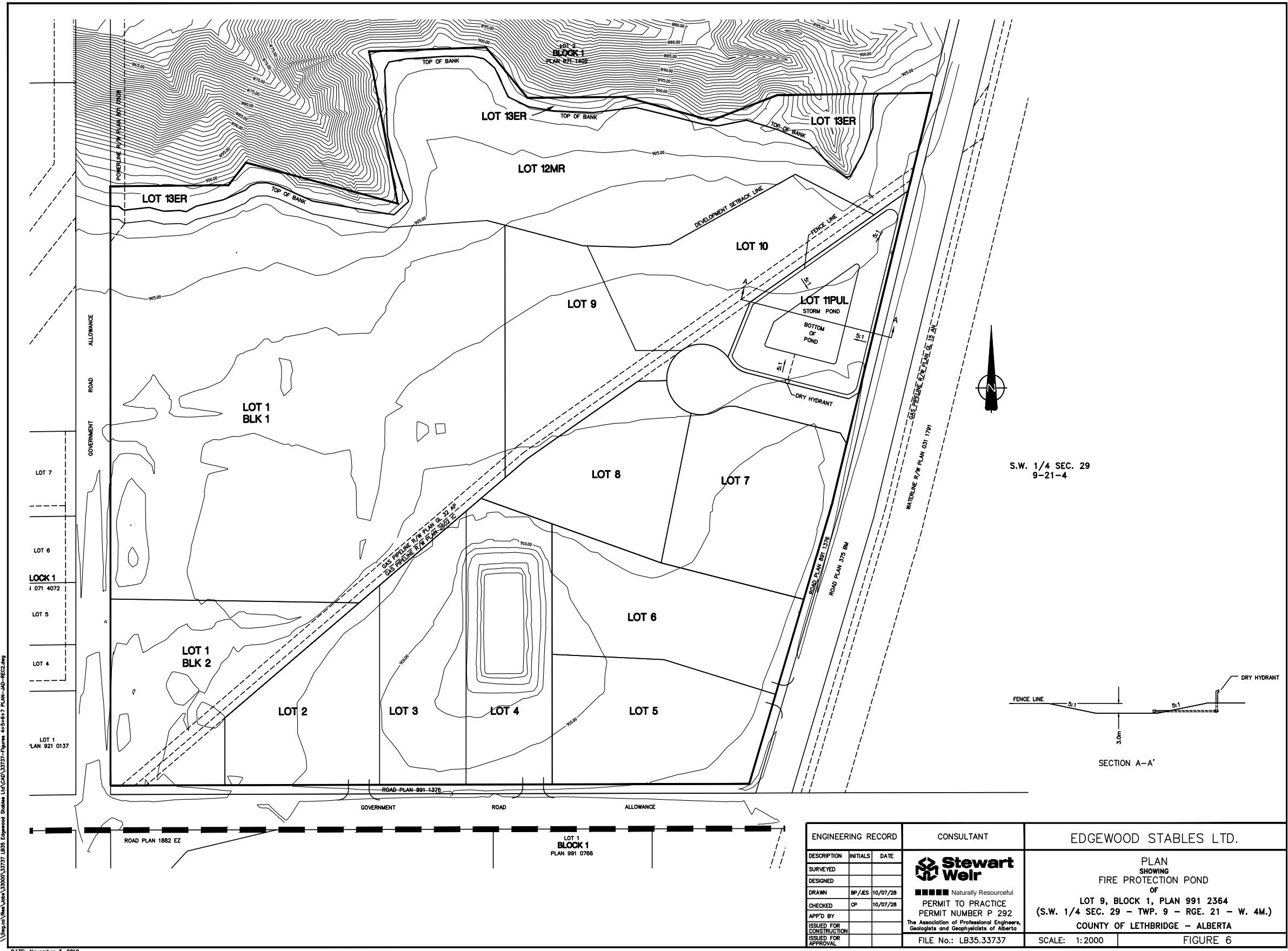


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 DATE: November 3, 2010

ENGINEERING RECORD		CONSULTANT	EDGEWOOD STABLES LTD.
DESCRIPTION	INITIALS	DATE	Stewart Weir ■■■■■ Naturally Resourceful PERMIT TO PRACTICE PERMIT NUMBER P 292 <small>The Association of Professional Engineers, Geologists and Geophysicists of Alberta</small>
SURVEYED			
DESIGNED			
DRAWN	BP/ES	10/07/28	
CHECKED	CP	10/07/28	
APP'D BY			
ISSUED FOR CONSTRUCTION			LOT 9, BLOCK 1, PLAN 991 2364 (S.W. 1/4 SEC. 29 - TWP. 9 - RGE. 21 - W. 4M.) COUNTY OF LETHBRIDGE - ALBERTA
ISSUED FOR APPROVAL			FILE No.: LB35.33737 SCALE: 1:2000 FIGURE 4

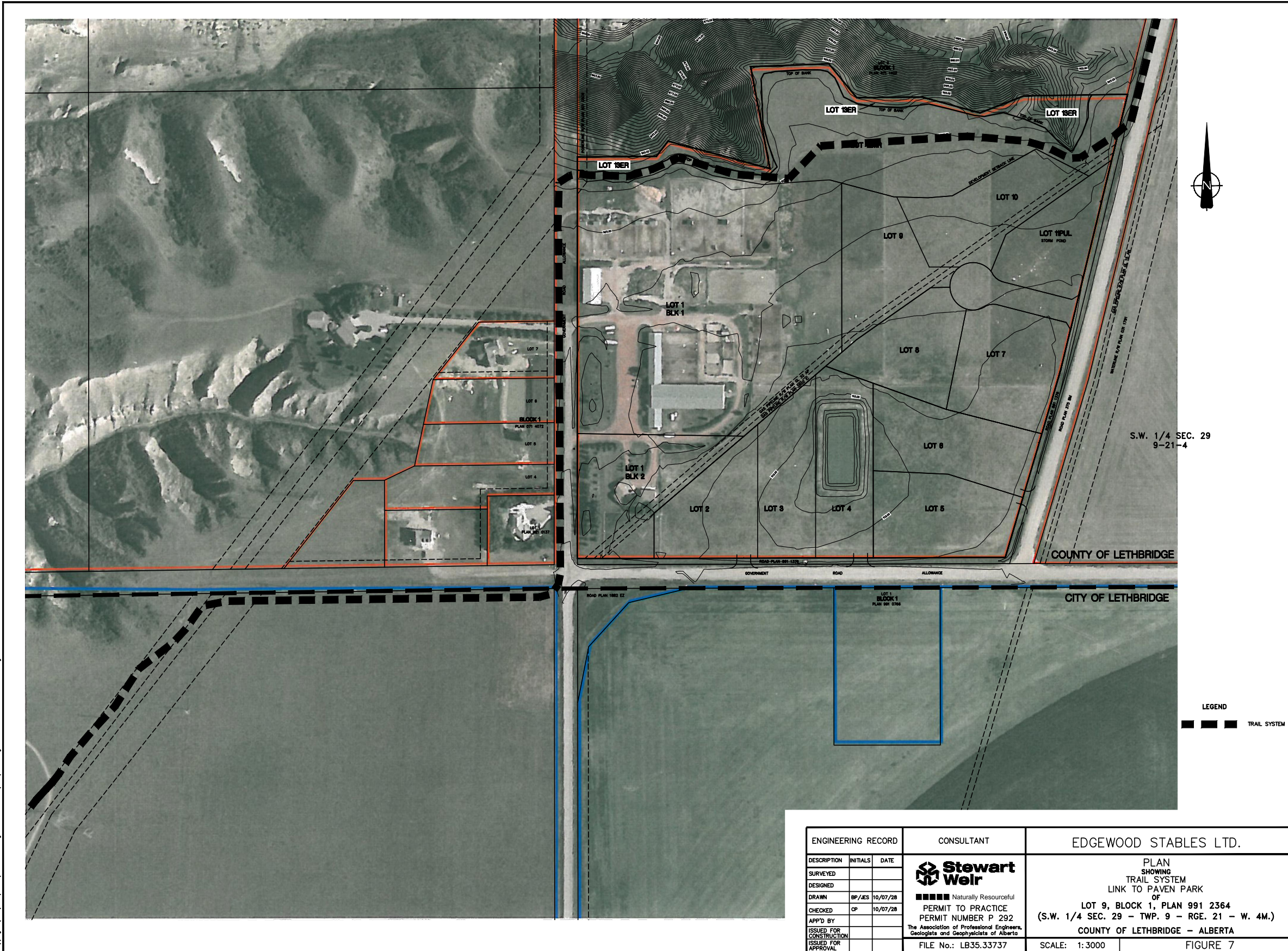


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 DATE: November 3, 2010



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 DATE: November 3, 2010

ENGINEERING RECORD		CONSULTANT	EDGEWOOD STABLES LTD.
DESCRIPTION	INITIALS	DATE	Stewart Weir Naturally Resourceful PERMIT TO PRACTICE PERMIT NUMBER P 292 <small>The Association of Professional Engineers, Geologists and Geophysicists of Alberta</small> FILE No.: LB35.33737
SURVEYED			
DESIGNED			
DRAWN	BP/ES	10/07/28	
CHECKED	CP	10/07/28	
APP'D BY			
ISSUED FOR CONSTRUCTION			PLAN SHOWING FIRE PROTECTION POND OF LOT 9, BLOCK 1, PLAN 991 2364 (S.W. 1/4 SEC. 29 - TWP. 9 - RGE. 21 - W. 4M.) COUNTY OF LETHBRIDGE - ALBERTA
ISSUED FOR APPROVAL			SCALE: 1:2000
			FIGURE 6



\\smp\as\Users\John\30000\33737 - LE35 Edgewood Stables Lethbridge\33737-Figures\4-5-10-17 PLAN-JD-RECC2.dwg

DATE: January 11, 2011

ENGINEERING RECORD		CONSULTANT	EDGEWOOD STABLES LTD.
DESCRIPTION	INITIALS	DATE	<p style="text-align: center;">PLAN SHOWING TRAIL SYSTEM LINK TO PAVEN PARK OF LOT 9, BLOCK 1, PLAN 991 2364 (S.W. 1/4 SEC. 29 - TWP. 9 - RGE. 21 - W. 4M.) COUNTY OF LETHBRIDGE - ALBERTA</p>
SURVEYED			
DESIGNED			
DRAWN	BP/ES	10/07/28	
CHECKED	CP	10/07/28	
APP'D BY			<p style="text-align: center;">Stewart Weir Naturally Resourceful PERMIT TO PRACTICE PERMIT NUMBER P 292 The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p>
ISSUED FOR CONSTRUCTION			FILE No.: LB35.33737
ISSUED FOR APPROVAL			SCALE: 1:3000
			FIGURE 7



APPENDIX 'A'
DEVELOPMENT SETBACK ASSESSMENT

Stewart Weir

ISSUED FOR USE

**DEVELOPMENT SETBACK ASSESSMENT
EDGEWOOD STABLES SUBDIVISION
LETHBRIDGE, ALBERTA**

L12101748

April 2010

EBA Engineering Consultants Ltd.
p. 403.329.9009 • f. 403.328.8817
442 - 10 Street N • Lethbridge, Alberta T1H 2C7 • CANADA



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FIGURES

Figure 1 Site Plan

Figure 2 Slope Profiles

APPENDICES

Appendix A Geotechnical Report – General Conditions

Appendix B Site Photographs

1.0 INTRODUCTION

This report presents the results of a geotechnical slope stability assessment conducted by EBA Engineering Consultants Ltd. (EBA) for a proposed rural residential development to be located north of Lethbridge, Alberta.

The scope of work for the slope stability assessment was outlined in a proposal issued to Mrs. Connie Petersen, P.Eng, of Stewart Weir. The objective was to determine the stability of the slopes abutting the proposed development area and to recommend appropriate minimum development setback distance requirements from the Top of Bank¹.

The minimum development setback distance requirements were established from a slope stability assessment conducted for this site, as well as a review of the recommended setback guidelines established by the City of Lethbridge Bylaw #5277, "River Valley Area Redevelopment Plan" (RVARP), as adopted on July 26, 2004 by the City of Lethbridge.

Authorization to proceed with this evaluation was provided by Mrs. Petersen.

2.0 PROJECT DETAILS AND SCOPE OF WORK

The property is located in the County of Lethbridge, Alberta, in Lot 9, Block 1, Plan 9912364, within the SW ¼ of Section 29, Township 9, Range 21, W4M. The subject site is shown on Figure 1. The proposed development is bounded to the north by tributary coulee valleys, comprising the Oldman River Valley, to the south by Township Road 94, to the east by Range Road 214A, and to the west by a gravel driveway.

Given the proximity of the adjacent slopes to the development, the scope of work for this evaluation included visual reconnaissance of the development site and surrounding slopes, as well as a geotechnical review of the adjacent slopes' stability. As part of EBA's review of the RVARP guidelines, the evaluation also considered the recommendations pertaining to safe development setbacks as detailed in the study conducted by AMEC Earth and Environmental Limited (AMEC) entitled "City of Lethbridge Phase II Development Setback Assessment Oldman River Valley Slopes" issued in November 2002. The guidelines were considered in the recommendations for development setback distances for this development.

3.0 SITE DESCRIPTION

3.1 SURFACE DESCRIPTION

Visual site reconnaissance was completed by EBA's geotechnical engineers, Mr. Nana Addo, E.I.T. and Mr. Trevor Curtis, E.I.T. on March 23, 2010. A number of photographs were taken during the site reconnaissance conducted by EBA for this evaluation and are included in this report.

¹ Top of Bank: means the line where the general trend of the slope changes from greater than 15% to less than 15%, as determined by field survey.

The development property was covered with prairie grasses, with an overall surface gradient towards the coulee valleys, generally to the north/northwest. The west portion of the site was noted to be in use as a horse ranch. There is a retention pond east of the horse ranch, as shown on Figure 1. EBA understands that both the ranch and retention pond are to remain post development. A gas pipeline right-of-way bisects the property, running from southwest to northeast, as shown on Figure 1.

To the north/northwest of the site is a deeply incised coulee draw, which extends towards the Oldman River Valley to the west. Based on a topographical map provided by Mike Spencer Geometric (Spencer), the northern slope extends downward for approximately 40 m. Figure 2 depicts the three slope profiles surveyed for this development by Spencer. The general slope profiles in the middle and lower zones are approximately 1.5 horizontal to 1 vertical (1.5H:1V), as surveyed by Spencer. The upper portions of the slope appear to average approximately 3 horizontal to 1 vertical (3H:1V), with some localized steeper sections. The slope faces are well vegetated with prairie grasses, weeds, and some shrubs. Small, isolated surficial slumps, skin failures, and cracks were noted within the slope faces, attributed to surficial precipitation runoff and desiccation. Areas of heavy brush cover, shown on the photographs, are indications of trace water seepage out of the slope face.

As part of the evaluation, EBA reviewed aerial photographs taken of the project area between 1950 and present day. The review indicated that the subject property has remained undeveloped with respect to structures or rural development, with adjacent lands being used for crop cultivation and ranch land. There appears to be no evidence of significant slope instabilities within the slopes bordering the property (north-facing slopes), however, some more severe slope failures, comprising surficial slope face slumping, were noted within the south-facing slopes on the opposite side of the coulee draw. Further discussion on slope stability is presented in subsequent sections of this report.

4.0 SUBSURFACE CONDITIONS

4.1 GEOLOGY

EBA reviewed published reports regarding the geological history of the Lethbridge area. A brief summary, in descending order, of the general stratigraphy is presented below.

- Lacustrine Deposit; a fine-grained Lacustrine deposit overlies the Buffalo Lake Till, with thickness varying from non-existent to 8 m.
- Buffalo Lake Till; characterized by a lack of cohesion which often leads to slumping of this deposit. A single period of consolidation has resulted in the development of vertical stress cracks, well oxidized, with some limited bedding.
- Lenzie Silts; unit consists of buff, stratified, calcareous silt and silty sand. The deposit includes black or grey varved clays and poorly sorted till-like colluvium with coarse fragments. This is a glacial lake deposit that formed in a peri-glacial (prior to deposition

of Buffalo Lake Till) lake environment during a temporary halt, as continental ice advanced. Overlying the cross-bedded sediments are lake clays deposited in thin, well-bedded laminae. Based on the AMEC report data, the elevation of the top of the Lenzie layer is approximately 875 m.

- Labuma Till; columnar, massive till, which is hard as a result of consolidation pressure from overlying ice, deposited during Laurentide glaciation.
- Basal Till; massive till, hard, brown to grey.
- Saskatchewan Sands and Gravels; clean, well-sorted and bedded, rounded to subrounded river gravel deposit with a sandy matrix. The depth of this layer appears to be below the base of valley elevation.
- Oldman Formation Bedrock; relatively massive, sedimentary deposit in both brackish and freshwater environments (non-marine), light grey to light brownish grey in colour, contains cross-bedded silty clay shales, siltstones, calcareous sandstones, ironstones, bentonitic clay, and coal layers. The depth of bedrock is well below the base of coulee valley elevation in this area.

4.2 MINING ACTIVITY

Research was conducted to review the possible existence of mine workings within the boundary of the proposed development area using a publication (#88 – 45) by ERCB (Coal Mine Atlas, Operating and Abandoned Coal Mines in Alberta, 1988). Based on this publication, there was an underground mine, #1219, located on the NW ¼ of Sec. 29-9-21, W4M. EBA recommends further review of coal mine workings underlying the site boundaries prior to any development.

5.0 SLOPE STABILITY EVALUATION

5.1 GENERAL

EBA's scope of work included a review of the present stability of the coulee slopes abutting the perimeter limits of the site (primarily north perimeter) and of any potential future slope instability affecting development on the property (i.e., setback requirements).

The recommendations for stability analyses and appropriate development setback limits, as presented in Bylaw #5277 (referenced in Section 1.0) were also reviewed by EBA and incorporated as part of EBA's recommendations. The slope stability analysis and review is discussed in the following sections. The minimum factor of safety (FOS) recommended for slope instability affecting the property is 1.5, which is considered acceptable by current engineering practices.

5.2 PRESENT SLOPE STABILITY

The present stability of the slopes adjacent to the development area has been reviewed, based on site reconnaissance and analytical techniques for circular and block failures. Visual observations of the slopes in the project area generally indicate the slopes are currently stable, as evidenced by a lack of recent slope instability (visual reconnaissance and aerial photograph review), excepting some minor skin failures.

The current stability of the slopes adjacent to the proposed development footprint has been evaluated by means of limit equilibrium analyses. It is noted that potential failure surfaces (block or circular) within the upper soil deposits, as well as deep seated failures have been analyzed. It is noted that slope instabilities founded on the bedrock are not considered relevant for this development, considering the depth of bedrock (in excess of 5 m and below the valley base).

Representative soil parameters were selected for the analytical review. It should be noted that these parameters represent an assumed soil profile, as no borehole exploration was conducted as part of this evaluation. Stability analyses have been developed from a collaboration of local geotechnical experience.

The slope stability analyses, using representative soil parameters, indicate that the existing slopes are currently stable, corroborating the existing visual evidence noted during the site reconnaissance. The analyses indicate FOS for shallow slope face failures are slightly higher than 1.0 for the slope faces, using the soil strength parameters assumed for this evaluation. With respect to moderate depth instability affecting the slope crests, the factor of safety is approximately 1.5. Deeper seated failures indicate factors of safety affecting the slope crest of greater than 1.7.

5.3 IMPACT OF DEVELOPMENT ON SLOPE STABILITY

As the moisture content of a soil mass approaches saturation, the friction between soil particles decreases thus reducing the soils strength and ability to resist slope movements. Any increase in the level of soil saturation will reduce the stability of the slopes.

Development of the site will bring about changes in the factors which contribute to the present stability of the slopes. Evaporation of soil moisture will be reduced by the presence of ground cover such as the proposed building(s) and roadway structures. Irrigation and possible leakage of water from underground utilities in addition to septic fields will increase the amount of water infiltrating the site subsoils. This combination of reduced evaporation of subsoil moisture and increased infiltration of water to the subsoils is considered to be the most significant influence of development on the factors that contribute to the present stability of the slopes. Increasing soil moisture content produces a reduction in the total cohesion, as the apparent cohesion is reduced or lost, and an increase in the pore pressure ratio reduces the effective stress. The result is a corresponding decrease in the factor of safety. Post development conditions, including a general increase in soil saturation, have been considered in this stability analysis.

5.4 DEVELOPMENT SETBACK REQUIREMENTS

Based on the stability analysis and findings during the site reconnaissance, as well as assumed post-development groundwater conditions, appropriate development setbacks were derived for the slopes with the setback limits measured from the Top of Bank.

In addition, two other factors were given consideration in determining the recommending minimum development setback limits for this development. The first was taking into account the recommendations of the City of Lethbridge Bylaw #5277, specifically with regards to translational failures along the top of the Lenzie Silts deposit. Where the Lenzie Silts contact elevation is encountered, the worst case scenario for an instability impacting property at the Top of Bank is represented by a 4H:1V assumed failure line, extending from the contact elevation at the slope face to the existing ground surface at prairie level.

The second factor would require a minimum setback distance of 6 m from the Top of Bank to protect developed property from shallow crest failures.

As noted, given the depth of bedrock well below the coulee valley elevation, the Bylaw requirements for bedrock failures are not considered to apply.

The contact elevation of the Lenzie Silts deposit has been taken by EBA as elevation 875.0 m. This contact elevation is based on published data from the AMEC report conducted as part of the development of City Bylaw #5277.

Based on the various aspects of the slope stability analysis conducted for the development, as provided in this report, a development setback line using the minimum requirements of Bylaw #5277 is recommended, as shown on Figure 1. This setback line was established by extending a 4H:1V line from topographic elevation 875 m. Where this line extends less than 6.0 m from the Top of Bank, the minimum recommended setback distance is 6.0 m.

5.5 RECOMMENDED DEVELOPMENT GUIDELINES

Figure 1 presents the minimum recommended setback line recommended. Precautionary measures which should also be included in this development (with respect to slope stability issues) are outlined as follows.

- Any fill excavated during development should not be disposed of within the development restriction zone unless directed otherwise after a review by the project's geotechnical engineer. The development restriction zone is the area of land between the development setback line and the Top of Bank and on the slopes.
- Positive grading should be provided to ensure surface drainage from the development is directed as either sheet flow over the crest of the slopes or away from the slopes into a stormwater management facility.
- All utilities and plumbing should be carefully installed and inspected to ensure they are in good working order.

- Irrigation within the restrictive development zone should be prohibited.
- The development recommendations of this geotechnical report should be closely adhered to.

The upper coulee slopes should be treated as a restricted development zone. This involves:

- No excavation on the valley slope without review by a geotechnical engineer;
- No clearing of vegetation;
- No fill to be placed on the crest of the slopes or on the slopes;
- No water is to be discharged directly on to the slope face; and
- Maintain vegetation cover along the crest and on the slope.

Notwithstanding the setback distances recommended, some sloughing and slope movements will occur. The development will result in a general increase in the degree of saturation of the site subsoils which may cause minor sloughing of the top portion of the slope. The setback distance is not intended to prevent failure of the slope but rather to prevent such failures from directly affecting developed areas of the site.

6.0 REVIEW OF DESIGN AND CONSTRUCTION

EBA should be given the opportunity to review the final footprint location of any structures proposed for the site, as well as details of the design and specifications related to geotechnical aspects of this project, prior to development of the site.

7.0 LIMITATIONS

Recommendations presented herein are based on a geotechnical evaluation comprising a field reconnaissance and a review of geotechnical data from literature sources and historical air photos. The conditions discussed in this report are considered to be reasonably representative of the site. If, however, conditions other than those reported are noted during subsequent phases of the project, EBA should be notified and given the opportunity to review our current recommendations in light of new findings. Recommendations presented herein may not be valid if an adequate level of monitoring is not provided during development of the site.

This report and its contents are intended for the sole use of Stewart Weir and their agents. EBA does not accept any responsibility for the accuracy of any of the data, the analysis or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Stewart Weir and their agents, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this report is subject to the terms and conditions stated in EBA's Services Agreement and in the General Conditions provided in Appendix A of this report.

8.0 CLOSURE

We trust this report satisfies your present requirements. We would be pleased to provide further information that may be needed during design and to advise on the geotechnical aspects of specifications for inclusion in contract documents. Should you require additional information or monitoring services, please do not hesitate to contact our office.

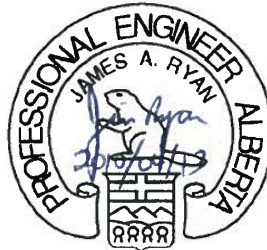
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EBA Engineering Consultants Ltd.

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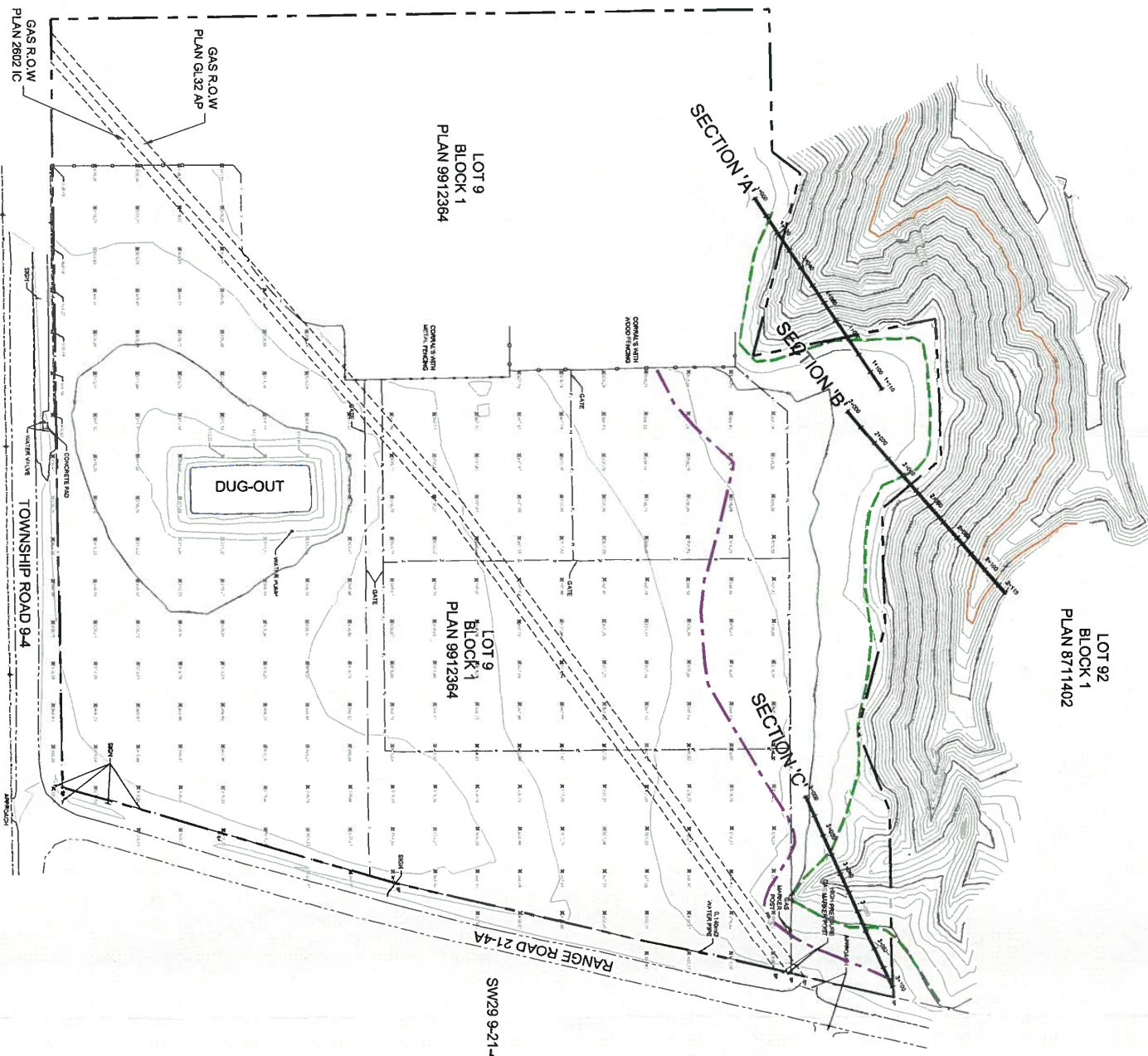
/hms

<p>PERMIT TO PRACTICE EBA ENGINEERING CONSULTANTS LTD.</p> <p>Signature: <u>James Ryan</u> Date: <u>April 13, 2010</u></p> <p>PERMIT NUMBER: P245 The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p>
--



FIGURES





- LEGEND**
- DEVELOPMENT SETBACK LINE
 - APPROXIMATE TOP OF BANK
 - LENZIE SILT LAYER EL. 875 m.

CLIENT		Stewart Weir	
PROJECT NO.		L12101748	
OFFICE		LCH	
DATE		April 7, 2010	
DRAWN		NA	
CHECKED		NA	
REVISED		0	
DATE		April 7, 2010	
PROJECT NO.		L12101748	
OFFICE		LCH	
DATE		April 7, 2010	
DRAWN		NA	
CHECKED		NA	
REVISED		0	
DATE		April 7, 2010	
PROJECT NO.		L12101748	
OFFICE		LCH	
DATE		April 7, 2010	
DRAWN		NA	
CHECKED		NA	
REVISED		0	
DATE		April 7, 2010	

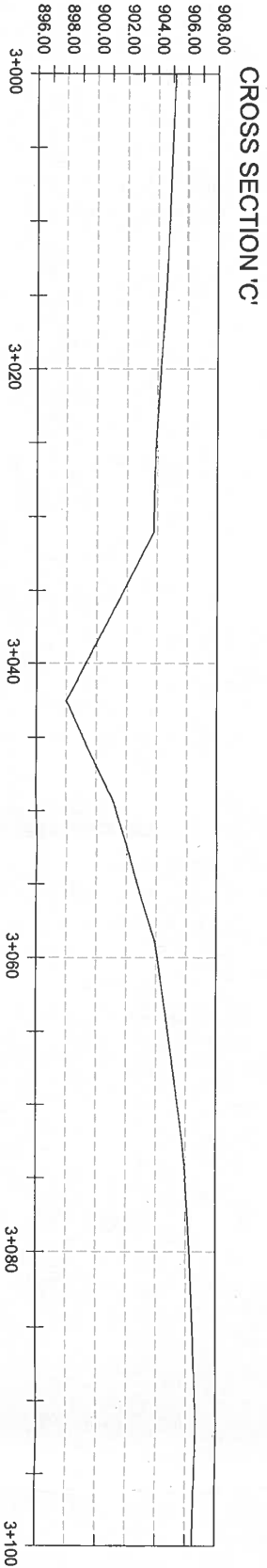
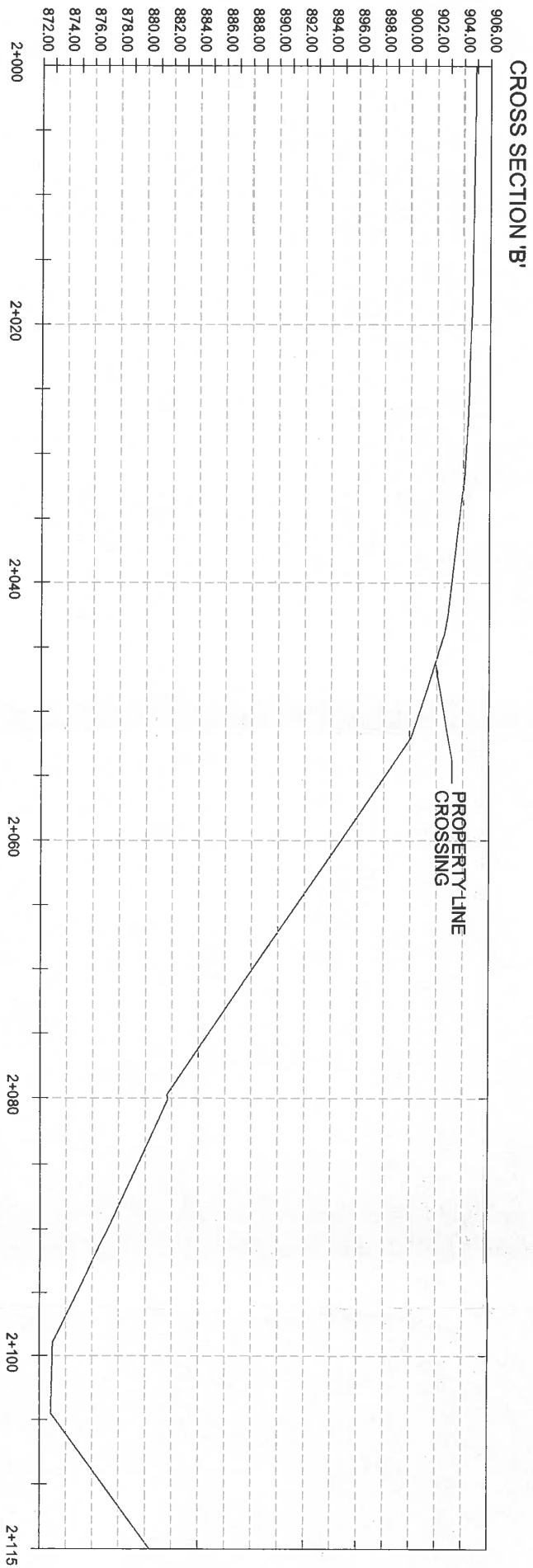
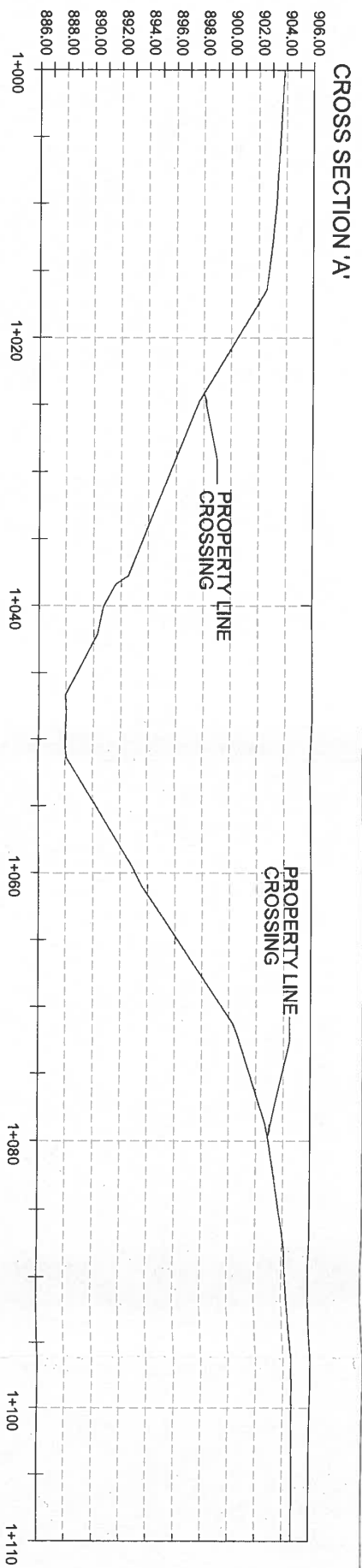
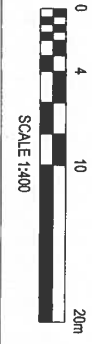
EBA Engineering Consultants Ltd.



SITE PLAN

**EGGEWOOD STABLES SUBDIVISION
SLOPE STABILITY ASSESSMENT**

Figure 1



CLIENT: Stewart Weir

EBA Engineering Consultants Ltd.

**EDGEWOOD STABLES SUBDIVISION
SLOPE STABILITY ASSESSMENT**

SLOPE PROFILES

PROJECT NO.	DATE	BY	CHKD	REV
L12101748	April 7, 2010	LCH	NA	0

OFFICE: Leithridge

Figure 2

ISSUED FOR USE

L12101748
April 2010



APPENDIX

APPENDIX A GEOTECHNICAL REPORT - GENERAL CONDITIONS



GEOTECHNICAL REPORT – GENERAL CONDITIONS

This report incorporates and is subject to these “General Conditions”.

1.0 USE OF REPORT AND OWNERSHIP

This geotechnical report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary geotechnical assessment.

This report and the recommendations contained in it are intended for the sole use of EBA’s Client. EBA does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than EBA’s Client unless otherwise authorized in writing by EBA. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of EBA. Additional copies of the report, if required, may be obtained upon request.

2.0 ALTERNATE REPORT FORMAT

Where EBA submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed EBA’s instruments of professional service), only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by EBA shall be deemed to be the original for the Project.

Both electronic file and hard copy versions of EBA’s instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except EBA. EBA’s instruments of professional service will be used only and exactly as submitted by EBA.

Electronic files submitted by EBA have been prepared and submitted using specific software and hardware systems. EBA makes no representation about the compatibility of these files with the Client’s current or future software and hardware systems.

3.0 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, EBA has not been retained to investigate, address or consider and has not investigated, addressed or considered any environmental or regulatory issues associated with development on the subject site.

4.0 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems and methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. EBA does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

5.0 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

6.0 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. EBA does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

7.0 SURFACE WATER AND GROUNDWATER CONDITIONS

Surface and groundwater conditions mentioned in this report are those observed at the times recorded in the report. These conditions vary with geological detail between observation sites; annual, seasonal and special meteorologic conditions; and with development activity. Interpretation of water conditions from observations and records is judgemental and constitutes an evaluation of circumstances as influenced by geology, meteorology and development activity. Deviations from these observations may occur during the course of development activities.

8.0 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

9.0 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

10.0 INFLUENCE OF CONSTRUCTION ACTIVITY

There is a direct correlation between construction activity and structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques are known.

11.0 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, as well as the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

12.0 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

13.0 BEARING CAPACITY

Design bearing capacities, loads and allowable stresses quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition assumed. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions assumed in this report in fact exist at the site.

14.0 SAMPLES

EBA will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

ISSUED FOR USE

L12101748
April 2010



APPENDIX

APPENDIX B SITE PHOTOGRAPHS





Photo 1
Vegetation along North Perimeter Slopes (Looking South)



Photo 2
North Perimeter Slopes (Looking West)



Photo 3
North Perimeter Slopes (Looking East)



Photo 4
Skin Failures on North Perimeter Slopes (Looking South)



APPENDIX 'B'
SEPTIC FIELD FEASIBILITY ASSESSMENT

Stewart Weir

ISSUED FOR USE

**SEPTIC FIELD FEASIBILITY ASSESSMENT
EDGEWOOD STABLES
LETHBRIDGE, ALBERTA**

L12101796

July 2010

**EBA Engineering Consultants Ltd.
p. 403.329.9009 • f. 403.328.8817
442 - 10 Street N • Lethbridge, Alberta T1H 2C7 • CANADA**

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2.0 PROJECT DETAILS AND SCOPE OF WORK.....	1
3.0 GEOTECHNICAL FIELD WORK.....	1
4.0 SITE AND SUBSURFACE CONDITIONS.....	2
4.1 Site Conditions.....	2
4.2 Groundwater Conditions.....	2
4.3 Septic Field Analysis.....	2
5.0 LIMITATIONS.....	4
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FIGURES

Figure 1 Site Plan

APPENDICES

- Appendix A Geotechnical Report – General Conditions
- Appendix B Borehole Logs
- Appendix C Laboratory Results

1.0 INTRODUCTION

This report presents the results of a septic field feasibility assessment conducted by EBA Engineering Consultants Ltd. (EBA) for a proposed residential subdivision development to be located in Lot 9, Block 1, Plan 9912364, in the SW ¼ of Section 29-009-21 W4M, north of Lethbridge, Alberta.

The scope of work for this evaluation was described in a proposal issued to Ms. Connie Petersen of Stewart Weir on June 22, 2010 (EBA File: PL12101796). The original proposal was modified and re-issued after discussions with Stewart Weir. The objective of this evaluation was to assess the feasibility of septic disposal fields for the proposed residential development.

Authorization to proceed with this evaluation was provided by Ms. Petersen on behalf of Mr. Daryl Dennis.

2.0 PROJECT DETAILS AND SCOPE OF WORK

Based on discussions with Stewart Weir, it is understood that the County of Lethbridge requires a septic field feasibility assessment be conducted to determine if the site soils are suitable for septic fields.

The requested work scope for this assessment comprised the sampling of soils from six (6) testpits, a laboratory program to assist in classifying the subsurface soils, and a report providing recommendations on soil suitability for septic fields.

3.0 GEOTECHNICAL FIELD WORK

The fieldwork for this evaluation was carried out on July 7, 2010. EBA's field representative was Mr. Jackson Meadows, C.E.T.

Six testpits were dug by Mr. Dennis within the estimated septic disposal field footprints in select locations to depths below ground surface of approximately 1 m (BH001 through BH004) and 3 m (BH005 and BH006). The approximate testpit locations (as selected on site by Mr. Dennis) are shown on Figure 1.

In all of the testpits, disturbed grab samples were obtained at a depth of 600 mm below ground surface. All soil samples were visually classified in the field and the individual soil strata and the interfaces between them were noted. The testpit logs are presented in Appendix B. An explanation of the terms and symbols used on the testpit logs is also included in Appendix B.

A slotted 25 mm diameter PVC standpipe was installed in each of the 3 m testpits in order to monitor groundwater levels.

Classification tests, including hydrometer analysis, were subsequently performed in the laboratory on samples collected from the testpits to aid in the determination of soil properties. The results of the laboratory tests are presented on the testpit logs in Appendix B and are discussed in this report.

4.0 SITE AND SUBSURFACE CONDITIONS

4.1 SITE CONDITIONS

The proposed development property is bounded to the north by tributary coulee valleys, comprising the Oldman River Valley, to the south by Township Road 94, to the east by Range Road 214A, and to the west by a gravel driveway.

The property was covered with prairie grasses, with an overall surface gradient towards the coulee valleys, generally to the north/northwest. The west portion of the site was noted to be in use as a horse ranch. There is a retention pond east of the horse ranch, as shown on Figure 1. EBA understands that both the ranch and retention pond are to remain post development. A gas pipeline right-of-way (ROW) bisects the property, running from southwest to northeast, as shown on Figure 1.

4.2 GROUNDWATER CONDITIONS

Groundwater levels were measured within the standpipes on July 14, 2010. The following table summarizes the groundwater monitoring data.

Borehole Number	Depth of Standpipe (m)	Groundwater Monitoring Data July 14, 2010
		Depth to Groundwater (m)
005	3.0	Dry
006	3.0	Dry

4.3 SEPTIC FIELD ANALYSIS

EBA performed soil texture analyses on soil samples obtained from the proposed septic disposal field sites. The hydrometer/grain size analyses results are included in Appendix C. The results are indicated in the following table.

TABLE 2: SOIL TEXTURE ANALYSIS

Borehole Number	% Sand	% Silt	% Clay	Soil Classification
001	30	45	25	Loam
002	35	39	26	Loam
003	6	62	32	Silty Clay Loam
004	4	61	35	Silty Clay Loam
005	17	55	28	Silty Loam
006	6	50	44	Silty Clay

The soil samples were classified as above (referenced from Figure 8.1.1.10. of the Alberta Private Sewage Systems Standard of Practice 2009 Handbook). Based on these classifications, the surficial soils at the BH001, BH002, and BH005 generally satisfy the requirements of the Safety Code Council (as required by the 2009 Handbook) for design and construction of a septic disposal field. However, the surficial soils at BH003, BH004, and BH006 do not satisfy the Safety Code's requirements for septic disposal fields due to unacceptably high clay content.

In all areas where surficial soils did not meet the Safety Code's requirements (BH003, BH004, and BH006), consideration should be given to relocating the septic disposal fields to acceptable areas or alternate means of establishing a disposal field, such as construction of a septic field mound or other such industry acceptable measures be considered.

The 2009 Handbook stipulates that when using the results of a soil texture classification (determined in Figure 8.1.1.10 of the Handbook) to size a system, the disposal field shall be sized so that the effluent loading rate per day shall not exceed the following rates:

- 40.7 L per square meter (0.83 Imperial gallons per square foot) in loam to clay textured soils (BH001, BH002, and BH005).

Furthermore, the soil infiltration surface loading rates should not exceed the amounts set out in Table 8.1.10 based on the soil characteristics identified in this evaluation. In addition, the natural separation between the point of effluent infiltration into the soil and the groundwater should be a minimum of 1.5 m. Given the groundwater levels (dry to 3 m depth), all six sites meet the natural separation requirements.

It is recommended that the specific site selection of the proposed septic fields be carefully considered by the septic field installer to satisfy these requirements and those of the Regulations Having Jurisdiction [Municipality, Alberta Environment (AENV), Alberta Labour]. This requirement is in accordance with the provincial regulations, which state that two percolation tests are required within the final footprint of the field by the installer. Following the site-specific testing, the septic disposal field should be designed and sized accordingly by the disposal field designer. It is further recommended that the design footprint of any building structures be determined once the final disposal field is selected, to ensure the appropriate gravity flow or pumping requirements are satisfied.

During installation of the weeping trenches, the installer should pay close attention to the soil conditions to define the extent of high plastic clay layers which generally indicate areas with percolation rates below the minimum guidelines. These should be reported to the disposal field designer for review prior to completion of the septic disposal field.

The information provided herein is intended to be a preliminary assessment of the feasibility of septic disposal fields for the proposed development as per the provincial regulations. Site specific municipal regulations or siting requirement guidelines with respect to the local health unit, if applicable, have not been addressed.

5.0 LIMITATIONS

This report and its contents are intended for the sole use of Stewart Weir and their agents. EBA does not accept any responsibility for the accuracy of any of the data, the analysis or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Stewart Weir, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this report is subject to the terms and conditions stated in EBA's Services Agreement and in the General Conditions provided in Appendix A of this report.

6.0 CLOSURE

We trust this report satisfies your present requirements. Should you require additional information or monitoring services, please do not hesitate to contact our office.

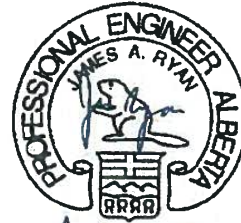
Respectfully submitted,
EBA Engineering Consultants Ltd.

Prepared by:

Reviewed by:




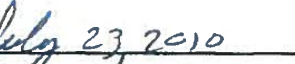
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July 22, 2010

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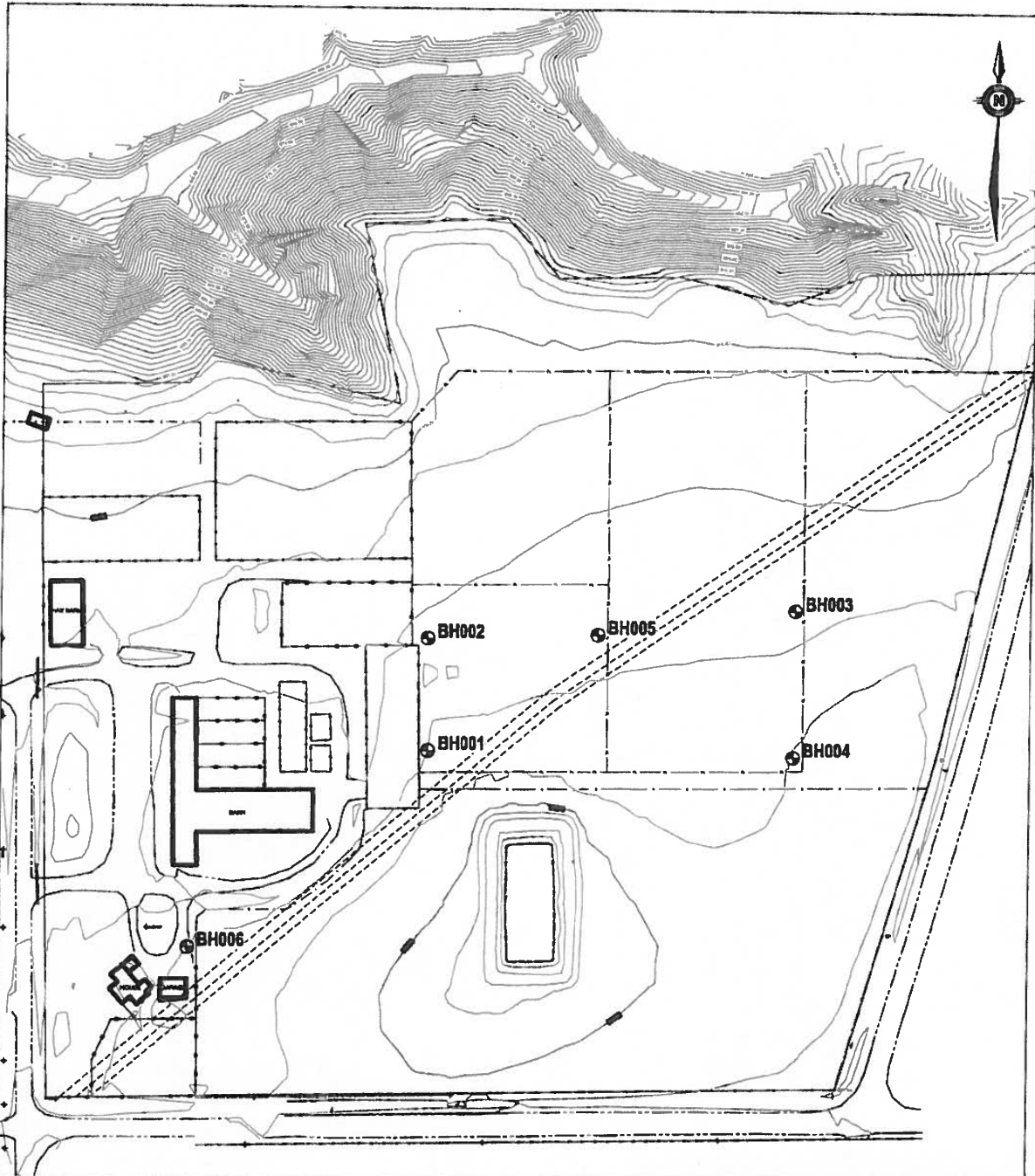
/hms

PERMIT TO PRACTICE EBA ENGINEERING CONSULTANTS LTD.	
Signature	
Date	
PERMIT NUMBER: P245 The Association of Professional Engineers, Geologists and Geophysicists of Alberta	



FIGURE





\\eths\geod\er\h\fig1.L12101798.L12101798.L12101798.FIG1_RD.dwg

LEGEND
 BH# BOREHOLE LOCATION



CLIENT
 Stuart Weir & Co. Ltd.

PROPOSED SEPTIC FIELD FEASIBILITY STUDY

SITE PLAN AND BOREHOLE LOCATIONS

EBA Engineering
 Consultants Ltd.



PROJECT NO L12101798	OWN LCH	CRD JC	REV 0
OFFICE EBA-Lethbridge	DATE July 18, 2010		

Figure 1

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L12101796
July 2010

APPENDIX A

APPENDIX A GEOTECHNICAL REPORT – GENERAL CONDITIONS



GEOTECHNICAL REPORT - GENERAL CONDITIONS

This report incorporates and is subject to these "General Conditions".

1.0 USE OF REPORT AND OWNERSHIP

This geotechnical report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary geotechnical assessment.

This report and the recommendations contained in it are intended for the sole use of EBA's Client. EBA does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than EBA's Client unless otherwise authorized in writing by EBA. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of EBA. Additional copies of the report, if required, may be obtained upon request.

2.0 ALTERNATE REPORT FORMAT

Where EBA submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed EBA's instruments of professional service), only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by EBA shall be deemed to be the original for the Project.

Both electronic file and hard copy versions of EBA's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except EBA. EBA's instruments of professional service will be used only and exactly as submitted by EBA.

Electronic files submitted by EBA have been prepared and submitted using specific software and hardware systems. EBA makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

3.0 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, EBA has not been retained to investigate, address or consider and has not investigated, addressed or considered any environmental or regulatory issues associated with development on the subject site.

4.0 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems and methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. EBA does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

5.0 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

6.0 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. EBA does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

7.0 SURFACE WATER AND GROUNDWATER CONDITIONS

Surface and groundwater conditions mentioned in this report are those observed at the times recorded in the report. These conditions vary with geological detail between observation sites; annual, seasonal and special meteorologic conditions; and with development activity. Interpretation of water conditions from observations and records is judgemental and constitutes an evaluation of circumstances as influenced by geology, meteorology and development activity. Deviations from these observations may occur during the course of development activities.

8.0 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

9.0 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

10.0 INFLUENCE OF CONSTRUCTION ACTIVITY

There is a direct correlation between construction activity and structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques are known.

11.0 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, as well as the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

12.0 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

13.0 BEARING CAPACITY

Design bearing capacities, loads and allowable stresses quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition assumed. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions assumed in this report in fact exist at the site.

14.0 SAMPLES

EBA will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

15.0 INFORMATION PROVIDED TO EBA BY OTHERS

During the performance of the work and the preparation of the report, EBA may rely on information provided by persons other than the Client. While EBA endeavours to verify the accuracy of such information when instructed to do so by the Client, EBA accepts no responsibility for the accuracy or the reliability of such information which may affect the report.

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L12101796
July 2010

APPENDIX B

APPENDIX B BOREHOLE LOGS



TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 to 20%	0 to 4
Loose	20 to 40%	4 to 10
Compact	40 to 75%	10 to 30
Dense	75 to 90%	30 to 50
Very Dense	90 to 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (kPa)
Very Soft	Less Than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater Than 400

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

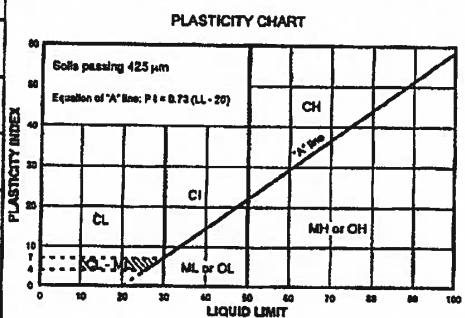
GENERAL DESCRIPTIVE TERMS

Slickensided	- having inclined planes of weakness that are slick and glossy in appearance.
Fissured	- containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated	- composed of thin layers of varying colour and texture.
Interbedded	- composed of alternate layers of different soil types.
Calcareous	- containing appreciable quantities of calcium carbonate.
Well Graded	- having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly graded	- predominantly of one grain size, or having a range of sizes with some intermediate size missing.



MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION	GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA					
COARSE-GRAINED SOILS More than 50% retained on 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on 4.75 mm sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines GW, GP, SW, SP GM, GC, SM, SC Borderline classification requiring use of dual symbols			
		GRAVELS WITH FINES	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines		$C_u = D_{60}/D_{10}$ Greater than 4 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3 Not meeting both criteria for GW		
		SANDS More than 50% of coarse fraction passes 4.75 mm sieve	CLEAN SANDS	SW		Well-graded sands and gravelly sands, little or no fines	Atterberg limits plot below "A" line or plasticity index less than 4 Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols	
			SANDS WITH FINES	SP		Poorly graded sands and gravelly sands, little or no fines	Atterberg limits plot above "A" line or plasticity index greater than 7 $C_u = D_{60}/D_{10}$ Greater than 6 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3 Not meeting both criteria for SW	
	FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS Liquid limit	< 50	ML		Inorganic silts, very fine sands, rock flour, silty or clayey fine sands of slight plasticity	For classification of fine-grained soils and fine fraction of coarse-grained soils. <div style="text-align: center;"> PLASTICITY CHART </div>	
			> 50	MH		Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
		CLAYS Fine on plasticity chart (neither organic content)	Liquid limit	< 50		CL		Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays
			30-50	CI		Inorganic clays of medium plasticity, silty clays		
		ORGANIC SILTS AND CLAYS Above "A" line on plasticity chart (neither organic content)	Liquid limit	> 50		CH		Inorganic clays of high plasticity, fat clays
			< 50	OL		Organic silts and organic silty clays of low plasticity		
HIGHLY ORGANIC SOILS	Liquid limit	> 50	OH	Organic clays of medium to high plasticity				
	PT	Peat and other highly organic soils	*Based on the material passing the 75 µm sieve Reference: ASTM Designation D2487, for identification procedure see D2486. USC as modified by PFRA					
SOIL COMPONENTS				OVERSIZE MATERIAL				
FRACTION	SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY MASS OF MINOR COMPONENTS		Rounded or subrounded			
	PASSING	RETAINED	PERCENTAGE	DESCRIPTOR				
GRAVEL	75 mm	19 mm	> 35 %	"and"	COBBLES 75 mm to 300 mm BOULDERS > 300 mm			
	coarse fine	19 mm 4.75 mm						
SAND	4.75 mm	2.00 mm	21 to 35 %	"y-adjective"	Not rounded ROCK FRAGMENTS > 75 mm ROCKS > 0.76 cubic metre in volume			
	coarse	2.00 mm						
	medium fine	425 µm 75 µm						
SILT (non plastic) or CLAY (plastic)	75 µm		as above but by behavior					



2046 - Revised July 09.cdr

PROJECT: SEPTIC FIELD FEASIBILITY STUDY		CLIENT: STEWART, WEIR & CO. LTD.		PROJECT NO. - BOREHOLE NO.		
LOCATION: SW 1/4 29-9-21-W4M		DRILL METHOD: 150mm SOLID STEM AUGER		L12101796 - 10BH001		
CITY: LETHBRIDGE, AB		PROJECT ENGINEER: NANA ADDO				
SAMPLE TYPE	<input checked="" type="checkbox"/> DISTURBED	<input type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> A-CASING	<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	MOISTURE CONTENT	PLASTIC	M.C.	LIQUID	STANDARD PENETRATION (N)		Depth (ft)
								UNCONFINED (kPa)	POCKET PEN. (kPa)	
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics									0
	CLAY - silty, trace to some sand, very moist, firm, medium to high plastic, light brown to grey brown		B1							
1	End of Borehole @ 1.0m									
	No Seepage or Sloughing on Completion									
2										
3										
3.5										

LOGGED BY: JKM	COMPLETION DEPTH: 1m
REVIEWED BY: NA	COMPLETE: 7/7/2010
DRAWING NO: B1	Page 1 of 1

GEOTECHNICAL L12101796 SEPTIC FIELD ANALYSIS, EDGEWOOD STABLES GPJ EBA G01 10/07/22

PROJECT: SEPTIC FIELD FEASIBILITY STUDY	CLIENT: STEWART, WEIR & CO. LTD.	PROJECT NO. - BOREHOLE NO.
LOCATION: SW 1/4 29-9-21-W4M	DRILL METHOD: 150mm SOLID STEM AUGER	L12101796 - 10BH002
CITY: LETHBRIDGE, AB	PROJECT ENGINEER: NANA ADDO	

SAMPLE TYPE	<input checked="" type="checkbox"/> DISTURBED	<input type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> A-CASING	<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	MOISTURE CONTENT	PLASTIC	M.C.	LIQUID	STANDARD PENETRATION (N)		Depth (ft)
								UNCONFINED (kPa)	POCKET PEN. (kPa)	
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics									0
	CLAY - silty, some sand to sandy, damp to moist, stiff to very stiff, medium plastic, brown, roots and root hairs									
1	End of Borehole @ 1.0m		B1							
	No Seepage or Sloughing on Completion									
2										
3										
3.5										




LOGGED BY: JKM	COMPLETION DEPTH: 1m
REVIEWED BY: NA	COMPLETE: 7/7/2010
DRAWING NO: B2	Page 1 of 1

GEOTECHNICAL L12101796 SEPTIC FIELD ANALYSIS, EDGEWOOD STABLES, GPJ EBA.G01 10/07/22

PROJECT: SEPTIC FIELD FEASIBILITY STUDY		CLIENT: STEWART, WEIR & CO. LTD.		PROJECT NO. - BOREHOLE NO.		
LOCATION: SW 1/4 29-9-21-W4M		DRILL METHOD: 150mm SOLID STEM AUGER		L12101796 - 10BH003		
CITY: LETHBRIDGE, AB		PROJECT ENGINEER: NANA ADDO				
SAMPLE TYPE	<input checked="" type="checkbox"/> DISTURBED	<input checked="" type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> A-CASING	<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE
BACKFILL TYPE	<input type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND


Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	MOISTURE CONTENT	PLASTIC	M.C.	LIQUID	STANDARD PENETRATION (mm)		Depth (ft)
								UNCONFINED (kPa)	POCKET PEN. (kPa)	
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics									0
	CLAY - silty, some sand to sandy, damp to moist, very stiff, medium plastic, light brown to brown, white precipitates		B1							
1	End of Borehole @ 1.0m									
	No Seepage or Sloughing on Completion									
2										
3										
3.5										11

	LOGGED BY: JKM	COMPLETION DEPTH: 1m
	REVIEWED BY: NA	COMPLETE: 7/7/2010
	DRAWING NO: B3	Page 1 of 1

GEOTECHNICAL L12101796 SEPTIC FIELD ANALYSIS, EDGEWOOD STABLES GRU EBA.G01 1001777

PROJECT: SEPTIC FIELD FEASIBILITY STUDY		CLIENT: STEWART, WEIR & CO. LTD.		PROJECT NO. - BOREHOLE NO.		
LOCATION: SW 1/4 29-9-21-W4M		DRILL METHOD: 150mm SOLID STEM AUGER		L12101796 - 10BH004		
CITY: LETHBRIDGE, AB		PROJECT ENGINEER: NANA ADDO				
SAMPLE TYPE	<input checked="" type="checkbox"/> DISTURBED	<input checked="" type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> A-CASING	<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	MOISTURE CONTENT	STANDARD PENETRATION (mm)			Depth (ft)	
					UNCONFINED (kPa)	POCKET PEN. (kPa)			
					PLASTIC	M.C.	LIQUID		
					20	40	60	80	
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics								0
	CLAY - silty, some sand to sandy, damp to moist, very stiff, medium plastic, light brown, white precipitates, occasional sand lenses								
1	End of Borehole @ 1.0m		B1						
	No Seepage or Sloughing on Completion								
2									
3									
3.5									

	LOGGED BY: JKM	COMPLETION DEPTH: 1m
	REVIEWED BY: NA	COMPLETE: 7/7/2010
	DRAWING NO: B4	Page 1 of 1

GEOTECHNICAL L12101796 SEPTIC FIELD ANALYSIS, EDGEWOOD STABLES, GPJ EBA G01 10/07/22

PROJECT: SEPTIC FIELD FEASIBILITY STUDY		CLIENT: STEWART, WEIR & CO. LTD.		PROJECT NO. - BOREHOLE NO.		
LOCATION: SW 1/4 29-9-21-W4M		DRILL METHOD: 150mm SOLID STEM AUGER		L12101796 - 10BH005		
CITY: LETHBRIDGE, AB		PROJECT ENGINEER: NANA ADDO				
SAMPLE TYPE	<input checked="" type="checkbox"/> DISTURBED	<input type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> A-CASING	<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE
BACKFILL TYPE	<input checked="" type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	MOISTURE CONTENT	PLASTIC M.C. LIQUID			STANDARD PENETRATION (N/m)		Depth (ft)
					20	40	60	80	UNCONFINED (kPa)	
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics									0
	CLAY - silty, some sand to sandy, damp, very stiff, medium plastic, light brown to brown, white precipitates									
1			B1							
2	CLAY (TILL) - silty, some sand, trace gravel, damp to moist, very stiff, medium plastic, brown, coal and oxide specks, occasional sand pockets to 20mm, white precipitates									
3	End of Borehole @ 1.0m									
3.5	No Seepage or Sloughing on Completion Slotted PVC Standpipe Installed to 3.0m Borehole Measured Dry July 14, 2010									

LOGGED BY: JKM	COMPLETION DEPTH: 3m
REVIEWED BY: NA	COMPLETE: 7/7/2010
DRAWING NO: B5	Page 1 of 1

GEOTECHNICAL L12101796 SEPTIC FIELD ANALYSIS, EDGEWOOD STABLES GPJ EBA.GDT 10/07/22

PROJECT: SEPTIC FIELD FEASIBILITY STUDY		CLIENT: STEWART, WEIR & CO. LTD.		PROJECT NO. - BOREHOLE NO.		
LOCATION: SW 1/4 29-9-21-W4M		DRILL METHOD: 150mm SOLID STEM AUGER		L12101796 - 10BH006		
CITY: LETHBRIDGE, AB		PROJECT ENGINEER: NANA ADDO				
SAMPLE TYPE	<input checked="" type="checkbox"/> DISTURBED	<input checked="" type="checkbox"/> NO RECOVERY	<input checked="" type="checkbox"/> SPT	<input type="checkbox"/> A-CASING	<input type="checkbox"/> SHELBY TUBE	<input type="checkbox"/> CORE
BACKFILL TYPE	<input type="checkbox"/> BENTONITE	<input type="checkbox"/> PEA GRAVEL	<input type="checkbox"/> SLOUGH	<input type="checkbox"/> GROUT	<input type="checkbox"/> DRILL CUTTINGS	<input type="checkbox"/> SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	MOISTURE CONTENT	PLASTIC	M.C.	LIQUID	STANDARD PENETRATION (N/m)			Depth (ft)
								20	40	60	
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics										0
	CLAY (FILL) - silty, some sand, trace gravel, moist, stiff, medium plastic, brown to dark brown, coal and oxide specks, occasional sand lenses red shale specks										
1	CLAY - silty, some sand, moist to very moist, firm to stiff, medium plastic, brown to dark brown		B1								
2	CLAY (TILL) - silty, some sand, trace gravel, moist, stiff, medium plastic, brown to dark brown, coal and oxide specks, occasional sand lenses										
3	End of Borehole @ 1.0m										
3.5	No Seepage or Sloughing on Completion Slotted PVC Standpipe Installed to 3.0m Borehole Measured Dry July 14, 2010										

LOGGED BY: JKM	COMPLETION DEPTH: 3m
REVIEWED BY: NA	COMPLETE: 7/7/2010
DRAWING NO: B6	Page 1 of 1

GEOTECHNICAL L12101796 SEPTIC FIELD ANALYSIS, EDGEWOOD STABLES GPJ EBA/GOT 1007/22

ISSUED FOR USE

L12101796
July 2010

APPENDIX C

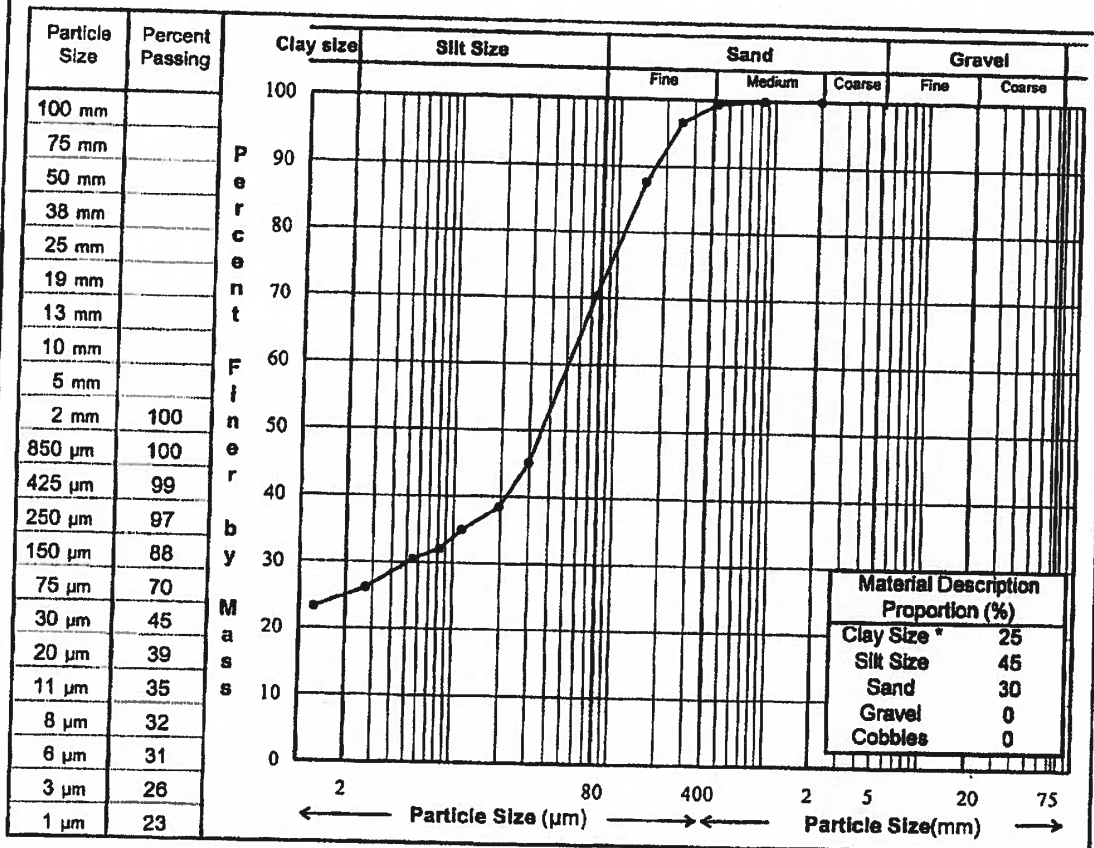
APPENDIX C LABORATORY RESULTS



PARTICLE SIZE ANALYSIS (Hydrometer) TEST REPORT

ASTM D422

Project:	Septic Field Feasibility Assmt.	Sample No.:	
Client:	Stewart Weir & Company	Borehole/ TP:	10BH001
Project No.:	L12101796	Depth:	0.6-0.9m
Location:	N-5513320 E-0368913	Date Tested	July 12, 10 By: AF
Description **:	clay, silty, some sand		



Remarks: * The upper clay size of 2 µm is as per the Canadian Foundation Manual.

** The description is behaviour based & subject to EBA description protocols.

Reviewed By: _____ P.Eng.

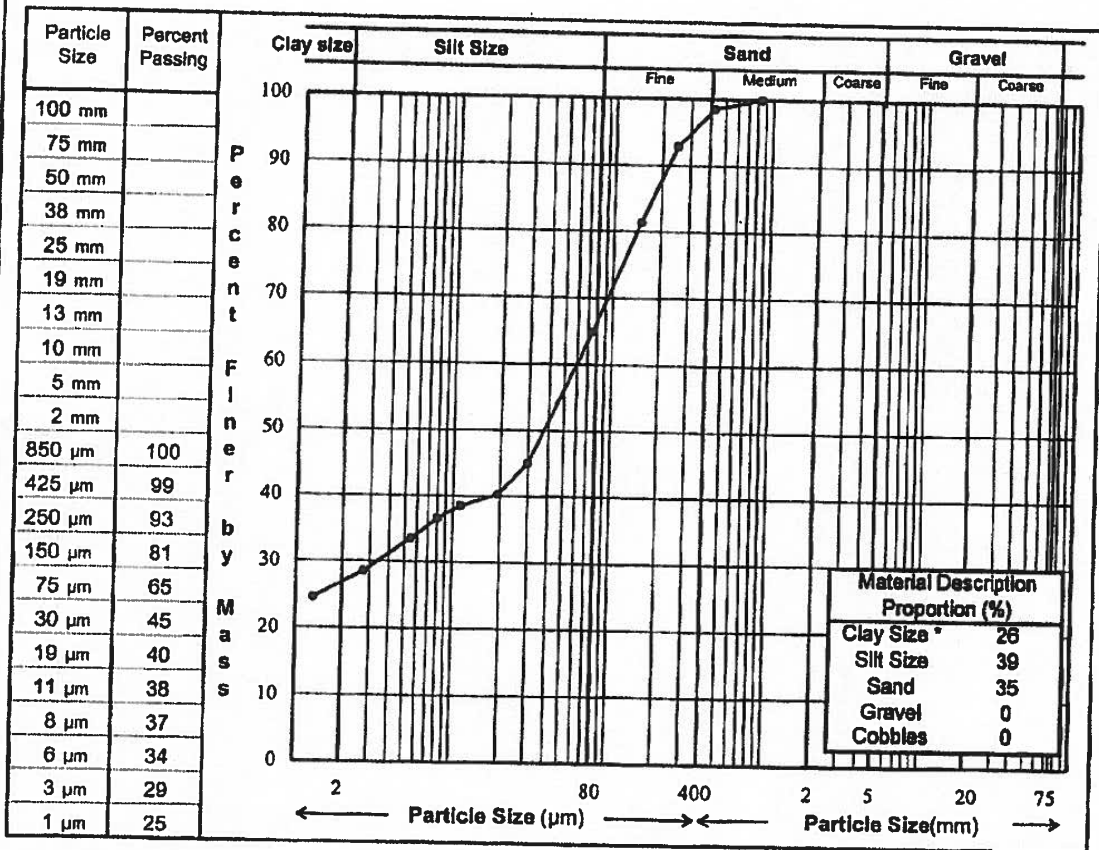
Data presented herein is for the sole use of the stipulated client. EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed by an EBA technician to recognized industry standards, unless otherwise noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.

EBA Engineering Consultants Ltd.

PARTICLE SIZE ANALYSIS (Hydrometer) TEST REPORT

ASTM D422

Project:	Septic Field Feasibility Assmt.	Sample No.:	
Client:	Stewart Weir & Company	Borehole/ TP:	10BH002
Project No.:	L12101796	Depth:	0.6-0.9m
Location:	N-5513407 E-0368916	Date Tested	July 12, 10 By: AF
Description **:	clay, silty, some sand		



Remarks: * The upper clay size of 2 µm is as per the Canadian Foundation Manual.

** The description is behaviour based & subject to EBA description protocols.

Reviewed By: _____ P.Eng.

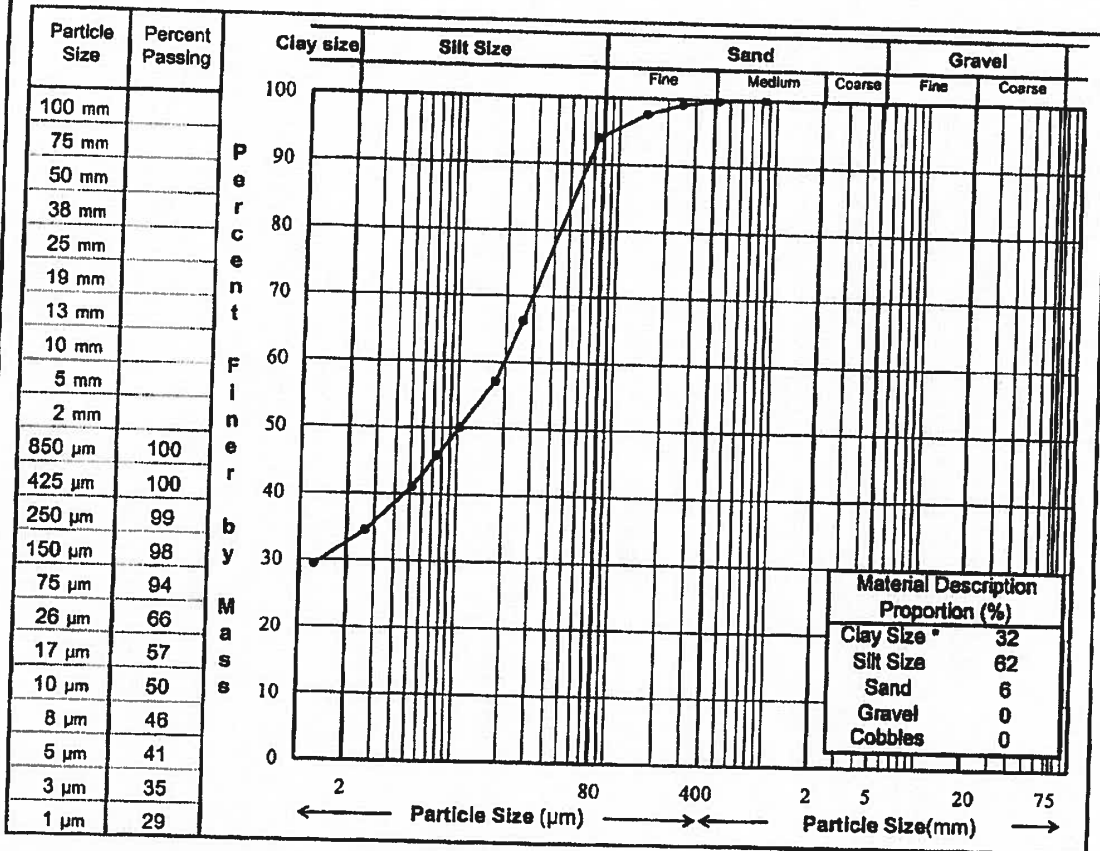
Data presented herein is for the sole use of the stipulated client. EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed by an EBA technician to recognized industry standards, unless otherwise noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.

**EBA Engineering
Consultants Ltd.**

PARTICLE SIZE ANALYSIS (Hydrometer) TEST REPORT

ASTM D422

Project:	Septic Field Feasibility Assmt. Edgewood	Sample No.:	
Client:	Stewart Weir & Company	Borehole/ TP:	10BH003
Project No.:	L12101796	Depth:	0.6-0.9m
Location:	N-5513306 E-0369004	Date Tested	July 12, 10 By: AF
Description **:	clay, silty, face sand		



Remarks: * The upper clay size of 2 µm is as per the Canadian Foundation Manual.

** The description is behaviour based & subject to EBA description protocols.

Reviewed By: _____ P.Eng.

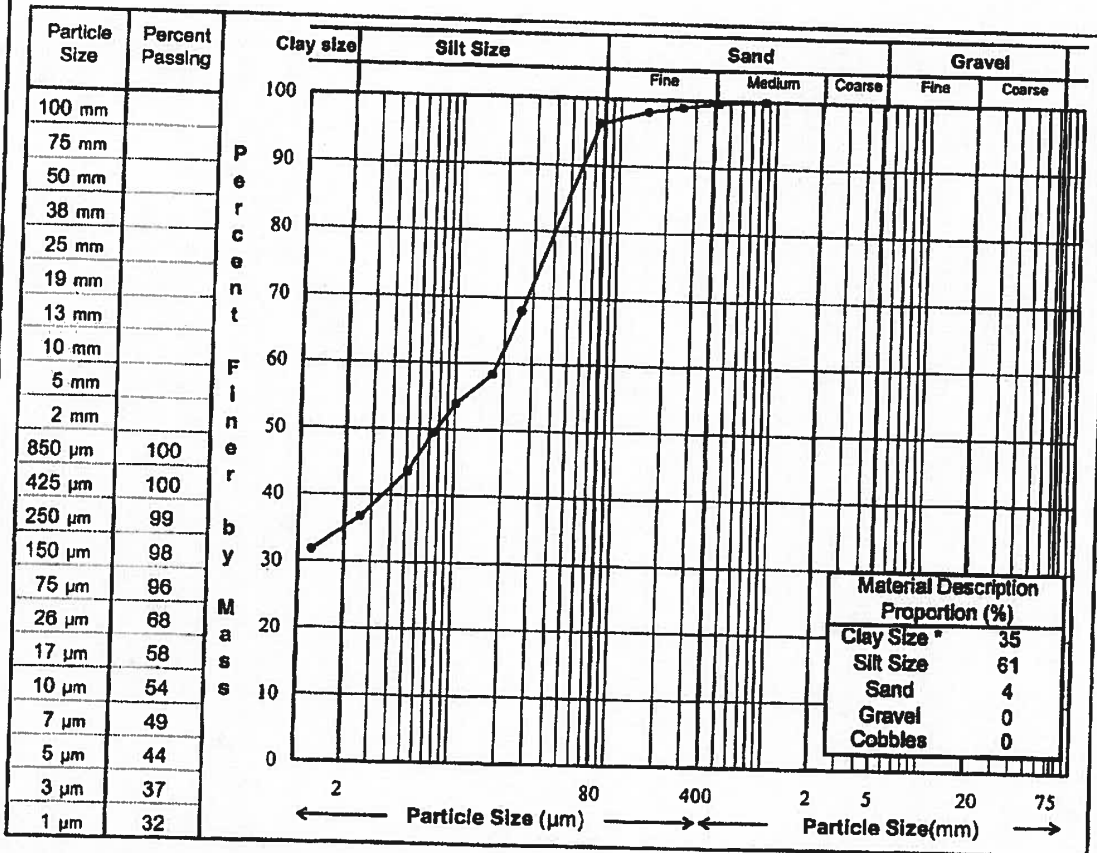
Data presented hereon is for the sole use of the stipulated client. EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed by an EBA technician to recognized industry standards, unless otherwise noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.

EBA Engineering Consultants Ltd.

PARTICLE SIZE ANALYSIS (Hydrometer) TEST REPORT

ASTM D422

Project:	Septic Field Feasibility Assmt. Edgewood	Sample No.:	
Client:	Stewart Weir & Company	Borehole/ TP:	10bh004
Project No.:	L12101796	Depth:	0.6-0.9m
Location:	N5513296 E-0369040	Date Tested	July 12, 10 By: AF
Description **:	clay, silty, trace sand		



Remarks: * The upper clay size of 2 µm is as per the Canadian Foundation Manual.
 ** The description is behaviour based & subject to EBA description protocols.

Reviewed By: _____ P.Eng.

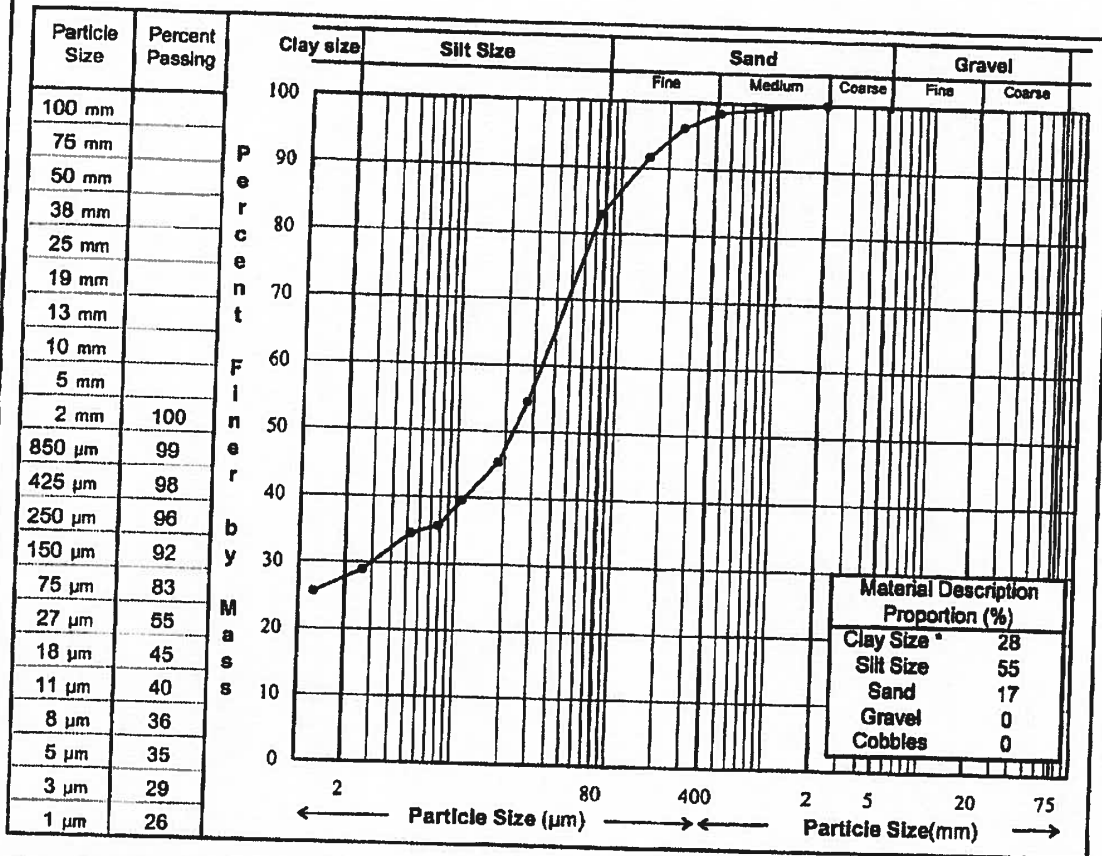
Data presented hereon is for the sole use of the stipulated client. EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed by an EBA technician to recognized industry standards, unless otherwise noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.



PARTICLE SIZE ANALYSIS (Hydrometer) TEST REPORT

ASTM D422

Project:	Septic Field Feasibility Assmt.	Sample No.:	
Client:	Stewart Weir & Company	Borehole/ TP:	10BH005
Project No.:	L12101796	Depth:	0.6-0.9m
Location:	N-5513444 E-0369011	Date Tested	July 12, 10 By: AF
Description **:	clay, silty, some sand		



Remarks: * The upper clay size of 2 µm is as per the Canadian Foundation Manual.
 ** The description is behaviour based & subject to EBA description protocols.

Reviewed By: _____ P.Eng.

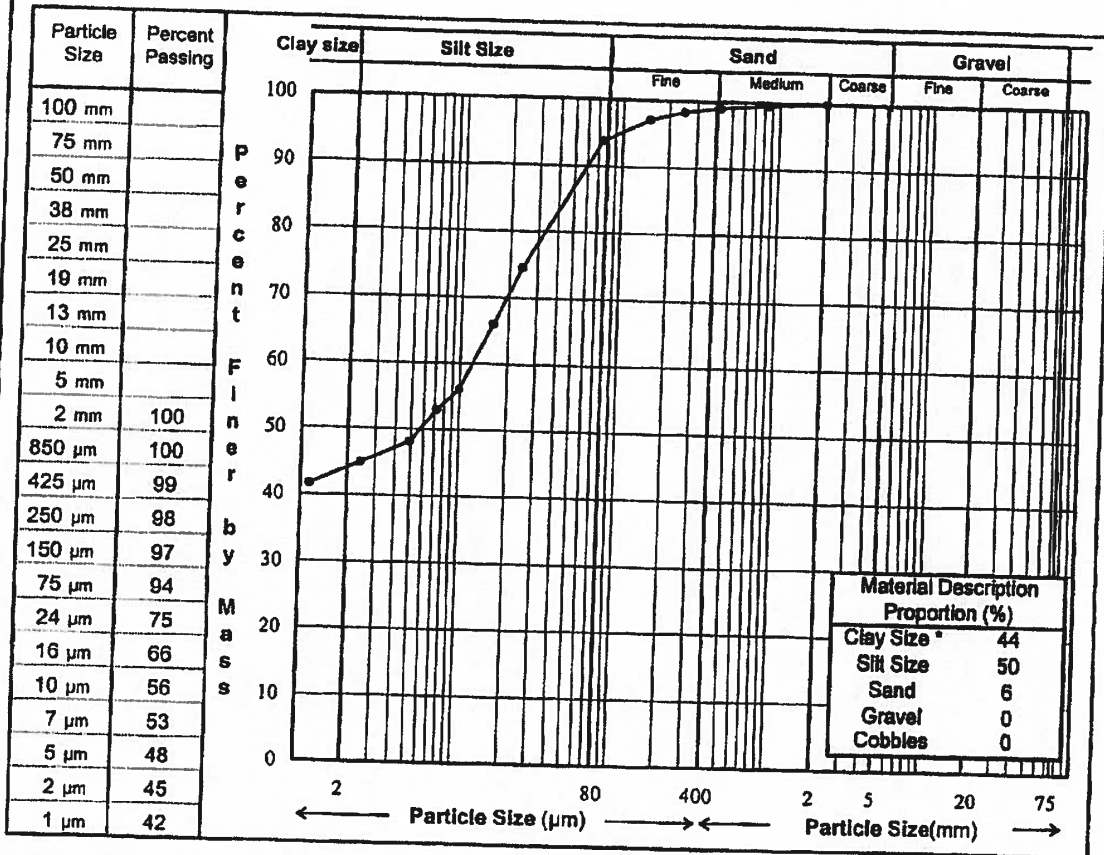
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EBA Engineering Consultants Ltd.

PARTICLE SIZE ANALYSIS (Hydrometer) TEST REPORT

ASTM D422

Project:	Septic Field Feasibility Assmt.	Sample No.:	
Client:	Stewart Weir & Company	Borehole/ TP:	10BH006
Project No.:	L12101796	Depth:	0.6-0.9m
Location:	N-5513231 E-0368713	Date Tested	July 12, 10 By: AF
Description **:	clay and silt, trace sand		



Remarks: * The upper clay size of 2 µm is as per the Canadian Foundation Manual.
 ** The description is behaviour based & subject to EBA description protocols.

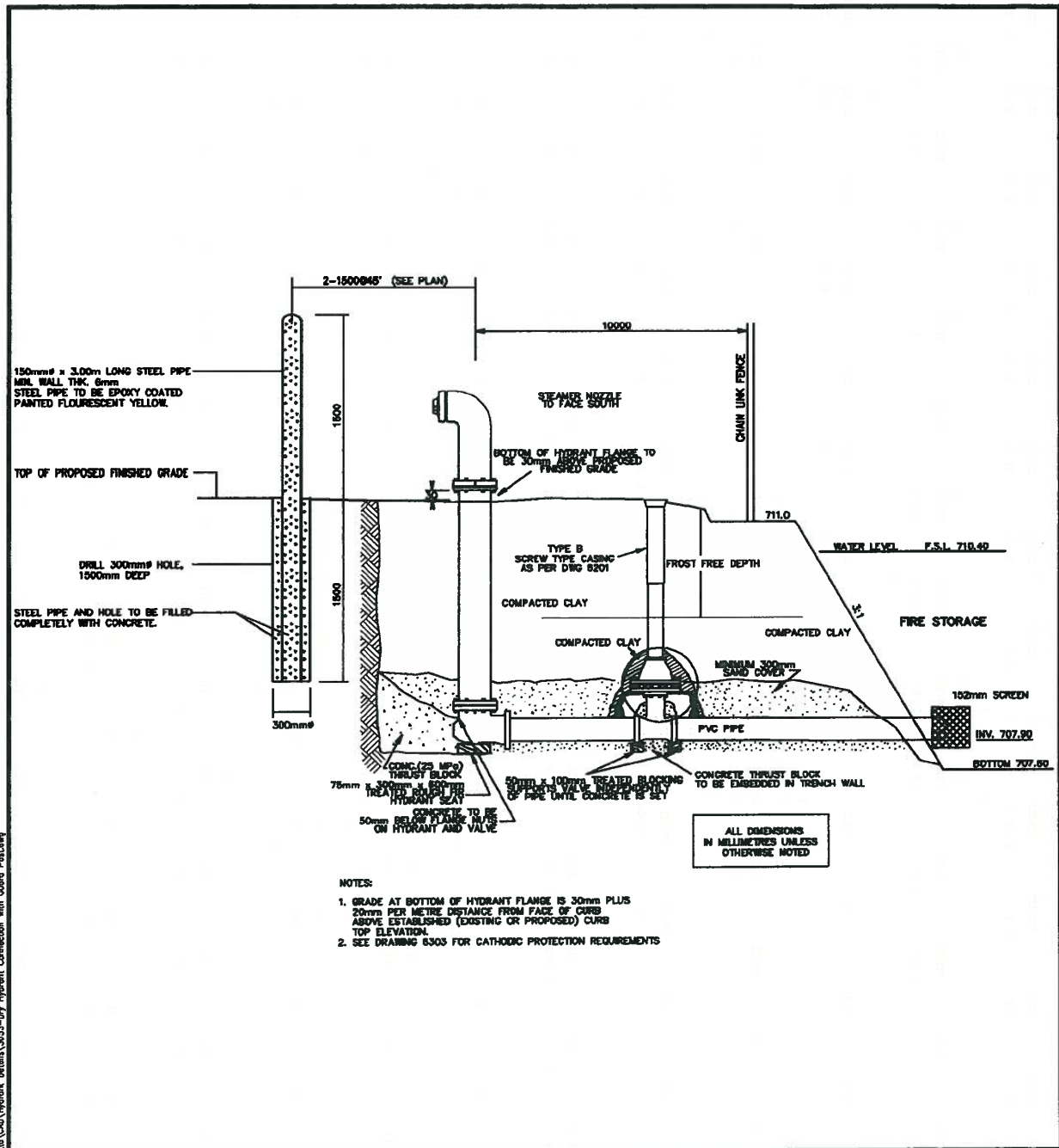
Reviewed By: _____ P.Eng.

Data presented hereon is for the sole use of the stipulated client. EBA is not responsible, nor can be held liable, for use made of this report by any other party, with or without the knowledge of EBA. The testing services reported herein have been performed by an EBA technician to recognized industry standards, unless otherwise noted. No other warranty is made. These data do not include or represent any interpretation or opinion of specification compliance or material suitability. Should engineering interpretation be required, EBA will provide it upon written request.

EBA Engineering Consultants Ltd.



APPENDIX 'C'
DRY HYDRANT DETAILS



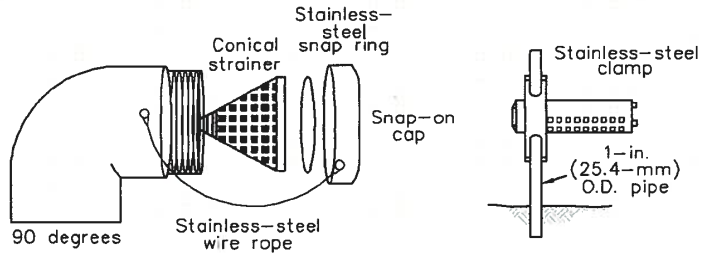
- NOTES:
1. GRADE AT BOTTOM OF HYDRANT FLANGE IS 30mm PLUS 20mm PER METRE DISTANCE FROM FACE OF CURB ABOVE ESTABLISHED (EXISTING OR PROPOSED) CURB TOP ELEVATION.
 2. SEE DRAWING 6303 FOR CATHODIC PROTECTION REQUIREMENTS

\\saw\c\Plan\3053\3053.Dwg - Dry Hydrant Connection with Guard Post.dwg

COUNTY OF LETHBRIDGE

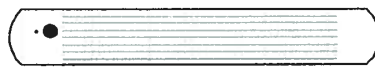
General Municipal Servicing Standards

Rev.		TYPICAL DRY HYDRANT CONNECTION		Approved:	Figure 3053
Rev.					
Rev.					
Rev.	File No.:	Design:	Approved:	Figure	
Date: 2008	Drawn: JES	Scale: NTS			

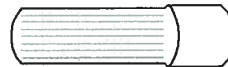


Dry hydrant head #227
 [Specify 90 degrees, 45 degrees, or straight and
 4½-in. (114-mm), 5-in. (127-mm), or 6-in. (152-mm)
 NH male thread]

Strainer support
 clamp #230



6-in. (152mm) PVC
 dry hydrant strainer #224
 (for horizontal installations)

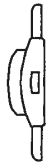


6-in. (152mm) barrel
 strainer #234
 (for vertical installations)

SUCTION HOSE ADOPTERS



Long-handle
 quick connect
 #225Q
 [specify size
 4-in.-6in.
 (101.5mm-
 152mm)]



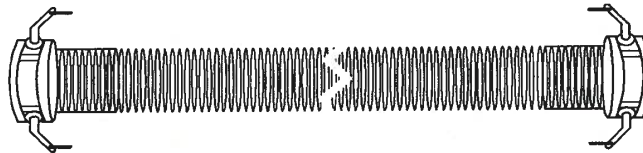
Long-handle
 female to male
 NST thread
 #225FM
 [specify size
 2½-in.-6in.
 (63.5mm-
 152mm)]



Long-handle
 double female
 swivel NST
 thread
 #225DF
 [specify size
 2½-in.-6in.
 (63.5mm-
 152mm)]



Reflective signs:
 6-in.x12-in.
 (152-mmx304.8-mm)
 self adhesive label
 #229L;
 12-in.x16-in.
 (304.8-mmx406-mm)
 aluminum sign
 (less post) #229S



10-ft (3.05-m) flex-suction hose (clear) #226
 [specify hose diameter 4 in. (102mm), 5 in. (127mm), or 6 in. (152mm)
 and NH threads or quick-locking couplings]

ALL DIMENSIONS
 IN MILLIMETRES UNLESS
 OTHERWISE NOTED

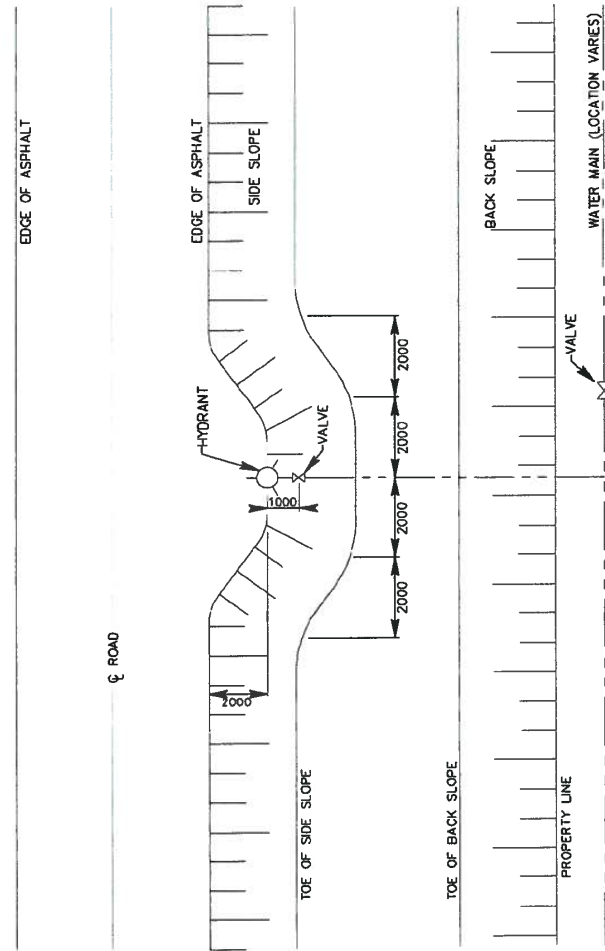
\\Server\Files\Jobs\3000\3377 LB35 Equipment Details Lethbridge\3051-Dry Hydrant Connection Detail.dwg

COUNTY OF LETHBRIDGE

General Municipal Servicing Standards

Rev.		DRY HYDRANT CONNECTION DETAIL		
Rev.				
Rev.				
Rev.	File No.:	Design:	Approved:	Figure
Date: 2008	Drawn: EPL	Scale: NTS		3054

\\Fs-ga\Fra\user\33000\3377 1838 Edgewood Subdiv LIA\CAD\Hydrant Detail\3055-540 WD AT STD-RURAL.dwg



- NOTE:**
1. WATER MAIN AND HYDRANTS MAY BE LOCATED EITHER SIDE OF ROAD
 2. STREET LIGHTS TO BE OPPOSITE SIDE OF WATERMAIN.

ALL DIMENSIONS
IN MILLIMETRES UNLESS
OTHERWISE NOTED

COUNTY OF LETHBRIDGE

General Municipal Servicing Standards

Rev.	
Rev.	
Rev.	
Rev.	
Date:	2008



File No.:
Drawn: T.L.B.

Design:
Scale NTS

Approved:

TYPICAL SHOULDER WIDENING
FOR FIRE HYDRANT-RURAL STANDARD

Figure
3055



**APPENDIX ‘D’
ARCHITECTURAL CONTROLS**

RESTRICTIVE COVENANT AND ARCHITECTURAL CONTROLS

EDGEWOOD ESTATES

THIS AGREEMENT made this ____ day of _____, 2011.

BETWEEN:

EDGEWOOD STABLES LTD.

(Grantor)

-and-

EDGEWOOD STABLES LTD.

(Grantee)

WHEREAS EDGEWOOD STABLES LTD. (at the time of the registration of these Restrictive Covenants and Architectural Controls) is the registered owner of the development known as **EDGEWOOD ESTATES** situated in the County of Lethbridge, in the Province of Alberta (hereinafter called the "Subdivision"), and is in the process of developing the Subdivision into a series of country residential lots;

AND WHEREAS the controls contained herein are intended to implement standards of appearance and quality in the Subdivision by attaching certain restrictions, covenants and conditions restrictive in nature in respect of the exterior design, use (to the extent that use is a function of design) and development, to each lot located within the Subdivision (hereinafter referred to as a "Lot", or referred to as the said "Lands" when referring collectively to all of the lots located within the Subdivision) and each and every part thereof and the buildings, structures, improvements and premises to be erected on each and every part of the Lands;

AND WHEREAS the restrictions, covenants and conditions herein are not meant to detract or derogate in any way from any applicable laws, regulations or by-laws (including but not limited to land use by-laws of the County of Lethbridge or the City of Lethbridge as may be enacted from time to time), but are in addition and supplementary to, the restrictions, covenants and conditions contained in any such laws, regulations and by-laws;

AND WHEREAS the Grantor covenants with the Grantee to observe and comply with the following restrictions and architectural controls, the burden of which shall run with each of the lots:

PLAN 111 _____, Block 2, Lots 1-10 INCLUSIVE

EXCEPTING THEREOUT ALL MINES AND MINERALS

(S.W. ¼ SEC. 29, TWP. 9, RGE. 21, W4M)

hereinafter called the "Lands".

This covenant shall be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns of the parties.

BUILDING SPECIFICATIONS

1. No residence shall be constructed on the Lands which encroaches upon or straddles the property line with any lot adjacent to it on either side, regardless of ownership of the adjacent lot.
2. No residence shall be constructed on the Lands which shall have a floor area above grade of less than 2000 square feet. The measurements may include the outer walls of the residence but shall exclude any garage, patio, porch, or the like part of a building. Only one detached dwelling may be erected on a lot. All other County of Lethbridge Bylaws will apply.
3. No building shall be constructed on the Lands more than two stories above front-grade.
4. No mobile home, trailer, manufactured home, or previously built residence or building or structure shall be allowed to be placed upon or moved onto any of the aforescribed Lands (quality house packages which require substantial on-site construction and assembly may be permitted with the approval of the Development Manager).
5. A granny suite or legal suite may be constructed upon the said Lands, but must:
 - i Be approved under the County of Lethbridge Land Use Bylaw, accompanied by an approved development permit from the County.
 - ii Exist within the framework of the home itself, such as a suite above the garage or in the basement, indistinguishable to an onlooker from the street; or
 - iii Exist within the said Lands, but outside of the main residence and conform with the exterior finish and overall look of the main residence and fall within the proper permitted setbacks of the municipality and must be no more than 900 square feet (83.612 square meters) and must be included as part of the overall design concept of the house and yard development and must be approved in size and location by the Development Manager and must have sufficient parking on the said Lands.
6. Lot owners must consult the Development Manager for any building development that incorporates a walk-out basement, prior to proceeding with construction, to determine if the same is permitted, and if so, what requirements there may be with respect to the same.
7. No building shall be constructed upon the said Lands until the "Plot and Design Plan" has been approved by the Development Manager. The Plot and Design Plan must be approved in accordance with the overall plan and layout of the development as determined by the Development Manager. In particular, the orientation of the driveway and garage of each residence will be determined by the Development Manager to ensure maximum green space exists between adjacent Lands. The decision of the

Development Manager is final. It is strongly recommended that the owner seek direction from the Development Manager prior to making final decisions regarding a house plan.

8. Each residence constructed on the Lands is encouraged to be designed so as to explore the potential of each lot to arrive at a design which resolves the needs of the family intended to occupy the residence in terms of layout and finish. The design of the residence shall reflect the unique features of each lot in terms of view, orientation, climate, access and integration of indoors with outdoor space. Each home design must be conceived as a simple and honest expression of present day architectural forms and without the use of eclectic or regional styles.
9. Exterior finishes will be approved on case-by-case basis.

SETBACKS

10. All buildings or structures shall be within the parameters of the building envelope and must comply with the Land Use Bylaw of the County of Lethbridge in force at the time of the granting of the Development Permit.

ROOFING MATERIALS

11. No roof shall be constructed on any residence on said Lands with a roof pitch of less than 5:12. No metal cladding or metal sheeting on the roof area shall be permitted unless approved by the Development Manager. Tar and gravel roofing, and rolled roofing are not acceptable. Acceptable roofing materials include:
 - i architectural asphalt shingles;
 - ii laminate shingles;
 - iii concrete tiles;
 - iv shakes;
 - v slate tiles; or
 - vi metal roofing simulating slate, shakes, or shingles
12. The roof colour of any permanent structure (including but not limited to the residential dwelling and garage) located on a Lot shall be compatible with the colour of the exterior finish of the residential dwelling on such Lot.

GARAGE

13. No garage shall be constructed on the Lands unless it is a minimum of double attached or detached garage of the minimum dimensions of 6.7056 meters by 7.3152 meters (22 feet by 24 feet) and must be included as part of the overall design concept of the house and yard development and the exterior finish must be similar to that of the main residence and the roof line and pitch of the roof on the garage must be compatible with the design of the main residence.

14. Any detached garage or other outbuilding must be set back no less than 7.62 meters (25 feet) from the property line.
15. Any detached garage being built on the property must be approved in size and location by the Development Manager.
16. The Lands shall not be used for the storage of
 - Abandoned vehicles or equipment, non-functioning vehicles or equipment, auto or truck bodies, and other vehicles or equipment not currently in a functioning state; and
 - Gasoline, diesel fuel or similar fuel or volatile, explosive or dangerous substances other than those used for ordinary household or acreage purposes in quantities reasonably appropriate for ordinary household or acreage use.

CODE & BY-LAW COMPLIANCE

17. No building shall be constructed on the Lands unless it meets or exceeds the Alberta Building Code and complies with all By-laws of the County of Lethbridge, in the Province of Alberta. Prior to construction of a building (including accessory structures such as detached garages, shed, etc.) the lot owner must obtain all necessary local, provincial and federal permits including a development permit from the County of Lethbridge, regardless of obtaining approval for construction by the "Development Manager."

LANDSCAPING

18. A "Landscaping plan" for the front portion of each yard must be included with each Design Plan showing the driveways, sidewalks, fencing, ground cover and planting material. No ponds will be allowed on the lots.

FENCING & LIGHTING

19. No individual fence shall be constructed which does not comply with the Land Use By-Law of the County of Lethbridge and the location of which must be approved by the Development Manager. All fences must be maintained in a structurally sound and esthetically pleasing condition. No lot owner is required to construct a fence.
20. All fencing materials must be approved by the Development Manager. The approved materials are a 4 ft. in height, polyester powder coated black chain link fence for any back and side yards. Simulated wrought iron, stone or brick will be accepted for architectural feature fences. It is preferred that trees and shrubs be used wherever windbreak or privacy is desired.
21. If Lot owners choose to have a lighted gate post(s), the light(s) must coordinate with the chosen streetlights. The placement and height will be standard throughout the subdivision to provide a consistency of light. The developer will supply the details per request.

ANIMALS

22. Owners of any lot may keep domestic animals, but domestic animals are restricted to dogs and cats.

LOT GRADING AND RETAINING WALLS

23. No construction shall be carried out on the Lands until a "lot grading" plan is approved by the Development Manager. The plan must include the finished floor levels for all levels of the house including the bottom of footings and garage elevations. The finished sod grades at the house must be shown as well as arrows indicating drainage patterns, or swales. The grade at each corner of the lot shall be compatible with that of its neighboring land as to achieve efficient service water drainage away from that house and other developments and must not change existing drain patterns or block or interfere in any with the drainage ditch along the boulevard. Any deviation from the recommended grade levels must be presented in writing to the Development Manager and a written decision must be required before any deviation from the recommended grade levels is carried out on the said Lands. The cost of retaining walls situated on a Lot shall be the responsibility of the Lot Owner. All retaining walls and their foundations are to be within Lot boundaries. Landowners are responsible for ensuring that drainage courses are protected and maintained. Landowners are responsible for adhering to final lot grade requirements.
24. Any Owner which has an easement for a drainage corridor on their Lot shall not suffer or permit dirt, fill, loan, gravel, paper, other debris, weeds snow, ice, or slush (collectively referred to as "material") to fill or other wise accumulate or remain upon the said lands and which would:
- Restrict, impair, impede, alter or otherwise interfere with the drainage across said lands including, without limiting the generality of the foregoing drainage a grass swale, concrete or asphalt gutter or other drainage gutter or other drainage control structure which may be erected on the said lands.
 - Alter, remove, damage or other wise interfere with any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the said lands.

PROCEDURE FOR DEVELOPMENT APPROVALS

25. All parties constructing any structure on the aforescribed Lands must submit the following to the Development Manager:
- Plot and design plan showing all building locations, setbacks, driveways, sidewalks, fences and Landscaping;
 - Lot grading plan, showing all grades and lot corner elevations;
 - Landscaping plan showing the Landscaping design of the front portion of the yard;
 - House plans showing the layout of each level including roof design and dimensions including:
 - i Building elevation of each side of the house showing window types and sizes, finishes, roof, elevations, chimneys, flues and vents; and

- ii Cross sections showing foundation and footing elevations and all dimensions, in particular the relationship between all levels including the garage;
 - Completed development and permit application forms; and
 - A sample or description of all exterior finishing material including colour schemes.
26. All requested and provided information will be processed by the Development Manager within one week of receipt if the information is deemed acceptable. If the application does not comply with the Architectural Controls or other by-laws and regulations, then the application will be returned to the applicant marked “unacceptable”.
 27. No Lot Owner shall submit an Application to the Development Manager that does not include the requirements contained in Paragraph 32 above.
 28. The decision of the Development Manager is final and binding and, in order to avoid delays, it is recommended that a preliminary consultation be made with the Development Manager prior to the application submission.
 29. There shall be no deviation from the plans contained in an approved Application unless the same is consented to in writing by the Development Manager.
 30. In the event:
 - a building on the property is not completed in its entirety in accordance with the Architectural Controls and the approved plans, or
 - the workmanship on the building is judged by the Development Manager at its sole discretion to be incompatible with the Architectural Control;

The Developer may, but is not obligated to;

 - Complete the building in accordance with the Architectural Controls, or the approved plans, as the case may be; or
 - Replace the unacceptable workmanship, all at the purchaser’s expense.
 31. Any monies expended by the Developer to complete the building in accordance with the Architectural Controls, or the approved plans, as the case may be, or replace unacceptable workmanship shall become a charge on the building being built and a caveat or other charging document may be registered by the Developer against title to the property and the Developer may apply the Architectural Controls Security Deposit to any such monies expended; and, take all steps available to it at law to collect any other such monies so expended.

Prior to construction of a building (including accessory structures such as detached garages, shed, etc.) the lot owner must obtain all necessary local, provincial and federal permits including a development permit from the County of Lethbridge, regardless of obtaining approval for construction by the “Development Manager.”

MAINTENANCE

32. Every lot owner shall keep his lot, including gardens and all improvements thereon, in good order and repair including but not limited to the seeding, watering and mowing of grass, the pruning and cutting of all trees and shrubbery, and the painting, or other appropriate external care, of all buildings and other structures in the manner and with the frequency that is consistent with good property management.
33. All lots/acreages must be cared for in a husbandly manner in order to maintain high quality land investments

GENERAL

34. The Developer and the Development Manager shall be responsible for the interpretation of the Architectural Controls and may modify any of the provisions stated therein at their sole discretion. Any dispute which may arise in connection with the Architectural Controls shall be determined by the Developer whose decision shall be final and binding.
35. Failure on the part of the Developer or the Development Manager to enforce promptly and fully the conditions, covenants, and restrictions of the Architectural Controls shall not be deemed to be a waiver of the right of the Developer to enforce the conditions, covenants and restrictions of the Architectural Controls.
36. All owners shall be expected to take normal precautions to prevent damage to installed improvements. In particular, they shall:
 - o Protect all service lines including telephone, cable, electricity, gas, and water lines on the owner's property and extending to the adjoining Lands.
 - o Protect driveway accesses, culverts, roads, ditches, etc., when it is necessary for vehicles to be driven across them.
 - o Keep the road in front of the lot clean during construction, and keep the ditch and catch basin free of debris and in working order at all times.
 - o Avoid placing excess soil or constructions debris on adjacent lots.
37. Any damage to installed improvements noticed prior to construction must be identified to the Development Manager at the time of discovery. The Manager will record the damage, and attempt to identify the party responsible for causing the damage. If this can be determined, the Development Manager will attempt to recover the cost to repair the damage from the party causing the damage. Any damage to improvements not identified prior to construction will be assumed to be caused by the owner, unless the owner can identify a third party who caused the damage. If the Development Manager is unable to recover the cost to repair the damage from the third party, the owner shall become responsible for the cost of the repair. Any damage caused by the owner must be repaired at the owner's cost.
38. The Lot Owner shall take all measures necessary to protect any and all survey pins located on each Lot. If it is required to replace a damaged or missing survey pin, the same must be done by an Alberta Land Surveyor, and the cost of the same shall be at the sole expense of the Lot Owner.

39. Any owner of any lot within the Development may enforce the Architectural Controls or other Controls of this Restrictive Covenant.
40. Each lot shall be deemed to form part of a Building Scheme, the land use and building restrictions and conditions contained in the Restrictive Covenants and Architectural Controls shall be deemed to be covenants running with each of the lots and shall be binding upon each individual owner of each lot and for the benefit of the owners of all the other lots set out herein and their successors in title or such subsequent plan of subdivision of the same area as may hereinafter be filed. The Developer, or any inspection agency contract by it, shall in its sole discretion determine the date when completion of construction has occurred.
41. Notice from the Development Manager as required in this document may be affected by personal service, regular mail to the last address provided by the Owner to the Development Manager, or by posting the Notice to the Door of the dwelling located upon the Owner's lands. Notice from the Owner to the Development Manager as required in this document shall be affected by personal service upon the Development Manager.
42. Should any one or more provisions of this Restrictive Covenant be determined to be illegal, unenforceable or otherwise invalid, the same will be severed, but all other provisions will remain in effect.
43. **IT IS NOT THE INTENTION OF THESE RESTRICTIVE COVENANTS OR ARCHITECTURAL CONTROLS TO IMPOSE ANY LIABILITIES ON THE DEVELOPER OR THE DEVELOPMENT MANAGER.**
44. Time shall be of the essence of these Restrictive Covenants and Architectural Controls.
45. The failure by the Developer, Development Manager or any consultant hired in connection with these Controls to require performance of any provision of these Controls shall not affect their right to require performance at any time thereafter, nor shall a waiver of any breach or default of these Controls constitute a waiver of any subsequent breach or default or a waiver of the provision itself unless the subsequent breach or default was waived in writing by the Development Manager.
46. If a lot has natural drainage, access must be granted for maintenance, if maintenance is required.

PROPOSED TIME LINE SCHEDULE FOR DEVELOPMENT UPON THE AFORESAID LAND

47. Purchase of Lands by Owner.
48. Initial consultation with the Development Manager.
49. Drawings (Plot and Design Plan, Driveway Placement, Grading Plan, House Plan, etc.) completed with a Stamp of Approval by Development Manager.
50. Upon title being made available, and upon receipt of the required permits, the builder can proceed with the construction phase that must be completed within four (4) years of the Closing Date.

51. Upon completion of the house and other structures in accordance with the approved plans and permits, the Owner of the Lands notifies the Development Manager that he can make an inspection.
52. After inspection and acceptable completion within the terms of the Restrictive Covenant and Architectural Controls set out herein, the Architectural Control deposit shall be refunded by the Development Manager to the owner.

IN WITNESS WHEREOF the Grantor and Grantee have set their hands and seals effective as of this ____ day of _____, 2011.

GRANTOR
Edgewood Stables Ltd.

Signature

Seal

GRANTEE
Edgewood Stables Ltd.

Signature

Seal



BEST
SMALL &
MEDIUM
EMPLOYERS IN CANADA

info@swg.ca
www.swg.ca



From: [Tyson Boylan](#)
To: [Hilary Janzen](#)
Cc: [Matthew Harker](#); [Maureen Gaehring](#); [Troy Hicks](#)
Subject: RE: [External] Intermunicipal Referral - Bylaw 24-013
Date: Tuesday, June 25, 2024 4:22:46 PM
Attachments: [image002.jpg](#)
[image003.png](#)

Hello Hilary,

Please see the following comments from the City of Lethbridge in regard to Bylaw 24-103 –
An amendment to the Edgewood Stables Area Structure Plan:

- The storm pond must always have the required amount of water to provide adequate fire protection for the new development
- Care should be given to pipeline locations and should be within the public right of way or protected by an easement
- Each connection will require a cistern and flow restrictor as per the LRWSC

Agreement:

5.2

Providing capacity exists:

(b) Existing and future residential users requiring a connection providing not more than

two and one quarter (2.25) liters per minute shall be freely permitted;

Regards,



Tyson Boylan RPP, MCIP
Senior Community Planner | Planning & Design | City of Lethbridge
P: 403.320.3928
E: tyson.boylan@lethbridge.ca
A: 4th Floor, City Hall 910-4th Avenue South, Lethbridge, AB, T1J 0P6
lethbridge.ca

The City of Lethbridge (Sikóóhkotok) is located in the Territory of the Blackfoot Confederacy (Siksikaitapi). Lethbridge is also home to the Métis Nation of Alberta Region 3.

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Monday, June 3, 2024 11:13 AM
To: Tyson Boylan <Tyson.Boylan@lethbridge.ca>
Subject: [External] Intermunicipal Referral - Bylaw 24-013

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tyson,

Please see the attached referral from Lethbridge County to amend the Edgewood Stables Area Structure Plan (Bylaw 1362) to allow for the further subdivision of Plan 1312563 Block 1 Lot 1 into four parcels.

Comments are due by July 3, 2024.

Thank you,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2024-09-01

Re: **Bylaw 24-013 - Amendment to Edgewood Stables Area Structure Plan**

COMMENTS:

No major concerns from a planning perspective as the proposal is to resubdivide within a GCR area and there are country residential subdivisions located to the north of the proposed development. The engineering and technical components are the main items to be addressed to the County's satisfaction. The applicant provided amendments based on the municipality's earlier feedback. In respect of considering the ASP amendment, the following is an updated summation on previously provided review comments on the draft amendment proposal:

- The applicant amended the plan layout as requested, resulting in the lots being 2-acres in size and the previous internal ring road removed (which is now a private easement).
- A geotechnical slope stability assessment was conducted by EBA Engineering Consultants Ltd. (EBA) in 2010 for the 2011 ASP. For this amendment, additional geotechnical field work was carried out (February 2024) with the objective of determining the general subsurface conditions in the area of the proposed development and assess the feasibility of a soil-based sewage treatment system. The 2010 findings are largely supported by the 2024 analysis.
- The 2010 EBA geotechnical assessment established a development setback line on the north side to the coulee draw to protect it from development. The plan was for that to be the land dedicated as the MR and ER land, which it was on the 2013 registered subdivision plan. The four lots of this additional phase to subdivide are directly adjacent to and touch the MR line on the north side of the property line. The amended plan identifies the MR (1.91 acres) and development setback line.
- The County must be satisfied with the final storm drainage system plan and how it addresses the pre and post runoff conditions, as a combination of lot grading, grass swales, roadside ditches, & culverts will be used to convey overland storm water from the four proposed lots toward the coulee draw to the north.
- As the lands are identified as potential containing a natural or archeological resource a referral must be made to the Alberta Historical Resources Administrator at the time of subdivision. (They did receive Act approval subject to conditions on the earlier 2013 subdivision.)
- The proposal is deemed to be in general conformity with the intermunicipal development plan with the City of Lethbridge based on an acceptable ASP amendment provided.

Overall, the proposal may be considered if the County is satisfied with the engineering and Council at it's prerogative, may approve the amendment application.

From: [Hilary Janzen](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: ATTN: Hilary Janzen, Proposed subdivision of plan 1312562 block 1 lot 1 into 4 parcels
Date: Wednesday, November 13, 2024 11:14:00 AM
Attachments: [image001.png](#)
[Hirsche Prop 4 Lot Subdivision - Edgewood Stables ASP Amendment Report - 2024-09-16.pdf](#)

Rob et al,

Please see the attached amendment report to the Edgewood Stables Area Structure Plan that provides the details of what is being proposed.

- The intent is to allow for the future subdivision of the existing boarding stables property into 4 residential parcels.
- The architectural controls remain in place as per the original Area Structure Plan (See Section 10 of the attached document)
- They are not connecting into the raw water/irrigation system See Section 4.2).

If there are other questions or concerns, please let me know. Any comments will be included in the agenda report to County Council for their consideration.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Rob W <rwil82@live.ca>
Sent: Wednesday, November 13, 2024 11:05 AM
To: [planning <planning@lethcounty.ca>](mailto:planning@lethcounty.ca); [mailbox <mailbox@lethcounty.ca>](mailto:mailbox@lethcounty.ca)
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: ATTN: Hilary Janzen, Proposed subdivision of plan 1312562 block 1 lot 1 into 4 parcels

Notice of public Hearing for bylaw 24-013

Dear Hilary Janzen,

We are sending this email to express our concern regarding the proposed subdivision of plan 1312562 block 1 lot 1 into 4 parcels.

First, there are absolutely no details regarding what exactly will be built/developed. When we purchased our lots we agreed to adhere to strict building/development requirements. Due to the vagueness of this proposal, we are afraid that this may undermine the high standard this subdivision has already established.

Second, we are concerned with how this proposed development may further strain our already limited irrigation capacity. If this development proposal includes providing irrigation water to the development from the existing Edgewood irrigation water co-op this may overwhelm our system and water availability.

In conclusion, because we have not been provided sufficient information, we are only able to provide you with our hypothetical concerns. If you provide a clear and detailed proposal we will be able to provide you with real concerns.

Sincerely, residents of Edgewood subdivision,

Robert Williams
Nicole Williams
Cody Jurgens
Alyssa Jurgens
Jason Belcor
Kevin Dixon
Mike Mikado
Drew Southerland
Edgar Garcia
Ben Forman
Jaqueline Forman
Marty Dick
Grace Dick.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Bylaw 24-013
Date: Wednesday, November 13, 2024 10:43:00 AM
Attachments: [image001.png](#)
[Hirsche Prop 4 Lot Subdivision - Edgewood Stables ASP Amendment Report - 2024-09-16.pdf](#)

Jacqueline and Ben,

I have included my comments below in red. If you wish to discuss further, please give me a call or email.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Jacqueline Foreman [REDACTED]
Sent: Tuesday, November 12, 2024 9:20 PM
To: planning <planning@lethcounty.ca>; mailbox <mailbox@lethcounty.ca>
Cc: [REDACTED]
Subject: Bylaw 24-013

To Lethbridge County

ATTN: Hilary Janzen

RE: Bylaw 24-013 Edgewood Stables Area Structure Plan

I wanted to explain some of my concerns about the proposed structure plan to the Edgewood stables area. I am a resident in Edgewood stables and felt there was not sufficient information in the attached letter about the type of subdivision or structure

plan. The notification in both the sunny south news and that was mailed to our home is intentionally vague and missing intent. The notice references creating 4 parcels however the provided picture does not show where the 'parcels' would be. That is an issue when looking at proximity to other residents, including concerns about their access to these lots. The complaints against this bylaw include:

1. Traffic is already a concern to our neighborhood, and we have been in contact with the county about the volume and speed of traffic in front and around our homes. The road (township 94) is washboarded constantly, people fly by our homes at excessive speeds and it has been a safety risk for our families. Any additional traffic would provide further safety concerns. I would expect if there were additional lots added a detailed road plan or entrance into the lots should be required to show existing neighbors the impact of traffic on their homes, or the county could mediate the issue by paving township 94 and/or slowing the speed limit in front of our homes. Our children are already afraid of the road due to the volume and speed of traffic going by, further traffic for additional homes presents a safety risk to our families.
 - The additional of three residential parcels would be negligible to traffic. Nonetheless, your comments will be included in the agenda report for County Council's consideration.
2. Intent of rezoning/structure plan. The application is vague in what is the purpose of the rezoning, is this for single family housing? Is the application for multi family housing? Is the rezoning for further agricultural or commercial? This again seems to be intentionally vague and needs to be clarified.
 - The amendment to the area structure plan is to create 3 additional residential parcels. Attached is the amendment to the Area Structure Plan report.
3. If the assumed parcels are lots for future homes, the homes should adhere to the architectural guidelines that the homes around us had to adhere to. As this is seen as a prestige neighborhood with higher value homes, it is important to maintain our property values. Having potentially lower value homes or undesirable developments could negatively affect our homes property value. I would like to see in writing that any home development adheres to the initial Edgewood architectural controls/area development plan.
 - As noted in the attached document, the architectural controls remain in place as they were with the original area structure plan (See section 10).

4. As per your published hearing notes (2011) when Edgewood was developed and the lots we purchased were proposed the concerns brought forth by residents living to the west of the development where that the future houses adhere to the architectural controls to maintain property values and prestige of the area, it seems fair we have the same concerns and that the 'new lots' should be made to follow the same controls on development. In addition it mandated the types of animals allowed on lots (only cats and dogs) so livestock or other farm animals would also not be permitted.

- Same as above

5. Water concerns. There was expressed intent to join the water coop for irrigation water, it was made clear that there is not sufficient capacity of the current coop to accommodate more homes. Also it should be verified that there is sufficient potable water to accommodate further homes in the subdivision so as not to affect current residents.

- The applicant has stated that they have 3 water units from the water co-op. Therefore, three of the residential parcels will have water from the water co-op and one will have water trucked in.

6. Proximity to high voltage power line. As per personal experience we have a family member that tried to subdivide their property that contained a high voltage power line and was told due to the power line they could not subdivide. This power line in Edgewood where we think the proposed lots are going would be in closer proximity than the family members power line. If there is a clear rule around proximity to power lines there should be provided county rules so that there is consistency between applicants, and it does not look as though there is potential favoritism on the county board for when certain applications are acceptable, and others are not. Clearly there should be only one answer to this circumstance.

- A subdivision inquiry is reviewed and advice provided on a specific situation. Please provide the legal description or municipal address and what was proposed for the subdivision, and I will review and provide some clarity on why a subdivision was not advisable.
- With regards to this subdivision the power lines will not be on any of the future residential parcels and is well removed from any of the building pockets for future residences.

7. When I compare the notices for public hearings specifically bylaw 24-016 and

24-017 to the one we received it raises a few concerns. These 2 notices are clear in the image and description of exactly where the rezoning will take place and exactly why the rezoning is happening. Again, this is why we are concerned, if the application is intentionally vague and what the potential implications for our community could be.

- There was no intention to misguide or be intentionally vague on the notice. Your critique is noted, and the County will be more mindful of the information provided to ensure that it is clearer to adjacent landowners on the intent of the bylaw.

I would expect all of these concerns to be addressed BEFORE there is an approval to the bylaw change.

- Your concerns will be submitted to County Council for their consideration as they are the deciding authority on the proposed amendment. If County Council is of the opinion that additional information is required to decide on the application, they can request that information from the applicant and delay the final decision to approve or refuse.

Sincerely

Ben and Jackie Foreman

[Redacted signature block]

[Redacted signature block]

For further information on cirrhosis go to [Cirrhosis Care](#)

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.

From: [Hilary Janzen](#)
To: [REDACTED]
Subject: RE: Bylaw 24-013, plan 1312562
Date: Wednesday, November 13, 2024 10:07:00 AM
Attachments: [Hirsche Prop 4 Lot Subdivision - Edgewood Stables ASP Amendment Report - 2024-09-16.pdf](#)
[image001.png](#)
[Grouped Country Residential District - Bylaw 24-007.pdf](#)

Alyssa and Cody,

Thank you for taking the time to write back to the County on this application. To answer your questions, I can provide the following:

- Attached is the proposed amendment to the Area Structure Plan which details the requirements for the proposed future subdivision on the current boarding stables into 4 residential parcels.
- The zoning is Grouped Country Residential which only allows single detached residences (no row or townhouses) and the possibility of a secondary suite
 - Your parcel has the same zoning. I have attached the Grouped Country Residential District for your information.
- The architectural controls remain the same for this parcel as with the other parcels in the Edgewood Stables Area (See Section 10 of the proposed amendment).
- For the potable water, the application has 3 water units from the Water Co-op. Therefore, three parcels will have water from the water co-op and one parcel will have water trucked in.
- For the proposed access, a cul-de-sac is proposed (as noted in the proposed plan).
- No irrigation water is proposed for this subdivision. If they wish to have irrigation water, they will have to have a separate agreement with the St. Mary River Irrigation District to do so.

Please let me know if you have any other questions or comments. Any comments will be included in my report to County Council for their consideration of the application.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the

past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: [REDACTED]
Sent: Tuesday, November 12, 2024 8:35 PM
To: planning <planning@lethcounty.ca>
Cc: [REDACTED]
Subject: Bylaw 24-013, plan 1312562

To whom it may concern,

We are concerned about the proposed subdivision of plan 1313562 (I believe this is the right plan number, it appears there was a typo on our official letter notice and the map we were provided with as they have 2 different numbers) of block 1 lot 1 into 4 parcels. We find the proposal extremely vague and are wanting more details about how this will impact us and our neighbours.

We are concerned about the architectural controls- when we purchased our lots, we agreed to build houses of a certain style, mobile homes are not allowed, among other things to protect the investment of our properties. We feel that the new lots in the area should be held to the same architectural controls to protect the investments and aesthetics of the area. Are the lots going to be limited to having one home on each of them, or does the proposal allow for possibly building condos/ townhomes on the lots? We are concerned about the current infrastructure in the area and how this proposed development will affect current roadways/ pipelines etc. Can the current pipeline for potable water from the County of Lethbridge Rural Water Association allow for these proposed homes? Will the access point/ roadway be the current private driveway for these lots, or will additional roads need to be built? And how will these proposed developments affect the existing SMRID irrigation water infrastructure, which we understand is already strained?

We would like more information about the proposed development and how it will impact us and the surrounding neighbours so that we can provide more feedback.

Thank you,
Cody and Alyssa Jurgens

AGENDA ITEM REPORT



Title: Bylaw 24-016 - Re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial- Public Hearing
Meeting: Council Meeting - 21 Nov 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 12 Nov 2024
Approved - 15 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial. The applicant wishes to relocate their long-haul trucking company to this site.

RECOMMENDATION:

That Bylaw 24-016 be read a second time.
Thank Bylaw 24-016 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 24-016 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial. The intent of the application is to amend the zoning to allow for a long-haul trucking company to locate to this site.

The application has been circulated to all County Departments and external agencies for review. Comments were received from:

- Alberta Transportation and Economic Corridors - no concerns
- Town of Coalhurst - requested to review the detailed site plan and detailed landscaping plan and to postpone the public hearing
- ATCO Gas - no objections
- ATCO Pipelines - no objections
- FORTIS - no concerns
- LNID - requested a minimum 50 foot setback to any LNID pipelines
- ORRSC- provided some comments for considered but no concerns overall

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The parcel is included in the Intermunicipal Development Plan with the Town of Coalhurst. The lands have been identified for future industrial uses within Planning Area 2. The lands are also subject to the Development Design Guidelines included in Schedule A. The applicant has provided their preliminary site and building plans which adhere to the requirements of the IDP.
- The Industrial-Commercial Land Use Strategy (Policy 5.3.1) and Municipal Development Plan (Policy 10.21) provides criteria for the approval of an isolated commercial/industrial use including:
 - Be located on fragmented or poor agricultural lands
 - An isolated commercial/industrial development shall be adjacent to a road network that can accommodate the development's traffic volume;
 - Have access to services and utilities
 - Be compatible with adjacent land uses or mitigate any negative impacts to adjacent landowners
 - Address drainage and storm-water runoff
- The lands are fragmented and have been previously subdivided and are not used for agricultural purposes.
- The proposed development is adjacent to Highway 3 and would have good access to the highway network.
- Regarding services the development would have onsite septic, and potable water would be either through the proposed dugout or by hauling in water and utilities (gas, power, phone) are readily available.
- The use may have off-site impacts to the adjacent development being acreages and farmland. The off-site impacts would be increased traffic and potential noise related to the business.
- The direct control district addresses drainage and storm-water management and a storm-water management plan will be required at the time of the development permit.
- Discussions have been held with the applicant and County Administration regarding the road and the applicant is aware that Township Road 9-4 is banned and that upgrades will be required to Range Road 22-5A as a condition of the development permit if the rezoning is approved.
- With regards to the Town of Coalhurst comments the applicant has supplied the detailed site plan and detailed landscaping plan for comment. The County does not have any concerns with the site and landscaping plans as proposed. The request to postpone the public hearing was not accommodated as the notices for the public hearing had already been sent out and County Administration determined there was no reason to delay the public hearing.
- With regards to the LNID request for a a 50 foot setback to LNID pipelines, the County does not have setback to pipeline right-of-ways and as such cannot apply a setback to a pipeline right-of-way.

The notice of the public hearing was advertised in the November 5 and 12 editions of the Sunny South News and on the County's website and social media accounts. The County had two concerned residents come into the office to review the application. The concerns were that the proposed

industrial use would negatively affect the enjoyment of their properties and their quality of life on their acreages and that the application should be refused.

ALTERNATIVES / PROS / CONS:

County Council may refuse second reading of Bylaw 24-016

- Pros - Concerns of the adjacent landowners would be addressed.
- Cons - The proposed area has been identified for for future industrial uses. If industrial uses are not desirable at this location then the Lethbridge County-Town of Coalhurst Intermunicipal Development Plan should be reviewed and amended accordingly.

County Council may table second reading of Bylaw 24-016

- Pros - this would allow County Council to ensure they have all the information to make a decision on the application if required

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

[Bylaw 24-016 Application Package](#)

[24_016_RA_RGI - Map](#)

[3292_RKO Trucking Site Plans](#)

[Bylaw 24-016 - Signed First Reading](#)

[Rural General Industrial District - Bylaw 24-007](#)

[ATEC Comments - September 16, 2024](#)

[Coalhurst Comments - October 21 2024](#)

[ATCO Gas Comments - August 29 2024](#)

[ATCO Pipelines and Liquids - August 28 2024](#)

[Fortis Comments - September 17 2024](#)

[LNID Comments](#)

[ORRSC Comments September 23 2024](#)

[Ment Comments Combined_R](#)

[Sandham Comments_R](#)



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE			
Date of Application:	August 21, 2024	Assigned Bylaw No.	24-016
Date Deemed Complete:	August 26, 2024	Application & Processing Fee:	\$ 1500.00
<input checked="" type="checkbox"/> Redesignation	<input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Katelyn Olsen
Mailing Address: 40 Stonecrest Point West
Lethbridge, Alberta Canada
Phone: 4039156872
Phone (alternate): 4034480330
Email: office@rkotrucklinesltd.com
Postal Code: T1K 6W3

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: R-KO Truck Lines Ltd. **Phone:** 4039156872
Mailing Address: P.O Box 161
Lethbridge, Alberta Canada
Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other R-KO Truck Lines Ltd, Owner
Postal Code: T1J 3Y5

PROPERTY INFORMATION

Municipal Address: 94019 Dominion Road
Legal Description: Lot(s) 1 Block 1 Plan 9011051
 OR Quarter _____ Section _____ Township _____ Range _____
SE-30-9-33-W4M



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Rural Agriculture (R.A)

Proposed Land Use Designation (zoning) (if applicable):

Rural General Industrial

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*

Katelyn Olsen

R-KO Truck Lines Ltd.

APPLICANT

REGISTERED OWNER (if not the same as applicant)

August 21/2024

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.



R-KO Truck Lines, Ltd

P.O Box 161
Lethbridge, AB Canada T1K 6W3
403-915-6872

Lethbridge County
#100, 905 – 4th Avenue South
Lethbridge, Alberta Canada, T1J 4E4

To Whom It May Concern,

I, Katelyn Olsen, Co-Owner of R-KO Truck Lines Ltd., along with my husband, Barry Olsen, am writing to the Lethbridge County Rezoning Committee to formally request a rezoning of Lot 1, Block 1, Plan 901 1051, commonly known as 94019 Dominion Road.

We have recently purchased this property with the intention of deconstructing the existing structures and constructing an office with an attached shop, from which R-KO Truck Lines will operate. R-KO Truck Lines is a family-owned and operated transportation company specializing in long-haul, heavy-haul, and oversized freight throughout Canada and the United States. The proposed development on the aforementioned land will accommodate key personnel, including but not limited to:

- Reception Staff
- Safety Staff
- Dispatch Staff
- Mechanic Staff

The proposed building will support our current dispatch operations and facilitate the expansion of these operations. Additionally, the facility will include a permitting agency and a heavy mechanical shop, primarily focused on maintaining and repairing our equipment and trailers, with the potential to service external equipment. The excess land on 94019 Dominion Road will be utilized for parking our trailer assets when not in use. We also plan to expand our fleet by adding a rotator, which will enhance our heavy-duty vehicle rescue services in the Southern Alberta Zone, offering repairs and temporary storage.

The property at 94019 Dominion Road has been acquired with irrigation rights, which we plan to utilize for irrigation purposes and potable water through an appropriate filtration system. We intend to develop a clean and manicured irrigation pond on the parcel to support these needs.

Attached are preliminary design images of the proposed building.

We believe that rezoning 94019 Dominion Road to a preferred commercial zone would offer significant advantages for commercial use for the following reasons:

1. Economic Benefits

- **Increased Revenue:** Commercial properties typically generate higher tax revenues than residential properties, contributing more through property taxes, sales taxes, and business licenses, thereby strengthening the local government's financial foundation.
- **Job Creation:** Rezoning to commercial will attract businesses that provide employment opportunities, boosting the local economy and offering residents the convenience of working close to home.

www.rkotrucklines.ca | office@rkotrucklinesltd.com

2. Accessibility and Visibility

- High Traffic Flow: The proximity to a highway and a railroad yard makes the area highly accessible, ideal for businesses that depend on visibility and ease of access, such as retail stores, restaurants, and service providers.
- Transportation and Logistics: Businesses involved in logistics, warehousing, or manufacturing will benefit from the easy access to highways and railroads, facilitating efficient goods movement.

3. Noise and Pollution Considerations

- Suitability for Noise Levels: Commercial activities are better suited to areas with high noise levels from highways and railroads, whereas residential zones might struggle with noise pollution, potentially affecting residents' quality of life.
- Air Quality: Commercial zones can better accommodate the emissions and pollution associated with transportation hubs, while residential zones may face challenges in maintaining healthy air quality.

4. Land Use Efficiency

- Maximizing Land Potential: The strategic location near transportation hubs makes the land ideal for commercial use, optimizing its value. Residential zones may underutilize this potential, as the land's advantages are less critical for housing.
- Supporting Infrastructure: Commercial zones can leverage existing infrastructure, such as roads and utilities, designed to handle higher traffic and energy demands, reducing the need for costly upgrades.

5. Attracting Complementary Businesses

- Business Synergy: A commercial zone can attract a variety of businesses that benefit from each other's proximity, creating a vibrant economic cluster.
- Support Services: Businesses in the area can support and enhance the operations of the railroad yard by providing maintenance services, parts suppliers, or logistics support.

6. Avoiding Residential Conflicts

- Minimizing Conflicts: Placing residential zones near highways and railroads can lead to conflicts over noise, safety concerns, and general dissatisfaction among residents. Commercial zones avoid these issues and align with the area's nature.
- Safety Considerations: Highways and railroad yards present safety risks that are less concerning for commercial properties compared to residential areas, where children and families may be present.

7. Supporting Regional Growth

- Catalyst for Development: Establishing a commercial zone can act as a catalyst for further development in the region, attracting more businesses and potentially leading to the development of business parks, shopping centers, or industrial hubs.
- Infrastructure Development: The need for supporting infrastructure in a commercial zone can drive improvements in transportation, utilities, and services, benefiting the broader area.

8. Long-Term Sustainability

- Adapting to Future Needs: Commercial zones can more readily adapt to changing economic conditions and technological advancements, whereas residential zones may be more rigid in their use and development.
- Increased Property Values: A successful commercial zone can increase surrounding property values, benefiting the local community and potentially leading to further investment in the area.

These points illustrate the numerous advantages of establishing a commercial zone in a location near a highway and railroad yard, offering economic, logistical, and developmental benefits that align well with the characteristics of the area.

As outlined in the attached preliminary plot design, we assure the committee that any development of the property will comply with all regulations and be supported by a comprehensive Level 4 engineering assessment. Full designs will be submitted through the appropriate channels to ensure compliance with egress requirements,

servicing, architectural controls, and traffic assessments. We have already initiated discussions with County officials regarding road ban access and have negotiated responsibility for rehabilitating Dominion Road from the Township 94 turn-off to ensure safe and suitable travel for R-KO equipment in compliance with road ban requirements.

We understand that this letter provides only an overview of the information your committee requires to make an informed decision regarding rezoning. We are fully prepared to collaborate with the County and the appointed committee to ensure that all necessary details are addressed. Please do not hesitate to contact us with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'KO' with a long horizontal stroke extending to the right.

Katelyn Olsen
Co-Owner, Office Manager
R-KO Truck Lines Ltd.
Phone: 403-915-6872
Email: office@rkotrucklinesltd.com

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6	ISSUED FOR REVIEW	2023 05 23
7	ISSUED FOR REVIEW	2023 07 18

22-091	
Renderings	
Project number	22-091
Date	2023 07 18
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7	ISSUED FOR REVIEW	2023 07 18

22-091

Renderings

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7	ISSUED FOR REVIEW	2023 07 18

22-091

Renderings

Project number 22-091

Date 2023 07 18

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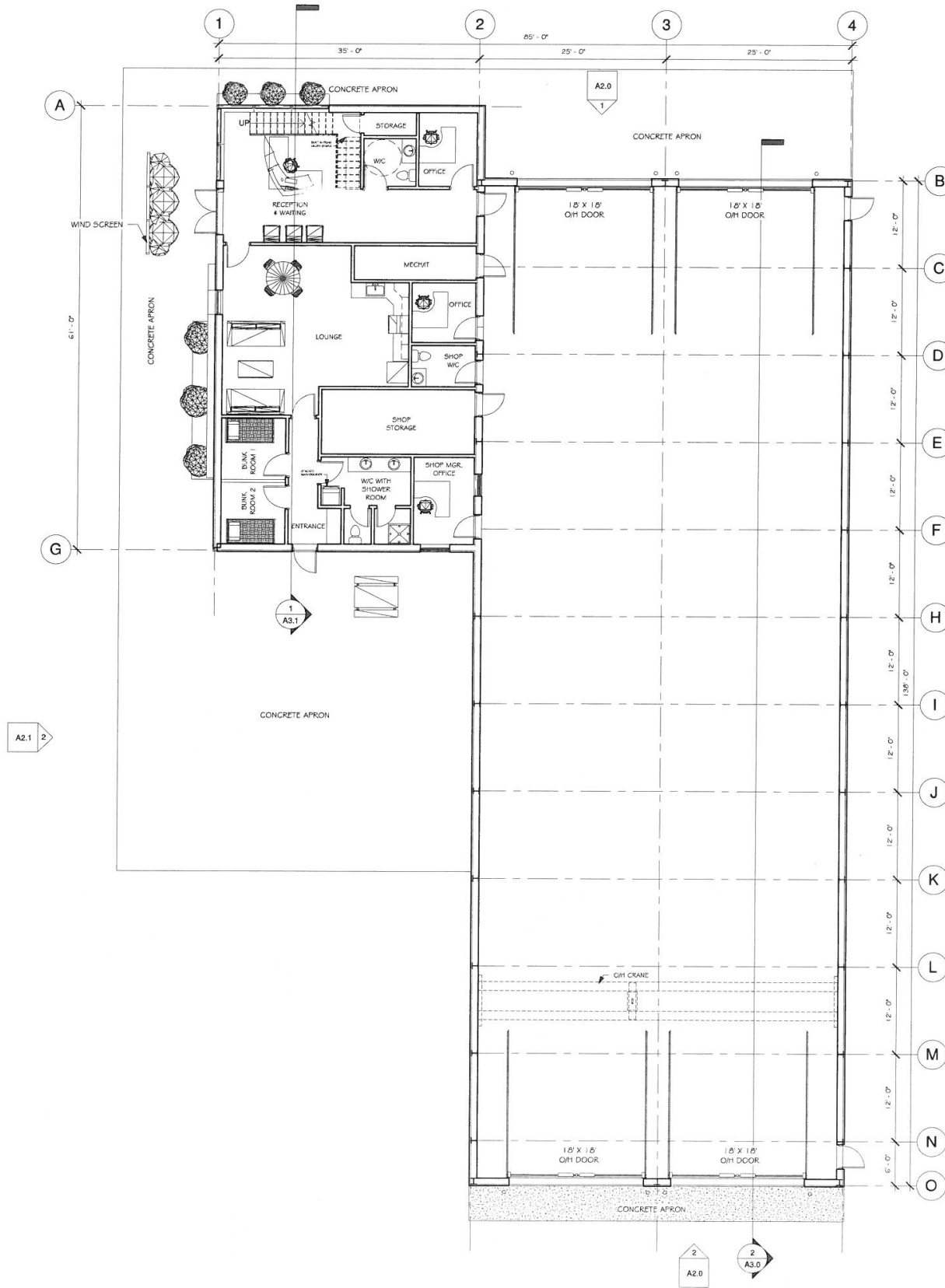
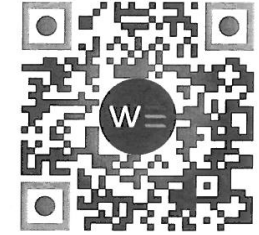
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7	ISSUED FOR REVIEW	2023 07 18

22-091

Main Floor Plan

Project number 22-091

Date 2023 07 18

Drawn by BRS

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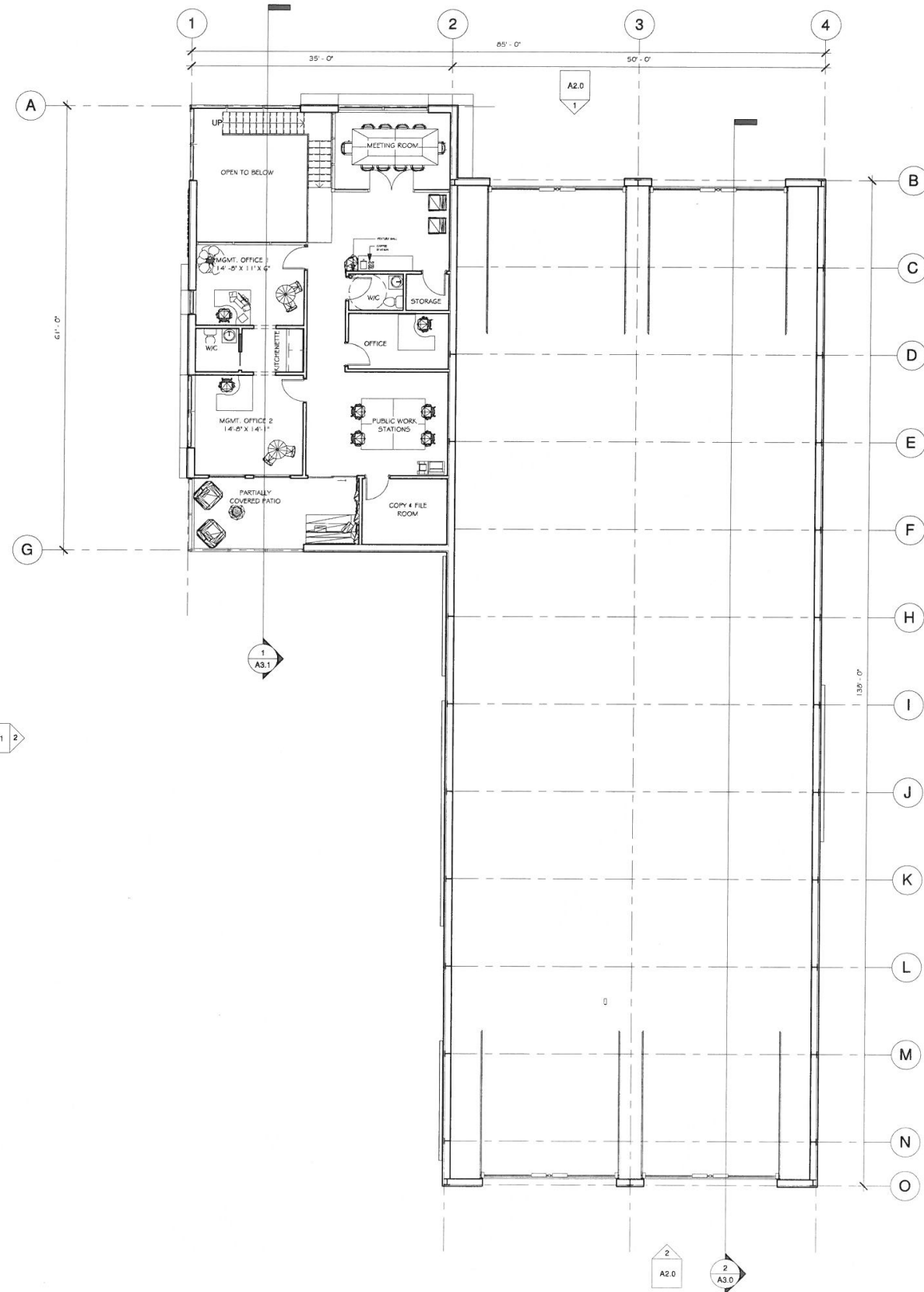
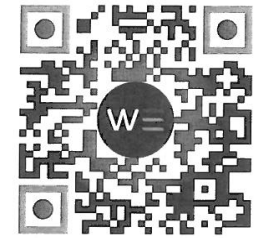
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22-091

Second Floor Plan

Project number 22-091
 Date 2023 07 18
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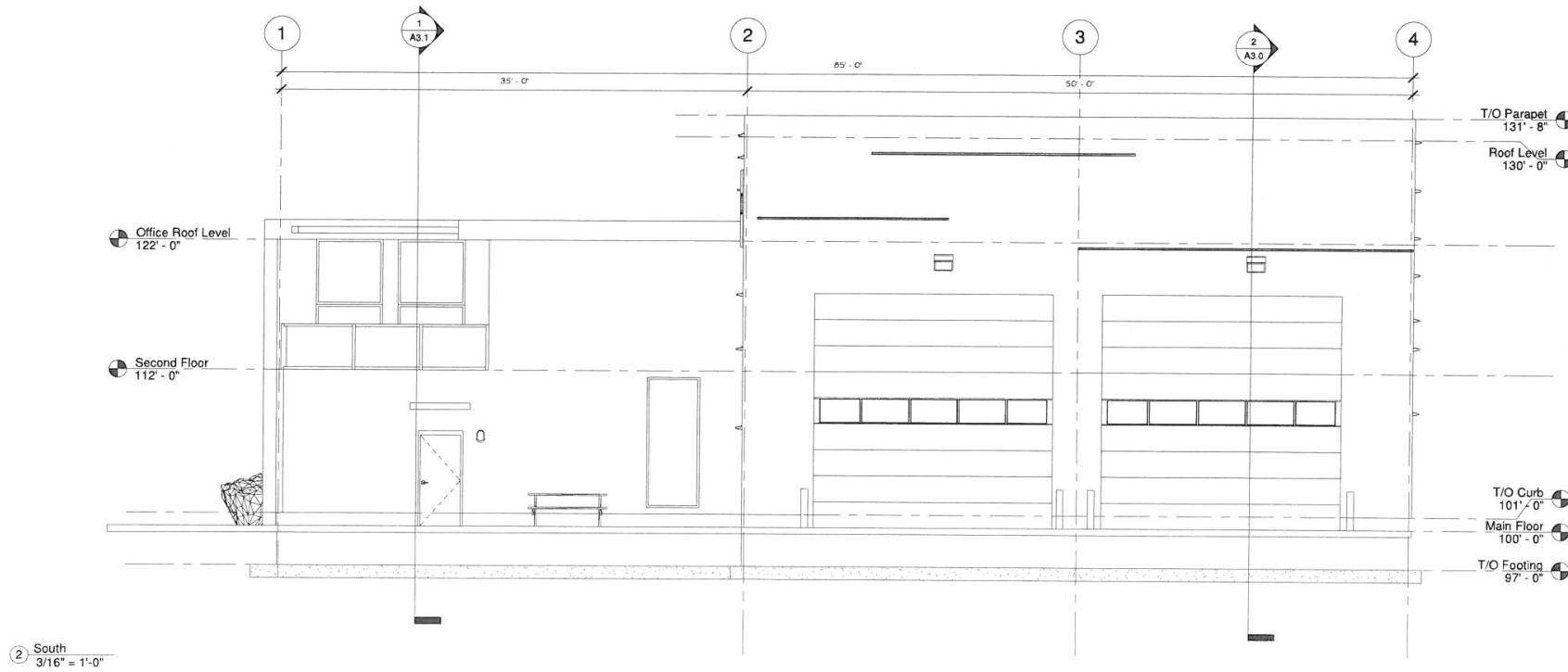
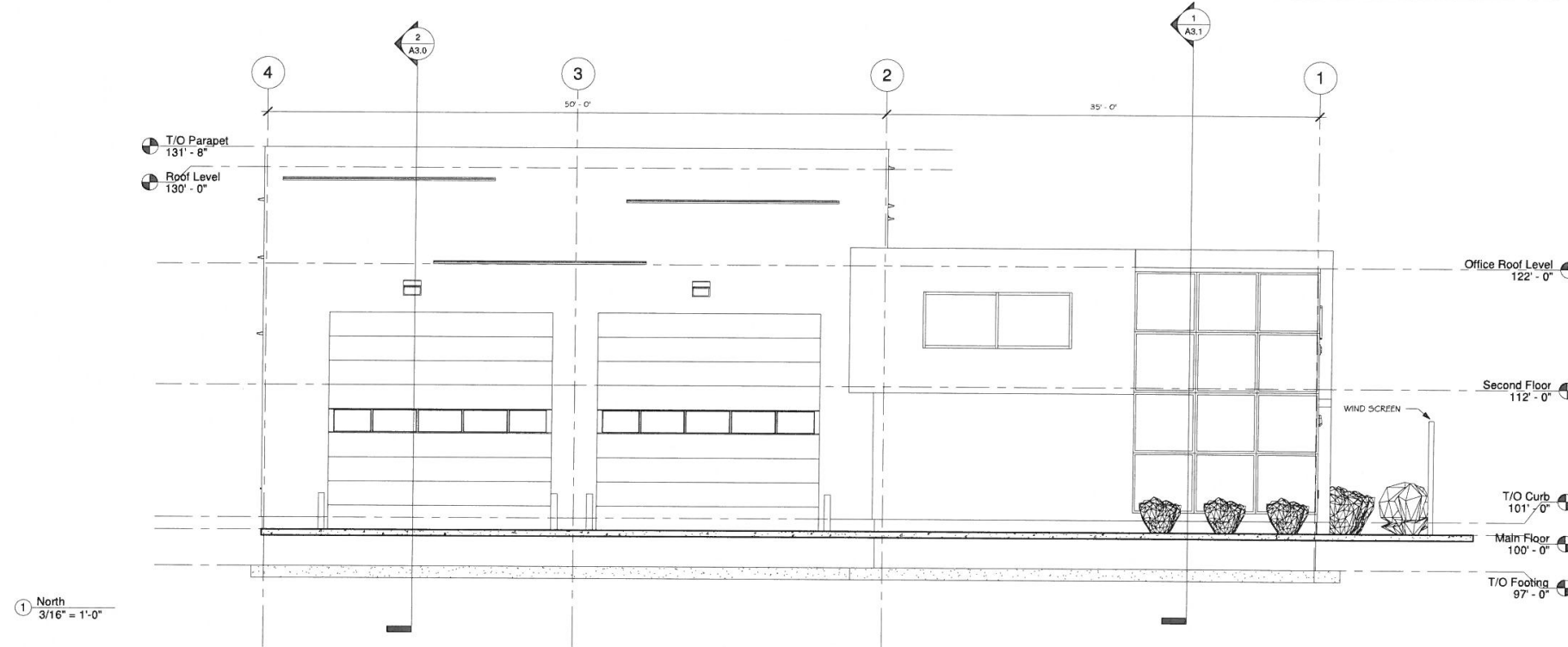
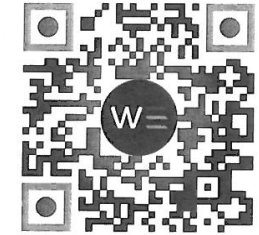
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22-091

Elevations

Project number 22-091

Date 2023 07 18

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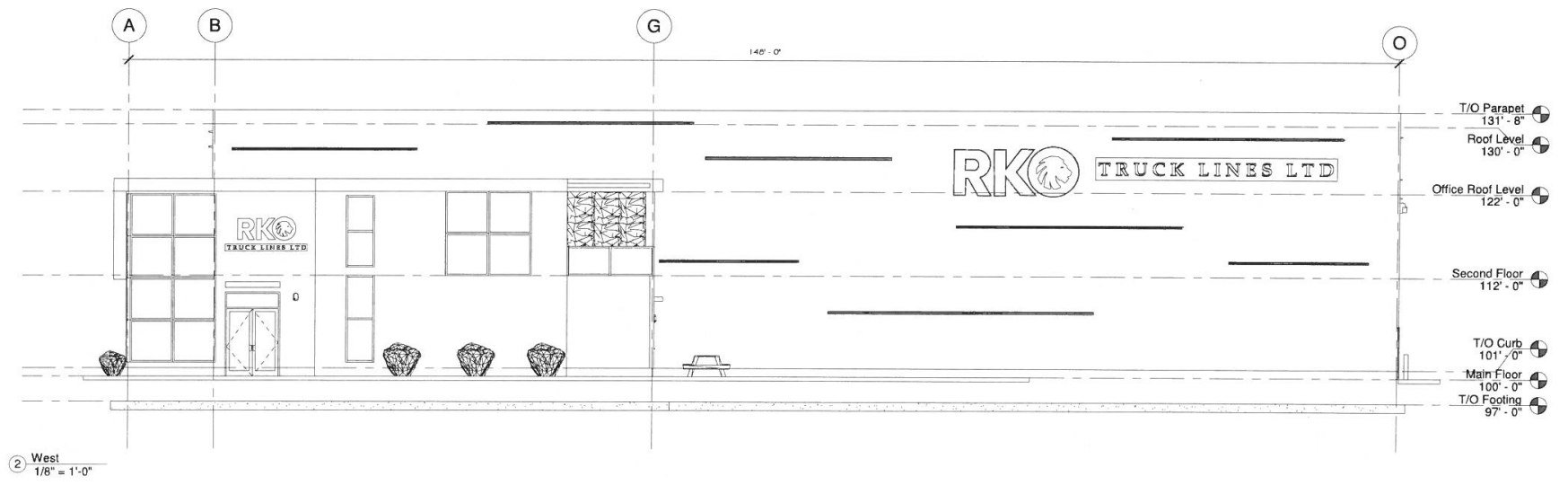
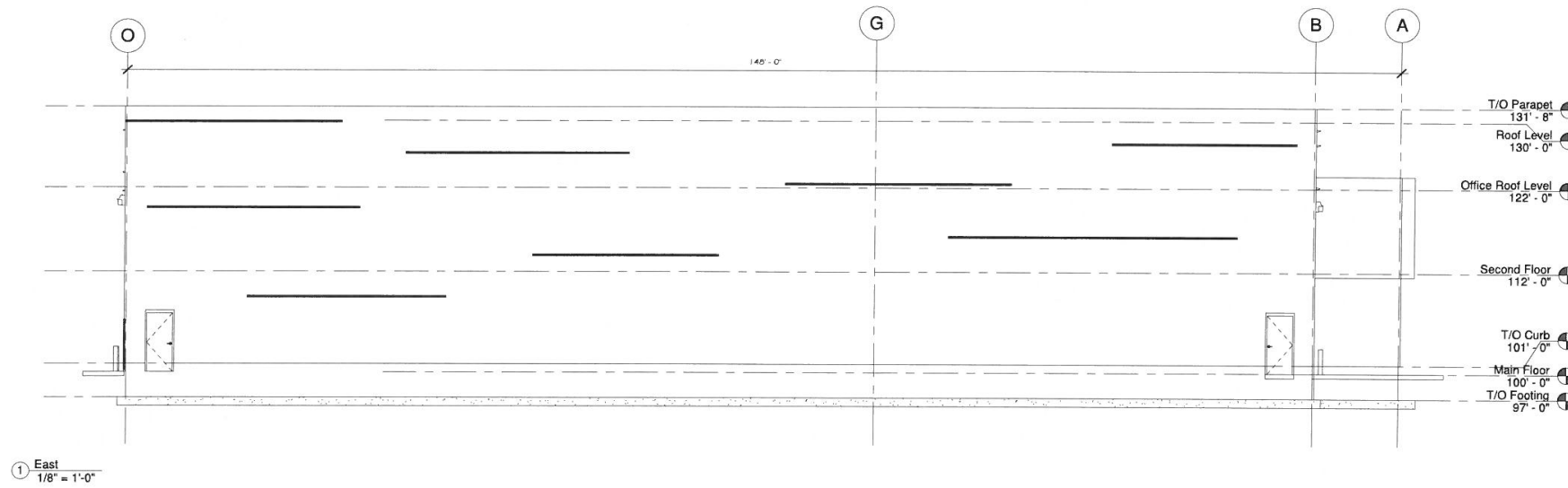
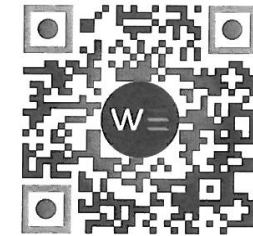
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7	ISSUED FOR REVIEW	2023 07 18

22-091

Elevations

Project number	22-091
Date	2023 07 18
Drawn by	BRS
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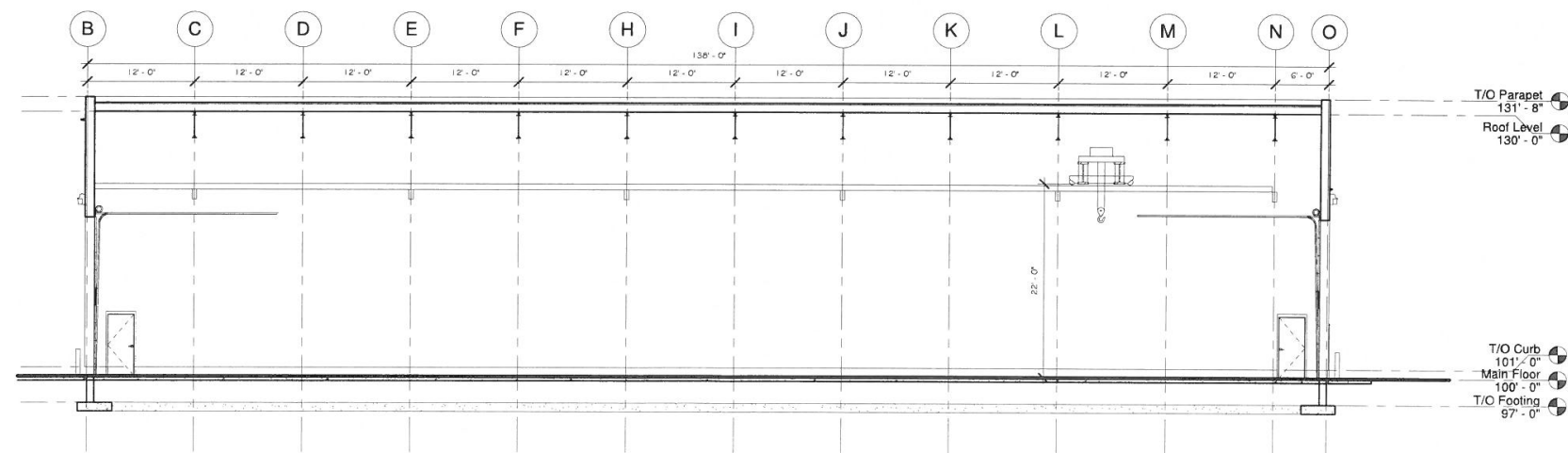
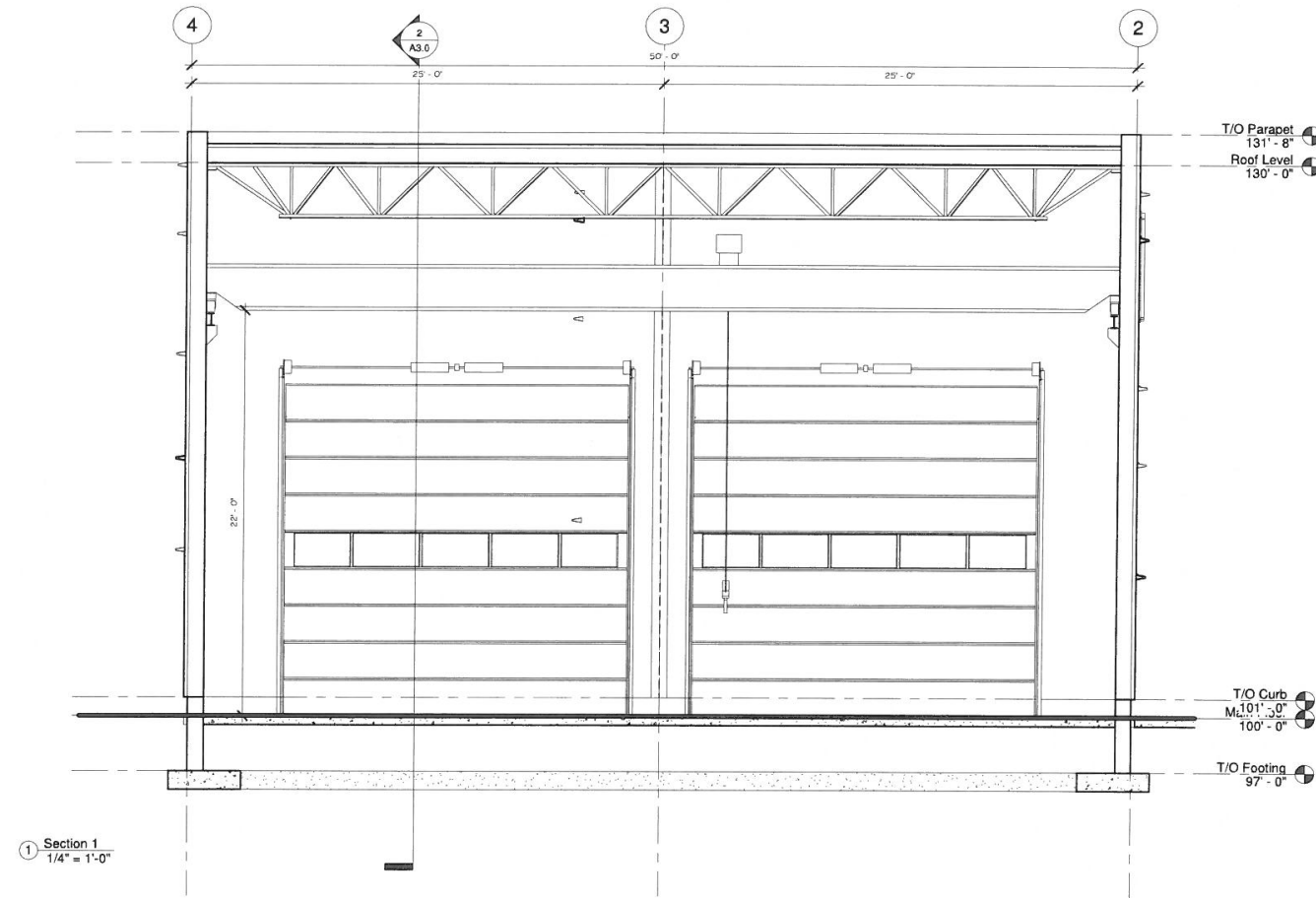
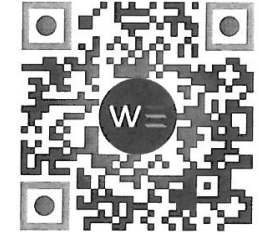
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Section 2
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7	ISSUED FOR REVIEW	2023 07 16

22-091

Sections

Project number 22-091

Date 2023 07 18

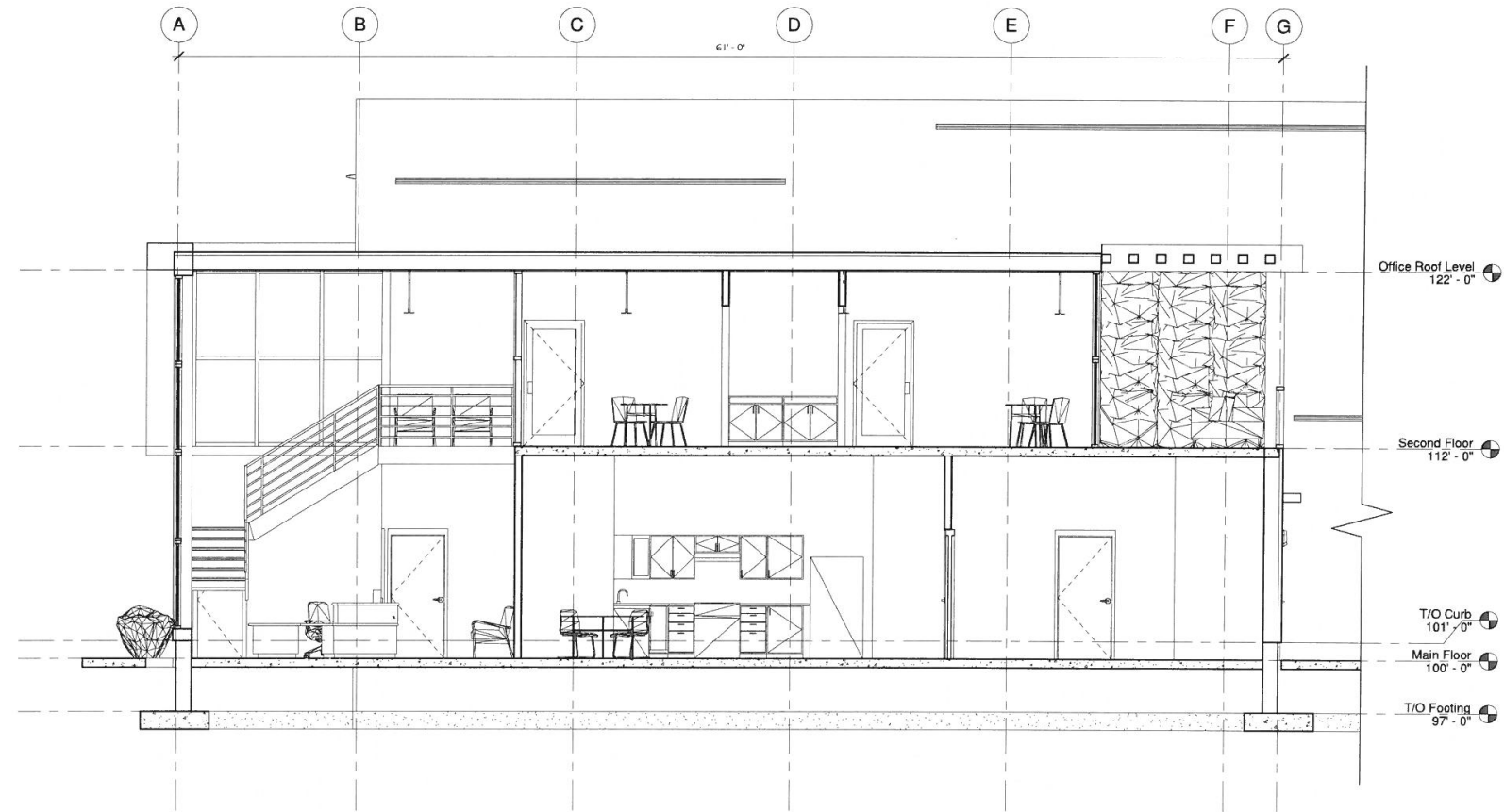
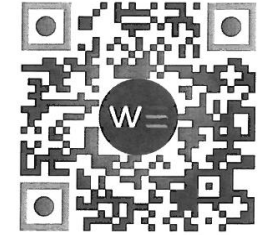
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6	ISSUED FOR REVIEW	2023 05 23
7	ISSUED FOR REVIEW	2023 07 18

22-091

Sections

Project number	22-091
Date	2023 07 18
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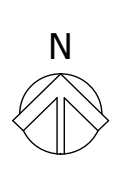
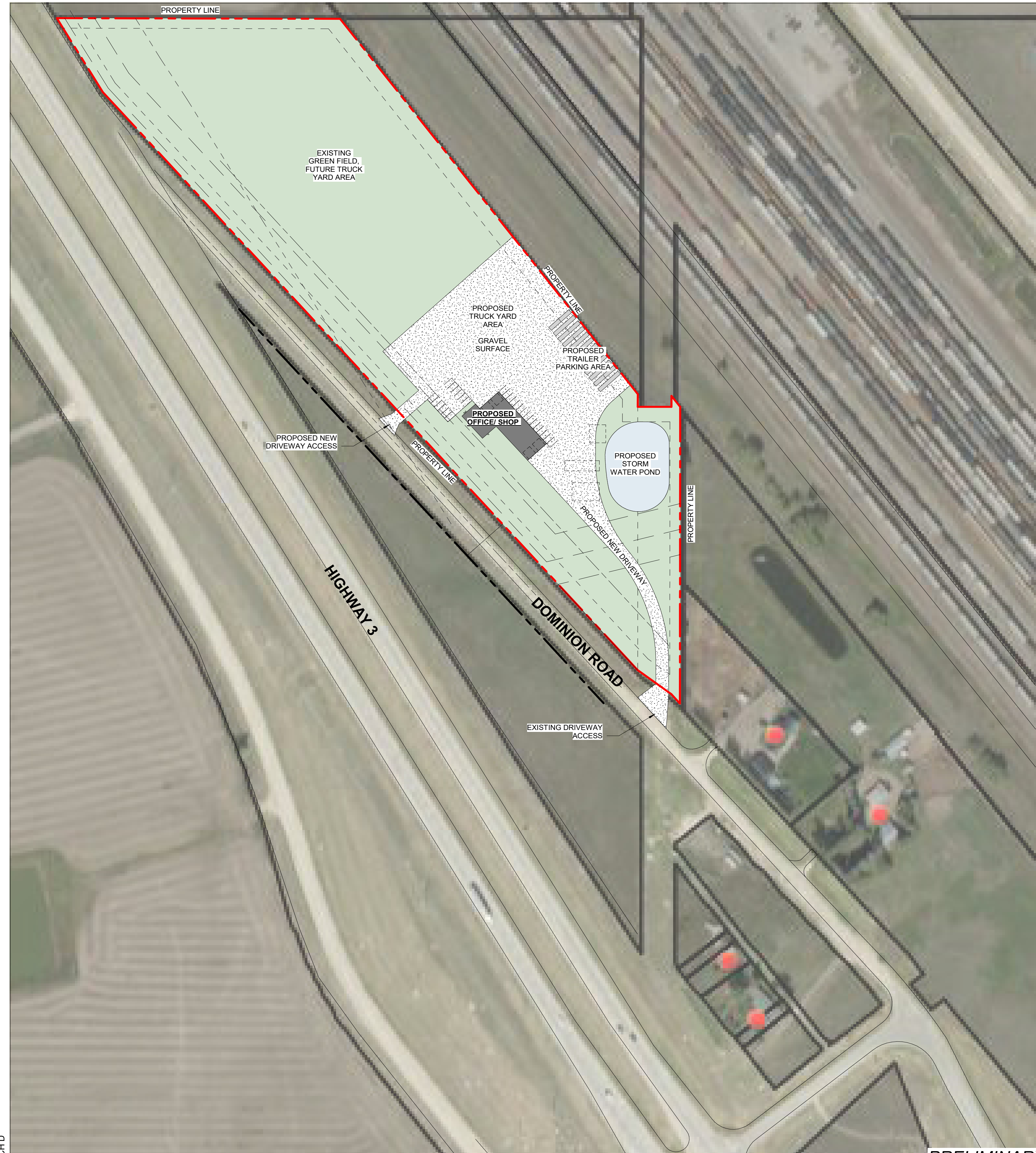
Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)

**Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres
 Located in Lethbridge County, AB**



 24-016 Rural Agriculture to Rural General Industrial





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ISSUES	NO.	DATE	ISSUED FOR
	1	Nov. 7, 2024	Land Use Redesignation

PRIME CONSULTANT
VAN ROEKEL ARCHITECTURE
Van Roekel Architecture Ltd.
Calgary, AB
Contact: Frazer Van Roekel, Architect, AAA, SAA
Cell: 403.404.5257
Frazer@vanroekel.ca

SEAL

SUB-CONSULTANT

PROJECT
R-KO Truck Shop
Plan 9011051 Block 1 Lot 1
Lethbridge County, Alberta

DATE Nov. 7, 2024
SCALE 1:1250
PROJECT NO. 3292

SHEET NAME
OVERALL SITE PLAN

DP100

PROJECT LOCATION



BLOCK PLAN - NTS



1 PROPOSED SITE PLAN
Scale: 1:1250

PRELIMINARY, DESIGN MAY BE SUBJECT TO CHANGE - NOT FOR CONSTRUCTION

ARCH D

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ISSUES

NO. DATE ISSUED FOR
1 Nov. 7, 2024 Land Use Redesignation

PRIME CONSULTANT

**VAN
ROEKEL
ARCHITECTURE**

Van Roekel Architecture Ltd.
Calgary, AB
Contact: Frazer Van Roekel, Architect, AAA, SAA
Cell: 403.404.5257
Frazer@vanroekel.ca

SEAL

SUB-CONSULTANT

PROJECT

R-KO Truck Shop
Plan 9011051 Block 1 Lot 1
Lethbridge County, Alberta

DATE Nov. 7, 2024
SCALE 1:400
PROJECT NO. 3292

SHEET NAME

PROPOSED SITE PLAN

DP101



SITE INFORMATION

LEGAL ADDRESS: Plan 9011051 Block 1 Lot 1 in the SE 30-9-22W4
SITE AREA: 594,248.41 ft² (13.64 acres)

CURRENT LAND USE: RURAL AGRICULTURE
PROPOSED LAND USE: RURAL GENERAL INDUSTRIAL
PROPOSED USE: TRUCKING BUSINESS OPERATIONS (OFFICE,
MAINTENANCE SHOP AND STORAGE YARD)

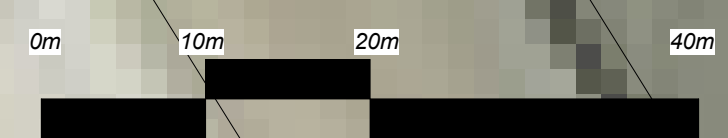
PROPOSED BUILDING AREA (ESTIMATED):

MAIN FLOOR OFFICE = ±2160 ft²
2ND FLOOR OFFICE = ±2160 ft²
MAINTENANCE SHOP = ±7000 ft²

PARKING CALCULATION:

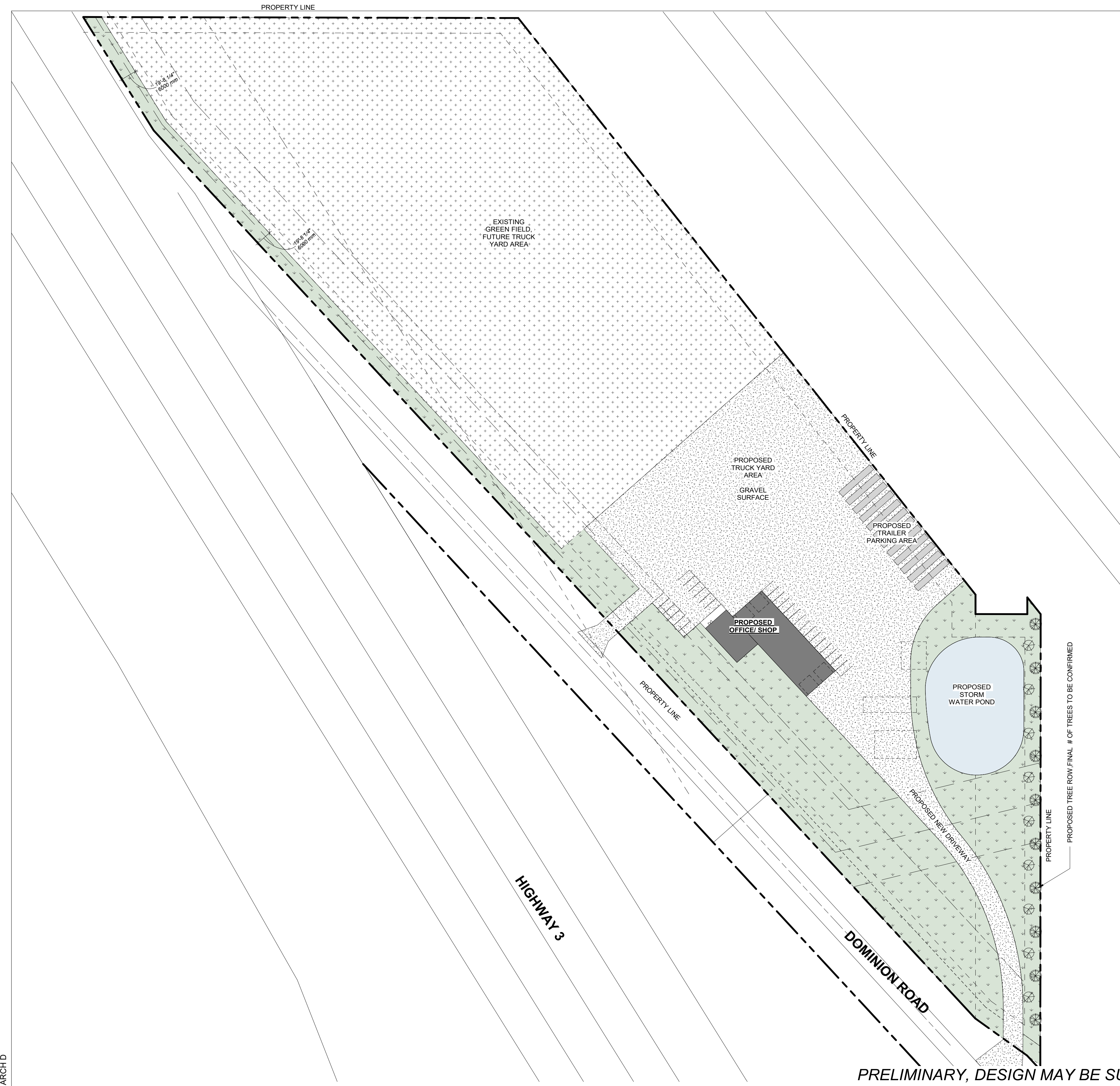
OFFICE: 1 SPACE / 400 SQ. FT. OF GFA, TOTAL OFFICE AREA ±4320 ft² / 400
= 10.8 = 11 STALLS
AUTO REPAIR: 1 SPACE / 500 SQ. FT. OF GFA, TOTAL MAINTENANCE SHOP
±7000 ft² / 500 = 14 STALLS
TOTAL REQUIRED STALLS = 25 STALLS INCLUDING 1 BARRIER FREE
STALL

ALTERNATE CALCULATION: INDUSTRIAL USES: 1 SPACE PER EMPLOYEE
OR AS REQUIRED BY AHJ



ARCH D
1
PROPOSED SITE PLAN
Scale: 1:400

PRELIMINARY, DESIGN MAY BE SUBJECT TO CHANGE - NOT FOR CONSTRUCTION



LANDSCAPE CALCULATIONS

landscape around building/pond	100,118
landscaping in front setback	34,720
existing greenfield	299,993
total landscaped/greenfield area	434,831
total site area	594,248
ratio of landscaped/greenfield area	73.2%
ratio of landscaped area to site	22.7%

SITE LEGEND:

GRAVEL PROPOSED	PROPOSED SHRUB, TYPICAL
CONCRETE PROPOSED	PROPOSED TREE, DECIDUOUS
GREENFIELD SITE (EXISTING & TO REMAIN)	PROPOSED TREE, CONIFEROUS
PROPOSED NEW LANDSCAPING (COMBINATION OF SEEDED GRASS AND XEROSCAPING)	

CLIENT

R-KO TRUCK LINES LTD.

COPYRIGHT

Any reproduction or distribution not authorized by Van Roekel Architecture Ltd. is forbidden. Contractors will not scale drawings. Van Roekel Architecture Ltd. is to be informed of all discrepancies between the job and the drawings.

ISSUES

NO.	DATE	ISSUED FOR
1	Nov. 7, 2024	Land Use Redesignation

PRIME CONSULTANT

VAN ROEKEL ARCHITECTURE

Van Roekel Architecture Ltd.
 Calgary, AB
 Contact: Frazer Van Roekel, Architect, AAA, SAA
 Cell: 403.404.5257
 Frazer@vanroekel.ca

SEAL

SUB-CONSULTANT

PROJECT

R-KO Truck Shop
 Plan 9011051 Block 1 Lot 1
 Lethbridge County, Alberta

DATE Nov. 7, 2024
 SCALE As indicated
 PROJECT NO. 3292

SHEET NAME

LANDSCAPE PLAN

DP102

PRELIMINARY, DESIGN MAY BE SUBJECT TO CHANGE - NOT FOR CONSTRUCTION

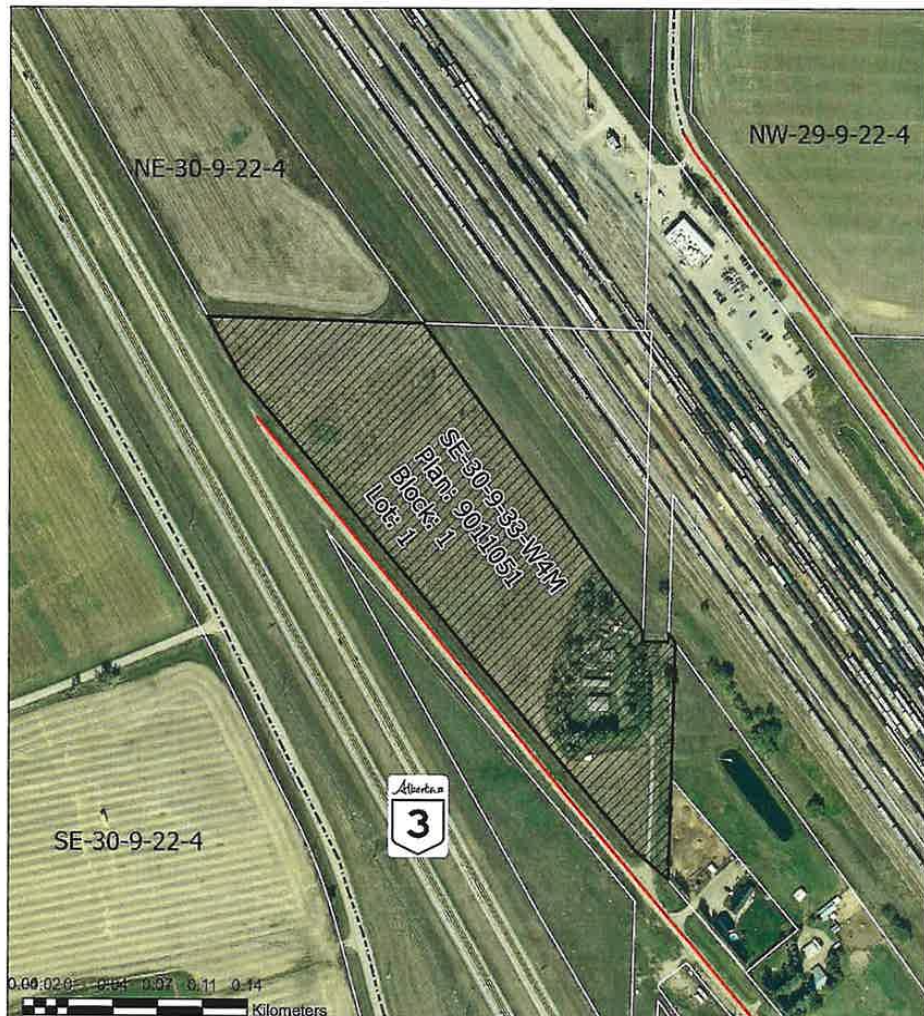
ARCH D

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-016

Bylaw 24-016 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-016 is to re-designate Plan 901105 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture (RA) to Rural General Industrial (RGI) as shown below;



<p>Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)</p> <p>Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres Located in Lethbridge County, AB</p> <p> 24-016 Rural Agriculture to Rural General Industrial</p>	<p>N</p>
---	------------------

AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 3rd day of October 2024.



Reeve



Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

1 st Reading	October 3, 2024
2 nd Reading	
Public Hearing	
3 rd Reading	

RURAL GENERAL INDUSTRIAL - RGI

1. PURPOSE

To allow for the location of industrial uses, either isolated or grouped development, pursuant to the Municipal Development Plan in areas that will not conflict with the conservation of agricultural land for agricultural use or with adjacent non-industrial uses. This district provides for rural or agricultural-related industry type land uses along with some more general industrial.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

- Accessory Buildings, Structures and Uses to an Approved Permitted Use
- Agricultural Services
- Automotive Repair and Service Shops (see Part 5, Section 6)
- Automotive Sales
- Building and Trade Contractor Services
- Cartage/Moving Services
- Farm Machinery and Equipment Sales
- Farm Service Product Sales
- Machinery and Equipment Sales, Rental and Service
- Mini-storage
- Minor Building Additions or Renovations to Existing Residential Structures
- Offices, Public and Private
- Outdoor Storage for an approved permitted use
- Professional Services
- Public or Private Utilities
- Recreational Vehicle Storage (see Part 5, Section 31)
- Recycling Drop-off
- Retail Sales and Uses
- Shipping Containers, Temporary (see Part 5, Section 36)
- Signs Type 1 (in accordance with Part 6)
- Signs Type 2 (in accordance with Part 6)
- Small Wind Energy Conversion Systems (see Part 7, Section 3)
- Solar Collectors, Individual (see Part 2 - No Permit Required and Part 7, Section 2)
- Veterinary Clinic, Small Animal
- Warehousing and Indoor Storage

(2) Discretionary Uses

- Abattoirs (see Part 5, Section 1)
- Accessory Buildings, Structures and Uses to an Approved Discretionary Use
- Alternative or Renewable Energy Commercial/Industrial Facilities (see Part 7)
- Anhydrous Ammonia Storage/Facilities (see Part 5, Section 5)
- Asphalt Batch Plants (see Part 5, Section 8)

Auction Market (see Section 6 of this district)
Auction Sales, Non-livestock
Automotive Detail (see Part 5, Section 6)
Automotive Paint Shop (see Part 5, Section 6)
Bulk Fuel Storage and Sales
Cannabis Processing (see Part 5, Section 11)
Chemical Processing and Storage
Crypto-currency Mining (see Part 5, Section 15)
Concrete Batch Plants (see Part 5, Section 8)
Day Care (see Part 5, Section 16)
Feed Mills / Grain Terminals
Fertilizer Storage and Sales
Food Processing
Garden Centres / Greenhouses
Industrial Processing and Manufacturing
Industrial Supplies and Sales
Kennels / Dog Training Facilities (see Part 5, Section 23)
Lumber Yards / Building Supplies
Market Gardens and Nurseries
Moved-in Buildings (see Part 5, Section 27)
Oilfield Contractor Services
Outdoor Storage
Recreation, Minor
Recycling Depot Facilities
Recycling Oil Depots
Recycling Soils
Railway and Railway Related Uses
Retail Sales or Uses
Salvage or Wrecking Yards
Sandblasting (see Part 5, Section 32)
Security Suites (see Part 5, Section 39)
Seed Processing Facility
Service Stations / Gas Bars (see Part 5, Section 35)
Shipping Containers (see Part 5, Section 36)
Signs Type 3 (in accordance with Part 6)
Solar Collectors, Individual (ground mount) (see Part 7, Section 2)
Telecommunications Facilities (see Part 5, Section 40)
Trucking Operation
Truck Transportation Dispatch/Depots
Truck Washes (see Part 5, Section 13)
Veterinary Clinics, Large Animal
Waste Management Facilities, Minor
Welding / Metal fabrication
Wind Energy Conversion Systems (see Part 7)
Work Camps (see Part 5, Section 43)

(3) **Prohibited Uses**

- ◆ Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use if private disposal sewage systems are used.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size; and
 - (c) the Subdivision Authority or Development Authority is satisfied that the minimum setback requirements of this bylaw can be met.

4. MINIMUM LOT AREA

In addition to the minimum lot size required, the following minimum parcel and lot areas for all the permitted and discretionary uses listed above are also applicable:

Use	Frontage Minimum		Depth Minimum	
	m	ft.	m	ft.
All uses	61.0	200	As required to meet lot size	

5. MINIMUM YARD SETBACK REQUIREMENTS

- (1) All uses except extensive agriculture require a minimum property line setback of:

Front Yard		Side Yard		Rear Yard	
m	ft	m	ft	m	ft
9.1	30	6.1	20	9.1	30

- (2) Where any part of a parcel to be developed for a business or industrial use has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*. The following Section 6 stipulations shall also apply.

- (3) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks, upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.
- (4) For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks as stipulated in Section 5(1) will be applied in accordance with Section 6 below, or on the recommendations or requirements of the Director of Municipal Services for Lethbridge County.

6. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any municipal road allowance, unless authorized by the Development Authority;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Landscaping setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

7. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with the *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality. If the development is within 300 metres (¾ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) No full-access frontages to parcels from local roads shall be allowed and developers shall be limited to one access per parcel in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality.

- (4) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (5) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new subdivision or development. Construction and survey costs for a service road shall be the responsibility of the applicant.

8. MAXIMUM SITE COVERAGE

The maximum site coverage for all permitted and discretionary uses:

- (a) principal and accessory buildings combined – 50 percent; or
- (b) as required by the Development Authority.

9. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (2) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (3) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (4) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

10. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.
- (4) Industrial or business uses that require or use a large volume of water may be denied a development permit if a secured source of water, relative to what is required for the development, is not verified or cannot be guaranteed to the satisfaction of Lethbridge County.

This may include, but is not limited to, car/ truck wash facilities, food or other various processing industries, and biofuel plants associated with ethanol production.

11. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls if required as part of an area structure plan or subdivision approval. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application.

12. AREA STRUCTURE PLANS AND DESIGN SCHEMES

Pursuant to the criteria outlined in the Municipal Development Plan, the Development Authority may recommend that Council require the adoption of an area structure plan or design scheme prior to consideration of an application.

13. INDUSTRIAL DEVELOPMENT STANDARDS

- (1) No use shall be approved which may generate traffic problems within the district.
- (2) Any proposed industrial development shall meet all the required and appropriate regulations of the Alberta Building Code.
- (3) On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.
- (4) Landscaping, fencing, screening and siting or setback restrictions may be imposed as a condition of a development permit, with consideration for Section 14 below, and Part 4, Section 25.
- (5) Where it appears that greater side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.
- (6) No large animal veterinary clinic, kennel or riding stable shall be located within 300 metres (1000 ft.) of a neighbouring residential building excepting an approved dwelling that is ancillary to the designated use.
- (7) See Part 4 – General Land Use Provisions for additional standards.

14. LANDSCAPING, SCREENING AND LOCATION OF STORAGE

- (1) Separation, or buffering, between adjacent land uses may be required, including the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact.
- (2) For landscaping requirements see Part 4 – General Land Use Provisions, Section 25.
- (3) Outdoor storage is prohibited in the front yard.
- (4) The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, unless otherwise stipulated by the Development Authority, subject to the following:

- (a) the display of goods, materials or equipment may be permitted in the front yard provided that it is restricted to examples of limited equipment, products, vehicles or items sold by the business or industrial use located on the subject site containing the display area;
 - (b) the outdoor display areas are not located within any required setback; and
 - (c) the display areas are not located on any required and approved landscaping area.
- (5) Refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- (6) Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be effectively screened from all adjacent parcels and roadways in the vicinity.
- (7) Where screen planting is not sufficient to buffer outdoor storage (including salvage yards, lumber yards, pipe storage and similar uses), a fence and/or earth berm with sufficient height to block the view may be required by the Development Authority.

15. LOADING AREA REQUIREMENTS

- (1) For commercial, industrial and other uses, there shall be a minimum of one off-street designated loading area, or more as required by the Development Authority.
- (2) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow, site access/approaches onto public roadways, or parking.
- (3) See Part 4 – General Land Use Provisions for additional standards.

16. STANDARDS OF DEVELOPMENT (See Part 4 – General Land Use Provisions)

- (1) Part 4 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

17. OFF-STREET PARKING REQUIREMENTS (See Part 4 – General Land Use Provisions)

18. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 5 – Use Specific Provisions)

19. MOVED-IN BUILDINGS (See Part 5 – Use Specific Provisions)

20. SIGN REGULATIONS (See Part 6)

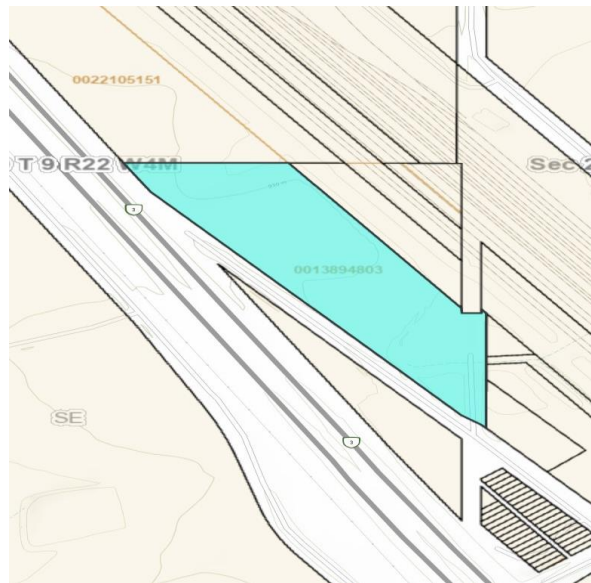
21. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 7)

22. FORMS (See Appendix B)

23. FEES (See Appendix C)

Transportation and Economic Corridors Notice of Referral Decision Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 24-016	Highway(s):	3, 509, 3X
Legal Land Location:	QS-SE SEC-30 TWP-009 RGE-22 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	September 16, 2024	AT Reference #:	RPATH0045419
Description of Development:	An application has been submitted to re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22W4 from Rural Agriculture to Rural General Industrial. The intent of the rezoning is to allow for a trucking company to locate to this site. If you have any comments or concerns regarding this application, please contact me by August 27 , 2024.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

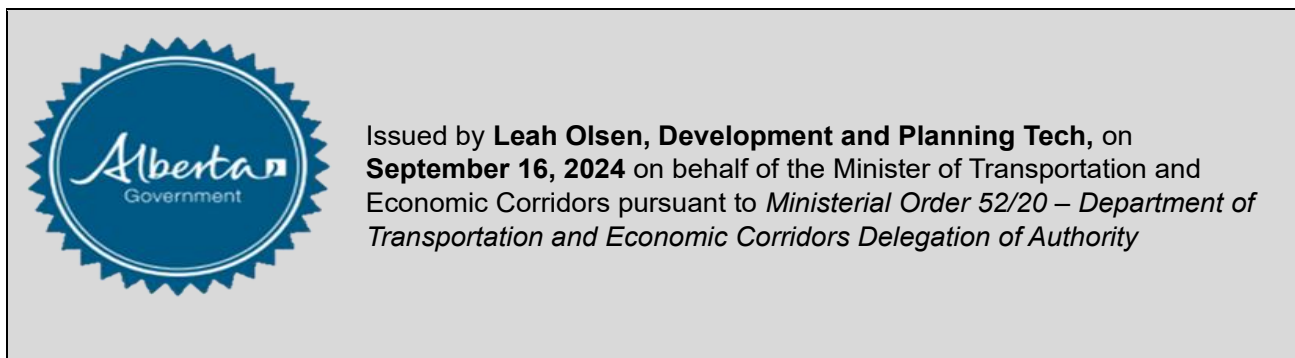
Given the information provided to date and as at this juncture this is merely a change in land use designation. Strictly from Transportation and Economic Corridors point of view, we do not anticipate that the redesignation as proposed would have any appreciable impact on the highway. Therefore, we do not have any objections to the proposed land use redesignation and/or favorable consideration by the Lethbridge County land use authority.

In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will require a permit from Alberta Transportation.

The application can be submitted through the RPATH portal at [RPATH Portal](#) and may be subject to additional requirements.

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



External Circulation
Lethbridge County Land Use Bylaw Amendment
Bylaws 24-016

Date: August 27, 2024

To: Alberta Transportation and Economic Corridors
ATCO Gas
ATCO Pipelines
CP Rails
Telus
FORTIS
LNID

Description:

An application has been submitted to re-designate Plan 9011051 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture to Rural General Industrial. The intent of the rezoning is to allow for a trucking company to locate to this site.

If you have any comments or concerns regarding this application, please contact me by August 27 , 2024.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development

Enclosures



Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)

**Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres
 Located in Lethbridge County, AB**



 24-016 Rural Agriculture to Rural General Industrial





R-KO Truck Lines, Ltd

P.O Box 161
Lethbridge, AB Canada T1K 6W3
403-915-6872

Lethbridge County
#100, 905 – 4th Avenue South
Lethbridge, Alberta Canada, T1J 4E4

To Whom It May Concern,

I, Katelyn Olsen, Co-Owner of R-KO Truck Lines Ltd., along with my husband, Barry Olsen, am writing to the Lethbridge County Rezoning Committee to formally request a rezoning of Lot 1, Block 1, Plan 901 1051, commonly known as 94019 Dominion Road.

We have recently purchased this property with the intention of deconstructing the existing structures and constructing an office with an attached shop, from which R-KO Truck Lines will operate. R-KO Truck Lines is a family-owned and operated transportation company specializing in long-haul, heavy-haul, and oversized freight throughout Canada and the United States. The proposed development on the aforementioned land will accommodate key personnel, including but not limited to:

- Reception Staff
- Safety Staff
- Dispatch Staff
- Mechanic Staff

The proposed building will support our current dispatch operations and facilitate the expansion of these operations. Additionally, the facility will include a permitting agency and a heavy mechanical shop, primarily focused on maintaining and repairing our equipment and trailers, with the potential to service external equipment. The excess land on 94019 Dominion Road will be utilized for parking our trailer assets when not in use. We also plan to expand our fleet by adding a rotator, which will enhance our heavy-duty vehicle rescue services in the Southern Alberta Zone, offering repairs and temporary storage.

The property at 94019 Dominion Road has been acquired with irrigation rights, which we plan to utilize for irrigation purposes and potable water through an appropriate filtration system. We intend to develop a clean and manicured irrigation pond on the parcel to support these needs.

Attached are preliminary design images of the proposed building.

We believe that rezoning 94019 Dominion Road to a preferred commercial zone would offer significant advantages for commercial use for the following reasons:

1. Economic Benefits

- **Increased Revenue:** Commercial properties typically generate higher tax revenues than residential properties, contributing more through property taxes, sales taxes, and business licenses, thereby strengthening the local government's financial foundation.
- **Job Creation:** Rezoning to commercial will attract businesses that provide employment opportunities, boosting the local economy and offering residents the convenience of working close to home.

www.rkotrucklines.ca | office@rkotrucklinesltd.com

2. Accessibility and Visibility

- High Traffic Flow: The proximity to a highway and a railroad yard makes the area highly accessible, ideal for businesses that depend on visibility and ease of access, such as retail stores, restaurants, and service providers.
- Transportation and Logistics: Businesses involved in logistics, warehousing, or manufacturing will benefit from the easy access to highways and railroads, facilitating efficient goods movement.

3. Noise and Pollution Considerations

- Suitability for Noise Levels: Commercial activities are better suited to areas with high noise levels from highways and railroads, whereas residential zones might struggle with noise pollution, potentially affecting residents' quality of life.
- Air Quality: Commercial zones can better accommodate the emissions and pollution associated with transportation hubs, while residential zones may face challenges in maintaining healthy air quality.

4. Land Use Efficiency

- Maximizing Land Potential: The strategic location near transportation hubs makes the land ideal for commercial use, optimizing its value. Residential zones may underutilize this potential, as the land's advantages are less critical for housing.
- Supporting Infrastructure: Commercial zones can leverage existing infrastructure, such as roads and utilities, designed to handle higher traffic and energy demands, reducing the need for costly upgrades.

5. Attracting Complementary Businesses

- Business Synergy: A commercial zone can attract a variety of businesses that benefit from each other's proximity, creating a vibrant economic cluster.
- Support Services: Businesses in the area can support and enhance the operations of the railroad yard by providing maintenance services, parts suppliers, or logistics support.

6. Avoiding Residential Conflicts

- Minimizing Conflicts: Placing residential zones near highways and railroads can lead to conflicts over noise, safety concerns, and general dissatisfaction among residents. Commercial zones avoid these issues and align with the area's nature.
- Safety Considerations: Highways and railroad yards present safety risks that are less concerning for commercial properties compared to residential areas, where children and families may be present.

7. Supporting Regional Growth

- Catalyst for Development: Establishing a commercial zone can act as a catalyst for further development in the region, attracting more businesses and potentially leading to the development of business parks, shopping centers, or industrial hubs.
- Infrastructure Development: The need for supporting infrastructure in a commercial zone can drive improvements in transportation, utilities, and services, benefiting the broader area.

8. Long-Term Sustainability

- Adapting to Future Needs: Commercial zones can more readily adapt to changing economic conditions and technological advancements, whereas residential zones may be more rigid in their use and development.
- Increased Property Values: A successful commercial zone can increase surrounding property values, benefiting the local community and potentially leading to further investment in the area.

These points illustrate the numerous advantages of establishing a commercial zone in a location near a highway and railroad yard, offering economic, logistical, and developmental benefits that align well with the characteristics of the area.

As outlined in the attached preliminary plot design, we assure the committee that any development of the property will comply with all regulations and be supported by a comprehensive Level 4 engineering assessment. Full designs will be submitted through the appropriate channels to ensure compliance with egress requirements,

servicing, architectural controls, and traffic assessments. We have already initiated discussions with County officials regarding road ban access and have negotiated responsibility for rehabilitating Dominion Road from the Township 94 turn-off to ensure safe and suitable travel for R-KO equipment in compliance with road ban requirements.

We understand that this letter provides only an overview of the information your committee requires to make an informed decision regarding rezoning. We are fully prepared to collaborate with the County and the appointed committee to ensure that all necessary details are addressed. Please do not hesitate to contact us with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'KO' with a long horizontal flourish extending to the right.

Katelyn Olsen
Co-Owner, Office Manager
R-KO Truck Lines Ltd.
Phone: 403-915-6872
Email: office@rkotrucklinesltd.com



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE			
Date of Application:	August 21, 2024	Assigned Bylaw No.	24-016
Date Deemed Complete:	August 26, 2024	Application & Processing Fee:	\$ 1500.00
<input checked="" type="checkbox"/> Redesignation	<input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Katelyn Olsen
Mailing Address: 40 Stonecrest Point West
Lethbridge, Alberta Canada
Phone: 4039156872
Phone (alternate): 4034480330
Email: office@rkotrucklinesltd.com
Postal Code: T1K 6W3

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: R-KO Truck Lines Ltd. **Phone:** 4039156872
Mailing Address: P.O Box 161
Lethbridge, Alberta Canada
Applicant's interest in the property:
 Agent
 Contractor
 Tenant
 Other R-KO Truck Lines Ltd, Owner
Postal Code: T1J 3Y5

PROPERTY INFORMATION

Municipal Address: 94019 Dominion Road
Legal Description: Lot(s) 1 Block 1 Plan 9011051
 OR Quarter _____ Section _____ Township _____ Range _____
SE-30-9-33-W4M



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment? Text Amendment Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning): Rural Agriculture (R.A)

Proposed Land Use Designation (zoning) (if applicable): Rural General Industrial

SITE DESCRIPTION:

Describe the lot/parcel dimensions _____ and lot area/parcel acreage _____
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*

Katelyn Olsen

R-KO Truck Lines Ltd.

APPLICANT

REGISTERED OWNER (if not the same as applicant)

August 21/2024

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

October 21, 2024

Hilary Janzen, Manager, Planning and Development
Lethbridge County
#100, 905 4 Avenue South
Lethbridge, Alberta T1J 4E4

Via email: hjanzen@lethcounty.ca

Subject: Lethbridge County Bylaw No. 24-016 Referral

Dear Hilary,

Thank you for the referral on Lethbridge County Bylaw No. 24-016.

The Town hereby requests additional information to be submitted by the applicants of the bylaw amendment to comply with Schedule A, which may include, but not be limited to:

- A detailed site plan; and
- A detailed landscaping plan indicating the location of any proposed buildings, parking areas, outdoor storage areas, landscaping and screening in compliance with Schedule A of the IDP.

Furthermore, the Town requests that the County postpones the public hearing for the bylaw until the information is submitted and reviewed by the Town, and additional comments are provided for consideration by County Council. Finally, we request a meeting of the Intermunicipal Development Plan Committee to discuss the referral as outlined in Part 2, Policy 2.2.9 of the IDP.

We look forward to your earliest possible reply.

On behalf of Coalhurst Town Council,



Karlene Betteridge, CAO, Town of Coalhurst

cc: Coalhurst Town Council

From: [Lahnert, Jessica](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-016 - Land Use Bylaw Amendment
Date: Wednesday, August 28, 2024 12:47:42 PM
Attachments: [image001.png](#)

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert

Administrative Coordinator, Land
Natural Gas

P. 403-245-7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Tuesday, August 27, 2024 4:21 PM
To: South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; LNID (lnid@telus.net) <lnid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Cyrus (cyrus_njung@cpr.ca) <cyrus_njung@cpr.ca>
Subject: Lethbridge County Referral - Bylaw 24-016 - Land Use Bylaw Amendment

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please review the attached application and provide comments by September 27, 2024.

Thank you,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

From: [Circulations_HP](#)
To: [Hilary Janzen](#)
Subject: RESPONSE 24-3318 RE: Lethbridge County Referral - Bylaw 24-016 - Land Use Bylaw Amendment
Date: Wednesday, August 28, 2024 8:21:21 AM
Attachments: [image001.png](#)

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Tuesday, August 27, 2024 4:21 PM
To: South Land Administration <SouthLandAdministration@atco.cul.ca>; Circulations, HP <HP.Circulations@atco.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; LNID (lnid@telus.net) <lnid@telus.net>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; Cyrus (cyrus_njung@cpr.ca) <cyrus_njung@cpr.ca>
Subject: Lethbridge County Referral - Bylaw 24-016 - Land Use Bylaw Amendment

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Please review the attached application and provide comments by September 27, 2024.

Thank you,



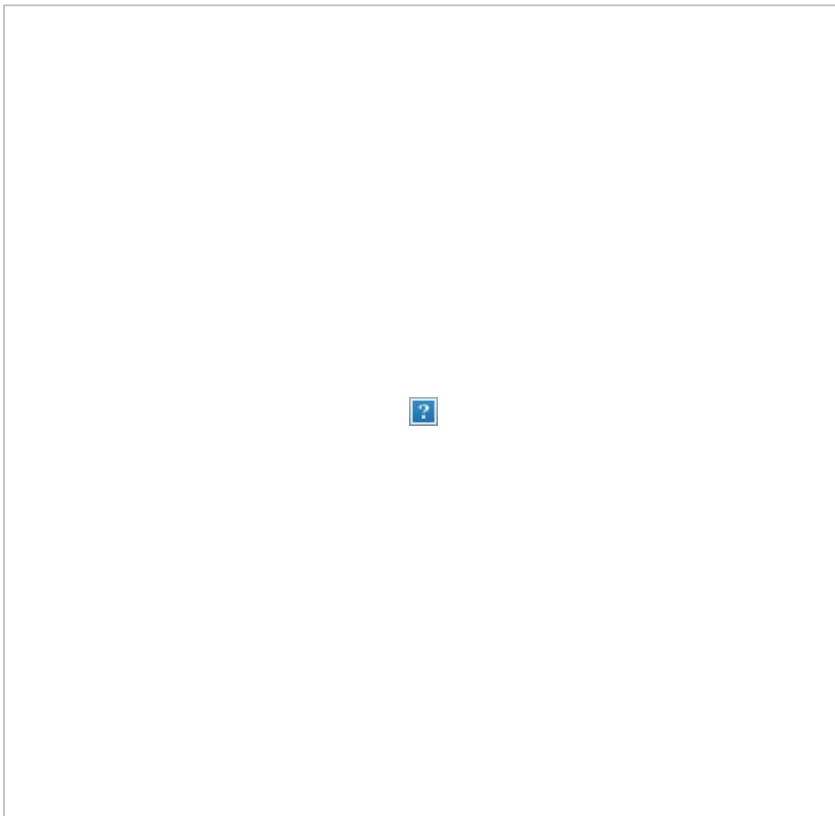
Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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From: [Tracy Davidson](#) on behalf of [Land Service](#)
To: [Hilary Janzen](#)
Subject: FW: [CAUTION] Lethbridge County Referral - Bylaw 24-016 - Land Use Bylaw Amendment
Date: Tuesday, September 17, 2024 11:58:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[External Circulation - Bylaw 24-016.docx](#)
[R-KO Rezone Application Letter of Explaniation.pdf](#)
[Bylaw 24-016 Land Use Bylaw Amendment Application.pdf](#)
[24_016_RA_RGI - Map.pdf](#)

Hello,
FortisAlberta Inc. has no concerns regarding this land use bylaw amendment application.



Thank you,

Tracy Davidson | Land Coordinator

FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>

Sent: Tuesday, August 27, 2024 4:21 PM

To: ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; LNID (lnid@telus.net) <lnid@telus.net>; Land Service <landserv@fortisalberta.com>; Cyrus (cyrus_njung@cpr.ca) <cyrus_njung@cpr.ca>

Subject: [CAUTION] Lethbridge County Referral - Bylaw 24-016 - Land Use Bylaw Amendment

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Please review the attached application and provide comments by September 27, 2024.

Thank you,



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: [LNID](#)
To: [Hilary Janzen](#)
Subject: Reply to County File: LUB 24-016 - Pt. SE 30-9-22-4 (Olsen)
Date: Friday, September 27, 2024 4:52:26 PM

Hi Hillary,

Thank you for the opportunity to provide comments on the above-noted land re-designation application, as referenced in your letter dated August 28.

The Lethbridge Northern Irrigation District (LNID) would like to request that a minimum setback of 15 meters (50 ft.) from the outside boundary of any LNID pipeline Right-of-Way be applied to this parcel for permanent structures, including buildings with footings, pilings, or foundations, septic systems, corrals, silage pits, and other similar installations. We believe this setback is reasonable to ensure safe access for any future maintenance or repairs that may be required.

We understand that this setback is not currently outlined in the County's Land Use Bylaw, but we respectfully ask for your support in applying this condition to ensure long-term compatibility between the development and LNID infrastructure.

Thank you again for your consideration.

Yours truly,

LETHBRIDGE NORTHERN IRRIGATION DISTRICT

2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: jb_lnid@telus.net

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2024-09-23

Re: Bylaw No. 24-016 – Redesignation from Rural Agriculture (RA) to Rural General Industrial (RGI)

Lot 1, Block 1, Plan 9011051 Portion of SE 30-09-33-W4 (RKO Truck Lines Ltd.)

COMMENTS:

In respect of considering the suitability of the proposal, the following matters may be considered by the County and ultimately Council in making a decision:

- The proposal appears to align with the County's Municipal Development Plan (MDP) and *Industrial-Commercial Land Use Strategy* which recommends these types of industrial developments may be considered in proximity to or located within areas preidentified for industrial/commercial activity within the County, and in particular, proximity to major transportation (highway and rail) corridors, which this location does. The location is strategic for a trucking business with the close proximity to Highway 3
- This area has not been specifically pre-identified in the County's *Industrial-Commercial Land Use Strategy* as a potential site for industrial growth, but it may be deemed suitable for industrial type use as it is adjacent to the CPKC rail-line and other industrial uses in the vicinity. Land to the east, including the CPKC railway, is designated as RGI and it may be deemed compatible with similar land uses in the vicinity.
- The parcel is within the Intermunicipal Development Plan (IDP) boundary within the Town of Coalhurst. The proposal aligns with the IDP as the land is situated in Planning Area 2 which identified these lands for potential industrial use, along with the land to the immediate north and east as well. It also forms part of the *Joint Enhanced Development Area* for special visual, screening, etc., elements to apply, but the building plans may be considered modern/attractive and storage, parking items may be addressed at the development permit stage in consideration of the IDP. The applicant has indicated they will apply architectural controls to ensure high quality development occurs.
- It is noted there are three residents in proximity, two acreages and one existing habitable dwelling within the Hamlet of Kipp boundary. The main negative aspect for the residents is that they may experience an increase in heavy truck traffic and potentially some noise. As the existing acreages are located adjacent to the rail-line they already likely experience some noise due to rail related activity and the location of the Kipp rail yards in close proximity.

- There should not be any perceived impacts to Kipp itself, as there is no projected or logical population growth expected to occur for the hamlet. This is due to the fact that Alberta Transportation owns all the land, and the province will likely need the area for future highway improvements. Thus, any perceived impacts should diminish over time and would not be a factor in the long term.
- If designated to the RGI district, it is recognized that other industrial land uses could potentially develop on the land. However, discretionary uses could be denied if they are determined they may negatively affect the residents in close proximity.
- There should not be issues with servicing requirements as they are minor for the type of development proposed, as a trucking business is land intensive but requires minimum water or sewer service.
- The land is identified by the province as potentially containing Historical Resources of a category HRV 5a and the adjacent land is a 5p. The proposal should be referred to Alberta Culture for comments; however, the applicant is responsible for obtaining any Historical Resources Act approval if required, which may be addressed and imposed as a condition of development approval at the development permit stage.
- The main foreseen potential impact is likely the truck traffic situation and possible impacts to the County access road (Dominion Road) and the connection to Highway 3. It appears some rehabilitating of Dominion Road may be required, and the County will need to consider future maintenance related issues and costs. Part of the access review will need to address volume and safety to the Township 94 turn-off and Highway 3 to ensure safe and suitable travel, thus a traffic assessment is of particular important value.
- It is noted that the adjacent parcel to the northwest (Nicol Dairy) also uses the service road for access. The County being satisfied with an overall suitable access management strategy for everyone in the immediate area is a main issue for consideration. Obviously, comments and conditions from Alberta Transportation are also most pertinent to consider with this proposal.

In reviewing the redesignation (rezoning) of the land with respect to the MDP, it is determined to align with the overall policy direction. The proposal may also be considered to be in conformity with the IDP with Coalhurst and the County's *Industrial/Commercial Land Use Strategy*. The proposal would appear to align with the County's desired goal of encouraging and supporting industrial growth along transportation corridors, and also meeting some of the County's economic objectives.

Overall, there are not any major concerns from a planning perspective provided the access, road, and traffic element is addressed to the County's, and Alberta Transportation's, satisfaction. This type of expansion development at this location is deemed to be a suitable and desirable industrial growth initiative within the County. At Council's prerogative, it may approve the application to redesignate the parcel to RGI.

From: [REDACTED]
To: [Hilary Janzen](#)
Subject: Letter to the County of Lethbridge Re: Notice of Public Hearing Bylaw 24-016 (Rezone Plan 9011051 Block 1 Lot 1)
Date: Wednesday, November 13, 2024 5:23:20 PM
Attachments: [image001.png](#)
[Letter to County on Behalf of Residents.pdf](#)
[Commercial Vehicle Stopping.pdf](#)

Hi Hilary,

Please see attached letter in reference to Notice of Public Hearing Bylaw 24-016 (Rezone Plan 9011051 Block 1 Lot 1)

Let me know if you have any questions.

Thanks

Richard Ment

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

November 11,2024

To whom it may concern:

Subject: Notice of Public Hearing Bylaw 24-016 (Rezone Plan 9011051 Block 1 Lot 1)

On behalf of adjacent land owner(s) : Richard Ment, Jenna Ment (spouse), Saige Ment (daughter), Lyric Ment (daughter) and Wylder Ment (son)

Also on behalf of adjacent land owner: Layne and Celeste Ment

This letter is on behalf of the resident adjacent owner to the property which includes:

4 adults

3 children

And the rental property across the road which until recently consisted of:

2 adults

4 children

**this property is currently up for rent again*

Background on Residents:

My name is Richard Ment and I'm writing to you on behalf of the adjacent landowners to the above proposed development. Currently I am working on a designation to become a member of the Alberta Institute of Agrology (A.I.A). This is important because soon I will be bound by law through the A.I.A. to practice business in an ethical and professional manner. I have been doing that in the past, but will soon be required to do so by law. This designation is bound to my personal and professional life. Personally I have a responsibility to always treat the public with respect, honesty and integrity. The one point I'd like to emphasize when moving through a decision process is making a pros vs cons list. I've been searching for pros to my family and for the community for the approval of this application. Currently the only pro would be for the County of Lethbridge and tax revenue. Although I'm aware of the pressures on the County of Lethridge to generate more revenue, I think it is important to review the cons that are associated with an application such as this.

Concerns:

1: Safety

- Dominion Road is a **dead-end road**. It is important to note that this is not a through road and all traffic is coming and returning the same way. I could not find a comparative where commercial/industrial traffic went through a residential community in the County of Lethbridge down a dead-end road. All commercial/industrial lots I'm aware of are on through roads. Eg: Pre-Con on Kipp Rd.

- Increase in Traffic – Below is a conservative approximation of increased traffic.
**the numbers refer to vehicles not class of vehicle*

Arriving in am	=	10
Leaving via company truck	=	7
Visitors arriving related to business	=	10
Visitors leaving related to business	=	10
Leaving during day routine business	=	2
Returning during day routine business	=	2
Returning via company truck	=	7
Leaving pm to return home	=	10
Total	=	58 Vehicles per day.

- Traffic will also be increased if we upgrade the current pavement. The number of vehicles that think they can merge on to highway 2 down dominion road would increase. Currently 4-6 vehicles per day drive above the speed limit down dominion road thinking they can merge onto highway 2. Improvements to this road would increase the number of people making this mistake. Currently overwhelmed law enforcement are not monitoring the accelerated speed vehicles are driving down this road.
- Type of Traffic – There would be an increase of larger commercial vehicles. (Please see attachment on stopping distance for larger commercial vehicles)
- Currently Richard and Jenna Ment have the lease adjacent to their property and children and adults cross the road regularly.
- Highway 2 and Kipp Road Intersection is already very congested. Vehicles heading South (turning left) between the hours of 7-9am and 4-6pm are at high risk for a collision causing injury or death. Although we like to place this responsibility on the government of Alberta approving this application also places responsibility on some of the parties involved. Using the Coalhurst intersection as an example: The improvements we have made to this intersection has made it safer but no where near the guarded protection of an overpass. With increased traffic yearly through the Highway 2/Kipp Rd intersection, the number of accidents causing injury or fatality are increasing. Adding traffic at any level (especially commercial vehicles and trailer) will only make this problem worse. Since we are responsible to the public, we are also responsible for the consequences.
- If this property is approved, it opens up the potential **for future sub division**. Note that the above could multiply exponentially with more future development.

2: Law Enforcement

- According to a 2018 RCMP report, property crime in rural areas increased 20 percent in the previous 5 years. That includes thefts and break and enters on homes, farms and industrial companies. An RCMP spokesman noted that the country’s opiod crisis and Alberta’s economic downturn are often cited as underlying factors for the increase.
 Included in this statement is the point that at no fault of their own, the inability of the RCMP or Sheriffs dept to police dominion road and traffic violations. Also the potential for increased crime in the area with higher value items being available for theft.

3: Land Availability in Other Areas

- There are commercial/industrial lots available for sale in the County of Lethbridge that are not near residential properties and already properly zoned.
- Avison/Young real estate is currently selling lots on the East side of 43ST Lethbridge for near \$325000 per acre. You can purchase multiple lots. See: **Frontier Business Park**

3: Future Development in This Area

- As per Josh Marti (Principal, Senior Associate) Avison Young Realty
I contacted Josh to discuss how ideal dominion road is for future industrial development. As a recognized professional in his field we concluded the following. The location is not ideal for future development as the amount of infrastructure required. The biggest factor being the access to water and need for septic fields or water retention ponds for runoff. Also the location is landlocked by the highway and the Canadian Pacific Railway. As for potable water in the county there is a years waiting list to get shares in the Lethbridge Northern Potable Water Co-op.
- Future Overpass Development: The bridge on Kipp Rd. currently has the potential for Coalhurst to be a future overpass. If the provincial government moves forward with the overpass I don't see how these properties will be accessed. In this case buying these properties will be a burden passed on to the tax payers. With Industrial development the costs of any major infrastructure will be passed on to tax payers as the province will have to purchase this land to move forward.

4: Property Value of Bordering Properties Potentially Decreasing:

- As per Lisa Shaw, Onyx Realty being residential property living next to commercial property could de value the properties \$10000-20000. With the added traffic and noise we could see a reduction in property value. If you took 2 same properties anywhere (residential) and put one in a semi private location and one in a heavily trafficked area generally the one with less traffic has more value. Note the exception to this would be proximity to schools which we are not close enough.

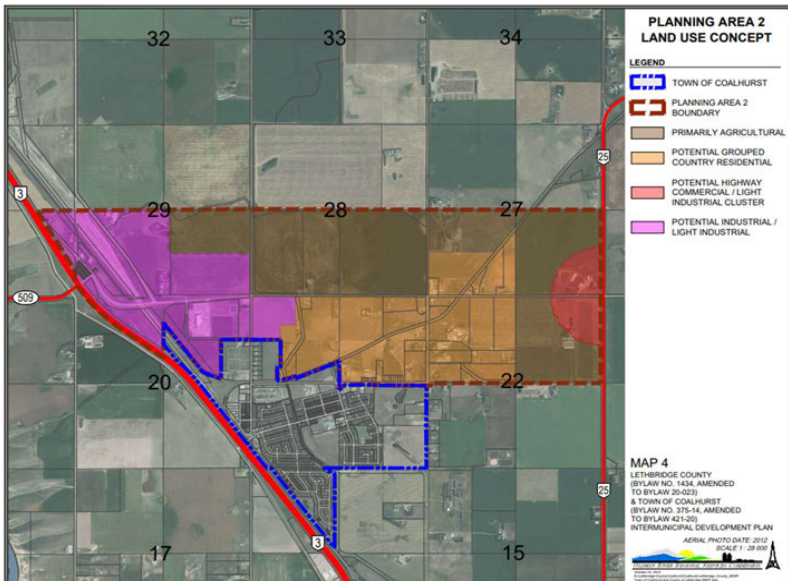
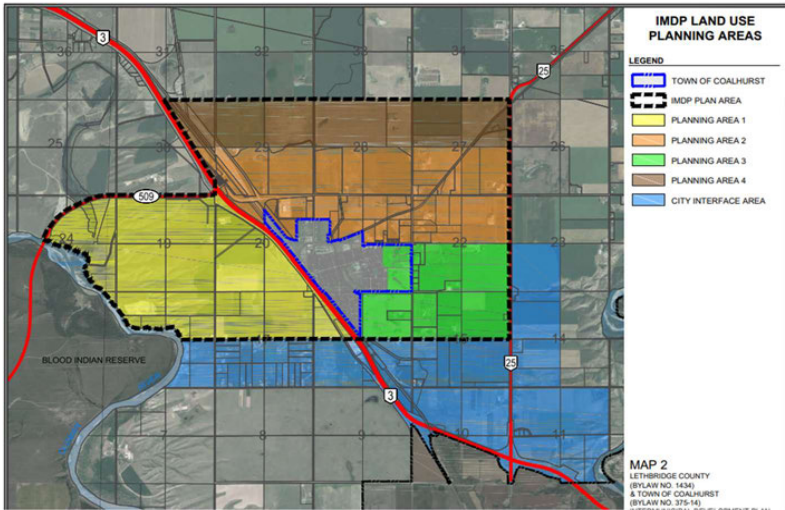
5: Environmental Impact:

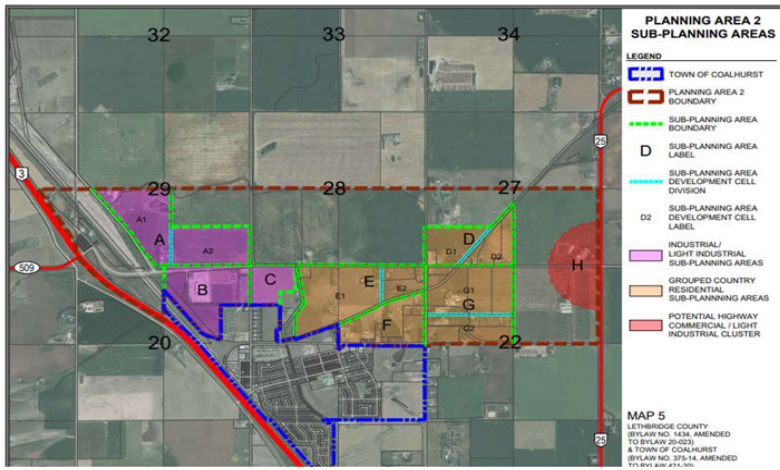
- With the move to more sustainable water practices, southern alberta is currently moving away from canals and dugouts due to evaporation and seepage. Similarly creating more dugouts creates more evaporation and seepage. *Evaporation may account for seven times the annual use in southern regions of the Prairies and four times the annual use in central areas. (More to Dugout than Digging a Hole, Barbara Duckworth)*

6: Intermunicipal Development Plan

Please see the below maps in the Intermunicipal Development Plan:

- In the maps we are the furthest Northern External Boundary and included and arguably the least efficient and most expensive place to expand on the project.
- IN THE PLANNING AREA 2 SUB PLANNING AREA WE ARE NOT INCLUDED





Conclusion:

I would just like to point out that the plans of development for this area on paper make it look like a good place for future of commercial development. If you come out and drive down dominion road you will find a more community oriented street. Similar to any street in a small town in the county there are children playing and neighbors interacting. The feel of dominion road is one of peaceful interactions. Now we are proposing putting commercial/industrial use right at the end and through the middle of the community.



SEMI TRUCKS CAN'T STOP LIKE CARS

Give Big Rigs Plenty of Room



An 80,000-pound, fully-loaded semi can weigh 20 times more than an average car or truck. Even with terrific braking systems, trucks simply can't stop as quickly as passenger vehicles.

DO THE MATH

Total stopping distance for a car or truck can be calculated as follows:

Perception

How far you travel before you understand what's happening



Reaction

How far you travel before your foot hits the brake



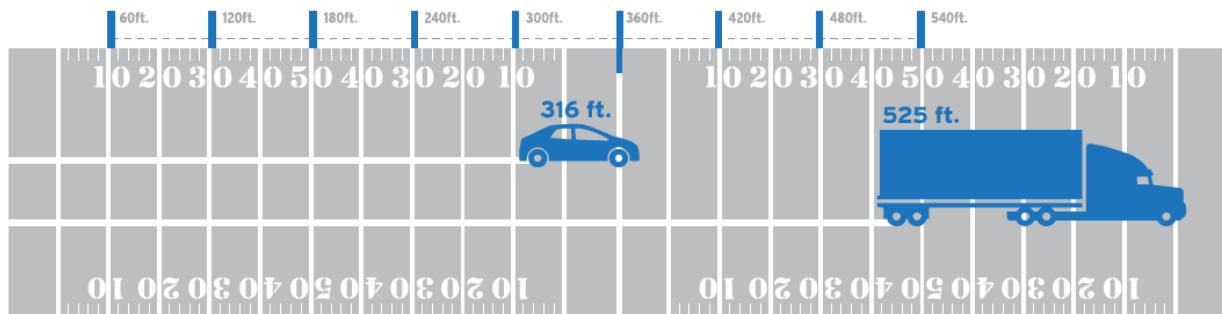
Braking

How far your car travels once the brakes engage before the car stops

Semis also have to factor **brake lag**, or the time it takes for all the brakes on a truck to fully engage.

TOTAL STOPPING DISTANCES

Comparison of Stopping Distances at 65 mph



Stopping distance can be greatly affected by road surfaces, weather conditions or debris. Give yourself even more room when driving around big rigs.

For further information on how to drive Truck Smart visit the following sites or email TruckSmart@utah.gov:



From: [REDACTED]
To: [Hilary Janzen; planning](#)
Subject: Bylaw 24-016
Date: Thursday, November 14, 2024 2:47:25 PM

Our concern with respect to Bylaw 24-016 is the congestion at the intersection of Highway 3 and 509.

At the present time, it is extremely difficult to cross especially with farm equipment. Depending on the number of trucks allowed at the proposed site it could make this intersection highly dangerous.

Thank you for listening to our concern.

Richard and Sharon Sandham
Sent from my iPad

AGENDA ITEM REPORT



Title: Bylaw 24-017 - Re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017)- Public Hearing

Meeting: Council Meeting - 21 Nov 2024

Department: Development & Infrastructure

Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 08 Nov 2024
Approved - 08 Nov 2024

STRATEGIC ALIGNMENT:

 Goverance	 Relationships	 Region	 Prosperity
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EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017). The applicant wishes to locate a place of worship on the parcel.

RECOMMENDATION:

That Bylaw 24-017 be read a second time.
That Bylaw 24-017 be read a third time.

REASON(S) FOR RECOMMENDATION(S):

The proposed bylaw is compatible with adjacent land uses and any impacts to the Highway or County Road network will be addressed through the Traffic Impact Assessment required upon submission of the Development Permit Application.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use
- Bylaw 24-017 received first reading on October 17, 2024

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control (Bylaw 24-017). The applicant wishes to locate a place of worship with associated uses on the parcel.

The application has been circulated to all County Departments, the City of Lethbridge, the Town of Coalhurst, and external agencies for review the following comments have been submitted:

- City of Lethbridge - requested that the Traffic Impact Assessment be completed and reviewed prior to the approval of the Direct Control Bylaw.
- ATCO Gas - no objections
- ATCO Pipelines - no objections
- Alberta Transportation and Economic Corridors - that a Traffic Impact Assessment would be required for the proposed development
- Telus - no concerns
- Fortis - no concerns
- LNID - no objections
- ORRSC - general comments on the application
- Town of Coalhurst - provided comments at the October 30 2024 Intermunicipal Development Plan Committee Meeting with some general concerns on traffic and the timing of requiring the Traffic Impact Assessment.

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The area of the proposed bylaw is in the Lethbridge County and City of Lethbridge Intermunicipal Development Plan (IDP), Policy Area 1.
 - The proposal adheres to the policies of the IDP as the proposal is not creating any new parcels and is utilizing an existing subdivided parcel.
 - The IDP policy 5.1.7 states that a Traffic Impact Assessment will be required prior to any development as part of an Area Structure Plan or conceptual scheme.
- The area is also included in the Lethbridge County and Town of Coalhurst Intermunicipal Development Plan in the "City Interface Area". Any discretionary uses or re-designation applications are referred to the Town for comment. In this area the policies of the City and County IDP are applied as noted above.
- The Lethbridge County Municipal Development Plan requires that lands be re-designated if the standards of the Land Use Bylaw cannot be met (Policy 4.14).
- Within the Municipal Development Plan there are no specific siting criteria or policies regarding public institutional uses as such it is up to Council's discretion in this instance to determine if the use is appropriate for this location. Council could consider the use similar to an isolated commercial/industrial development and apply the siting criteria as outlined in Policy 10.21 of the Municipal Development Plan:
 - Be located on fragmented or poor agricultural lands
 - An isolated commercial/industrial development shall be adjacent to a road network that can accommodate the development's traffic volume;
 - Have access to services and utilities
 - Be compatible with adjacent land uses or mitigate any negative impacts to adjacent landowners
 - Address drainage and storm-water runoff
- The lands are fragmented and have been previously subdivided and are not used for agricultural purposes.
- The proposed development is adjacent to Highway 25 and would have good access to the highway network. The applicant is aware that they would be required to submit a Traffic Impact Assessment at the time of the development permit application to identify what upgrades would be required to Highway 25 and Township Road 9-2. The requirement of the Traffic Impact Assessment is embedded in the Direct Control District (Section 12 e).

- Regarding services the development would have onsite septic, there is potable water on site and all utilities (power and gas) are currently on site.
- The use would be compatible and have negligible off-site impacts to the adjacent development being acreages and farmland.
- The direct control district addresses drainage and storm-water management and a storm-water management plan will be required at the time of the development permit.
- The proposed development being a religious assembly would not be subject to taxes, although if they developed a care home or commercial opportunities on the property, those would be taxed.

The notice of the public hearing was advertised in the November 5 and 12 editions of the Sunny South News and on the County's website and social media accounts. The County had comments from several residents both in person, on the phone, and by email. Overall there is support for the proposed development but there are concerns on the increased traffic on Highway 25 and how that will be addressed.

ALTERNATIVES / PROS / CONS:

Alternative 1:

County Council may request prior to second reading a Traffic Impact Assessment

- Pros - more information would be available to County Council and the applicant on what would be required for upgrades to Highway 25 and Township Road 9-2 prior to a final decision being made.
- Cons - this would delay the decision on the application for the applicant and they would incur the costs of the Traffic Impact Assessment.

Alternative 2:

County Council may refuse second reading of the bylaw

- Pros - Given the proximity and visibility to the highway the lands could be used for commercial/light industrial purposes instead of public/institutional uses.
- Cons - The public/institutional use would be compatible with the adjacent land uses.

FINANCIAL IMPACT:

If the bylaw was approved, future development of the religious assembly is not taxable. Any commercial or residential activities on the parcel would be taxed at the County's commercial/residential tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

ATTACHMENTS:

[Bylaw 24-017 - Compiled Application Package](#)

- [Bylaw 24-017 - Signed First Reading](#)
- [City of Lethbridge Comments - October 7 2024](#)
- [ATCO Gas Comments - September 17 2024](#)
- [ATCO Pipelines Comments - Sept 13 2024](#)
- [ATEC Comments - September 16, 2024](#)
- [Fortis Comments - Oct 4 2024](#)
- [Telus Comments - Oct 8 2024](#)

[LNID Comments - Oct 8 2024](#)
[ORRSC Comments - Oct 22 2024](#)
[Zmurchyk Comments_R](#)
[Ponjavic Comments_R](#)
[Fekete Comments_R](#)
[Ponjavic - Comments_R - Lettter](#)
[Bedster Comments](#)
[Boychuk Comments_R](#)

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application:	Assigned Bylaw No.	24-017
Date Deemed Complete: September 11, 2024	Application & Processing Fee:	\$ 2000.00
<input checked="" type="checkbox"/> Resignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Alvin Reinhard Fritz Architecture Inc.

Mailing Address: 10-90001 Range Road 212 **Phone:** (403) 320-8100
Lethbridge County, AB **Phone (alternate):** _____
Postal Code: T1J 5N9 **Fax:** (403) 327-3373

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: <u>Free Grace Fellowship</u>	Phone: <u>(403) 382-0044</u>
Mailing Address: <u>1807 - 2 Avenue A North</u> <u>Lethbridge, AB</u>	Applicant's interest in the property:
Postal Code: <u>T1H 0G4</u>	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>Architect</u>

PROPERTY INFORMATION

Municipal Address: Hwy 25 TWN RD 92

Legal Description: Lot(s) 3 Block 2 Plan 1711734
 OR Quarter _____ Section _____ Township _____ Range _____

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Direct Control - Light Industrial (Bylaw 1456)

Proposed Land Use Designation (zoning) (if applicable):

Direct Control - Public Institutional

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 12.6 Acres
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1" = 200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

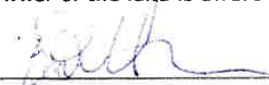
SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*

APPLICANT



REGISTERED OWNER (if not the same as applicant)

July 17, 2024

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

Free Grace Fellowship

Owner(s):

BERT VAN HIERDEN

Contact Name:

1807 - 2 Avenue A North, Lethbridge, AB T1H 0G4

Contact Address:

403 382 0044

Contact Phone:

bert@kippgarlic.com

Contact Email:

Lethbridge County
Planning Department
100, 905 - 4 Avenue South
Lethbridge, AB T1J 4E4

To Whom It May Concern:

With regards to HWY 25 TWN 92 Lot 3 Block 2 Plan 1711734 _____
Property address Property name (if applicable)

Please be advised that I, BERT VAN HIERDEN am:
full name

(select one)

The owner of the above-mentioned property, and that I authorize

An officer or director of the owner(s) of the above-mentioned property, and that I am authorized by that owner to authorize

Alvin Reinhard Fritz Architecture Inc. and/or its _____
Agent or company name Applicant, consultant, contractor (if applicable)

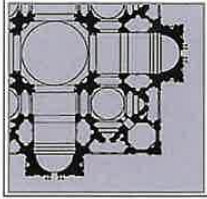
To apply for any and all Land Use Amendment, Development Permit, and Building Permits
Permit type

I further agree to immediately notify Lethbridge County, in writing, of any changed regarding the above information.

July 18 2024
Date signed

[Signature]
Signature of owner

BERT VAN HIERDEN
Name of owner (printed)



ALVIN REINHARD FRITZ
ARCHITECTURE INC.

Norland Coach House
#10 90001 Range Road 212
Lethbridge County, Alberta, T1J 5N9

Tel: 403.320.8100
Fax: 403.327.3373
Email: general@alvinfritzarchitect.com

Principal
Alvin Reinhard Fritz, Architect
AAA, MRAIC, AIBC, MAA, SAA, OAA

Collaborating to Create Inspired Architectural Environments

Since 1989

The immediate need for the Church is to build a sanctuary which will accommodate the services of the Free Grace Church, as well as the ancillary and support such as Youth Group and Christian Education. It is anticipated since the site is 12.6 acres that there will be some residual land mass available for other functions and the following should be considered in this Direct Control Zoning.

1. The client envisions supporting a daycare as a proposed future Land Use. Daycares are part and parcel of many church organizations and, as such, would not like to preclude the ability to have a daycare that is affiliated with the Church within the environment. It would also be valuable to consider a Christian Bookstore/Library, which would have minimal public engagement, however, would be available for the parishioners of the church.
2. The proposed Re-designation is consistent with applicable statutory practice. It is apparent that there are numerous church organizations accommodated on land with Direct Control Zoning throughout the region. As such, a Direct Control Zoning and the Re-designation of this site would also follow logically.
3. Compatibility of the proposal with surrounding uses and zonings. The proposed redesignation is compatible with the surrounding uses and there is an increase in Agro/industrial/commercial style development in this area of the County. We observed that there were organizations nearby that sell vegetables and agricultural products. We also note that there are examples of home occupation and the site on a main traffic corridor makes it quite palatable for the proposed use. It would not be considered an uncommon location for a church such as this to occur.
4. Analyzing the development potential site including identification of constraints and or hazards consists of a site that is more than 12.6 acres and, as such, there is adequate land mass to demonstrate potential for this project to fit well within the easements and setbacks that are anticipated. The site is ideally suitable for the development since it is at the top of the escarpment and has good topography and drainage. The site is on the top of the escarpment, the land levels off to the west such that it is ideal for this construction. Soil conditions are anticipated to be very acceptable since there is very little negative impact by way of environmental considerations and will be managed through the addition of the church. There should be no detrimental impact in these regards.
5. The site has been serviced for a residential homestead and, as such, sewage management, domestic water, gas, electricity, are available to the project. Solid waste management can readily be handled since the site is so close to West Lethbridge.
6. Access and egress from the parcel are going to be managed in accordance with traffic recommendations from Alberta Transportation. The impact on public roads is anticipated to be minimal given that the Church operates primarily on Sunday, at which time, there is dramatically less activity on the roads from other sources.

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis to the following lands:

Consisting of Plan 1711734 Block 2 Lot 3.

For the specific purposes of allowing a Place of Worship and other limited uses deemed to be appropriate for the site.

2. PERMITTED USES

Accessory Buildings/Structures to an approved use
Daycare
Library
Parks, Playgrounds, and Sports fields
Place of Worship
Signs - Type d 2 (in accordance with Part 6 of the Land Use Bylaw)

DISCRETIONARY USE

Cemetery
Long Term Care Facility
Retail Sales and Uses
Schools/Education Facilities
Seniors Housing

3. DEFINITIONS

Long Term Care Facility – means a health care facility with multiple accommodation or dwelling units that provides 24-hour professional supervision and care for people with complex care needs.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM LOT SIZE

The minimum lot size shall be 12.6 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

Front yard – 30 feet/9.1metres
Side yard – 20 feet/6.1 metres
Rear yard – 20 feet/6.1 metres

For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks will be applied as per section 6 below.

6. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 meters (125 feet) of the centre line of the county road or 70 metres (230 feet) from the centreline of a secondary highway or greater as required by Alberta Transportation.

7. MAXIMUM SITE COVERAGE

The maximum site coverage for all principal and accessory buildings combined is 50%.

8. ACCESSORY BUILDINGS AND STRUCTURES

- a. Any accessory buildings or structures shall not be located in the required setback from a public road or an easement
- b. An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of the Council or the Development Officer acting as the Development Authority having regard for Part 4 of the Land Use Bylaw.

10. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw

11. OTHER STANDARDS

- a. All storm water shall be retained on site to predevelopment levels. A storm water management plan shall be required prior to the development or subdivision of the lands
- b. All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County.
- c. Approaches and driveway access shall be in accordance and acceptable to the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- d. Any additional standards as required by Council or the Development Officer.

12. OTHER REQUIREMENTS

- a. **Site, Layout, and Grading Plan** – that shows the property dimensions, building locations, outdoor storage areas, employee parking areas and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b. **Landscaping Plan** - that shows the front yard landscaping and fencing (height and type) on the property.

- c. **Refuse or Garbage** shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- d. **Servicing** - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage areas are prohibited from being located over any of the septic system including the disposal field area.
- e. **Roads**
 - i. A TIA will be required upon submission of a development permit application
 - ii. Access to the parcels will be limited to a single access point to Township Road 9-2
 - iii. Developer is to pay for all costs associated with the TIA and all upgrades required for the intersection of TWP RD 9-2 and HWY 25 as recommended by Alberta Transportation
 - iv. The developer will be required to upgrade Township Road 9-2 to the county's standards at their own expense
- f. **Development Agreement** – the developer shall enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

13. SUBDIVISION

- a. . No further subdivision is contemplated.
- b. Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications

14. DELEGATION OF AUTHORITY

- a. Council shall be the Development Authority to decide on development permit applications for discretionary uses or applications for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- b. The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of the bylaw.

15. APPROVAL PROCEDURE

- a. Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area

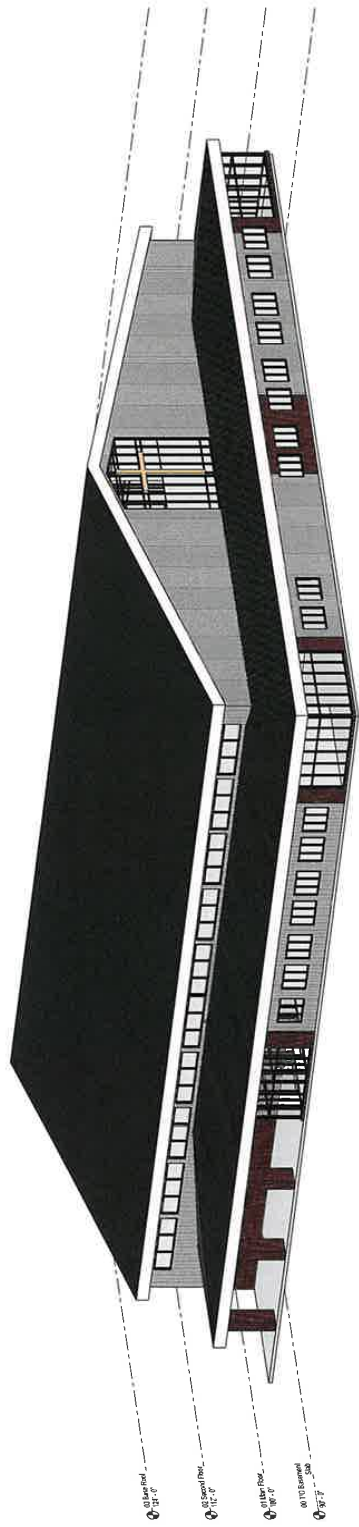
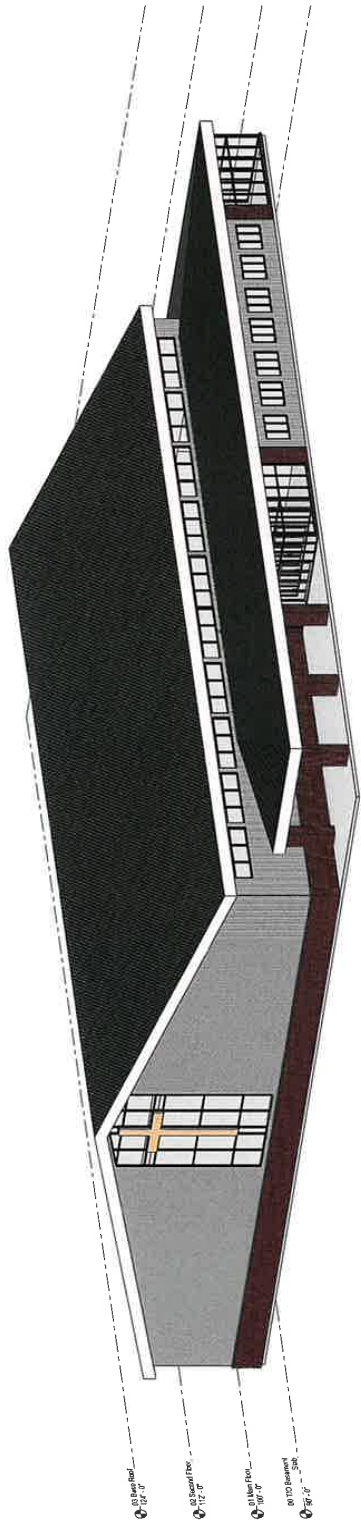
stating the location of the property for which the application has been made and the use approved.

- b. Before consideration of a development permit application for a discretionary use or a proposal requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be affected.
 - ii. Ensure that the notice contains the date and time that council will hear the application for waivers of development standards.
 - iii. Hear any person that claims to be affected by the decision on the application.
- c. Council may then approve the development application with or without conditions or refuse the application with reasons.
- d. Where Council has made a decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- e. When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation, the Town of Coalhurst, the City of Lethbridge or any applicable provincial government department.

16. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

3D Views



Project Name
Enter address here

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INC.



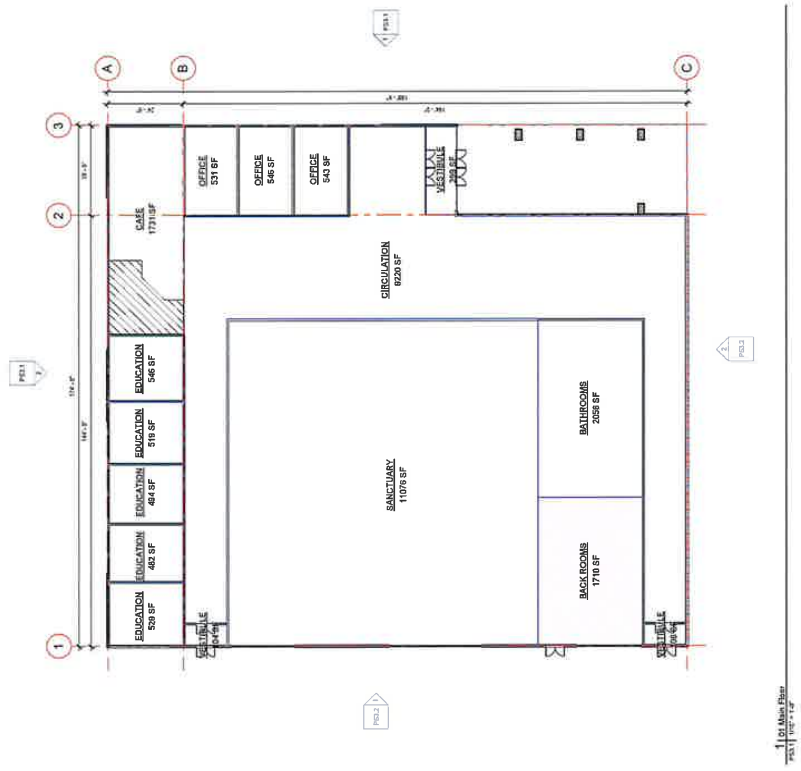
1" = 10' / 1" = 20'

Project Name:
Enter address here

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Main Floor Area Plan

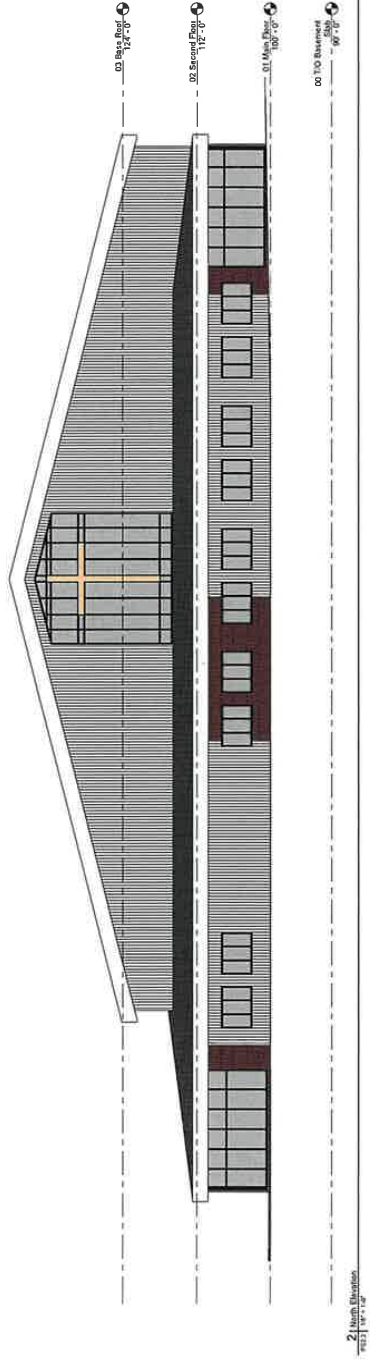
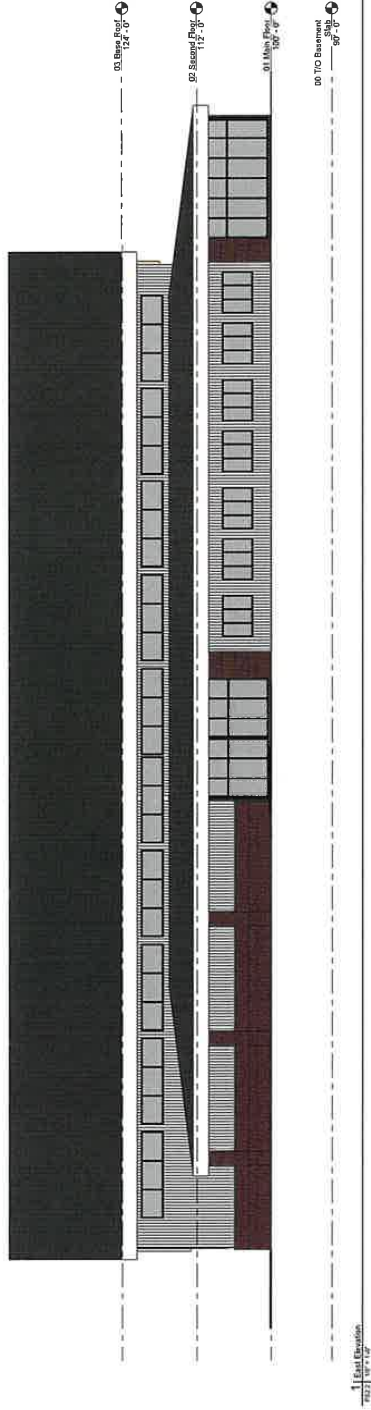


Project Name
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Elevations



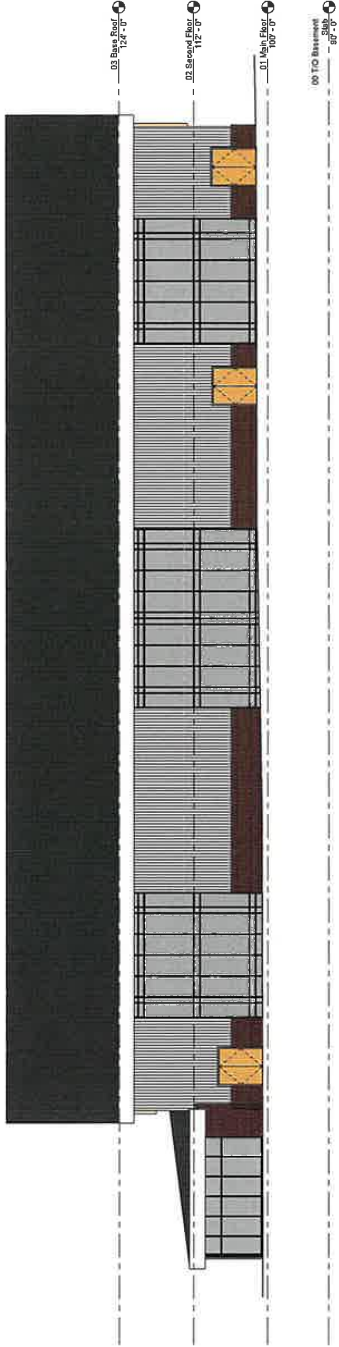
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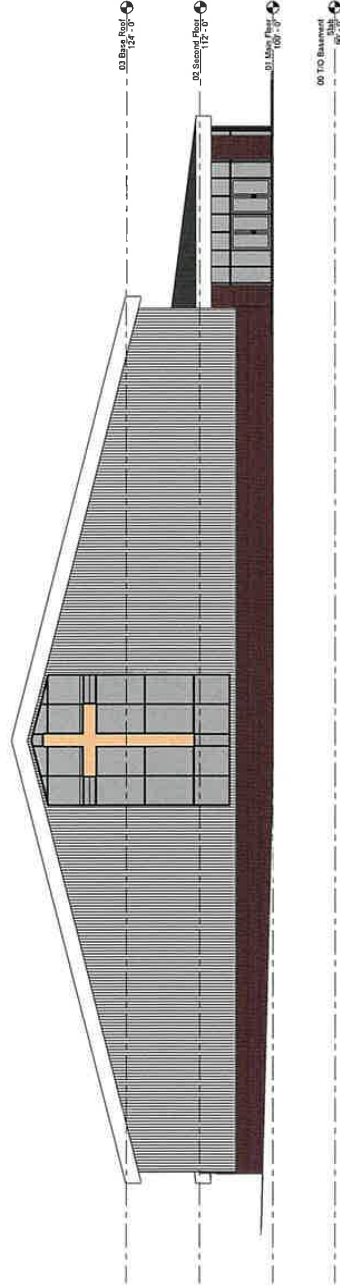


ARCHITECT

Elevations



1 West Elevation
1/23/21 10:11:02



2 South Elevation
1/23/21 10:11:02

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ALVIN REISBERG PARTNERS
ARCHITECT
INC.

PROJECT NUMBER:
PROJECT NUMBER:
Enter address here









ARCHITECT

ARTIST'S CONCEPTION



ARTIST'S CONCEPTION
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE

ANDERSON ARCHITECT
INC.



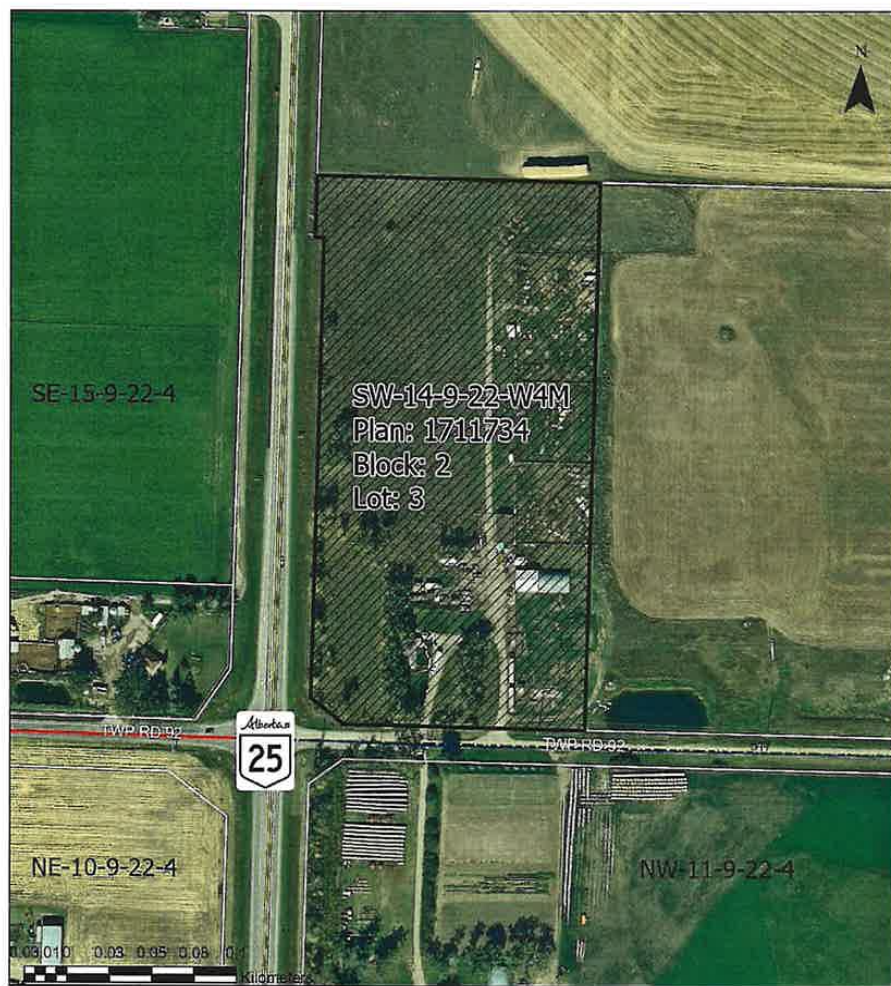


**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**


BYLAW NO. 24-017


Bylaw 24-017 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-017 is to re-designate Plan 1711734 Block 2 Lot 3, as shown on the sketch below, from Direct Control (D.C. – Bylaw 1456) to Direct Control (D.C.);



Bylaw 24-017: Direct Control (Light Industrial) to Direct Control (Public Institutional)
Parcels: Plan 1711734; Block 2 ; Lot 3; (SW-14-9-22-W4M) Approx 12.6 Acres
Located in Lethbridge County, AB

 24-017 Direct Control to Direct Control



AND WHEREAS the purpose of proposed Bylaw 24-017 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. That Bylaw No 1456, the former Direct Control Bylaw, is hereby repealed.
4. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 17th day of October 2024.



Reeve


Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

1 st Reading	October 17, 2024
2 nd Reading	
Public Hearing	
3 rd Reading	

Schedule A

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis to the following lands:

Consisting of Plan 1711734 Block 2 Lot 3.

For the specific purposes of allowing a Place of Worship and other limited uses deemed to be appropriate for the site.

2. PERMITTED USES

Accessory Buildings/Structures to an approved use

Daycare

Library

Parks, Playgrounds, and Sports fields

Place of Worship

Signs - Type d 2 (in accordance with Part 6 of the Land Use Bylaw)

DISCRETIONARY USE

Cemetery

Long Term Care Facility

Retail Sales and Uses

Schools/Education Facilities

Seniors Housing

3. DEFINITIONS

Long Term Care Facility – means a health care facility with multiple accommodation or dwelling units that provides 24-hour professional supervision and care for people with complex care needs.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM LOT SIZE

The minimum lot size shall be 12.6 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

Front yard – 30 feet/9.1 metres

Side yard – 20 feet/6.1 metres

Rear yard – 20 feet/6.1 metres

For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks will be applied as per section 6 below.

6. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the county road or 70 metres (230 feet) from the centreline of a secondary highway or greater as required by Alberta Transportation.

7. MAXIMUM SITE COVERAGE

The maximum site coverage for all principal and accessory buildings combined is 50%.

8. ACCESSORY BUILDINGS AND STRUCTURES

- a. Any accessory buildings or structures shall not be located in the required setback from a public road or an easement
- b. An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of the Council or the Development Officer acting as the Development Authority having regard for Part 4 of the Land Use Bylaw.

10. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw

11. OTHER STANDARDS

- a. All storm water shall be retained on site to predevelopment levels. A storm water management plan shall be required prior to the development or subdivision of the lands
- b. All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County.
- c. Approaches and driveway access shall be in accordance and acceptable to the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- d. Any additional standards as required by Council or the Development Officer.

12. OTHER REQUIREMENTS

- a. **Site, Layout, and Grading Plan** – that shows the property dimensions, building locations, outdoor storage areas, employee parking areas and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b. **Landscaping Plan** - that shows the front yard landscaping and fencing (height and type) on the property.
- c. **Refuse or Garbage** shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- d. **Servicing** - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage areas are prohibited from being located over any of the septic system including the disposal field area.

e. Roads

- i. A TIA will be required upon development or subdivision whichever occurs first
 - ii. Access to the parcels will be limited to a single access point to Township Road 9-2
 - iii. Developer is to pay for all cost associated with the TIA and all upgrades required for the intersection of TWP RD 9-2 and HWY 25 as recommended by Alberta Transportation
 - iv. The developer will be required to upgrade Township Road 9-2 to the county's standards at their own expense
- f. **Development Agreement** – the developer shall enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

13. SUBDIVISION

- a. . No further subdivision is contemplated.
- b. Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications

14. DELEGATION OF AUTHORITY

- a. Council shall be the Development Authority to decide on development permit applications for discretionary uses or applications for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- b. The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of the bylaw.

15. APPROVAL PROCEDURE

- a. Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- b. Before consideration of a development permit application for a discretionary use or a proposal requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be affected.
 - ii. Ensure that the notice contains the date and time that council will hear the application for waivers of development standards.
 - iii. Hear any person that claims to be affected by the decision on the application.
- c. Council may then approve the development application with or without conditions or refuse the application with reasons.
- d. Where Council has made a decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- e. When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation, the Town of Coalhurst, the City of Lethbridge or any applicable provincial government department.

16. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

From: [Tyson Boylan](#)
To: [Hilary Janzen](#)
Cc: [Maureen Gaehring](#); [Adam St. Amant](#)
Subject: RE: [External] Lethbridge County Referral - Bylaw 24-017
Date: Monday, October 07, 2024 5:19:58 PM
Attachments: [image002.jpg](#)
[image003.png](#)

Hi Hilary,

Please see the following comments from the City of Lethbridge in regard to Bylaw 24-017 :

- *The proposed church in this location will likely have a significant impact on traffic. As this is near where Highway #25 enters the city, we request that a new Traffic Impact Assessment (TIA) be completed prior to approval of the new Direct Control bylaw, which was also required for the industrial development that was previously proposed on this site. The existing TIA should not be used, as the new proposed development is a different land use with very different characteristics. Development of the proposed church should follow the recommendations outlined in the new TIA and we request that a draft of the TIA also be sent to the City of Lethbridge for our review prior to approval.*

Regards,



Tyson Boylan RPP, MCIP
Senior Community Planner | Planning & Design | City of Lethbridge
P: 403.320.3928
E: tyson.boylan@lethbridge.ca
A: 1st Floor, City Hall 910-4th Avenue South, Lethbridge, AB, T1J 0P6
lethbridge.ca

The City of Lethbridge acknowledges that we are gathered on the lands of the Blackfoot people of the Canadian Plains and pays respect to the Blackfoot people past, present and future while recognizing and respecting their cultural heritage, beliefs and relationship to the land. The City of Lethbridge offers respect to the Metis and all who have lived on this land and made Lethbridge their home.

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, September 13, 2024 2:22 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals

(landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Coalhurst - Town <CAO@coalhurst.ca>

Subject: [External] Lethbridge County Referral - Bylaw 24-017

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached referral from Lethbridge County. Comments are due no later than October 14, 2024.

Thank you,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: [Lahnert, Jessica](#)
To: [Hilary Janzen](#)
Subject: RE: Lethbridge County Referral - Bylaw 24-017
Date: Tuesday, September 17, 2024 11:54:58 AM
Attachments: [image001.png](#)

Hi Hilary,

ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert

Administrative Coordinator, Land
Natural Gas

P. 403-245-7443

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, September 13, 2024 2:22 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (Inid@telus.net) <lnid@telus.net>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Coalhurst - Town <CAO@coalhurst.ca>
Subject: Lethbridge County Referral - Bylaw 24-017

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Please see the attached referral from Lethbridge County. Comments are due no later than October 14, 2024.

Thank you,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
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US.

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

From: [Circulations_HP](#)
To: [Hilary Janzen](#)
Subject: RESPONSE 24-3540 RE: Lethbridge County Referral - Bylaw 24-017
Date: Friday, September 13, 2024 2:30:45 PM
Attachments: [image001.png](#)

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, September 13, 2024 2:22 PM
To: Circulations, HP <HP.Circulations@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Coalhurst - Town <CAO@coalhurst.ca>
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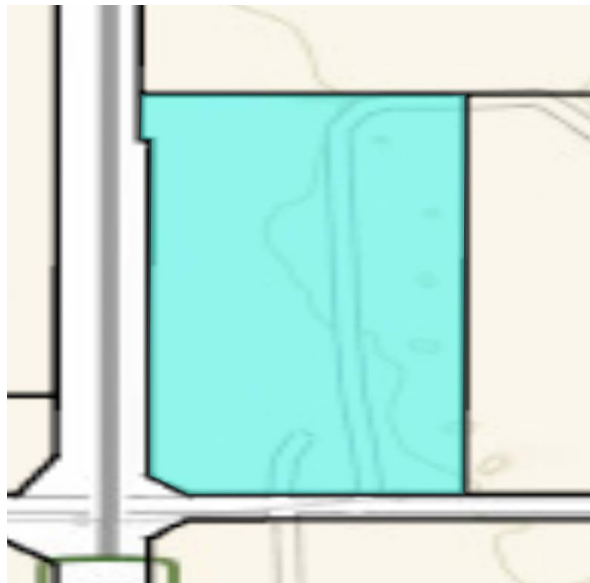
Hilary Janzen, RPP, MCIP
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Transportation and Economic Corridors Notice of Referral Decision Land Use Bylaw Amendment in Proximity of a Provincial Highway

Municipality File Number:	Bylaw 24-017	Highway(s):	3, 25, 3A
Legal Land Location:	QS-SW SEC-14 TWP-009 RGE-22 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	September 16, 2024	AT Reference #:	RPATH0045790
Description of Development:	An application has been submitted to re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22W4 from Direct Control (Bylaw 1456) to Direct Control. The intent of the rezoning is to allow for a place of worship and other limited uses on the parcel. The current direct control district (Bylaw 1456) has been attached for your reference. If you have any comments or concerns regarding this application, please contact me by October 14, 2024.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

Given the information provided to date and as at this juncture this is merely a change in land use designation. Therefore, we do not have any objections to the proposed land use redesignation and/or favorable consideration by the Lethbridge County land use authority.

In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will require a permit from Alberta Transportation.

The application can be submitted through the RPATH portal at [RPATH Portal](#) and may be subject to additional requirements.

A Traffic Impact Assessment (TIA) will also be required for the proposed development.

<https://open.alberta.ca/publications/traffic-impact-assessment-guidelines>

<https://open.alberta.ca/publications/who-pays-for-highway-improvements-caused-by-single-developments-multiple-developments>

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Leah Olsen, Development and Planning Tech**, on **September 16, 2024** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

External Circulation
Lethbridge County Land Use Bylaw Amendment
Bylaws 24-017

Date: August 27, 2024

To: Alberta Transportation and Economic Corridors
ATCO Gas
ATCO Pipelines
City of Lethbridge
FORTIS
Telus
Town of Coalhurst
LNID

Description:

An application has been submitted to re-designate Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 from Direct Control (Bylaw 1456) to Direct Control. The intent of the rezoning is to allow for a place of worship and other limited uses on the parcel. The current direct control district (Bylaw 1456) has been attached for your reference.

If you have any comments or concerns regarding this application, please contact me by October 14, 2024.

Regards,

Hilary Janzen, RPP, MCIP
Manager, Planning and Development

Enclosures

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

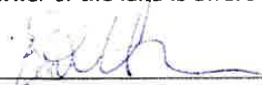
SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*



APPLICANT

REGISTERED OWNER (if not the same as applicant)July 17, 2024
_____**DATE**

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

Free Grace Fellowship

Owner(s):

BERT VAN HIERDEN

Contact Name:

1807 - 2 Avenue A North, Lethbridge, AB T1H 0G4

Contact Address:

403 382 0044

Contact Phone:

bert@kippgarlic.com

Contact Email:

**Lethbridge County
Planning Department
100, 905 – 4 Avenue South
Lethbridge, AB T1J 4E4**

To Whom It May Concern:

With regards to HWY 25 TWN 92 Lot 3 Block 2 Plan 1711734 _____
Property address Property name (if applicable)

Please be advised that I, BERT VAN HIERDEN am:
full name

(select one)

The owner of the above-mentioned property, and that I authorize

An officer or director of the owner(s) of the above-mentioned property, and that I am authorized by that owner to authorize

Alvin Reinhard Fritz Architecture Inc. and/or its _____
Agent or company name Applicant, consultant, contractor (if applicable)

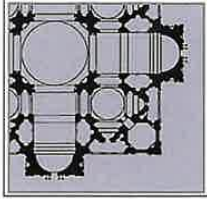
To apply for any and all Land Use Amendment, Development Permit, and Building Permits
Permit type

I further agree to immediately notify Lethbridge County, in writing, of any changed regarding the above information.

July 18 2024
Date signed

[Signature]
Signature of owner

BERT VAN HIERDEN
Name of owner (printed)



ALVIN REINHARD FRITZ
ARCHITECTURE INC.

Norland Coach House
#10 90001 Range Road 212
Lethbridge County, Alberta, T1J 5N9

Tel: 403.320.8100
Fax: 403.327.3373
Email: general@alvinfritzarchitect.com

Principal
Alvin Reinhard Fritz, Architect
AAA, MRAIC, AIBC, MAA, SAA, OAA

Collaborating to Create Inspired Architectural Environments

Since 1989

The immediate need for the Church is to build a sanctuary which will accommodate the services of the Free Grace Church, as well as the ancillary and support such as Youth Group and Christian Education. It is anticipated since the site is 12.6 acres that there will be some residual land mass available for other functions and the following should be considered in this Direct Control Zoning.

1. The client envisions supporting a daycare as a proposed future Land Use. Daycares are part and parcel of many church organizations and, as such, would not like to preclude the ability to have a daycare that is affiliated with the Church within the environment. It would also be valuable to consider a Christian Bookstore/Library, which would have minimal public engagement, however, would be available for the parishioners of the church.
2. The proposed Re-designation is consistent with applicable statutory practice. It is apparent that there are numerous church organizations accommodated on land with Direct Control Zoning throughout the region. As such, a Direct Control Zoning and the Re-designation of this site would also follow logically.
3. Compatibility of the proposal with surrounding uses and zonings. The proposed redesignation is compatible with the surrounding uses and there is an increase in Agro/industrial/commercial style development in this area of the County. We observed that there were organizations nearby that sell vegetables and agricultural products. We also note that there are examples of home occupation and the site on a main traffic corridor makes it quite palatable for the proposed use. It would not be considered an uncommon location for a church such as this to occur.
4. Analyzing the development potential site including identification of constraints and or hazards consists of a site that is more than 12.6 acres and, as such, there is adequate land mass to demonstrate potential for this project to fit well within the easements and setbacks that are anticipated. The site is ideally suitable for the development since it is at the top of the escarpment and has good topography and drainage. The site is on the top of the escarpment, the land levels off to the west such that it is ideal for this construction. Soil conditions are anticipated to be very acceptable since there is very little negative impact by way of environmental considerations and will be managed through the addition of the church. There should be no detrimental impact in these regards.
5. The site has been serviced for a residential homestead and, as such, sewage management, domestic water, gas, electricity, are available to the project. Solid waste management can readily be handled since the site is so close to West Lethbridge.
6. Access and egress from the parcel are going to be managed in accordance with traffic recommendations from Alberta Transportation. The impact on public roads is anticipated to be minimal given that the Church operates primarily on Sunday, at which time, there is dramatically less activity on the roads from other sources.

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis to the following lands:

Consisting of Plan 1711734 Block 2 Lot 3.

For the specific purposes of allowing a Place of Worship and other limited uses deemed to be appropriate for the site.

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Long Term Care Facility

Retail Sales and Uses

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Seniors Housing

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Front yard – 30 feet/9.1metres

Side yard – 20 feet/6.1 metres

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No part of a building, structure or development shall be located within 38.1 meters (125 feet) of the centre line of the county road or 70 metres (230 feet) from the centreline of a secondary highway or greater as required by Alberta Transportation.

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The maximum site coverage for all principal and accessory buildings combined is 50%.

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As per the Lethbridge County Land Use Bylaw

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- b. The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of the bylaw.

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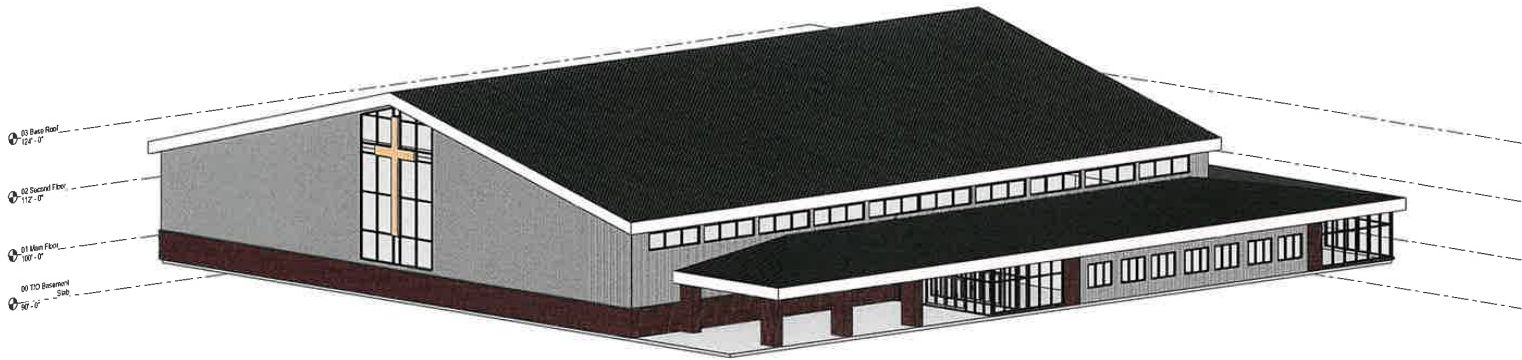
- a. Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area

stating the location of the property for which the application has been made and the use approved.

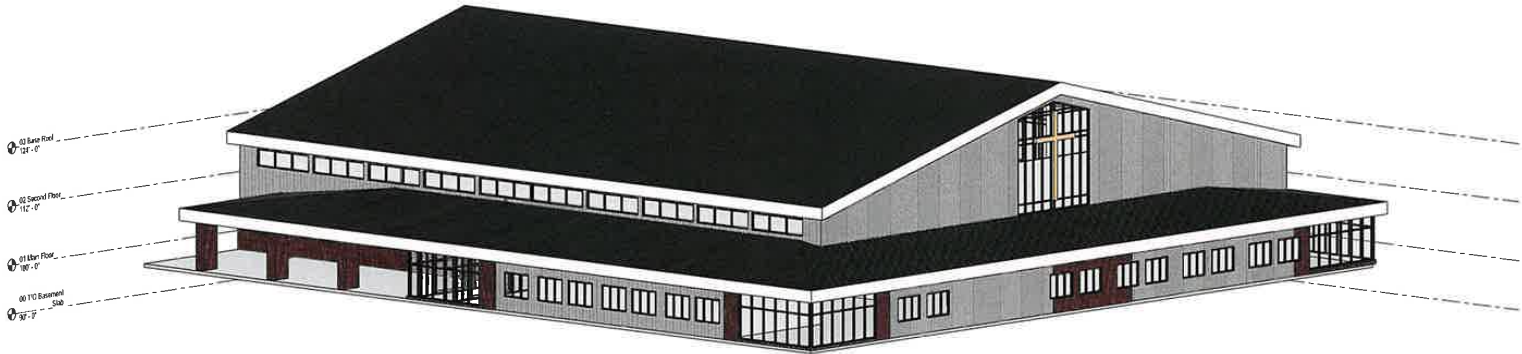
- b. Before consideration of a development permit application for a discretionary use or a proposal requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be affected.
 - ii. Ensure that the notice contains the date and time that council will hear the application for waivers of development standards.
 - iii. Hear any person that claims to be affected by the decision on the application.
- c. Council may then approve the development application with or without conditions or refuse the application with reasons.
- d. Where Council has made a decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- e. When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation, the Town of Coalhurst, the City of Lethbridge or any applicable provincial government department.

16. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.



1 | 3D View - Front



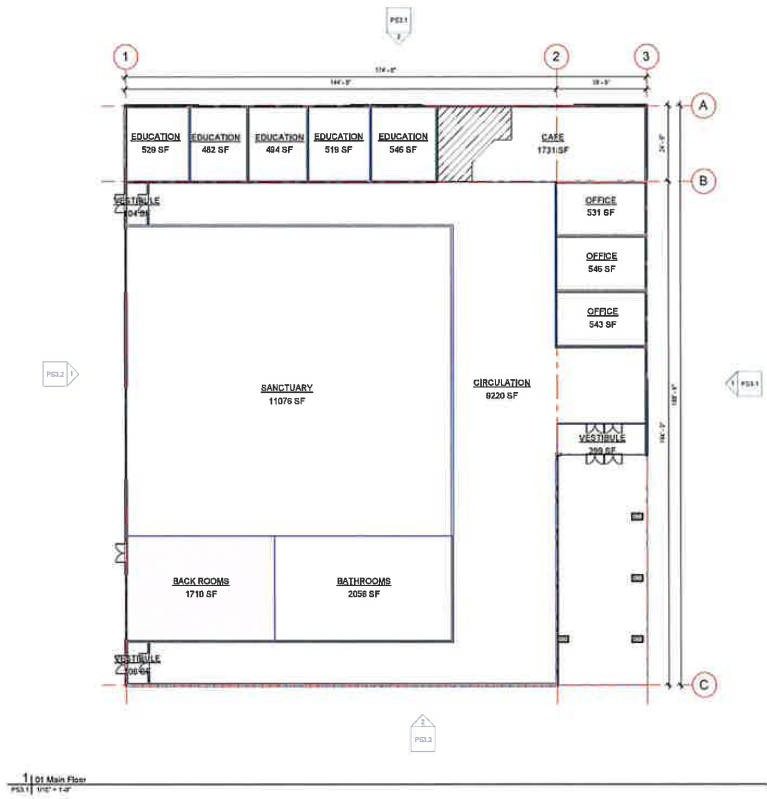
2 | 3D View - Back

3D Views

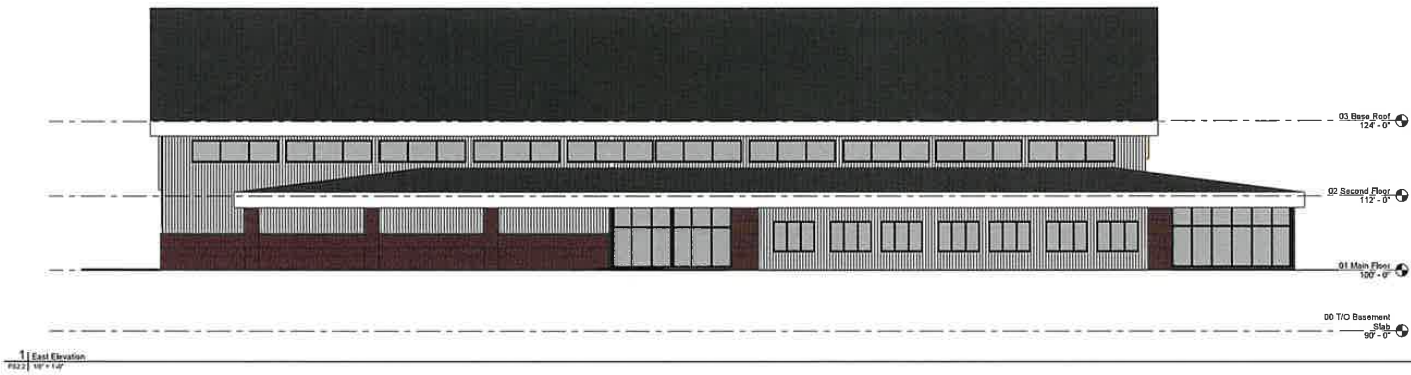




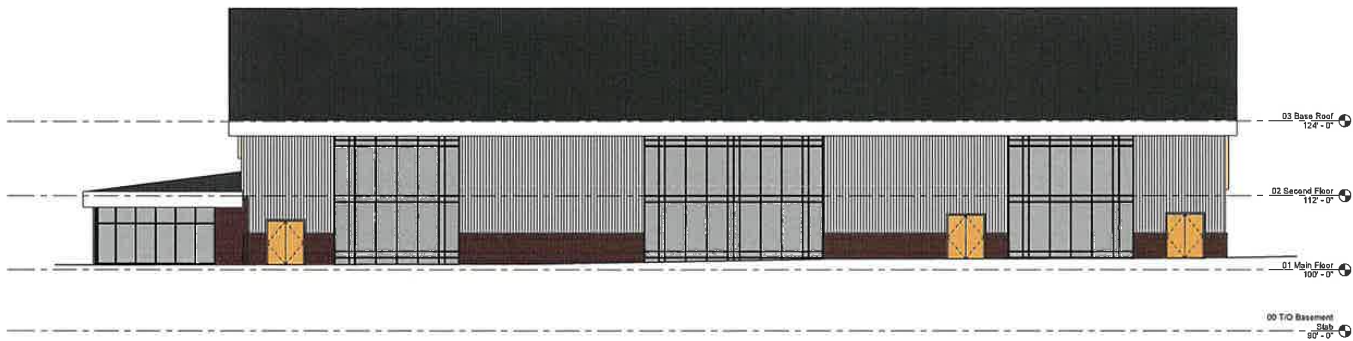
11 Site Plan - Parking
FIG 11 1" = 40'



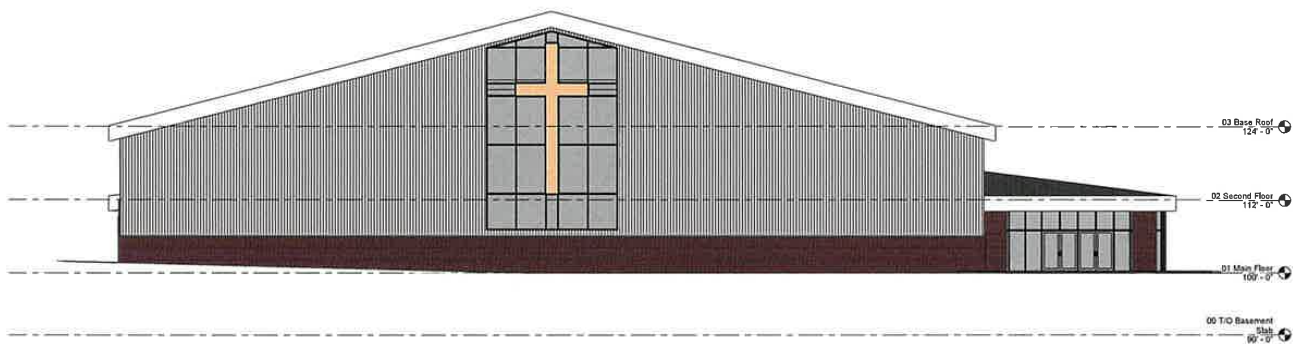
Main Floor Area Plan



Elevations



1 | West Elevation
 1022 | 10'-11"



2 | South Elevation
 1022 | 10'-11"

Elevations







ALVIN BERNHARD BRITZ
ARCHITECT
INC.

ARTIST'S CONCEPTION
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE



ALVIN BUCHHARDT FITZ
ARCHITECT
INC.

ARTIST'S CONCEPTION
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE





ALVIN FINNBERG PRITZ
ARCHITECT
P.C.

ARTIST'S CONCEPTION
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE

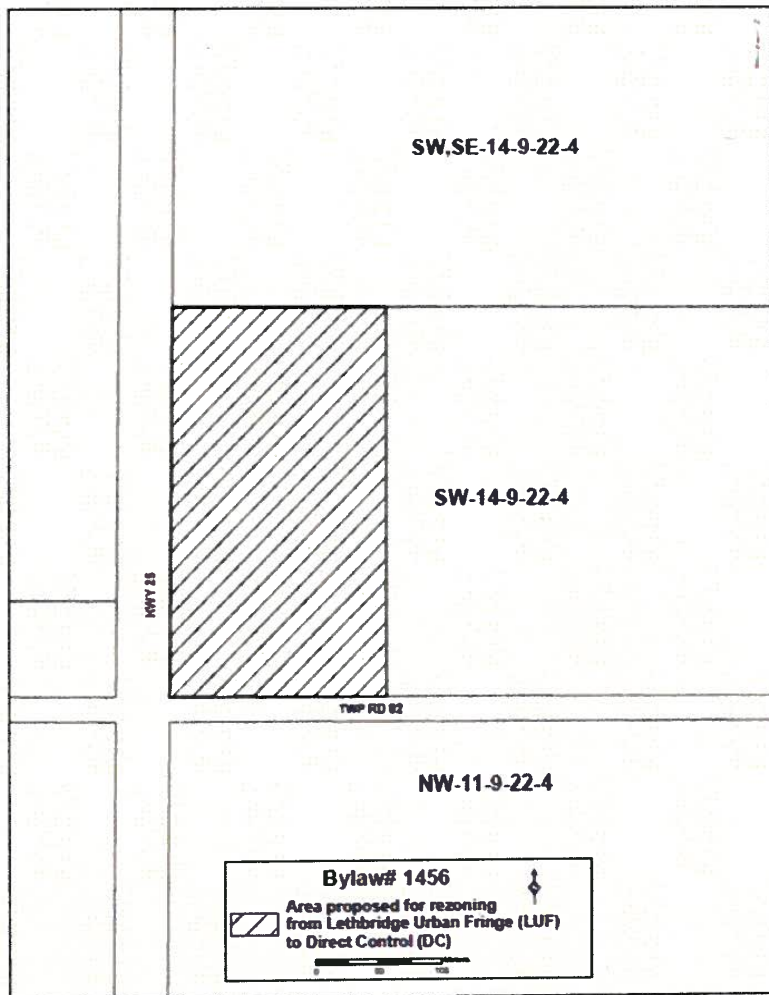
**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1456

Bylaw 1456 of Lethbridge County being a Bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 1456 is to re-designate a portion of Plan 0210532 Block 2 Lot 2, containing 13 acres, from Lethbridge Urban Fringe (L.U.F) to Direct Control (D.C.);

(As shown in Schedule 'A')



AND WHEREAS the purpose of proposed Bylaw 1456 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "B" attached hereto;

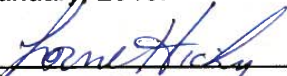
AND WHEREAS policies in the Municipal Development Plan Bylaw No 1331 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "B" attached hereto and be applied to the lands described above and identified on the map in Schedule "A".
2. Bylaw No 1404 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 14th day of January, 2016.



Reeve



Chief Administrative Officer

GIVEN second reading this 18th day of August, 2016.



Reeve

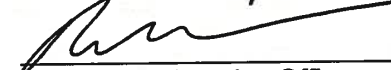


ACTING Chief Administrative Officer

GIVEN third reading this 18th day of August, 2016.



Reeve



ACTING Chief Administrative Officer

**Proposed Subdivision Plan: To create 1 parcel as defined in Section 13.
Schedule 'B' for Bylaw 1456**

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site specific basis to the following lands:

Consisting of the portion of SW 14-9-22-W4, Plan 0210532 Block 2 Lot 2, consisting of the West 13 acres+/-.

For the specific purposes of allowing a Lumberyard Facility and other permitted uses.

2. PERMITTED USES

Accessory Buildings/Structures to an approved use
Lumberyard and Building Supply Store
Signs - Type 1 and 2 (in accordance with Part 5 of the Land Use Bylaw)
Extensive Agriculture

3. DEFINITIONS

Accessory Buildings/Structures means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure or use, located on the same lot as the principal building or use, but does not include a building or structure used for human habitation.

Lumber Yard and Building Supply Store means a commercial retail store where lumber, building materials, hardware and household accessories and other related goods are stored, offered or kept for sale and may include outdoor storage but does not include the manufacturing or fabrication of lumber or similar products.

4. MINIMUM LOT SIZE

The minimum lot size shall be 2 acres.

5. MINIMUM YARD SETBACK REQUIRMENTS

Front yard – 30 feet/9.1metres
Side yard – 20 feet/6.1 metres
Rear yard – 20 feet/6.1 metres

For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks will be applied as per section 6 below.

6. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 meters (125 feet) of the centre line of the county road or 70 metres (230 feet) from the centreline of a secondary highway or greater as required by Alberta Transportation.

7. MAXIMUM SITE COVERAGE

The maximum site coverage for all principal and accessory buildings combined is 50%.

8. ACCESSORY BUILDINGS AND STRUCTURES

- a. Any accessory buildings or structures shall not be located in the required setback from a public road or an easement
- b. An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of the Council or the Development Officer acting as the Development Authority having regard for Part 3 of the Land Use Bylaw.

10. SIGN REGULATIONS

As per Part 5 of the Land Use Bylaw.

11. OTHER STANDARDS

- a. All storm water shall be retained on site to predevelopment levels. A storm water management plan shall be required prior to the development or subdivision of the lands
- b. All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County.
- c. Approaches and driveway access shall be in accordance and acceptable to the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- d. Any additional standards as required by Council or the Development Officer.

12. OTHER REQUIREMENTS

- a. **Site, Layout, and Grading Plan** – that shows the property dimensions, building locations, outdoor storage areas, employee parking areas and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b. **Landscaping Plan** - that shows the front yard landscaping and fencing (height and type) on the property. Buffering and screening will be required for any outdoor storage on the parcels.
- c. **Refuse or Garbage** shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- d. **Servicing** - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage areas are prohibited from being located over any of the septic system including the disposal field area.
- e. **Roads**
 - i. A TIA will be required upon development or subdivision whichever occurs first
 - ii. Access to the parcels will be limited to a single access point to Township Road 9-2
 - iii. Developer is to pay for all cost associated with the TIA and all upgrades required for the intersection of TWP RD 9-2 and HWY 25 as recommended by the Engineers' TIA and required by Alberta Transportation.
 - iv. The developer will be required to upgrade Township Road 9-2 to the county's standards at their own expense
- f. **Development Agreement** – the developer shall enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

13. SUBDIVISION

- a. Notwithstanding the provisions of this bylaw, a subdivision may be considered as shown in Schedule "A". It is limited to the creation of 1 lot which conforms to the area of land designated to the Direct Control district, from a portion of Plan 0210532 Block 2 Lot 2.
- b. Notwithstanding the provisions of this bylaw, future subdivisions may be considered provided it is limited to the creation of no smaller than 2 acre lots, which conform to the area of land designated to the Direct Control district.
- c. Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.

14. DELEGATION OF AUTHORITY

- a. Council shall be the Development Authority to decide on development permit applications for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- b. The Development Officer, in accordance with Part 1 Section 35 of the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided they conform to the standards of the bylaw.

15. APPROVAL PROCEDURE

- a. Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the

development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.

- b.** Before consideration of a development permit application for a proposal requiring waivers on the subject property, Council shall:
 - i. Cause a notice to be issued by the designated officer to any person likely to be affected.
 - ii. Ensure that the notice contains the date and time that council will hear the application for waivers of development standards.
 - iii. Hear any person that claims to be affected by the decision on the application.
- c.** Council may then approve the development application with or without conditions or refuse the application with reasons.
- d.** Where Council has made a decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- e.** When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation, the Town of Coalhurst, the City of Lethbridge or any applicable provincial government department.

16. APPEAL PROCEDURE

- a.** Pursuant to Section 641(4)(a) of the Act, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- b.** If the Development Officer has been delegated the authority to decide upon development permit application as the Development Authority, then the appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the direction of Council.

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application:	Assigned Bylaw	No. <u>24-017</u>
Date Deemed Complete: <u>September 11, 2024</u>	Application & Processing Fee:	\$ <u>2000.00</u>
<input checked="" type="checkbox"/> Resignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Alvin Reinhard Fritz Architecture Inc.

Mailing Address: 10-90001 Range Road 212 **Phone:** (403) 320-8100
Lethbridge County, AB **Phone (alternate):** _____
Postal Code: T1J 5N9 **Fax:** (403) 327-3373

Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: <u>Free Grace Fellowship</u>	Phone: <u>(403) 382-0044</u>
Mailing Address: <u>1807 - 2 Avenue A North</u> <u>Lethbridge, AB</u>	Applicant's interest in the property:
Postal Code: <u>T1H 0G4</u>	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>Architect</u>

PROPERTY INFORMATION

Municipal Address: Hwy 25 TWN RD 92

Legal Description: Lot(s) 3 Block 2 Plan 1711734
 OR Quarter _____ Section _____ Township _____ Range _____

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Direct Control - Light Industrial (Bylaw 1456)

Proposed Land Use Designation (zoning) (if applicable):

Direct Control - Public Institutional

SITE DESCRIPTION:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 12.6 Acres
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1" = 200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.

From: [Diana Pounall](#) on behalf of [Land Service](#)
To: [Hilary Janzen](#)
Subject: Lethbridge County Referral - Bylaw 24-017 Map
Date: Friday, October 04, 2024 11:35:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[24_017_DC_DC Rezoning Map.pdf](#)
[External Circulation - Bylaw 24-017.pdf](#)
[Bylaw 1456 - SIGNED FINAL.pdf](#)
[Bylaw 24-017 - Complied Application Package.pdf](#)

Good day,

FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.

Warm Regards,

Diana Pounall | Land Coordinator, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Hilary Janzen <hjanzen@lethcounty.ca>
Sent: Friday, September 13, 2024 2:40 PM
To: Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; Land Service <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Coalhurst - Town <CAO@coalhurst.ca>
Subject: [CAUTION] RE: Lethbridge County Referral - Bylaw 24-017 Map

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

My apologies, attached is the application and the [map](#) showing the location.

Regards,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Hilary Janzen
Sent: Friday, September 13, 2024 2:22 PM
To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Coalhurst - Town <CAO@coalhurst.ca>
Subject: Lethbridge County Referral - Bylaw 24-017

Please see the attached referral from Lethbridge County. Comments are due no later than October 14, 2024.

Thank you,



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

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From: [circulations](#)
To: [Hilary Janzen](#)
Subject: Re: [WARNING: SUSPICIOUS SENDER] RE: Lethbridge County Referral - Bylaw 24-017 Map
Date: Tuesday, October 08, 2024 11:05:08 AM
Attachments: [image001.png](#)

Good Day,

Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

Thanks

Jane Willox

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

On Fri, Sep 13, 2024 at 2:40 PM Hilary Janzen <hjanzen@lethcounty.ca> wrote:

My apologies, attached is the application and the map showing the location.

Regards,



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

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From: Hilary Janzen

Sent: Friday, September 13, 2024 2:22 PM

To: ATCO Pipelines - Referrals (HP.Circulations@atco.com) <HP.Circulations@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; LNID (lnid@telus.net) <lnid@telus.net>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>; Coalhurst - Town <CAO@coalhurst.ca>

Subject: Lethbridge County Referral - Bylaw 24-017

Please see the attached referral from Lethbridge County. Comments are due no later than October 14, 2024.

Thank you,



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 **C:** 403.331-5036 **E:** hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: [Geraldine Sevilla](#)
To: [Hilary Janzen](#)
Subject: FW: Land Use Bylaw Amendment: Bylaw 24-017
Date: Tuesday, October 08, 2024 1:49:17 PM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)

Good afternoon:

On behalf of Janet Beck, Administration and Land Manager, please be advised that the Lethbridge Northern Irrigation District (LNID) has no objection to Land Use Bylaw Amendment 24-017, SW 14-09-22-4.

Thank you for the opportunity to comment.

LETHBRIDGE NORTHERN IRRIGATION DISTRICT
2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581
Email: jb_lnid@telus.net

From: Geraldine Sevilla
Sent: October 8, 2024 9:59 AM
To: nhill@lethcounty.ca
Cc: bert@kippgarlic.com; development@lethcounty.ca; Gary Burke <gary.burke@lnid.ca>; Katrina Holoboff <kat@lnid.ca>
Subject: Land Use Bylaw Amendment: Bylaw 24-017

Good morning:

On behalf of Janet Beck, Administration and Land Manager, please be advised that the Lethbridge Northern Irrigation District (LNID) has no objection to Land Use Bylaw Amendment 24-017, SW 14-09-22-4.

Thank you for the opportunity to comment.

LETHBRIDGE NORTHERN IRRIGATION DISTRICT
2821 18th Avenue North | Lethbridge, AB | T1H 6T5
T 403.327.3302 | F 403.320.2457 | C 403.330.7581

Email: jb_lnid@telus.net

Memo

To: Hilary Janzen, Manager of Planning and Development

From: Steve Harty – ORRSC Senior Planner

Date: 2024-10-21

Re: Bylaw No. 24-017 – Redesignation from Bylaw 1456 Direct Control (Light Industrial) to Direct Control (Public Institutional).

Plan 1711734 Block 2 Lot 3 in the SW 14-9-22-W4 - Free Grace Fellowship

COMMENTS:

In respect of considering the suitability of the DC Bylaw application, the following matters may be considered by the County, and ultimately Council in making a decision, on the amendment proposal:

- The rezoning to a new Direct Control (DC) is for an entirely different use with the intent to allow for a place of worship and other limited associated uses on the parcel. With the DC bylaw itself, there should be no concerns with the accessory permitted uses such as a day care, library, playground, etc. The potential discretionary uses of the Long Term Care Facility and Seniors Housing could have a larger impact with regard to additional traffic (in addition to the church), sewer, and water services. It is recognized that these types of developments may also not be feasible until such time a secure potable water supply is available to provide the volume required. However, as discretionary uses the water situation may be addressed at a future development permit process stage in determining suitability.
- One aspect of the DC bylaw that may need clarification is that a Cemetery is listed as a discretionary use. This is in itself not a concern, but it is noted that the DC bylaw Section 13 Subdivision part states that no further subdivision is contemplated. It should be recognized that if the church were to want to install a cemetery on the subject parcel, the province would require it to be subdivided onto its own separate title. As such, it may be beneficial to have the subdivision text revised to reflect this.
- In reviewing the suitability of the land for the proposal, the subject parcel is 12.6-acres, is remnant coulee top, categorized as poor quality agricultural land and contains existing built improvements. Thus, it is conducive to supporting some type of non-agricultural development. Based on a review of various provincial information and data the land is not identified for containing wetlands or abandoned gas wells. It is located adjacent to a parcel identified as potentially containing Historical Resources of a category HRV 5a, which may require the developers to report to the province if something is discovered during land development.
- The submitted plans do not illustrate the church development area and parking lot in the full context of the 12.6 acre parcel and its' property boundaries. It would be beneficial to have a site plan drawing that illustrates the church and parking lot in the full context of the title. In

absence of such, it is estimated the church site covers just over half of the total area. At the development permit stage, a more detailed site plan should be provided, and the lot development must factor a suitable area for onsite septic management that does not form any area of the parking lot.

- The County should ensure it is satisfied at the development permit stage that onsite drainage is adequately addressed due to the large church building and the extensive parking area onsite that will significantly increase drainage and runoff. It is noted the tentative plan includes an area for stormwater water management that will need to be engineered for the calculated volume related to the development and pre-and-post conditions. The DC bylaw does address this requirement.
- A main item that requires consideration is in respect to the referral processes and affected parties' responses, due to the location of the land subject of the application - being adjacent to Highway 25 (thus AT) and situated within the IDP area with the City of Lethbridge, and in proximity to the Town of Coalhurst. Thus, relevant comments received from all three parties should be taken into consideration.
- Overall, from a land use and planning perspective the prime issue that needs to be considered is the potential traffic and how it may impact the intersection of Township Road Rd 9-2 at Highway 25. A TIA was previously prepared, and intersection improvements made, but this development could significantly add to the traffic at the intersection. As Alberta Transportation has jurisdiction over the highway, comments from AT are most pertinent to consider with this proposal. The applicants will ultimately be responsible for any upgrades that may need to be made to the existing intersection and Highway 25 to accommodate the development. The DC bylaw does address this requirement and states a TIA will be required upon submission of a Development Permit application.
- The property is located within the Intermunicipal Development Plan area (Policy Area 2, subarea 3) with the City of Lethbridge. Other than the consideration that GCR may be allowed, the policies do not address in detail other land use types which supports the need for an appropriate DC bylaw to be adopted. It is recognized also that the IDP referral policies and the bylaw adoption process itself enables a means whereby any legitimate concerns that may be raised by the City may be considered and addressed if needed.

Overall, with these matters taken into consideration, Council may review the proposed DC bylaw and at it's prerogative, may approve the application to redesignate the parcel to the new DC to allow Public Institutional type use. Alternatively, Council may at its' prerogative, defeat second reading of the bylaw if it is not satisfied the proposal is suitable for the parcel. If such a decision is made, there is no reapplication of a same or similar proposal for 18 months, unless Council has given direction on elements/regulations it may consider in adopting such a bylaw, a subsequent application was made to address Council's concerns and Council accepted it on that basis.

If Council is of the opinion that there are some issues with aspects of the proposal or wording of the bylaw itself, but they can be addressed through additional regulations or text revisions being made to the bylaw, then any such amendments discussed at the public hearing may be added to the bylaw and then the Direct Control bylaw may be passed "as amended."

From: [REDACTED]
To: [planning](#)
Subject: Comments for bylaw 24-017, re-zoning SW14-9-22w4
Date: Saturday, October 26, 2024 8:52:06 PM

Dear Sir/Madam,

It is not my intent to stand in the way of the development of this property. Historically properties occupied by places of worship are kept immaculate, and free of unsightly trash, junk, debris, and weeds. This property has been over run with all of the above for quite some time, and I am looking forward to the day it is cleaned up! The only concern I have is traffic. When township road 9-2 was paved west of highway 25 to provide alternate access to Coalhurst, it almost seemed that zero consideration was given to those of us that needed to enter highway 25 from the east. The volume of traffic on highway 25 has increased over the last few years exponentially, and now we have a ton of traffic heading west of highway 25 on Township road 9-2. If I want to enter highway 25, I have to yield to the steady stream of traffic southbound, the steady stream of traffic northbound, and just when it seems there is enough of a break to enter, 4-5 cars will line up at the intersection waiting to turn west on Township road 9-2. It has taken me up to 20 minutes to leave my place. I am not sure what size of congregation is planned for this place of worship, but adding a large volume of traffic wanting to enter the highway from the east is going to cause a major traffic backup. All I ask is that you take this into consideration, and maybe put a little thought into the traffic impact.

Thank you for your consideration
John Zmurchyk

From: [REDACTED]
To: [Hilary Janzen](#)
Subject: Bylaw 24-017
Date: Friday, November 01, 2024 2:34:26 PM

Hello Hilary,

We are writing to you to indicate our support in principle of the development of the parcel of land adjacent to the property we collectively own. We understand that a place of worship will be built. We would like more information about the related accessory uses mentioned in your letter and what this entails.

We would like to know if that means more people would be living on this property and how many buildings would be built. Once we have this information, we would be better able to express our concerns about the volume of traffic flow on Highway 25. As it exists today, there are no traffic lanes for acceleration and deceleration on the east side of highway 25 at this intersection.

These may be necessary if there are greater numbers involved.

Thank you in advance for your prompt reply to our concerns,

Marlene Ponjavic
Danny Ponjavic
Darlene Ponjavic-Vornbrock

From: [REDACTED]
To: planning@lethcounty
Subject: Bylaw 24-017
Date: Saturday, November 09, 2024 10:59:24 AM

To Hilary Janzen,
Planning and Development,
Lethbridge County

To Council members
Re; Bylaw 24-017
Light Industrial to Public Institutional rezoning application

As owner of the property immediately adjacent to the north of this proposed rezoned area, I wish to voice my firm objection to this rezoning.

The traffic intersection at Highway 25 and Township Road 92 would in NO way safely handle the amount of traffic generated by this proposed use of the property. The issue would not only be the amount of traffic generated but also the CONCENTRATED high volume at certain times of the day.

If the highway was to be re-configured to include a traffic light and MUCH longer turning lanes and merging lanes on Highway 25, this would possibly make the proposed use of the property feasible.

Through the years, this corner has been the site of many accidents, including fatalities. It is also ill suited to a farming area as it is often extremely difficult to use that intersection with farm equipment.

As it is, even with the highway already having been upgraded at that corner, the corner is dangerous. The large amount of traffic now between Coalhurst and Lethbridge has increased the likelihood of more accidents, as many, many vehicles ignore the stop sign on entering highway 25.

This change in zoning would be detrimental to the existing community.

Sincerely,

Carol Fekete

Please confirm receipt of this letter.

November 12, 2024

Marlene Ponjavic, Danny Ponjavic & Darlene Ponjavic-Vornbrock

Owners of SE 15-9-22-W4

Block 1 Lot 1

TWP RD 9-2, Gate 222004

Subject: Notice of Public Hearing for Bylaw 24-017

Dear Hilary,

We are writing to you regarding Bylaw 24-017, which proposes to rezone Plan 1711734 Block 2 Lot 3 in the SW 14-9-22- W4 (12.6 acres) from Direct Control (Bylaw 1456) to Direction Control.

Traffic safety at the intersection we share with this adjacent property is our major concern. It appears that, over the long term, there will be more people visiting this location on a daily basis and an increased number of people living there.

Due to the increased traffic volume at this intersection, we would like a separate deceleration lane and a separate acceleration lane developed on the east side of highway 25. Our approval will require implementing the conditions necessary to keep this intersection safe for travel.

Respectfully,

Marlene Ponjavic



Danny Ponjavic



Darlene Ponjavic-Vornbrock



Art and Carol Ann Bedster
Box 144
Lethbridge, AB
T1J 3Y3

November 8, 2024

Attention Hilary Janzen

We are writing regarding the rezoning Plan 1711734 Block 2 Lot 3 in the SW 14-09-22-W4. Our main concerns are traffic control and drainage.

We live on Hwy 25 at PT SW-23-09-22 W4, about three quarters of a mile north of the property mentioned above. Our first concern is in regard to the potential for increased traffic.

We have been increasingly challenged to safely enter and exit Hwy 25 from our property, over the 44 years we have lived here. The flow of traffic (both north and south bound) has increased significantly over that time. Traffic has also notably increased with the development and use of the TWP Rd 92 and Hwy 25 junction. We regularly witness, that as vehicles enter Hwy 25 off of Rd 92, that the stop sign is frequently not observed. This, in itself, is a current, daily traffic hazard that needs to be addressed. Any further increase in traffic will only amplify this danger.


We're concerned for potential bottleneck at the entry and exits between Hwy 25 and Hwy 3. This is a relatively short stretch of road. If a high volume of vehicles, within a short space of time, are trying to access the property, as would be expected for worship services or activities, how would this circulation be safely managed? This could considerably impact the general flow and road safety, principle to our day-to-day commute, between Lethbridge and our home.

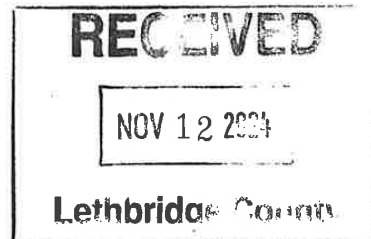
What measures have been proposed to safely accommodate and control any increase in traffic along Hwy 25 itself, as well as the entry and exits to Hwy 3, with this proposed rezoning?

Our second issue pertains to drainage from the above mentioned property. Will the drainage be sent north or south? We are concerned as we have a natural drainage through our property, and extra could cause potential erosion or other land damage. It is important to ensure that our property is proactively protected from any increased potential risk that could result from rezoning. How will adverse affects to our property be avoided with this proposed change in land use?

Thank you for the opportunity to express our concerns regarding these matters. We look forward to discussion and having them addressed.

Sincerely,


Carol Ann Bedster
Art and Carol Ann Bedster



Bylaw 24-017

Tue, Nov 12, 2024 at 5:35 PM

Hello,

I am submitting this on behalf of Garry and Larry Boychuk.

At this time we have a list of concerns about this possible development.

1. Access to property. At this present time there is only one access off of Hwy 25. There are no turning lanes from either direction on Hwy 25. This will cause problems for possible traffic accidents, and backlog/ confusion. Will the highway have to be expanded to accommodate turning lanes from each direction?
2. Will the speed limit be reduced in either direction? What about traffic lights? What's the possibility of a second access further north on Hwy 25?
3. Our access at 9-1a should also be compensated with a turn off lane going north on Hwy 25. It as well creates a dangerous situation because it's at the end of the barricade in the middle of the hwy, The right hand shoulder isn't wide enough, especially during winter conditions.
4. Reviewing the drawing of the property, there isn't a pond/reservoir for fire prevention. There is one but it is on the adjacent property. It definitely wouldn't be large enough to accomodate. The developer will have to put one in. Is it going to meet Environment criteria? What about Engineering requirements?
pond lining etc.. We are concerned about leakage/ run off from the property that could create erosion in that coulee and eventually create problems for us at the base of that coulee. Who'd be responsible for that? The County as well as the landowner?
5. We are also concerned about garbage that will blow eastward down the coulee. Who is looking after that?
6. In the letter we received, it mentions "related accessory uses". What does this mean? Need clarification on this.

Some of these concerns might be in the process of being dealt with, but I don't have any answers at this time. I would like a response email in return for receipt of this email.

Sincerely,
Larry Boychuk

[REDACTED]



Physician Recruitment Advocacy

Presentation to Lethbridge County

November 21, 2024





Outline

1. Our Advocacy Plan
2. Recent Progress
3. The Challenge
4. Why this is important to Lethbridge County
5. Our Request



Our Advocacy Plan

Approved updated plan in July 2024

- Shifts focus to physicians in specialty areas

Our goal

- To encourage and support provincial efforts to recruit physicians to practice in Lethbridge; not only family physicians, but also physicians and health professionals in specialty areas

Our approach

- Partner with regional municipalities whose residents receive health care treatment at the Chinook Regional Hospital in Lethbridge to collaboratively advocate for physician recruitment



Recent Progress



Number of family physicians in southwest Alberta is currently growing.



4.5% increase in physicians province-wide since September 2023.



Nearly 5% increase in family physicians province-wide since September 2023.



Increase of 22 physicians (up to 313 from 291) in Lethbridge since September 2023.

Source: Data from Alberta Health Services

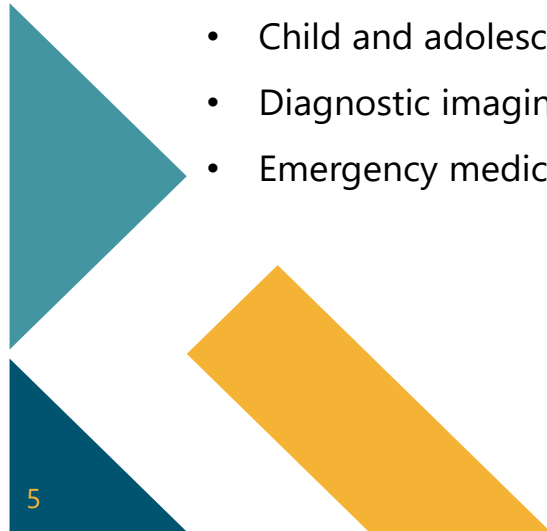


The Challenge

Due to pending or recent departures of specialty physicians or health professionals, there is an emerging need for recruitment in a number of specialty areas.

Specialty areas that require attention and advocacy include:

- Anesthesiology;
- Cardiology;
- Child and adolescent mental health;
- Diagnostic imaging;
- Emergency medicine;
- Geriatrics;
- Internal medicine;
- Obstetrics and gynecology; and
- Pain management



Why this is important for Lethbridge County

Residents of Lethbridge County frequently receive health care treatment at the Chinook Regional Hospital in Lethbridge

- 1,621 visits between the 2021/22 to 2023/24 fiscal years
- 540 visits annually

Recruitment of specialty physicians in Lethbridge will benefit Lethbridge County's residents by:

- Reducing wait times
- Relieving strain on local health facilities
- Decreasing the need to travel long distances for specialist care
- Improving residents' health and wellbeing

Source: Data from Alberta Health Services



Our Request

For Lethbridge County to support our physician recruitment advocacy efforts by authorizing Reeve Campbell to sign our letter to the provincial Minister of Health, Adriana LaGrange.



Questions?

chinook regional hospital

AGENDA ITEM REPORT



Title: Bylaw 24-018 - Re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial- First Reading
Meeting: Council Meeting - 21 Nov 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure Approved - 22 Oct 2024
Cole Beck, Chief Administrative Officer Approved - 23 Oct 2024

STRATEGIC ALIGNMENT:

 Goverance	 Relationships	 Region	 Prosperity
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EXECUTIVE SUMMARY:

An application has been made to re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial. The applicant wishes to rent out space in two existing shop/bay buildings allowing uses under the Rural General Industrial District.

RECOMMENDATION:

That Bylaw 24-018 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 24-018 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use

BACKGROUND INFORMATION:

An application has been made to re-designate a portion of SE 13-8-21-W4 from Urban Fringe to Rural General Industrial. The applicant wishes to rent out space in two existing shop/bay buildings allowing uses under the Rural General Industrial District.

The application has been circulated to all County Departments, the City of Lethbridge, and external agencies for review and their comments as well as any planning/strategic planning considerations will

be presented at the public hearing. It is anticipated that the public hearing will be held in December 2024.

ALTERNATIVES / PROS / CONS:

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's commercial/industrial tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Bylaw 24-018 - Rezoning Application](#)
- [24_018_UF_to_RGI_Rezoning_Map](#)
- [Rural General Industrial District - Bylaw 24-007](#)
- [Bylaw 24-018 - Hunter Heggie - Amendment to LUB](#)



Lethbridge County
 #100, 905 - 4th Ave S
 Lethbridge, AB T1J 4E4
 403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application:	Assigned Bylaw	No. <u>24-018</u>
Date Deemed Complete: <u>September 24, 2024</u>	Application & Processing Fee:	\$ <u>1500.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: HUNTER HEGGIE / HEGGIE DEVELOPMENTS LTD.
 Mailing Address: 317 5TH ST. S Phone: 403-382-5954
LETHBRIDGE, AB Phone (alternate): _____
 Email: 403-328-3128
 Postal Code: T1J 2B4
 Is the applicant the owner of the property? Yes No
 IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
Postal Code: _____	

PROPERTY INFORMATION

Municipal Address: 82028 RR 210
 Legal Description: Lot(s) _____ Block _____ Plan _____
 OR Quarter SE Section 13 Township 8 Range 21
PTN SE 13 8 21 W4



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Residential / Farmland

Proposed Land Use Designation (zoning) (if applicable):

Rural General Industrial

SITE DESCRIPTION: 279' x 271' x 489' x 614'

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** 3.2 Acres

Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1" = 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing:

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*

APPLICANT

REGISTERED OWNER (if not the same as applicant)

DATE

Sept 16 / 2024

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.



Heggie Developments Ltd.

Rezoning Application – 82028 RR 210

The property is currently used for my personal shops. I use them for storage, woodwork, equipment, vehicle repair, etc.

We are proposing that the zoning be changed to “Rural General Industrial” (RGI) for the purpose of renting out the shop space.

I have spoken to my immediate neighbors. They have all told me they will not oppose the application. My neighbors include Leeuwenburgh Angus, Ranch Docs Vet Clinic and van Roekel Family farm.

RGI zoning should conform with the area as Ranch Docs Vet Clinic already has that zoning.


The property is fully serviced. It has a separate power meter, shared gas meter and has its own septic system and field. Water is Lethbridge County water co-op.

There may be a small increase in traffic to the road. It is already very busy with traffic to that Ranch Docs Vet Clinic, so the increase would likely be minimal.



Bylaw 24-018: Urban Fringe (UF) to Rural General Industrial (RGI)

**Parcels: 82028 RGE RD 210 (SE-13-8-21-4) Approx 3.2 Acres
 Located in Lethbridge County, AB**

 24-018 Urban Fringe to Rural General Industrial



RURAL GENERAL INDUSTRIAL - RGI

1. PURPOSE

To allow for the location of industrial uses, either isolated or grouped development, pursuant to the Municipal Development Plan in areas that will not conflict with the conservation of agricultural land for agricultural use or with adjacent non-industrial uses. This district provides for rural or agricultural-related industry type land uses along with some more general industrial.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

- Accessory Buildings, Structures and Uses to an Approved Permitted Use
- Agricultural Services
- Automotive Repair and Service Shops (see Part 5, Section 6)
- Automotive Sales
- Building and Trade Contractor Services
- Cartage/Moving Services
- Farm Machinery and Equipment Sales
- Farm Service Product Sales
- Machinery and Equipment Sales, Rental and Service
- Mini-storage
- Minor Building Additions or Renovations to Existing Residential Structures
- Offices, Public and Private
- Outdoor Storage for an approved permitted use
- Professional Services
- Public or Private Utilities
- Recreational Vehicle Storage (see Part 5, Section 31)
- Recycling Drop-off
- Retail Sales and Uses
- Shipping Containers, Temporary (see Part 5, Section 36)
- Signs Type 1 (in accordance with Part 6)
- Signs Type 2 (in accordance with Part 6)
- Small Wind Energy Conversion Systems (see Part 7, Section 3)
- Solar Collectors, Individual (see Part 2 - No Permit Required and Part 7, Section 2)
- Veterinary Clinic, Small Animal
- Warehousing and Indoor Storage

(2) Discretionary Uses

- Abattoirs (see Part 5, Section 1)
- Accessory Buildings, Structures and Uses to an Approved Discretionary Use
- Alternative or Renewable Energy Commercial/Industrial Facilities (see Part 7)
- Anhydrous Ammonia Storage/Facilities (see Part 5, Section 5)
- Asphalt Batch Plants (see Part 5, Section 8)

Auction Market (see Section 6 of this district)
Auction Sales, Non-livestock
Automotive Detail (see Part 5, Section 6)
Automotive Paint Shop (see Part 5, Section 6)
Bulk Fuel Storage and Sales
Cannabis Processing (see Part 5, Section 11)
Chemical Processing and Storage
Crypto-currency Mining (see Part 5, Section 15)
Concrete Batch Plants (see Part 5, Section 8)
Day Care (see Part 5, Section 16)
Feed Mills / Grain Terminals
Fertilizer Storage and Sales
Food Processing
Garden Centres / Greenhouses
Industrial Processing and Manufacturing
Industrial Supplies and Sales
Kennels / Dog Training Facilities (see Part 5, Section 23)
Lumber Yards / Building Supplies
Market Gardens and Nurseries
Moved-in Buildings (see Part 5, Section 27)
Oilfield Contractor Services
Outdoor Storage
Recreation, Minor
Recycling Depot Facilities
Recycling Oil Depots
Recycling Soils
Railway and Railway Related Uses
Retail Sales or Uses
Salvage or Wrecking Yards
Sandblasting (see Part 5, Section 32)
Security Suites (see Part 5, Section 39)
Seed Processing Facility
Service Stations / Gas Bars (see Part 5, Section 35)
Shipping Containers (see Part 5, Section 36)
Signs Type 3 (in accordance with Part 6)
Solar Collectors, Individual (ground mount) (see Part 7, Section 2)
Telecommunications Facilities (see Part 5, Section 40)
Trucking Operation
Truck Transportation Dispatch/Depots
Truck Washes (see Part 5, Section 13)
Veterinary Clinics, Large Animal
Waste Management Facilities, Minor
Welding / Metal fabrication
Wind Energy Conversion Systems (see Part 7)
Work Camps (see Part 5, Section 43)

(3) **Prohibited Uses**

- ◆ Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.

3. MINIMUM LOT SIZE

- (1) The minimum required parcel or lot size shall be:
 - (a) existing parcels;
 - (b) 0.8 ha (2 acres) of developable land or greater as reasonably required to support the proposed use if private disposal sewage systems are used.
- (2) Parcels or lots less than 0.8 ha (2 acres) in size may be considered in the following circumstances:
 - (a) the lots are to be connected to municipal services; or
 - (b) the lots are included in a municipal approved area structure plan or design scheme and the lot area is based on an alternative or communal waste water treatment system acceptable to the municipality. In such situations, the minimum lot area should not be less than 0.2 ha (20,000 sq. ft.) unless special circumstances warrant a smaller size; and
 - (c) the Subdivision Authority or Development Authority is satisfied that the minimum setback requirements of this bylaw can be met.

4. MINIMUM LOT AREA

In addition to the minimum lot size required, the following minimum parcel and lot areas for all the permitted and discretionary uses listed above are also applicable:

Use	Frontage Minimum		Depth Minimum	
	m	ft.	m	ft.
All uses	61.0	200	As required to meet lot size	

5. MINIMUM YARD SETBACK REQUIREMENTS

- (1) All uses except extensive agriculture require a minimum property line setback of:

Front Yard		Side Yard		Rear Yard	
m	ft	m	ft	m	ft
9.1	30	6.1	20	9.1	30

- (2) Where any part of a parcel to be developed for a business or industrial use has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*. The following Section 6 stipulations shall also apply.

- (3) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks, upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.
- (4) For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks as stipulated in Section 5(1) will be applied in accordance with Section 6 below, or on the recommendations or requirements of the Director of Municipal Services for Lethbridge County.

6. MINIMUM SETBACKS FROM ROADWAYS

- (1) No part of a building, structure or development shall be located within:
 - (a) 38.1 metres (125 ft.) of the centre line of any municipal road allowance, unless authorized by the Development Authority;
 - (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
 - (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
 - (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.
- (2) Landscaping setbacks shall be at the discretion of the Development Authority having consideration for future road widening and possible adverse effects on the safety of the roadway.

7. ACCESS

- (1) The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the lot or development area in accordance with the *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*.
- (2) To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality. If the development is within 300 metres (¾ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (3) No full-access frontages to parcels from local roads shall be allowed and developers shall be limited to one access per parcel in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards*, unless otherwise approved by the municipality.

- (4) Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 metres (328 ft.) on a local road.
- (5) The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new subdivision or development. Construction and survey costs for a service road shall be the responsibility of the applicant.

8. MAXIMUM SITE COVERAGE

The maximum site coverage for all permitted and discretionary uses:

- (a) principal and accessory buildings combined – 50 percent; or
- (b) as required by the Development Authority.

9. ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure shall not be located in the required setback from a public road or on an easement.
- (2) An accessory building or structure shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- (3) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (4) As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building or structure.

10. SERVICING REQUIREMENTS

- (1) Every development shall be required to install a sewage disposal system and potable water system in accordance with *Lethbridge County Engineering Guidelines and Minimum Servicing Standards* or other system as approved by the municipality.
- (2) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- (3) The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.
- (4) Industrial or business uses that require or use a large volume of water may be denied a development permit if a secured source of water, relative to what is required for the development, is not verified or cannot be guaranteed to the satisfaction of Lethbridge County.

This may include, but is not limited to, car/ truck wash facilities, food or other various processing industries, and biofuel plants associated with ethanol production.

11. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls if required as part of an area structure plan or subdivision approval. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application.

12. AREA STRUCTURE PLANS AND DESIGN SCHEMES

Pursuant to the criteria outlined in the Municipal Development Plan, the Development Authority may recommend that Council require the adoption of an area structure plan or design scheme prior to consideration of an application.

13. INDUSTRIAL DEVELOPMENT STANDARDS

- (1) No use shall be approved which may generate traffic problems within the district.
- (2) Any proposed industrial development shall meet all the required and appropriate regulations of the Alberta Building Code.
- (3) On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.
- (4) Landscaping, fencing, screening and siting or setback restrictions may be imposed as a condition of a development permit, with consideration for Section 14 below, and Part 4, Section 25.
- (5) Where it appears that greater side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.
- (6) No large animal veterinary clinic, kennel or riding stable shall be located within 300 metres (1000 ft.) of a neighbouring residential building excepting an approved dwelling that is ancillary to the designated use.
- (7) See Part 4 – General Land Use Provisions for additional standards.

14. LANDSCAPING, SCREENING AND LOCATION OF STORAGE

- (1) Separation, or buffering, between adjacent land uses may be required, including the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact.
- (2) For landscaping requirements see Part 4 – General Land Use Provisions, Section 25.
- (3) Outdoor storage is prohibited in the front yard.
- (4) The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, unless otherwise stipulated by the Development Authority, subject to the following:

- (a) the display of goods, materials or equipment may be permitted in the front yard provided that it is restricted to examples of limited equipment, products, vehicles or items sold by the business or industrial use located on the subject site containing the display area;
 - (b) the outdoor display areas are not located within any required setback; and
 - (c) the display areas are not located on any required and approved landscaping area.
- (5) Refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
 - (6) Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be effectively screened from all adjacent parcels and roadways in the vicinity.
 - (7) Where screen planting is not sufficient to buffer outdoor storage (including salvage yards, lumber yards, pipe storage and similar uses), a fence and/or earth berm with sufficient height to block the view may be required by the Development Authority.

15. LOADING AREA REQUIREMENTS

- (1) For commercial, industrial and other uses, there shall be a minimum of one off-street designated loading area, or more as required by the Development Authority.
- (2) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow, site access/approaches onto public roadways, or parking.
- (3) See Part 4 – General Land Use Provisions for additional standards.

16. STANDARDS OF DEVELOPMENT (See Part 4 – General Land Use Provisions)

- (1) Part 4 contains land use and development standards that may be required and stipulated as a condition of a subdivision or development approval.
- (2) All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

17. OFF-STREET PARKING REQUIREMENTS (See Part 4 – General Land Use Provisions)

18. USE SPECIFIC STANDARDS OF DEVELOPMENT (See Part 5 – Use Specific Provisions)

19. MOVED-IN BUILDINGS (See Part 5 – Use Specific Provisions)

20. SIGN REGULATIONS (See Part 6)

21. ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS (See Part 7)

22. FORMS (See Appendix B)

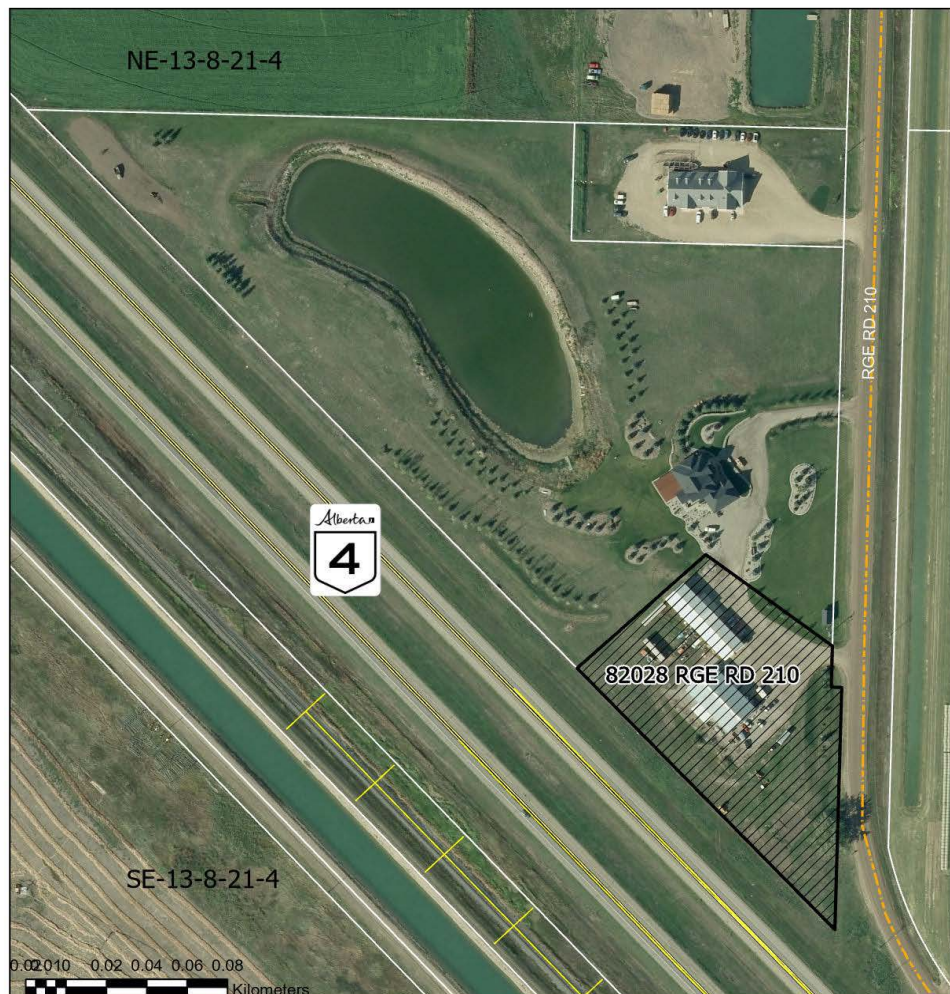
23. FEES (See Appendix C)

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-018

Bylaw 24-018 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-018 is to re-designate a portion of SE 13-8-21-W4 (approximately 3.2 acres) from Urban Fringe to Rural General Industrial as shown below;



<p>Bylaw 24-018: Urban Fringe (UF) to Rural General Industrial (RGI)</p> <p>Parcels: 82028 RGE RD 210 (SE-13-8-21-4) Approx 3.2 Acres Located in Lethbridge County, AB</p> <p> 24-018 Urban Fringe to Rural General Industrial</p>	<p>N</p> <p>LETHBRIDGE COUNTY</p>
--	--

AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 21st day of November 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

1 st Reading	November 21, 2024
Public Hearing	
2 nd Reading	
3 rd Reading	

AGENDA ITEM REPORT



Title: Bylaw 24-019 - Repeal Bylaw 18-010 being the Coulee View Area Structure Plan- First Reading
Meeting: Council Meeting - 21 Nov 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 23 Oct 2024
Approved - 23 Oct 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to repeal Bylaw 18-010 being the Coulee View Area Structure Plan as the current landowners no longer wish to proceed with the proposed Country Residential development.

RECOMMENDATION:

That Bylaw 24-019 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 24-019 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw. As per Section 191(2) of the Municipal Government Act, a repeal must be made in the same way as the original bylaw and is subject to the same consents or conditions or advertising requirements that apply to the passing of the original bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

County Council approved Bylaw 18-010 (Coulee View Area Structure Plan) on June 7, 2018

BACKGROUND INFORMATION:

An application has been made to repeal Bylaw 18-010 being the Coulee View Area Structure Plan as the current landowners no longer wish to proceed with the proposed Country Residential development.

The application has been circulated to all County Departments, the City of Lethbridge, and external agencies for review and their comments as well as any planning/strategic planning considerations will

be presented at the public hearing. It is anticipated that the public hearing will be held in December 2024.

ALTERNATIVES / PROS / CONS:

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's residential tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Bylaw 24-019 - Repeal of Bylaw 18-010](#)
- [LUB Amendment READING BYLAW 24-019](#)

Katelyn and Barry Olsen
40 Stonecrest Point West
Lethbridge, Alberta Canada T1K 6W3

Lethbridge County
#100, 905 – 4th Avenue South
Lethbridge, Alberta Canada T1J 4E4

To Whom It May Concern,

I am writing to formally request the rezoning of Plan 0210532, Block 2, Lot 2, encompassing 80.21 acres, from its current Residential Acreage zoning. My husband, Barry, and I have acquired this plot of land with the intention of building our dream homestead, which includes a residence and a personal horse arena with an attached five-stall barn.

At this stage, our development plans are still in the preliminary phase, characterized by a vision for our ideal acreage. We are committed to ensuring that all future developments comply with the necessary permitting and construction regulations. The existing Residential Acreage zoning, however, is not suitable for our envisioned use of the property. According to the current zoning regulations, only a second structure of up to 3,000 sq. ft. is permitted. Our planned arena alone measures 100 ft. x 120 ft., totaling 12,000 sq. ft., not including the attached 1,400 sq. ft. barn.

After reviewing the County of Lethbridge Land Use Bylaw 24007, dated April 2024, we believe that rezoning to either Rural Agriculture or Urban Fringe would be more appropriate for our intended use. We propose this change for the following reasons:

- 1. Increased Privacy and Space:** A single homestead development would provide more space and privacy, reducing housing density.
- 2. Enhanced Property Value:** Larger lots and fewer neighboring properties could increase land and home values, benefiting surrounding landowners.
- 3. Reduced Infrastructure Costs:** A single homestead would likely require less infrastructure, such as roads and utilities, compared to a subdivided residential area.
- 4. Environmental Benefits:** Fewer homes would minimize the impact on local ecosystems, preserve natural landscapes, and reduce environmental degradation.
- 5. Community Impact:** A single homestead would contribute to a quieter, less congested area, potentially improving the quality of life for nearby residents.
- 6. Simplified Zoning and Planning:** Managing one property simplifies zoning and planning issues.
- 7. Regulatory Compliance:** It would be easier to ensure compliance with local regulations and guidelines with a single, larger property.

We are aware that the previous owner had rezoned the land to Residential Acreage with the intention of developing estate acreage lots and had implemented an area structure plan for subdivided lots. We have discussed our intended use with the previous owner's estate, and they have agreed to dissolve the current area structure plan. A letter of approval and awareness from the previous owner is included in this application package.

We appreciate the opportunity to present our proposal and are eager to proceed with creating our dream home and equine arena. Thank you for considering our rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Olsen', written over a horizontal line.

Katelyn Olsen
(403) 915-6872
olsen.katelyn@gmail.com

8/8/2024

LETHBRIDGE COUNTY
100-905 4 AVE S
LETHBRIDGE, AB T1J 4E4

ATTENTION COUNTY COUNCIL

DEAR SIR/MADAM:

RE: APPLICATION FOR REZONING

I am one of the Personal Representatives for the Estate of Peter Fiorino pursuant to a Grant of Probate dated March 26, 2023. The Estate is the owner of the lands legally described as, Plan 0210532; Block 2; Lot 1. I am authorized to provide this correspondence on behalf of the Estate.

We have been advised that the new owners wish to submit applications to the County for the purpose of having the lands legally described as: Plan 0210532; Block 2; Lot 2, rezoned to Urban Fringe and for recession of the Coulee View Area Structure Plan (Bylaws 18-010).

On behalf of the Estate, we confirm that we do not intend to oppose the applications. Should you need any further information kindly contact Mary Fiorino at 74 Uplands BLVD N, Lethbridge, AB T1K 6J5.

Yours truly,

Mary (Fiorino) Johnson

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BY-LAW NO. 24-019

**A BY-LAW OF LETHBRIDGE COUNTY BEING A BY-LAW PURSUANT TO
SECTION 191(1) OF THE MUNICIPAL GOVERNMENT ACT, REVISED
STATUTES OF ALBERTA 2000, CHAPTER M.26**

WHEREAS the existing landowners of Plan 0210532 Block 2 Lots 1 and 2, wish to repeal Bylaw 18-010 being the Coulee View Area Structure Plan;

AND WHEREAS the purpose of Bylaw 24-019 is to repeal Bylaw 18-010 being the Coulee View Area Structure Plan as the landowners no longer wishes to subdivide the lands for country residential purposes as proposed in the Area Structure Plan.

AND WHEREAS the municipality must prepare a bylaw to repeal the previously adopted bylaws in accordance with Section 191(2) and provide for its consideration at a public hearing;

NOW THEREFORE BE IT RESOLVED, under the Authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw 18-010 being the Coulee View Area Structure Plan is hereby repealed.
2. This bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 21st day of November, 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20__.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20__.

Reeve

Chief Administrative Officer

AGENDA ITEM REPORT



Title: Bylaw 24-020 - Re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe - First Reading
Meeting: Council Meeting - 21 Nov 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure
Cole Beck, Chief Administrative Officer

Approved - 23 Oct 2024
Approved - 23 Oct 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

An application has been made to re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe. The applicant wishes to development the lands for a single residence and personal riding arena.

RECOMMENDATION:

That Bylaw 24-020 be read a first time.

REASON(S) FOR RECOMMENDATION(S):

First reading of Bylaw 24-020 will allow County Administration to set the date for the Public Hearing and send out the notices for the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY:

- The Municipal Development Plan policy 4.13 states that landowners/developers may apply to Lethbridge County to initiate a re-designation process for parcels of land in support of development proposals that may not conform to the existing land use

BACKGROUND INFORMATION:

An application has been made to re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe. The applicant wishes to development the lands for a single residence and personal riding arena.

The application has been circulated to all County Departments, the City of Lethbridge, the Town of Coalhurst, and external agencies for review and their comments as well as any planning/strategic

planning considerations will be presented at the public hearing. It is anticipated that the public hearing will be held in December 2024.

ALTERNATIVES / PROS / CONS:

County Council may refuse first reading of the Bylaw. Refusing the bylaw would be contrary to legal advice which has been that first reading of the bylaw shall be given as the applicant and the public have the right to attend and speak at a public hearing which is set upon first reading of the bylaw. The public hearing process allows County Council the opportunity to hear all positions (in favour and opposed) on the bylaw and make an informed decision. If first reading of the bylaw is not given the applicant could appeal that decision to the Alberta Court of Appeal.

FINANCIAL IMPACT:

If the bylaw was approved, future development would be taxed at the County's residential tax rate.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

ATTACHMENTS:

- [Bylaw 24-020 - Rezoning Application](#)
- [24_020_GCR_to_UF Rezoning Map](#)
- [Bylaw 24-020 - Katelyn Olsen - Amendment to LUB](#)



Lethbridge County
 #100, 905 - 4th Ave S
 Lethbridge, AB T1J 4E4
 403-328-5525

FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

OFFICE USE		
Date of Application: <u>September 18, 2024</u>	Assigned Bylaw No.	<u>24-020</u>
Date Deemed Complete: <u>September 26, 2024</u>	Application & Processing Fee:	\$ <u>1500.00</u>
<input checked="" type="checkbox"/> Redesignation <input type="checkbox"/> Text Amendment	Certificate of Title Submitted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 18 months after the date of refusal. [Refer to Part 1, Sections 54 to 56 of bylaw.]

IMPORTANT NOTE: Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

APPLICANT INFORMATION

Name of Applicant: Katelyn Olsen

Mailing Address: 40 Stonecrest Point W
Lethbridge, AB

Postal Code: T1K 6W3

Phone: 4039156872

Phone (alternate): 4034480330

Email: olsen.katelync@gmail.com

Is the applicant the owner of the property? Yes No

IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property:
_____	<input type="checkbox"/> Agent
_____	<input type="checkbox"/> Contractor
Postal Code: _____	<input type="checkbox"/> Tenant
	<input type="checkbox"/> Other _____

PROPERTY INFORMATION

Municipal Address: 221078 Township Road 92, Lethbridge County, Alberta T1K 1M5

Legal Description: Lot(s) 2 Block 2 Plan 0210532

OR Quarter _____ Section _____ Township _____ Range _____



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

AMENDMENT INFORMATION

What is the proposed amendment?

Text Amendment

Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation (zoning):

Residential Acreage - Grouped Country Residential

Proposed Land Use Designation (zoning) (if applicable):

Rural Agriculture or Urban Fringe

SITE DESCRIPTION:

Describe the lot/parcel dimensions 80.21 acres and lot area/parcel acreage Plan 0210532, block 2, lot 2
Indicate the information on a scaled PLOT or SITE PLAN: (0-4 acres at 1" = 20'; 5-9 acres at 1"= 100'; 10 acres or more at 1"=200')

Site or Plot Plan Attached

Conceptual Design Scheme or Area Structure Plan Attached

OTHER INFORMATION:

Section 55 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please **attach a descriptive narrative** detailing: attached concept

- The existing and proposed future land use(s) (i.e. details of the proposed development);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Access and egress from the parcel and any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land to another district;
- multiple parcels of land are involved;
- four or more lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- new internal public roads would be required;
- municipal services would need to be extended; or
- required by Council, or the Subdivision or Development Authority if applicable.



FORM C: APPLICATION FOR A LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 24-007

The applicant may also be required to provide other professional reports, such as a:

- geotechnical report; and/or **we do not have any reports at time of application, however would plan collaborative reports once homesteaded design is further along**
- soils analysis; and/or
- evaluation of surface drainage or a detailed storm water management plan;
- and any other information described in Part 1, section 55(2) or as deemed necessary to make an informed evaluation of the suitability of the site in relation to the proposed use;

if deemed necessary.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application. *I/We have read and understand the terms noted below and hereby certify that the registered owner of the land is aware of, and in agreement with this application.*

Katelyn Olsen

Katelyn and Barry Olsen

APPLICANT

REGISTERED OWNER (if not the same as applicant)

September 18, 2024

DATE

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. Information provided in this application may be considered at a public meeting. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact Lethbridge County.

TERMS

1. Subject to the provisions of the Land Use Bylaw No. 24-007 of Lethbridge County, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. Pursuant to the Municipal Development Plan, an area structure plan or conceptual design scheme may be required by Council before a decision is made.
3. A refusal is not appealable and a subsequent application for redesignation (reclassification) involving the same or similar lot and/or for the same or similar use may not be made for at least 18 months after the date of a refusal.
4. An approved redesignation (reclassification) shall be finalized by amending the land use bylaw map in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Note: Information provided or generated in this application may be considered at a public meeting.

Picture #1
approx lot plot.



Picture #2.

approx lot layout plan



- proposed homestead building site
(subject to land survey, planning, etc)
 - proposed personal arena & horse barn
(100x120ft arena, 5 stall horse barn)
 - horse paddocks/pasture
- white lines are access roads to home
& arena from county road.

Katelyn and Barry Olsen
40 Stonecrest Point West
Lethbridge, Alberta Canada T1K 6W3

Lethbridge County
#100, 905 – 4th Avenue South
Lethbridge, Alberta Canada T1J 4E4

To Whom It May Concern,

I am writing to formally request the rezoning of Plan 0210532, Block 2, Lot 2, encompassing 80.21 acres, from its current Residential Acreage zoning. My husband, Barry, and I have acquired this plot of land with the intention of building our dream homestead, which includes a residence and a personal horse arena with an attached five-stall barn.

At this stage, our development plans are still in the preliminary phase, characterized by a vision for our ideal acreage. We are committed to ensuring that all future developments comply with the necessary permitting and construction regulations. The existing Residential Acreage zoning, however, is not suitable for our envisioned use of the property. According to the current zoning regulations, only a second structure of up to 3,000 sq. ft. is permitted. Our planned arena alone measures 100 ft. x 120 ft., totaling 12,000 sq. ft., not including the attached 1,400 sq. ft. barn.

After reviewing the County of Lethbridge Land Use Bylaw 24007, dated April 2024, we believe that rezoning to either Rural Agriculture or Urban Fringe would be more appropriate for our intended use. We propose this change for the following reasons:

- 1. Increased Privacy and Space:** A single homestead development would provide more space and privacy, reducing housing density.
- 2. Enhanced Property Value:** Larger lots and fewer neighboring properties could increase land and home values, benefiting surrounding landowners.
- 3. Reduced Infrastructure Costs:** A single homestead would likely require less infrastructure, such as roads and utilities, compared to a subdivided residential area.
- 4. Environmental Benefits:** Fewer homes would minimize the impact on local ecosystems, preserve natural landscapes, and reduce environmental degradation.
- 5. Community Impact:** A single homestead would contribute to a quieter, less congested area, potentially improving the quality of life for nearby residents.
- 6. Simplified Zoning and Planning:** Managing one property simplifies zoning and planning issues.
- 7. Regulatory Compliance:** It would be easier to ensure compliance with local regulations and guidelines with a single, larger property.

We are aware that the previous owner had rezoned the land to Residential Acreage with the intention of developing estate acreage lots and had implemented an area structure plan for subdivided lots. We have discussed our intended use with the previous owner's estate, and they have agreed to dissolve the current area structure plan. A letter of approval and awareness from the previous owner is included in this application package.

We appreciate the opportunity to present our proposal and are eager to proceed with creating our dream home and equine arena. Thank you for considering our rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Olsen', written over a horizontal line.

Katelyn Olsen
(403) 915-6872
olsen.katelync@gmail.com

8/8/2024

LETHBRIDGE COUNTY
100-905 4 AVE S
LETHBRIDGE, AB T1J 4E4

ATTENTION COUNTY COUNCIL

DEAR SIR/MADAM:

RE: APPLICATION FOR REZONING

I am one of the Personal Representatives for the Estate of Peter Fiorino pursuant to a Grant of Probate dated March 26, 2023. The Estate is the owner of the lands legally described as, Plan 0210532; Block 2; Lot 1. I am authorized to provide this correspondence on behalf of the Estate.

We have been advised that the new owners wish to submit applications to the County for the purpose of having the lands legally described as: Plan 0210532; Block 2; Lot 2, rezoned to Urban Fringe and for recession of the Coulee View Area Structure Plan (Bylaws 18-010).

On behalf of the Estate, we confirm that we do not intend to oppose the applications. Should you need any further information kindly contact Mary Fiorino at 74 Uplands BLVD N, Lethbridge, AB T1K 6J5.

Yours truly,

Mary (Fiorino) Johnson

August 2, 2024

Lethbridge County
100, 905 4 Avenue South
Lethbridge, AB T1J 4E4
Attn: County Council

Re: Application for Rezoning

I am one of the Personal Representatives for the Estate of Peter Fiorino pursuant to a Grant of Probate dated March 26, 2023. The Estate is the owner of the lands legally described as: Plan 0210532; Block 2; Lot 1. I am authorized to provide this correspondence on behalf of the Estate.

We have been advised that the new owners wish to submit applications to the County for the purpose of having the lands legally described as: Plan 0210532; Block 2; Lot 2 rezoned to Urban Fringe.

On behalf of the Estate, we confirm that we do not intend to oppose the applications. Should you need any further information, please contact Mary (Fiorino) Tokarski at 74 Uplands Blvd N, Lethbridge, AB T1H 6J5.

Yours truly,



Mary Tokarski

/mt



Bylaw 24-020: Grouped Country Residential (GCR) to Urban Fringe (UF)

**Plan 0210532; Block: 2; Lot 2; (SW-14-9-22-W4M) Approx 80.2 Acres
Located in Lethbridge County, AB**

 24-020 Grouped Country Residential to Urban Fringe

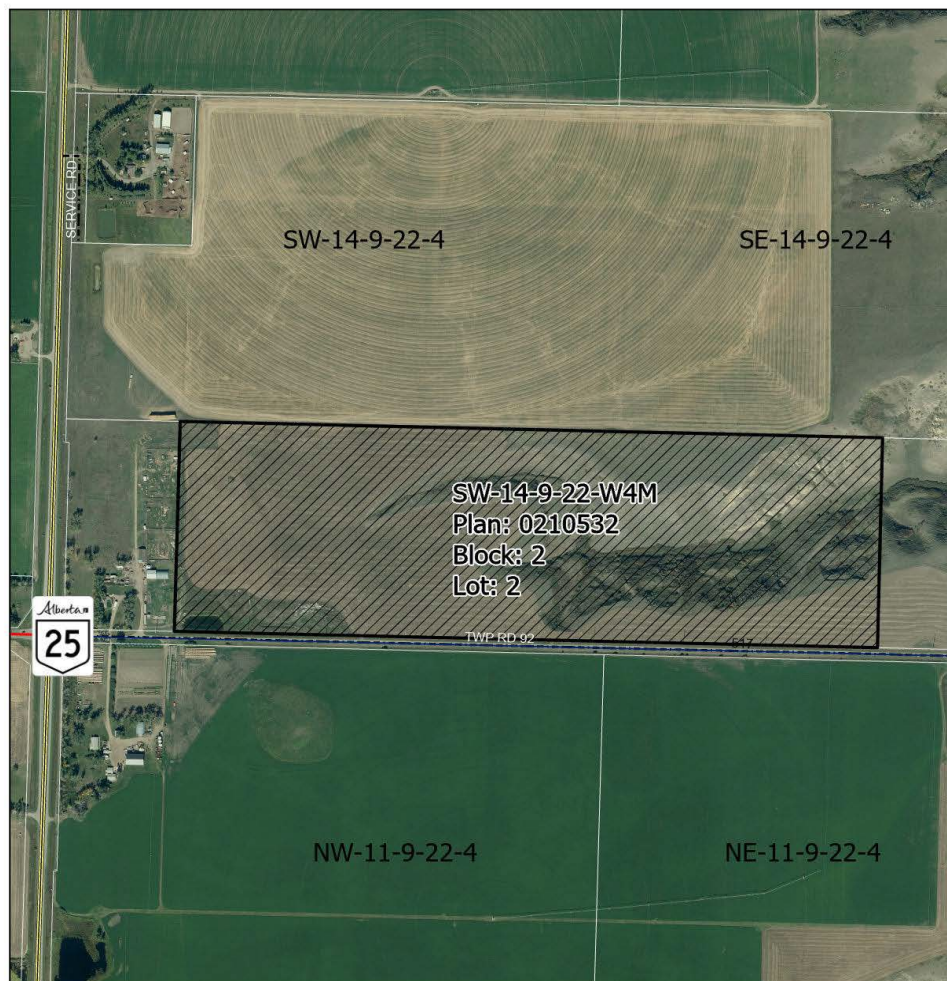


**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-020

Bylaw 24-020 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-020 is to re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe as shown below;



<p>Bylaw 24-020: Grouped Country Residential (GCR) to Urban Fringe (UF)</p> <p>Plan 0210532; Block: 2; Lot 2; (SW-14-9-22-W4M) Approx 80.2 Acres Located in Lethbridge County, AB</p> <p> 24-020 Grouped Country Residential to Urban Fringe</p>	
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AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Urban Fringe District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 21st day of November 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

GIVEN third reading this _____ day of _____, 20____.

Reeve

Chief Administrative Officer

1 st Reading	November 21, 2024
Public Hearing	
2 nd Reading	
3 rd Reading	

AGENDA ITEM REPORT



Title: Planning and Development Department - 3rd Quarter Report 2024
Meeting: Council Meeting - 21 Nov 2024
Department: Development & Infrastructure
Report Author: Hilary Janzen

APPROVAL(S):

Devon Thiele, Director, Development & Infrastructure Approved - 08 Nov 2024
Cole Beck, Chief Administrative Officer Approved - 08 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

This is the 3rd Quarter Report for the Planning and Development Department.

RECOMMENDATION:

That County Council receive this report for Information.

REASON(S) FOR RECOMMENDATION(S):

This report is strictly to inform County Council on the activities of the Planning and Development Department.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Planning and Development Department takes direction from the bylaws, policies, and strategic documents approved by County Council.

BACKGROUND INFORMATION:

Lethbridge County's Planning and Development Department takes direction from the Bylaws and guiding documents that have been approved by County Council including the Lethbridge County Municipal Development Plan, Intermunicipal Development Plans, Lethbridge County Land Use Bylaw, and Area Structure Plans. The Planning and Development Department manages the issuance of development permits, amendments and updates to the Land Use Bylaw, planning projects, intermunicipal relations and referrals, Road Closures and Licenses, land sales and leases and enforcement of the Land Use Bylaw, and the Community Peace Officer program.

In the 3rd quarter of 2024, along with day to day duties, the following items were undertaken:

- on-boarding the new Coordinator, Planning and Development (Development Officer)

- Attended the Alberta Utilities Commission Hearing for Proceeding 28866 (Lethbridge 2 and 3 Solar Facility - southwest of the Lethbridge Airport)

Development Authority

From January 1 to September 30, 2024, 184 development permit applications were received. This is a decrease from 2023 when 190 development permit applications were submitted during the same period.

A total of 177 development permits were issued, 3 were refused, 1 was withdrawn, and 15 applications were under review in the 3rd quarter of 2024. This includes 5 development permit applications made at the end of 2023. Of the permits that were issued, 64 were residential, 43 accessory (i.e. personal shops, sheds, garages, solar arrays), 25 commercial/industrial, 7 home occupation, 29 agriculture (farm shops, hay sheds), 3 signage, 2 public/institutional, and 5 miscellaneous.

A total of 26 compliance letters were issued.

15 land use bylaw complaints were received and investigated.

Building Permits

Between January 1 and September 30 2024 the following safety codes permit applications were issued:

- 168 Building Permits
- 259 Electrical Permits
- 126 Gas
- 100 Plumbing
- 14 private septic disposal systems

Subdivision Applications

County Council acting as the Subdivision Authority approved 20 subdivisions from January 1 to September 30, 2024.

Subdivision and Development Appeal Board

One appeal of a development permit (refusal of 2024-0-034) in the first quarter of 2024.

Bylaws - Road Closures

- 22-015 - Road Closure (Portion of Lane-way in Diamond City) - Approved February 15, 2024
- 22-021 - Road Closure (Township Road 9-0B) - Approved February 15, 2024
- 23-014 - Road Closure (Township Road 9-4A) - Approved April 4, 2024
- 23-019 - Road Closure (Portion of Township Road 10-0) - Approved May 2, 2024
- 23-012 - Road Closure (4th Street and adjacent lane-ways in Iron Springs) - Approved June 20, 2024

Bylaws - Rezoning

- 24-003 - Rezoning (Urban Fringe to Grouped Country Residential and Business Light Industrial) - Approved May 16, 2024
- 24-004 - Rezoning (Urban Fringe to Direct Control) - Refused May 16, 2024
- 23-022 - Rezoning (Urban Fringe to Direct Control and Grouped Country Residential) - Approved August 1, 2024

- 24-010 - Rezoning (Urban Fringe to Direct Control) - Approved July 18, 2024
- 24-012 - Rezoning (Directed Control to Direct Control)- Approved August 1, 2024
- 24-014 - Rezoning (Urban Fringe to Business Light Industrial) -Approved September 5, 2024
- 24-015 - Rezoning (Rural Agriculture to Rural Recreation) -1st Reading September 5, 2024

Bylaws - Area Structure Plans

- 24-002 - Chin Grouped County Residential Area Structure Plan - Approved May 16, 2024
- 23-021 - Country Side Area Structure Plan - Approved August 1, 2024

Bylaws - Other

- 24-007 - Land Use Bylaw Revisions - Approved April 4, 2024

Intermunicipal and External Agency Relations

- 22 Intermunicipal referrals were reviewed and comments provided.
- 14 NRCB referrals have been reviewed and comments provided.

ALTERNATIVES / PROS / CONS:

Not Applicable

FINANCIAL IMPACT:

From January 1 to September 30 2024, the County received \$ 166,872.21 in revenue from Park Enterprises for the issuance of Safety Codes Permits. In the same period in 2023, the County received \$272,808.39 from the issuance of Safety Codes Permits.

LEVEL OF PUBLIC PARTICIPATION:

- Inform
 Consult
 Involve
 Collaborate
 Empower

AGENDA ITEM REPORT



Title: Appointment of Agricultural Service Board Chair & ASB Voting Delegates
Meeting: Council Meeting - 21 Nov 2024
Department: Agriculture Service Board
Report Author: Gary Secrist

APPROVAL(S):

Ryan Thomson, Director, Operations
Cole Beck, Chief Administrative Officer

Approved - 25 Oct 2024
Approved - 31 Oct 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Each year County Council is to appoint the chair of the Agricultural Service Board and ASB delegates with voting privileges. At the Agricultural Service Board meeting on October 22nd, the ASB committee recommended that Deputy Reeve John Kuerbis be appointed as Chair and that Deputy Reeve John Kuerbis and Councillor Lorne Hickey be appointed as the ASB delegates with voting privileges.

RECOMMENDATION:

That County Council appoint Deputy Reeve John Kuerbis as the Agricultural Service Board Chair for the 2024/2025 year.

That County Council appoint Deputy Reeve John Kuerbis and Councillor Lorne Hickey as the ASB delegates with voting privileges.

REASON(S) FOR RECOMMENDATION(S):

To follow the rules set out in of the Agricultural Service Board Act:

ASB Act Section 3 (2) The council is to determine the chair, the number of members, the voting status and the term of office of the members of the board.

PREVIOUS COUNCIL DIRECTION / POLICY:

In previous years the Agricultural Service Board chair and ASB delegates have been appointed by Council at the Organizational meeting in October.

BACKGROUND INFORMATION:

In 2022 the composition of the Agricultural Service Board committee transformed from a group made up entirely of council members to a board that now includes 3 members at large. The chair is appointed by Council and can be any member of this group. The ASB delegates with voting privileges are appointed by Council and are typically the Chair and Vice Chair of the Agricultural Service Board.

ALTERNATIVES / PROS / CONS:

It is important that County Council follow the rules set out in the ASB Act and the corresponding Lethbridge County Agricultural Service Board Bylaw No. 22-017 which defines the appointment of the ASB Chair.

Alternative: Appoint other members of the ASB as Chair and voting delegates.

FINANCIAL IMPACT:

There is no financial impact.

LEVEL OF PUBLIC PARTICIPATION:

- Inform Consult Involve Collaborate Empower

AGENDA ITEM REPORT



Title: 2025 Council Meeting Schedule
Meeting: Council Meeting - 21 Nov 2024
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 23 Oct 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

Administration is recommending that the 2025 Council Meeting Schedule be approved with one Council Meeting each for the months of January, March, July, August & November.

RECOMMENDATION:

That County Council approves the 2025 Council Meeting Schedule with one Council Meeting each for the months of January, March, July, August and November and that these dates be advertised as appropriate.

REASON(S) FOR RECOMMENDATION(S):

Scheduling one meeting per month for January, March, July, August and November will allow Council to attend conferences, legislative events and plan for summer vacations or other activities.

PREVIOUS COUNCIL DIRECTION / POLICY:

The Procedural Bylaw sets out all the dates of Council meetings during the year with revisions to meeting dates brought forward to Council for approval as needed.

BACKGROUND INFORMATION:

Historically, there has only been one meeting in January as it is the beginning of the year. The 2025 Provincial ASB Conference will be held in Edmonton January 20-22.

The 2025 Spring RMA Convention is being held March 17-19. These dates conflict with the 2nd Council meeting in March.

Historically, there has only been one meeting in July and August.

The 2025 Fall RMA Convention is being held November 17-20. These dates conflict with the 2nd Council meeting in November.

Special Meetings of Council can be scheduled at any time should an issue arise.

ALTERNATIVES / PROS / CONS:

Council could consider the following when deliberating this decision:

Pros:

- Will allow attendance by Council at County Council meetings as well as planned conferences and events.

Cons:

- County Council could choose not to set the meeting dates.

Alternative:

- County Council could change or choose alternative dates to hold the meetings.

FINANCIAL IMPACT:

No financial impact at this time.

LEVEL OF PUBLIC PARTICIPATION:

- Inform** **Consult** **Involve** **Collaborate** **Empower**

ATTACHMENTS:

[2025 Council Meeting Schedule](#)

2025

Lethbridge County Council Meeting Schedule

January						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- Statutory Holiday
- Lethbridge County Council Meeting
- Rural Municipalities of Alberta (RMA) Convention (Spring: March 17-19) (Fall: November 17-20)
- Federation of Canadian Municipalities (FCM) Conference (May 29-June 1)
- Organizational Meeting
- Agricultural Service Board Meeting
- ASB Provincial Conference (January 20-22)
- General Municipal Election



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR116291

Dear Chief Elected Officials:

I am pleased to inform you that the Local Growth and Sustainability Grant (LGSG) has been launched, and the intake window is now open for eligible local governments, such as yours, to apply. First announced in *Budget 2024*, the LGSG is part of government's commitment to support local governments in funding infrastructure projects that attract economic development opportunities and address growth pressures and other unique or emergent needs in their communities. The program was developed, in part, with input from local government stakeholders. *Budget 2024* includes \$20 million for the first year of the program.

The LGSG is divided into two components, with local governments that have a population between 10,000 and 200,000 being eligible for the Growth Component. This component, which will be approximately 75 per cent of the LGSG budget, is cost-shared, with LGSG contributions to an infrastructure project being up to 50 per cent. This component is a competitive, application-based grant. Applications will be scored to ensure funding is delivered to projects that best address program objectives. The minimum project size for this component is \$1 million.

The Growth Component will include a single intake that will award funding for all three years of the program. That intake is open for five weeks. Applications are being accepted from eligible local governments until November 29, 2024. Once the intake closes, and reviews and approvals are completed, successful applicants will be notified and will proceed to sign a conditional grant agreement. Additionally, a council resolution supporting the project is required to be submitted by December 20, 2024.

The other program component, the Sustainability Component, is for infrastructure to address emergent health and safety concerns in communities with fewer than 10,000 people.

Please see the program guidelines on the program website at www.alberta.ca/local-growth-and-sustainability-grant to address any questions you may have. The website also has details on how you can contact a program advisor.

.../2

Please use the attached application form to submit a project for consideration for LGSG funding.

I look forward to working with local governments to help build infrastructure that supports economic development and addresses growth pressures.

Sincerely,

A handwritten signature in black ink that reads "Ric McIver". The signature is written in a cursive, slightly slanted style.

Ric McIver
Minister

Attachment: Growth Application form

cc: Chief Administrative Officers



Local Growth and Sustainability Grant Growth Application

Protected A (when completed)

The information provided on this form is used to determine eligibility for the Local Growth and Sustainability Grant (LGSG) - Growth Component (www.alberta.ca/local-growth-and-sustainability-grant). Information provided with this application form is collected under the authority of the Ministerial Grants Regulation 215/2022 pursuant to the *Government Organization Act* and the *Freedom of Information and Protection of Privacy Act*, Section 33(c).

If you have any questions about the collection, use or disclosure of this information, please contact MA.LGSG@gov.ab.ca. Project details such as the project name, location, building details, building designs, grant amounts, and total costs of projects may be released to the media and the public in connection with the LGSG program.

Instructions for Applicants

Please review the LGSG Program Guidelines, including pre-screening questions and application form information before completing this application. For assistance in completing this application, please contact an LGSG Grant Advisor at MA.LGSG@gov.ab.ca.

Please respond to **all** questions within the application form. Incomplete applications and applications that do not meet **all** pre-screening requirements will **not** be evaluated (Refer to Schedule 1 in the LGSG Program Guidelines). Applications received after the closing date will **not** be evaluated for funding consideration.

All LGSG Growth projects will be evaluated using the information **contained in the application form only**. References to supporting documentation and the evidence within those documents can be included in the application, however, these documents will **not** be evaluated by the department. Please ensure comprehensive responses that capture the details of the independently verifiable information to ensure the best project evaluation possible.

Part A: Local Government (Applicant) Information

Local government name

Contact full name

Title

Phone

Email Address

Part B: Project Information

1. **Project Name** - Provide a project name suitable for use in correspondence and reports.

2. **Project Objective** - Choose the program objective(s) that your project addresses:

- a) Support improvement or expansion of public infrastructure to address growth pressures resulting from rapid population, tourism, and economic growth, including housing pressures.
- b) Support attracting investment and talent to Alberta by providing infrastructure to advance local economic activity (new/expanding industrial and/or commercial development).
- c) What percentage of the project supports the objective(s) chosen? If the project supports more than one objective, please include percentages for each.

3. **Project Functional Category(ies)** - Select the project functional category(ies) that best reflects your project (Choose up to a maximum of 3).

- roads and bridges
- drinking water
- storm water
- solid waste management
- wastewater
- public transit

- public safety and security; and
- disaster mitigation and resilience

4. Project Summary - Provide a high-level summary of your project and its objectives (2000 words maximum).

5. Resulting Capital Asset(s)

Select and complete the applicable categories below. The categories you need to complete in this section directly correspond to your response in question 3 above. For example, if you have selected only 'Roads and Bridges' from the Project Functional Category list, you only need to complete the 'Roads and Bridges' section below. **Note: Not all projects will include all asset types.**

Asset	New or Upgrade (N/U)	Measure	Amount (indicate measurement here) (e.g. 25 kms)
Roads and Bridges			
Roads		Lane kms	
Bridges		Lane kms	
Sidewalks		Metres	
Culvert		Metres	
Ancillary equipment (e.g., traffic signals, street lighting, pedestrian signals, parking meters)		Number	
Commuter bikeways		Kms	
Drinking Water			
Water lines		Metres	
Water treatment facilities		Cubic metres/day	
Reservoirs		Cubic metres	
Storm Water			
Storm water line		Metres	
Storm water ditch or relocation of existing ditch		Metres	
Storm water or waterway flooding containment		Cubic metres	
Outfall storm water to the point of discharge or disposal and related works		Metres	
Storm water pond		Cubic metres	
Culvert		Metres	
Solid Waste Management			
Landfill, including leachate collection systems		Cubic metres	
Waste collection depots		Square metres	
Solid waste, recycling and compost collection containers		Number	
Recycling and material recovery facilities		Square metres	
Organics management systems		Tonnes/year	
Landfill gas collection system		Cubic metres/day	
Refuse derived fuel facility		Tonnes/year	
Vehicles (e.g., waster transfer vehicles)		Number	

Wastewater			
Wastewater lines		Metres	
Wastewater treatment facilities		Cubic metres/day	
Lift stations		Cubic metres/hour	
Lagoon		Cubic metres	
Sludge processing facility		Tonnes/year	
Sludge stabilization pond(s)		Cubic metres	
Public Transit			
Vehicles		Number	
Transit hub		Square metres	
Transit buildings		Square metres	
Technological equipment (e.g., intelligent transportation systems)		Number	
Public Safety and Security			
Vehicles (e.g., fire trucks, police vehicles)		Number	
Buildings (e.g., fire hall, police station, training facilities, emergency operating centre)		Square metres	
Disaster Mitigation and Resilience			
Berms		Metres (height x length x width)	
Fire prevention infrastructure		Number	
Other			

6. Project Outcomes

Identify the outcome(s) anticipated as a result of this project, and the corresponding performance indicator(s):

NOTE: Not all outcomes will apply to all projects. Refer to questions 3 and 5 above.

Performance Indicator	Current State	Anticipated State
Increased Housing Development		
Number of housing units enabled	units enabled	units enabled
Number of affordable housing units enabled	units enabled	units enabled
Number of attainable housing units enabled	units enabled	units enabled
Increased Economic Activity		
Number of permanent jobs created	jobs created	jobs created
Investment in local economy (\$)	\$	\$
Improved Public Infrastructure		
Condition of upgraded infrastructure (see condition rating scale below)	Condition	Condition
Number of upgraded assets incorporating disaster resilient materials / technologies	assets	assets
Expanded Public Infrastructure		
% of population served by new infrastructure		
Number of new assets incorporating disaster resilient materials / technologies	assets	assets

Increased Public Safety		
Geographic area protected from natural disasters (e.g., fire, flood, etc.)	square km protected	square km protected
Estimated value of property protected (\$)	\$	\$
% of population served by new or upgraded public safety infrastructure		

Infrastructure Condition Rating Scale

- 1 - Very Good: Very good condition, only normal maintenance required.
- 2 - Good: Minor defects only, minor maintenance required.
- 3 - Fair: Significant maintenance required to return to an acceptable level of service.
- 4 - Poor: Significant renewal/upgrade required.
- 5 - Very Poor: Asset unserviceable, requires replacement.

7. Project Start / End Date

Project start date yyyy-mm-dd Project end date yyyy-mm-dd

8. Project Support

A local government must support its project application through Council Resolution. Please note, local governments are **not** required to have passed their resolution prior to their application submission, though they must do so by December 20, 2024. For communities that have already passed a resolution, please identify the relevant resolution number and the date the resolution was passed in the fields below. For those whose council will pass a resolution after the application is submitted, please send the relevant resolution number and the date it was passed to MA.LGSG@gov.ab.ca by December 20, 2024. If this information is not received by the deadline, the application will **not** be considered for funding.

a) Council Resolution Number b) Date resolution was passed yyyy-mm-dd

Part C: General Project Scoring Information

If applicable, complete the question below, noting that some portions of the application may **not** be relevant (dependent on what program objective(s) your proposed project will meet).

Reminder, this project will be evaluated using information contained within the application form only. Any references to supporting documentation and the evidence within those documents will not be evaluated by the department. For this reason, please summarize the critical points that validate the need for the project, emphasizing the verifiable evidence that supports its importance and feasibility within each response below.

1. Elaborate and substantiate how your local government's project will address population and/or tourism growth pressures, and/or will support new or expanded industrial/commercial development to advance economic activity?

C1. Housing Need Scoring Information - If applicable, complete the following questions.

1. Provide an overview of the challenges and barriers your community faces, if any, when addressing the demand for housing that is affordable and attainable for all income levels.

2. How will this project impact the local housing supply?

C2. Economic Activity Scoring Information - If applicable, complete the following questions.

1. How will this project contribute to the economic development of your community? Specifically, describe how the project will result in direct economic investment, attract a new or expanded commercial/industrial development?

2. How will this project support the creation of permanent jobs?

3. Discuss the long-term economic benefits that the project is expected to generate. Provide any relevant data or projections that support the economic impact of the project on the community directly within your response below.

4. Do you have an agreement with an industrial/commercial entity that is contingent on the successful completion of the proposed municipal infrastructure project? If so, please provide details about the nature of this agreement, including the specific commitments (financial and non-financial, including in-kind commitments) made by both the local government and the industrial or commercial entity.

C3. Tourism Activity Scoring Information

1. Describe the growth pressures in the community related to tourism.

2. Explain how the project will alleviate these tourism pressures and any long-term benefits it may provide in managing or reducing the strain caused by these growth pressures.

C4. Financial and Non-Financial Scoring Information

1. What would the impacts be to the municipality if the project were to be funded using own-source revenues?

2. What is your strategy for covering the future operating costs of the proposed project?

3. How do you plan to mitigate risks associated with the project, including any delays encountered throughout the project timeline, potential project overruns, funding cashflows, etc.?

4. Does the project offer additional benefits to your community beyond its primary purpose? For example, does it contribute to improvements in public health, social well-being, environmental sustainability, or other areas that positively impact the community? If yes, please answer the questions below. If your project has no additional benefits, please move on to question 5.

- a. Please describe these benefits and their expected outcomes.
- b. Please outline when the anticipated outcomes are expected to be actualized.

5. Is the proposed project part of a broader collaborative effort involving partnerships with other local governments? If so, please provide details on the nature of the partnership, the roles, and contributions of each participating government, and how this collaboration enhances the project's scope, impact, and potential for success.

Part D: Budget

1. Provide a comprehensive breakdown of all your estimated project costs and capital expenditures in the table below.

Reminder, project planning may have already started but construction must start no later than September 30, 2025. Please note that the project budget may not include retroactive costs.

	Description of Project Costs	Capital Expenditures
Item 1		
a	Section (a) Totals	\$0.00

		Capital Expenditures
b	Total ineligible project costs	
c	Total eligible project costs (a-b)	\$0.00
d	Proposed Maximum LGSG provincial portion ¹ (May not exceed 50% cost-share of c)	\$0.00
e	Funds from other provincially delivered grant programs to be applied towards eligible costs (May not exceed 30% of c)	
f	Other contributions (In-kind, taxes, levy, etc.)	
g	Local government portion	\$0.00

¹ Cost-sharing proportions are at the Minister's discretion.

2. Please include a description if, and how other grant funds will be used (e.g., Local Government Fiscal Framework and/or Canada Community-Building Fund). Please identify financial institution, other funding partners (federal, municipal, other) and/or company or community funds; identify type of financing received.

3. If the project involves a partnership, who will own the resulting asset? Answer this question if you've populated section f above.

Part E: Sign-off Application Certification

I certify that all information contained within this application to the Local Growth and Sustainability Grant (LGSG) is true and correct and that all LGSG funds will be used in accordance with the LGSG Program Guidelines. I certify that the grant will be applied in the year(s) and manner described within this application, should it be accepted by the Minister of Alberta Municipal Affairs.

Full Name

Title

Date yyyy-mm-dd

Duly-Authorized Signing Authority



Office of the Reeve

November 1, 2024

Rural Municipalities of Alberta Member Municipalities

Subject: Collaborative Stance on FCM Conference Attendance – Invitation for Rural Municipalities to Join

Dear Council Members,

I am writing to you on behalf of Wheatland County to explain our Council's decision regarding attendance at the upcoming Federation of Canadian Municipalities (FCM) conference. After discussion and consideration, our Council has chosen not to participate in next year's FCM conference.

Our decision stems from growing concerns about how well the FCM's focus aligns with the unique needs and challenges of rural municipalities like ours. We believe the current structure and priorities of FCM do not provide sufficient opportunity to represent the distinct needs of rural communities.

In light of this, we are reaching out to all members of the Rural Municipalities of Alberta (RMA) to encourage the development of a unified stance on this matter. We want to explore the possibility of establishing a federal advocacy group or association that could more effectively amplify the voices of rural municipalities, ensuring our collective needs are represented with a stronger, more focused, and efficient voice. We will be bringing a resolution for consideration to the RMA Spring Convention 2025.

To move forward, we call on colleagues across Canada to join us in sending a letter outlining your concerns to FCM.

We plan to engage in further discussions with RMA and other stakeholders to explore how we can better address the diverse needs of Canadian rural municipalities. While we have decided not to attend next year's conference, we remain committed to working toward collaborative solutions that benefit all communities.

Thank you for your attention to this matter, and we look forward to your response and support.

Sincerely,

Amber Link
Reeve, Wheatland County
On behalf of Wheatland County Council

cc: Federation of Canadian Municipalities
Wheatland County Council



Address: 242006 Range Road 243, Wheatland County, AB T1P 2C4 Email: amber.link@wheatlandcounty.ca Phone: 403-934-8252
www.wheatlandcounty.ca
@WheatlandCounty



Saskatchewan Association of Rural Municipalities
Association of Manitoba Municipalities
Rural Ontario Municipal Association
Union of British Columbia Municipalities
Fédération Québécoise des Municipalités
Nova Scotia Federation of Municipalities
Union of the Municipalities of New Brunswick
Federation of PEI Municipalities
Municipalities Newfoundland and Labrador



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Midnight Madness Invitation November 29th



Dear Business owners,

The Midnight Madness Planning Committee in conjunction with the Picture Butte & District Chamber of Commerce are looking forward to celebrating a late-night shopping evening, winter festival, held on Friday, November 29th from 3pm-9pm, with some businesses being open till midnight.

Many activities are being planned including hayrides, fire pits, 50/50 draw, Spirit Survivor, Toy & Food drive, and much more, as well as hot chocolate and treats around various locations. As such, we are kindly asking for monetary donations to cover expenses for this event. All sponsors will be recognized in radio advertising and posters.

Cheques/cash may be dropped off with Eva at Co-operators and made out to Picture Butte Midnight Madness committee or E-transfers sent to dana.sargent@scotiabank.com (Memo as Midnight Madness)

We are also accepting donations of items for our community gift baskets. Customers will receive an entry to this draw for every purchase made during the event, and the draw will be done the following morning. Donations can be dropped off at Butte's Fashion during regular business hours.

If you would like to take part in this year's Midnight Madness success, please reach out so we can include you in our advertising.

We look forward to receiving your donations and hope for a successful Midnight Madness this year!

Thank you,

Eva Penner
President



The Picture Butte and District Chamber Small Business Christmas Party will be Dec. 6/24. Tickets can be purchased at picturebuttechamber.ca or email chamber@picturebutte.ca

PLEASE JOIN US FOR OUR ANNUAL



Awards
CEREMONY
& CHRISTMAS DINNER

DRESS IN YOUR HOLIDAY BEST AND JOIN US
FOR A CELEBRATION.

SATURDAY,
DECEMBER
2024

7

5:30 PM - Cocktails
6:00 PM - Dinner Served
7:00 PM - Awards Ceremony

607 HIGHWAY AVENUE NORTH,
PICTURE BUTTE, AB T0K 1V0



Please join us for our
2024 AWARDS BANQUET

Coaldale & District Emergency Services cordially invites you and a guest to our annual awards banquet.

December 7, 2024

Civic Square
1801 20 Avenue

Cocktails & Silent Auction – 6:00 pm

Dinner – 6:45 pm

Awards Ceremony – 8:00 pm

Entertainment – 9:00 pm

AGENDA ITEM REPORT



Title: Lethbridge County Council Attendance Update - October 2024
Meeting: Council Meeting - 21 Nov 2024
Department: Administration
Report Author: Candice Robison

APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 06 Nov 2024

STRATEGIC ALIGNMENT:



Governance



Relationships



Region



Prosperity

EXECUTIVE SUMMARY:

To remain transparent to its citizens, Lethbridge County Council members report on their activities and events attended throughout the month.

RECOMMENDATION:

No motion required.

REASON(S) FOR RECOMMENDATION(S):

To remain transparent to the citizens of Lethbridge County.

PREVIOUS COUNCIL DIRECTION / POLICY:

A County Council update is provided monthly.

BACKGROUND INFORMATION:

In order to remain transparent to its citizens, Lethbridge County Council members provide a monthly report on their activities and events for the prior month.

ALTERNATIVES / PROS / CONS:

By not reporting activities and events attended by members of Council, citizens are unaware of the events occurring within the region and are unaware of the participation of Council with regards to community events.

FINANCIAL IMPACT:

None at this time.

LEVEL OF PUBLIC PARTICIPATION:



Inform



Consult



Involve



Collaborate



Empower

ATTACHMENTS:

[Lethbridge County Council Attendance Update - October 2024](#)

**Lethbridge County Council Attendance
October 2024**

Division 1

Councillor Lorne Hickey

October 2	FCSS Meeting
October 3	Lethbridge County Council Meeting
October 4	SDAB Interview
October 9	SDAB Interview
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 22	Agricultural Service Board Meeting
October 23	Green Acres Finance Meeting
October 25	Council Road Tour
October 28 & 29	South Region ASB Conference
October 30	Green Acres Board Meeting

Division 2

Reeve Tory Campbell

October 3	Lethbridge County Council Meeting
October 4	Coaldale Prairie Winds Secondary School Grand Opening
October 4	Mayors & Reeves, virtual
October 8	FCC Agriculture and Food Industry Appreciation Event
October 16	EDL Board Meeting
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 23	Canada Infrastructure Bank, Stakeholder McCain Factory Tour
October 25	Council Road Tour
October 28	Team Lethbridge Kick-off and Practice Session

Division 3

Councillor Mark Sayers

October 2	Interview of SouthGrow Facilitator
October 3	Lethbridge County Council Meeting
October 3	SouthGrow Quarterly Meeting in Taber
October 4	SDAB Interview
October 9	SDAB Interview
October 16	ASBG Field Day Tour

October 17	Lethbridge County Council Meeting
October 24	SouthGrow Strategic Strategy Meeting
October 25	Council Road Tour

Division 4

Deputy Reeve John Kuerbis

October 2	Community Futures Board Meeting
October 3	Lethbridge County Council Meeting
October 4	SDAB Interview
October 9	SDAB Interview
October 9	Lethbridge Chamber of Commerce Awards Dinner
October 15	Weekly meeting with Community Futures Executive Director
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 22	Agricultural Service Board Meeting
October 23	Community Futures Monthly Meeting
October 24	Lethbridge Regional Waste Meeting
October 25	Council Road Tour
Oct 28 & 29	South Region ASB Conference
October 30	Coalhurst IDP Meeting
October 30	Weekly meeting with Community Futures Executive Director

Division 5

Councillor Kevin Slomp

October 3	Lethbridge County Council Meeting
October 25	Council Road Tour

Division 6

Councillor Klaas VanderVeen

October 3	Lethbridge County Council Meeting
October 4	SAEWA Meeting
October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 18	SAEWA Meeting
October 22	Agricultural Service Board Meeting
October 24	Lethbridge Regional Waste Meeting
October 25	Council Road Tour
October 30	Coalhurst IDP Meeting

Division 7

Councillor Morris Zeinstra

October 17	Lethbridge County Organizational Meeting
October 17	Lethbridge County Council Meeting
October 25	Council Road Tour
