



# Agenda

Council Meeting | Thursday, July 18, 2024 | 9:00 AM | Council Chambers

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Page

**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. ADOPTION OF MINUTES**

3 - 5

1. **County Council Meeting Minutes**  
[Council Meeting - 04 Jul 2024 - Minutes](#)

**D. PUBLIC HEARINGS - 10:00 A.M.**

6 - 208

1. **Bylaw 23-021 - Country Side Area Structure Plan and Bylaw 23-022 Land Use Bylaw Amendment (Urban Fringe to Grouped Country Residential and Direct Control) - Public Hearing**  
[Bylaw 23-021 - Country Side Area Structure Plan and Bylaw 23-022 Land Use Bylaw Amendment - Public Hearing - Pdf](#)

209 - 231

2. **Bylaw 24-010 - Re-designate a portion of SE 3-9-20-W4 (3.3 acre area) from Urban Fringe to Direct Control- Public Hearing**  
[Bylaw 24-010 - Resignation of a Portion of SE 3-9-20-W4 from Urban Fringe to Direct Control - Public Hearing - Pdf](#)

**E. DELEGATIONS**

1. **11:30 a.m. - Southern Regional Stormwater Drainage Committee**

**F. DEPARTMENT REPORTS**

**F.1. DEVELOPMENT & INFRASTRUCTURE**

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- F.1.1. **Rescind Road Closure Resolutions - Plan 375BM**  
[Rescind Road Closure Resolutions - Plan 375BM](#)

**F.2. ADMINISTRATION**

- F.2.1. **Intermunicipal Collaboration – City of Lethbridge**

**G. CORRESPONDENCE**

- 239 - 240 1. **Eldorado RV**  
[Eldorado RV](#)
- 241 2. **MPE Link Pathway Grand Opening**  
[MPE Link Pathway Grand Opening](#)

**H. COUNTY COUNCIL AND COMMITTEE UPDATES**

- 242 - 247 1. **2024 Bursary Awards**  
[2024 Bursary Award](#)
- 248 - 251 2. **Lethbridge County Council Attendance Update - June 2024**  
[Lethbridge County Council Attendance Update - June 2024](#)

**I. NEW BUSINESS**

**J. CLOSED SESSION**

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

**K. ADJOURN**



## Minutes

Council Meeting | Thursday, July 4, 2024 | 9:00 AM | Council Chambers

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The Council Meeting of Lethbridge County was called to order on Thursday, July 4, 2024, at 9:00 AM, in the Council Chambers, with the following members present:

**PRESENT:** 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  
Director, Corporate Services Jennifer Place  
Executive Assistant Candice Robison  
Manager, Planning & Development Hilary Janzen  
Director, People & Culture Jared Zeller

### A. CALL TO ORDER

Deputy Reeve John Kuerbis called the meeting to order at 9:00 a.m.

Deputy Reeve Kuerbis 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

524-2024 Councillor MOVED that the July 4, 2024 Lethbridge County Council Meeting Agenda  
VanderVeen be adopted as presented.

CARRIED

### C. ADOPTION OF MINUTES

#### C.1. County Council Meeting Minutes

525-2024 Councillor MOVED that the June 20, 2024 Lethbridge County Council Minutes be  
Sayers adopted as presented.

CARRIED

### D. SUBDIVISION APPLICATIONS

#### D.1. Subdivision Application #2024-0-081 – Short Tail Ranch - NE1/4 30-9-20-W4M

526-2024 Councillor MOVED that the Country Residential subdivision of NE1/4 30-9-20-W4M  
VanderVeen (Certificate of Title No. 221 059 759), to subdivide a 4.21-acre (1.70 ha)  
farmyard subdivision from a ¼-section title of 150.00-acres (60.70 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 being subdivided.

4. That any easement(s) as required by utility companies, or the municipality shall be established.

CARRIED

**E. DEPARTMENT REPORTS**

**E.1. DEVELOPMENT & INFRASTRUCTURE**

**E.1.1. Bylaw 24-012 - Re-designate a Plan 1410983 Block 1 Lot 2 from Direct Control (Bylaw 1397) to Direct Control - First Reading**

527-2024 Councillor Sayers MOVED that Bylaw 24-012 be read a first time.

CARRIED

**E.2. ADMINISTRATION**

**E.2.1. Division 5**

528-2024 Councillor Sayers MOVED that a By-election be set for Division 5 on Monday, September 9, 2024.

CARRIED

529-2024 Councillor VanderVeen MOVED that Council sets the campaign period for the By-election for Division 5 to begin on July 5, 2024.

CARRIED

530-2024 Councillor VanderVeen MOVED that Candice Robison be appointed as Returning Officer and that Mattie Watson be appointed as Substitute Returning Officer for the September 9, 2024 By-election.

CARRIED

531-2024 Councillor Hickey MOVED that the expenses for the By-election be drawn from the County Council Discretionary Reserve Fund.

CARRIED

**E.2.2. AgKnow Request for Funding**

532-2024 Councillor VanderVeen MOVED that County Council provide a one-time donation to AgKnow in the amount of \$1,000 in accordance with the Donations Policy 161.

CARRIED

**E.3. CORPORATE SERVICES**

**E.3.1. Community Futures Business Loan Request**

533-2024 Councillor Hickey MOVED that County Council support the Community Futures loan application for the Brazilian Jiu Jitsu franchise and fund the loan interest amount through the County's 2024 operating budget.

CARRIED

**E.4. OPERATIONS**

**F. CORRESPONDENCE**

**F.1. SouthGrow - Grants Advising Program**

Council reviewed correspondence from SouthGrow regarding their Grant Advice Hotline program.

**G. NEW BUSINESS**

**H. CLOSED SESSION**

**H.1. Remuneration (FOIP Section 19 Confidential Evaluations)**

**H.2. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)**

534-2024 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 9:39 a.m. for the discussion on the following:

H.1. - Remuneration (FOIP Section 19 - Confidential Evaluations)  
H.2. - CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)

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

535-2024 Councillor Sayers MOVED that the Lethbridge County Council Meeting move out of the closed session at 11:03 a.m.

CARRIED

**H.2. CAO Report - C. Beck (FOIP Sections 16, 17, 23 and 24)**

536-2024 Councillor Hickey MOVED to authorize administration to move forward with negotiations on a land purchase.

CARRIED

**I. ADJOURN**

537-2024 Councillor Zeinstra MOVED that the Lethbridge County Council Meeting adjourn at 11:04 a.m.

CARRIED

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Reeve

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CAO

# AGENDA ITEM REPORT



**Title:** Bylaw 23-021 - Country Side Area Structure Plan and Bylaw 23-022 Land Use Bylaw Amendment (Urban Fringe to Grouped Country Residential and Direct Control) - Public Hearing  
**Meeting:** Council Meeting - 18 Jul 2024  
**Department:** Community Services  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 05 Jul 2024  
Approved - 08 Jul 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

An application was received for the Country Side Area Structure Plan (Bylaw 23-021) and to re-designate two titles in the SE 1-9-21-W4 from Urban Fringe to Grouped Country Residential and Direct Control (Bylaw 23-022). This would allow for the subdivision and development of the parcels for Country Residential and Mixed-Use Residential/Light Industrial Uses.

## RECOMMENDATION:

- That Bylaw 23-021 (Country Side ASP) be read a second time.
- That Bylaw 23-021 (Country Side ASP) be read a third time.
- That Bylaw 23-022 (Land Use Bylaw Amendment - UF to GCR and DC) be read a second time.
- That Bylaw 23-022 (Land Use Bylaw Amendment - UF to GCR and DC) be read a third time.

## REASON(S) FOR RECOMMENDATION(S):

The proposed Area Structure Plan and Rezoning provide for sound development within Lethbridge County.

## PREVIOUS COUNCIL DIRECTION / POLICY:

- The Lethbridge County Municipal Development Plan requires that where there will be more than 4 adjacent titles that the applicant submit an Area Structure Plan for County Council consideration and that the parcels be re-designated.
- The Grouped Country Residential Land Use Strategy encourages subdivision in areas close to urban areas and where the lands are fragmented and considered poor quality agricultural lands.

- The Industrial Commercial Land Use Strategy identifies the subject lands for future Mixed Use Residential and/or Light Industrial.
- First Reading of Bylaws 23-021 and 23-022 was given on June 20, 2024

### **BACKGROUND INFORMATION:**

An application was received for the Country Side Area Structure Plan (Bylaw 23-021) and to re-designate a 40 acre area in the SE 1-9-21-W4 from Urban Fringe to Grouped Country Residential and Direct Control (Bylaw 23-022).

The Country Side Area Structure Plan provides a plan for the future subdivision and development of the subject lands in a manner that meets the County's current policies and requirements. The rezoning to Direct Control and Grouped Country Residential would allow for the subdivision of the parcels for Country Residential and Mixed Country Residential/Light Commercial Uses.

The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors
  - at the time of subdivision the removal of one direct highway access will be removed.
  - Intersection improvements will be required to Highway 512.
- SMRID
  - Concerns with road over SMRID Pipeline, this concern was addressed by the applicant.
- City of Lethbridge
  - Concerns with the alternative proposals for potable water
  - Concerns with boundary of the ASP relative to the service road
  - Concerns with using one bylaw for both the Direct Control and Grouped Country Residential rezoning
- ATCO - no concerns
- Telus - no concerns
- Fortis - no concerns

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- The proposed Area Structure Plan and Rezoning application are in compliance with the Industrial-Commercial Land Use Strategy. Which identifies this area for Future Mixed-Use Residential and/or Light Industrial.
- The proposal meets all of the requirements of the County's Municipal Development Plan Bylaw 22-001 Sections 8 and 10 (Industrial & Commercial Land Use).
  - The proposal meets policies of the MDP as the lands are fragmented from the rest of the quarter section.
  - The proposed mixed-use development allows for enhanced home based business on the parcel.
  - The lots would be serviced by on-site waste-water (septic) systems as noted in the Area Structure Plan.
  - Potable water will be through the means of the water co-op and hauled water as described in the Area Structure Plan.
- The applicant submitted a Traffic Impact Assessment Memorandum which was approved by Alberta Transportation and Economic Corridors, upgrades to the highway intersection are required as a result of this application.

The notice of the public hearing was advertised in the June 25 and July 2 editions of the Sunny South News and on the County's website and social media account.

County Administration received a comment by an adjacent landowner expressing concerns with regards to negative impacts to the adjacent property (contamination, noise, water/air pollution), loss of rural character of the area, aesthetics, psychological street, and loss of agricultural lands. Any additional comments will be brought forward at the time of the public hearing.

**ALTERNATIVES / PROS / CONS:**

County Council may refuse second reading of Bylaw 23-021 and Bylaw 23-022

Pros- this may address concerns of any of the adjacent landowners.

Cons - this would be contrary to the recommendations of the Industrial-Commercial Land Use Strategy.

**FINANCIAL IMPACT:**

If the bylaws were approved, future development would be taxed at the County's residential and commercial/industrial tax rate. There would be additional costs to the County (i.e. maintenance of infrastructure) that would arise if the bylaws are approved.

**LEVEL OF PUBLIC PARTICIPATION:**

Inform

Consult

Involve

Collaborate

Empower

**ATTACHMENTS:**

[Country Side ASP June 7, 2024](#)

[Bylaw 23-021 - Signed First Reading](#)

[Bylaw 23-022 - Land Use Bylaw Amendment Application](#)

[Bylaw 23-022 - Signed First Reading](#)

[Christian Hamel Comments - April 12 2024](#)

[SMRID Comments](#)

[Fortis Comments](#)

[Country Side ASP - City Comments May 17 2023](#)

[Country Side ASP and Rezoning - City Comments August 17 2023](#)

[AT Comments - May 29 2024](#)

[AT Comments - March 6 2024](#)

[ATCO Gas Comments](#)

[Telus Comments](#)

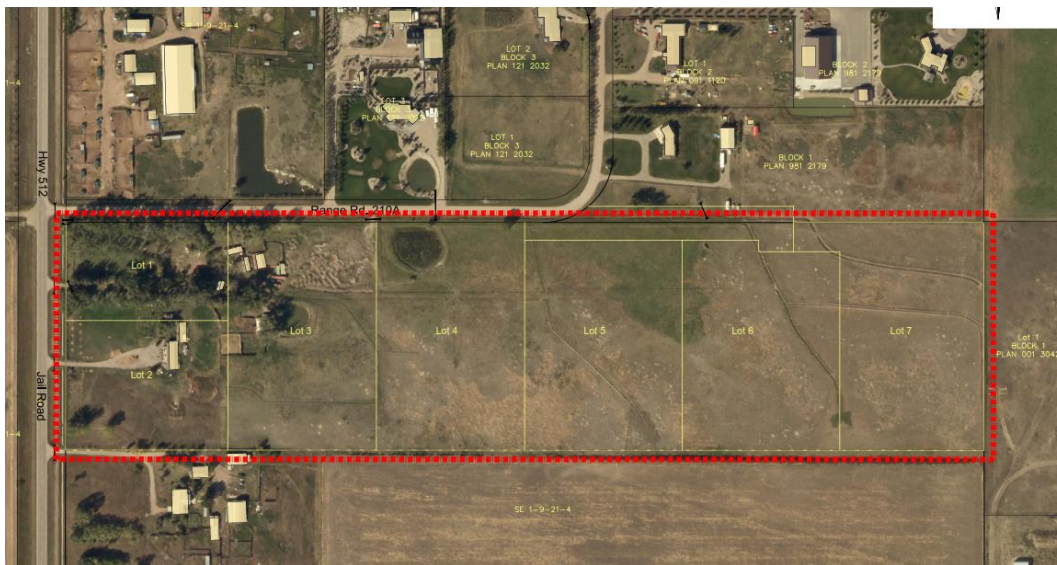
[Letter from Adjacent Landowners July 10 2024](#)



# Country Side

## AREA STRUCTURE PLAN

SE ¼ Sec. 1 - 9 - 21 -W4M

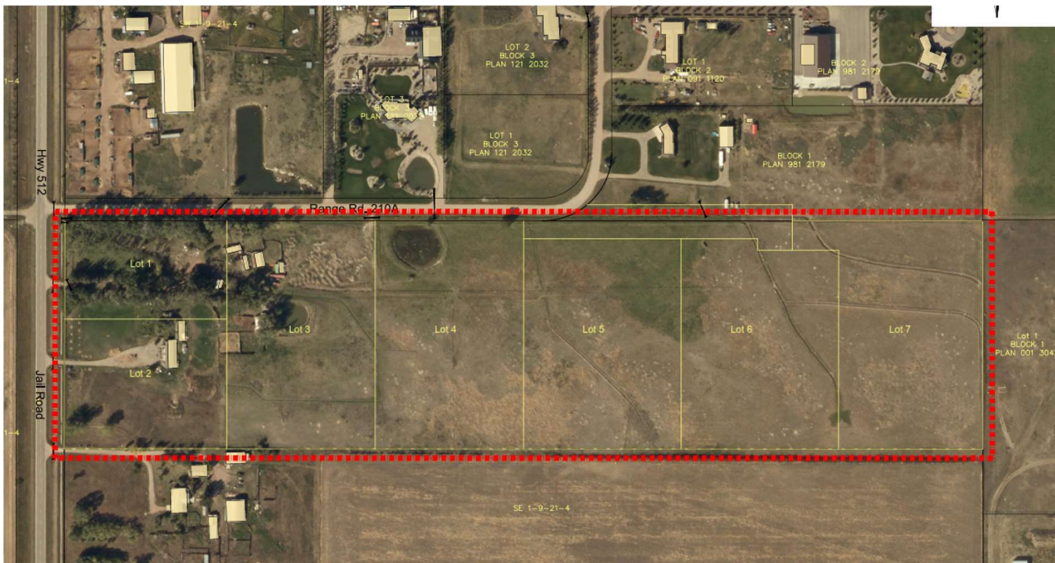


229729CE

# Country Side

## AREA STRUCTURE PLAN

SE ¼ Sec. 1 - 9 - 21 -W4M



Issued for Bylaw Approval May 24, 2024

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229729CE

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## 1.0 Introduction

The purpose of the Country Side Area Structure Plan is to provide a comprehensive planning framework for development of the land within a portion of the SE ¼ Sec 1, Twp 9, Rge 21, W4M. The plan area containing 40.06 acres (16.21 ha), is within Lethbridge County and is shown in **Figure 1 –Location and Figure 2 – Existing Site Plan and Figure 3 - Aerial Photo.**

This ASP is intended to provide pertinent planning and development information to the County and its advisors that will aid in determining the future use and servicing of this development.

The overall concept for this development is to prepare a suitable site that will allow for mixed residential and light industrial uses. It is also intended that this development serve as a buffer between an existing grouped country residential development (Pater Subdivision) and proposed light industrial subdivisions. The plan is submitted for approval in accordance with provincial statutory requirement and requirements of Lethbridge County. This plan will also be used to support a land use classification pursuant to Lethbridge Country Land Use Bylaw No. 24-007.

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## 2.0 Site Description

### 2.1 EXISTING LAND USES

#### 2.1.1 COUNTRY SIDE LAND USE

The Country Side ASP site is located on the north side of Highway No 512 (Jail Road) about 4.2 km east of the Lethbridge City Limits.

The property is in the west half of the SE ¼ Sec. 1, Twp 9, Rge 21, W4M and contains about 40.05 acres. **Refer to Appendix A – Property Title.**

The subject site is currently used as irrigated farmland with the south side being heavily treed and having a residential house and numerous small accessory buildings.

This site falls within the Urban Fringe (UF) district of the County's Land Use Bylaw. The property is also included in the City/ County Intermunicipal Development Plan in Policy Area 5.

#### 2.1.2 SURROUNDING LAND USES

##### a) West Boundary

Range Road 210A runs about halfway along the west property boundary. This road is gravelled and is used to provide access to the lots adjacent to the NW corner of the site, (Pater Subdivision). The Pater Subdivision contains 15 lots and is zoned Grouped Country Residential (GCR). Two large residential lots front onto the south half of Range Road 210A (Access Road). These sites are zoned UF.

##### b) North Boundary

The adjacent land to the north contains a large communications tower and a communal septic field. These are zoned UF. The Broxburn Industrial Park is located on the northeast side of these sites.

##### c) East Boundary

The land adjacent to the east boundary of the ASP site is irrigated farmland that is zoned UF.

##### d) South Boundary

Highway No. 512 (Jail Road) runs east/west along the south boundary of the ASP site. The land adjacent to and on the south side of the highway is used as irrigated farmland and is zoned UF.

#### 2.1.3 REFERENCE

Refer to **Figure 3 - (Aerial Photo)** and **Figure 4 - (Land Use)**

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## 2.2 SITE CHARACTERISTICS

- Access to the site is from a north/ south gravel road (Rge. Road 210A) along the west property boundary leading from Highway 512.
- There is a buried Telus line along the east boundary. As well, there are buried lines adjacent to the property line on the east and north side.
- SMRID has a buried irrigation line along the south boundary of the ASP site and adjacent to the west property boundary of the ASP site. Turnouts are located in both the SW and SE corners of the site.
- Over 20 existing residential dwellings are within 800m of the subject site.
- The south westerly corner of the site is heavily covered with larger trees.
- The County of Lethbridge Water Co-op currently has 2 water services to the property.
- One residential dwelling is located in the south easterly portion of the site. The current intention is to leave this house in place.
- Numerous small accessory buildings are located along the south side of the site.

## 2.3 TOPOGRAPHY

The site is relatively flat with an average slope of 0.35% dropping from the southwest to the northeast. The high point elevation in the southwest corner of the existing north/south access road is 900.0. The low point in the northeast corner of the site has an elevation of 897.4 Along the east property line there is a caragana hedge running north/south. This hedge has resulted in a natural berm of blow dirt between 0.3 m and 0.7 m high. This has resulted in existing surface drainage being accommodated mainly by infiltration and evaporation. Refer to **Figure 2 – Existing Site Plan** and **Figure 3- Aerial Photo**.

## 2.4 HABITAT AND VEGETATION

The plan area consists mainly of irrigated farmland with large trees in the SW corner.

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## 3.0 Planning Framework

### 3.1 SOUTH SASKATCHEWAN REGIONAL PLAN

This ASP aims to follow the Alberta Government South Saskatchewan Regional Plan (SSRP) 2014 – 2024, Amended February 2017.

Strategic Outcomes of the SSRP aligned with this ASP include: sustainable development wherein economic development takes into account environmental sustainability and social outcomes, conserving and maintaining the benefits of biodiversity, advancing watershed management, promoting efficient use of land, and strengthening communities.

### 3.2 MUNICIPAL GOVERNMENT ACT

Country Side Area Structure Plan has been produced in accordance with **Section 633** of the Municipal Government Act. It is the intention of this plan to create a framework for the development of a portion of SW. ¼ Sec. 1, Twp 9, Rge 21, W4M into country residential uses with the ability to allow for limited light industrial uses.

### 3.3 LETHBRIDGE COUNTY, GROUPED COUNTRY RESIDENTIAL (GCR) LAND USE STRATEGY

The main purpose of the above strategy is the identification of suitable sites for GCR developments.

Although we are seeking a combination of Direct Control and GCR zoning, the site is basically going to be used to provide modified country residential lots that will have the ability for increased light industrial uses.

The development meets the following criteria for GCR uses:

- The site consists of a fragmented parcel
- The site is immediately adjacent to the Pater subdivision (15 lots) and may be considered as the continuation of this development
- There are about 30 existing residential dwelling in the SW ¼ of Sec. 1 Twp 9, Rge 21.
- The site has a low capability for agricultural production
- The site has direct access to highway 512
- The site will have the ability to provide potable water, irrigation water, sanitary sewage, treatment capabilities, electric and gas.
- This site is situated on fragmented, poorer agricultural land.



### 3.4 CITY/COUNTY INTERMUNICIPAL DEVELOPMENT PLAN (IMDP)

This plan is located in Policy Area 4, Sub-Area 3b and generally follows the policies for Sub-Area 3b which recognizes a shift from strictly agricultural uses.

The IMDP states “This area is somewhat fragmented and consists of some historical subdivisions. This area is recognized as an important development node for the county. The fragmented areas off of Highway 3 may be suitable for re-subdivision and infill development with appropriate planning.”

This ASP helps accommodate the IMDP policy by enabling light industrial growth that is separated from residential growth through proper planning.

### 3.5 LETHBRIDGE COUNTY MUNICIPAL DEVELOPMENT PLAN

The Country Side ASP aims to follow the Lethbridge County Municipal Development Plan (MDP) Bylaw No. 22-001.

The MDP outlines specific requirements necessary for residential development in Lethbridge County. Based on these requirements this ASP sets the stage for the proposed development.

**Part 4, Sec. 4 - Land Use and Development Requirements** of the MDP, outlines specific requirements in order that land in the County is properly planned and serviced based on the proposed use. This ASP and Land Use request is compatible with these detailed prerequisites for ASP's, land use re-designation, geotechnical and soil reports.

This ASP has been designed such that the requirements of the MDP that are outlined in **Part 4 Sec. 4 - Plan Policies; Sec. 5 - Subdivision and Sec. 6 - General Residential Land Use**, can be met when the development is ready for subdivision. The detailed design will be required to confirm as closely as possible to the policies in **Sec. 11 - Infrastructure and Servicing** and with the County's requirements in “Engineering Guidelines and Minimum Servicing Standards”.

This ASP has endeavored to meet the requirements as detailed in **Part 4, Sec. 8 - Grouped Country Residential** and the appropriate polices in **Section 10 – Industrial & Commercial Land Use**. Particularly the criteria for siting, servicing, roadways and fire suppression have generally been met. Notwithstanding these requirements, the source of potable water has not yet been finalized. The ASP presents three alternatives for the potable water supply. The developer currently has two water units from the Water Co-op and is endeavoring to obtain additional water units through the co-op. The water source must be finalized and approved by Lethbridge County.

The Grouped Country Residential Land Use District (GCR) is intended to provide for a high quality clustered residential development in areas where no conflict to agriculture can be anticipated pursuant to the municipal development plan.

The minimum lot size is 2 acres (0.8 ha) to facilitate on-site sewage disposal systems.

The Grouped Country Residential (GCR) and the Direct Control land uses will be designed to provide for a high quality, clustered residential development in conjunction with compatible light industrial uses that will provide a buffer between future industrial and current residential uses.

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### **3.6 COUNTY LAND USE BYLAW**

The requirements of Land Use By- Law No. 24-007 for residential and industrial uses will be selectively combined to provide a Direct Control land use that enhances and buffers the residential development through proper building siting, intensive landscaping and permitted light industrial uses.

The current land use districts do not provide for mixed residential and light industrial uses. To allow for this combination of uses, a Direct Control Bylaw is being proposed. This Direct Control Bylaw allows for this and provides specific requirements that are specifically focused on these mixed uses. These will help ensure successful developments that will benefit the future residents and existing neighboring properties.

The two sites on the south end of the development will not have an industrial use and will be designated as Grouped Country Residential.

### **3.7 LETHBRIDGE COUNTY'S INDUSTRIAL- COMMERCIAL LAND USE STRATEGY**

The Lethbridge County's Industrial – Commercial Land Use Strategy 2023 Update, identifies the Country Side ASP site as a “Prospective – Future Mixed-Use Residential and/ or Light Industrial growth site. The land immediately adjacent to the east boundary, is identified as a “Prospective – Future Light Industrial or Commercial” growth area.

This ASP proposes a transitional use for the Country Side development; providing a mixed use residential and light industrial site in accordance with the County's Industrial- Commercial Land Use Strategy. Its use has the potential to help maximize the opportunities for industrial/ commercial growth on the lands to the east, with minimum concerns being raised by the neighbors, particularly from the adjacent Pater subdivision. The provision of opportunities for light industrial in conjunction with residential and increased home occupation use will serve to enhance the goals of the Country's Industrial – Commercial strategy.

These land uses will also serve as a catalyst for increased industrial growth.

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## 4.0 Plan Goals, Objectives and Land Use

### 4.1 PLAN GOALS

The Country Side Area Structure Plan will respond to the needs, issues and requirements identified by the owners, Lethbridge County as well as those agencies and organizations having an interest in the planning of this area.

The goals of this Area Structure Plan follow the planning policies outlined through the legislative framework.

When adopted by the Lethbridge County Council, this Area Structure Plan will create the framework for subdividing and developing the subject property.

This document will function as the required plan and as such will outline:

- conceptual land use,
- conceptual lot layout,
- the road access and circulation,
- the location of public utilities,
- supply of irrigation water,
- supply of potable water,
- sanitary sewage disposal,
- drainage and stormwater management,
- landscaping
- other related matters.

### 4.2 PLAN OBJECTIVES

This ASP will adhere to the following objectives:

- Create two residential lots, having a minimum area of 2 acres along the south boundary.
- Create additional lots for residential use and the ability to also use each of these lots for light industrial purposes.
- Develop a Direct Control zoning to ensure the compatibility of the residential and industrial land uses through proper siting of buildings and landscaping.
- Consider alternatives for road access and traffic compatibility with the adjacent Pater Subdivision lots.
- Design drainage and storm water management system for the planned development.
- Investigate the sustainability of on-site septic systems for wastewater treatment and disposal
- Plan for a communal irrigation system
- Identify electrical and gas requirements.

## 4.3 PROPOSED LAND USES AND ZONING

### 4.3.1 GROUPED COUNTRY RESIDENTIAL (GCR)

The southerly portion of the ASP site is heavily treed and has an existing house on it. This makes the site ideal for residential use. As such, the ASP proposes to zone this for a Grouped Country Residential (GCR) use with the area divided into 2 lots. The westerly lot is planned with 3.0 acres and the easterly lot will be 3.9 acres. **Figure 4 –Land Use.**

### 4.3.2 DIRECT CONTROL

The balance of the site will be divided into 5 lots with about 6 acres each these lots will be zoned Direct Control (DC).

In conjunction with DC zoning a Direct Control Bylaw is being adopted. This DC Bylaw will have standards and rules applicable to land use and development. These standards will address items such as Permitted and Discretionary uses, lot size access, site drainage & grading, building size & siting requirements and landscaping.

The purpose of these lots and the DC zoning is to provide a buffer between the Grouped Country Residential uses on the Pater Subdivision and the proposed future land uses on the east side of the ASP site. The front portion of each lot will provide for residential uses, while the balance of the lot will allow for specified light industrial uses. This provides an opportunity for the residents to live and work on the same lot. The DC zoning will also provide an increase in Home Occupations that can be carried out on each lot. Landscaping, consisting of two rows of trees will provide screening between the two land uses. **Figure 4 –Land Use.**

## 4.4 ACCESSORY BUILDINGS

With the DC zoning, accessory buildings under 3000 sq ft will be allowed for residential uses in the front portion of the lots. Accessory buildings up to 12,000 sq ft will be permitted at the back of the lots. These shall be behind any residential development with extensive landscaping separating the residential and light industrial portion of the lots. There will be set back requirements in the DC land use for the residential dwellings and for accessory building. Intensive landscaping will be required for each lot. The maximum size of all accessory buildings, located in the industrial portion of the lot, shall be no more than 12,000 sq. ft.

The building siting and landscape requirements will help provide a buffer between the Pater subdivision and the future industrial uses east of the ASP site. These requirements will also provide adequate screening between the residential and light industrial uses on each lot. Refer to **Figure 5 – Conceptual Lot Layout and Setbacks.**

## 4.5 DENSITY AND POPULATION

The housing density within the proposed development is comprised of 7 lots or 5.65 lots per acre (2.28 lots/ ha).

Based on an average of 3.5 persons per household, the population within the plan area is estimated to be approximately 25 people.

---

#### **4.6 MUNICIPAL RESERVE REQUIREMENTS**

Cash-in-lieu of 10% of the land value will be paid to the County for Municipal Reserve purposes.

---

## 5.0 Services

### 5.1 POTABLE WATER SUPPLY AND DISTRIBUTION

It is envisioned that the domestic potable water requirements for the subdivision will be met by one of the following alternatives or by a combination of these alternatives.

#### 5.1.1 *POTABLE WATER SUPPLY, ALTERNATIVE 1*

The first alternative is to have the water supplied by the County of Lethbridge Rural Water Association via extensions from an existing potable water pipe running through the site. Each lot will be supplied with a trickle system to fill individual cisterns. The Water Co-op is in the process of finalizing their water supply plans for this area. The ASP site currently has water rights from the Co-op for two lots, which will be used to service the two Country Residential lots. Two additional units will most likely be available but the ASP must be approved first. It is anticipated that the three remaining lots will get Co-op water, but this has not yet been finalized. Easements will be provided on all lots to allow for future Co-op supplied water.

#### 5.1.2 *POTABLE WATER SUPPLY, ALTERNATIVE 2*

The second alternative is to use SMRID supplied irrigation water that will be treated as required by each individual lot owner. The feasibility of this alternative will be determined as required and must be approved by Lethbridge County. SMRID approval for the supply of water is also required.

#### 5.1.3 *POTABLE WATER SUPPLY, ALTERNATIVE 3*

At the discretion of Lethbridge County, potable water will be hauled to individual cisterns on each lot.

#### 5.1.4 *DETERMINATION OF FINAL POTABLE WATER SOURCES*

The final method of water supply will be dependent on the Water Co-op's final plans and the costs associated with each of the alternatives. The ultimate method of supply could be by a combination of these alternatives which would be subject to Lethbridge County administrative approval.

#### 5.1.5 *GOVERNMENT REQUIREMENTS*

The water supply and cisterns will be installed in accordance with requirements of the Chinook Health Region, the Safety Codes Council of Alberta and Lethbridge County.

#### 5.1.6 *HOME OWNER ASSOCIATION*

The potable water and irrigation systems will not be taken over by Lethbridge County. A separate entity will be created to manage these facilities. The entity and management requirements shall be approved by Lethbridge County.

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## 5.2 SEWAGE TREATMENT AND DISPOSAL

### 5.2.1 SOILS

Two test pits were excavated by “Southland Contractors Inc.” with “Down to Earth Labs” providing tests on soil samples from the pits. The soil was determined to contain mainly clay at one location and clay loam with sand lenses at the other pit.

### 5.2.2 INDIVIDUAL LOT REQUIREMENTS

- Southland Contractors evaluated the soil from the test pits and have determined that the site will support private sewage disposal pressurized mound type systems. In some areas it may be required to increase the sand layer depth. Refer to **Appendix B- Southland Report**.
- The owner or builder for each lot must use a qualified septic system designer and contractor to determine the type of septic system necessary for each lot. The type of system will be based on house design and soil conditions which vary throughout the lots.
- A treatment mound or secondary effluent treatment may be required instead of a conventional treatment field if unacceptable soil conditions exist.
- Connection of accessory buildings to the sewage treatment system is permitted, provided a qualified septic system designer has designed the system, accounting for sewage from the accessory building.

### 5.2.3 POSSIBLE CONFLICT WITH STORM WATER DRAINAGE

No on-site septic system components shall be installed in areas designated for stormwater conveyance or detention of runoff.

### 5.2.4 ALBERTA SEWAGE SYSTEM REQUIREMENTS

The *Alberta Private Sewage Systems Standard of Practice 2021* describes the requirements for the design of on-site wastewater treatment and disposal systems. All on-site wastewater treatment and disposal systems must adhere to these regulations.

## 5.3 STORM WATER MANAGEMENT

### 5.3.1 EXISTING CONDITION

A detailed description of the site and existing surface drainage is described in the stormwater management plan which is appended to this document.

### 5.3.2 DRAINAGE CONCEPT

The proposed development outlined in this report will follow the Stormwater Management Plan (SWMP) which covers for the entire ASP area.

The on-site storage ponds will be designed to store runoff up to a post-development 1 in 100 year-24-hour event. Based on PCSWMM modelling using a Chicago design storm<sup>1</sup>, it is proposed that the developer provide a combined total of approximately **7,200 cu. m.** of active stormwater storage on-site through the use of individual ponds and natural depression (trapped lows) with zero release. The evaporative ponds will be located at the back of each lot with approximate sizes ranging from 300 cu.m. to 1,700 cu.m. The storm pond water will be drained through evaporation, infiltration and irrigation. Excess storm water due to back to back storms will overflow in the northeast corner of the development. This being where excess stormwater currently exits the property. The final size and design of each pond will be determined at the time of subdivision.

The two lots zoned CR Country Residential along the south boundary of the ASP, will drain storm water into smaller onsite storage ponds with excess flows directed via swales to the adjacent lots to the north for combined storage.

All water storage areas and swales will be protected with an easement or right-of-way. These easements or right of ways shall be registered on title at the time of subdivision.

Additional drainage swales will be required between the new lots and along the east boundary of the lots to direct the runoff into the ponds (see **Figure 6- Stormwater Management Plan**).

### 5.3.3 SITE GRADING

The subdivision will be graded to be consistent with the overall stormwater management plan. Individual lots will be graded such that all surface runoff will be directed to perimeter swales designed to carry the stormwater runoff into the stormwater detention facilities on each lot. The required size and cross section of these conveyance facilities and storage/evaporative ponds will be determined during Detailed Design stage.

## 5.4 ROADS & ACCESS

A TIA was completed by Watt Consulting Group and a Type 111B intersection was recommended for the intersection of Highway 512 and Range Road 210A. Alberta Transportation and Economic Corridors have reviewed this and advised that a south bound to west bound taper (acceleration lane) at this intersection was satisfactory at this time. They also advised that the existing most westerly direct highway access to this property will need to be removed. (See **Figure 5 – Conceptual Lot Layout & Setbacks, Figure 7 – Intersection Upgrade and Appendix 4 – Correspondence from Alberta Transportation.**)

It is proposed to provide access to Lot 2 using the existing access off of Highway #512. The existing Lot 1 access will be abandoned and will now be accessed off the existing gravelled entrance road to the Pater Subdivision (Range Road 210A). The lots 3 & 4 access will be adjacent to each other at the junction of their property lines and the Pater access road.

Lots 5,6, and 7 will have their access off of a new county road coming northerly off the Pater access road (Range Road 210A). A 30 m diameter cul-de-sac will be constructed at the north end of this road. This new road will be partially on the Country Side ASP site and partially along the east boundary of Block 1, Plan 981279. This new access road will be owned by the County and will be paved to meet County standards.

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<sup>1</sup> Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 1440 minutes, 1:100 year-24hr.(city of Lethbridge – Design standards, section 3.3.3



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## **5.5 IRRIGATION**

### *5.5.1 COMMUNITY IRRIGATION*

A community irrigation system will provide SMRID supplied non-potable water to each lot for watering lawns and gardens or possibly as a source of grey water for each lot. This irrigation water will be supplied by SMRID through a communal pipeline system with lateral connections supplying each lot. Each lot will have an irrigation water storage pond to be used when SMRID water is not available. The irrigation system will require approval from SMRID.

### *5.5.2 OPERATION OF SYSTEM*

A homeowner's association or other legal entity will be formed to own and operate the irrigation system within the development. The irrigation piping will be installed in an easement through the lots in favor of this association. The type of entity proposed to manage the irrigation system must be approved by the Lethbridge County. This irrigation system must be approved by SMRID.

## **5.6 SHALLOW UTILITIES**

### *5.6.1 NATURAL GAS*

Natural gas is available through ATCO Gas.

### *5.6.2 ELECTRICITY*

Fortis Alberta is the current distribution of electricity in the County. It is planned that electrical services to the lots will be distributed overhead as are the existing residential lots to the west. All necessary application for the detailed design and installation of electrical utilities will be submitted to Fortis for approval.

### *5.6.3 SOLID WASTE*

Lot purchasers will be responsible for disposing of their own solid waste or by contracting out this service to a private solid waste hauler.

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## **6.0 Protective Services**

### **6.1 FIRE SERVICES**

The Coaldale Fire Department is the responding fire station and is located approximately 10 km east of the plan area.

### **6.2 POLICE SERVICES**

Policing in the development area is provided by the R.C.M.P. which has a detachment located in the Town of Coaldale.

## **7.0 Development Agreement**

The Developer will enter into a Development Agreement with Lethbridge County regarding the following matters:

- Runoff conveyance and detention as per the Stormwater Management Plan,
- Roadway construction,
- Potable water installation,
- Irrigation system,
- Shallow utilities,
- Roadway signage including culvert markers.
- Other services or matters considered necessary by Lethbridge County.

## **8.0 Architectural Controls**

### **8.1 PURPOSE OF CONTROLS**

The developer of Country Side will establish a set of architectural controls in order to achieve standards and development limitations throughout the area.

Architectural Controls shall be submitted to Lethbridge County for pre-approval and will be registered on title at the time of subdivision.

These architectural controls will be administered by the Developer.

### **8.2 TYPICAL ITEMS INCLUDED IN CONTROLS**

Typically, the controls that will be in effect within Country Side will include the following:

- Minimum dwelling unit area and site coverage (building footprint),
- Siting of all buildings,
- Diversity in home design,
- Design Compatibility between house and accessory buildings,
- Incorporation of energy efficiency features,
- Roof pitch & materials,
- Exterior finishing materials,
- Fencing materials,
- Minimum landscaping requirements,

- 
- Accessory building.
  - Building and lot drainage requirements
  - Sanitary Sewage Disposal

### **8.3 SPECIFIC ARCHITECTURAL CONTROL REQUIREMENTS**

The Architectural Consultant will be responsible for approving the setbacks, landscaping and lot grading plan for each lot prior to Lethbridge County issuing a development or building permit.

Upon completion of the development on each lot, the Consultant will check the landscaping and lot grade elevations in the field. He will either issue a certificate of compliance or require the home owner to re-grade the lot to meet the design. A copy of the grading compliance will be provided to the County if so desired.

## **9.0 LETTER TO NEIGHBORS**

A letter and drawings (refer to Appendix 5) were hand delivered to about 25 neighbors for their information and comments.

### **9.1 SUMMARY OF NEIGHBORHOOD QUESTIONS AND CONCERNS**

- An email was received from Lisa Lutz questioning light industrial building sizes and inquiring who was responsible for paved road into the subdivision.
- A form from the Neighborhood Letter was received from John Ockerman advising that he had no concern with the proposed development.
- An email was received from Chris Kadijk requesting information about Architectural Controls.
- An email was received from Christian Hamel expressing strong opposition to the light industrial/ commercial uses as shown in the County Side ASP. He was very concerned about introducing light industrial uses in a predominantly agricultural area and suggested environmental risks. Some other concerns were: noise pollution, air quality, traffic congestion, light pollution, water contamination, order & dust, physiological stress, access to nature and community cohesion.

---

## 10.0 IMPLEMENTATION AND DEVELOPMENT CONTROL

- This Area Structure Plan will become a Bylaw of Lethbridge County.
- The Land Use Bylaw must be amended to include the Direct Control zoning and the Grouped Country Residential (GCR) zoning.
- All subsequent subdivision applications must adhere to provisions of this A.S.P. Bylaw and the Land Use Bylaw.
- The Direct Control By-law shall include a clause stating that re-subdivision is not permitted.
- Development applications, within the boundaries of the plan area, must comply with the requirements of the respective land use districts for which they are proposed.
- Building permits must be reviewed through a safety codes process approved by Lethbridge County.
- The developer of The Country Side subdivision will establish a level of architectural standards and development limitations in order to achieve the desired results within the proposed subdivision. These standards and limitations are beyond the normal statutory requirements of Lethbridge County and will thus be administered by either the Developers or agents acting on their behalf and within their legal authority.
- Lethbridge County may utilize other bylaws and policies that will regulate aspects of activity within the boundaries of the Area Structure Plan.

## 11.0 PHASING

This development will be constructed in one phase.

## 12.0 MARKET DEMAND

The County's Group Residential strategy requires that a market demand study be included with the ASP. Consultation with land appraisers and realtors has determined that a market demand study in a rural residential development setting is difficult to undertake. The developer is best to determine market demand because it's the developer who must finance the servicing of the lots.

The two country residential lots have been tentatively sold but formal agreements must wait for final subdivision registration. It is anticipated that the remaining five lots will be developed and sold within two years. The developer has definite interest in three of these with ongoing discussions for the balance.

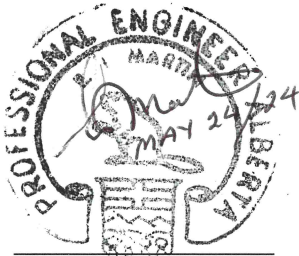
The developer has met with three or four real estate agents who have indicated that country residential lots are in high demand but potential purchases are sensitive to lot prices. Additionally, they reported that it is difficult to measure market demand for the lots zoned as Direct Control because there are no comparative lots available.

## CLOSURE

We are pleased to present to you the Country Side Area Structure Plan.

We trust this meets your requirements. Please contact the undersigned if you have any questions or comments.


Respectfully submitted, May 24th, 2024.



Prepared by  
Ed Martin, P.Eng.



Reviewed by  
Ray Martin, P.Eng.

PERMIT TO PRACTICE  
Martin Geomatics Consultants Ltd.  
Signature:   
Date: 2024-05-24  
PERMIT NUMBER: P 5852  
The Association of Professional  
Engineers and Geoscientists of Alberta

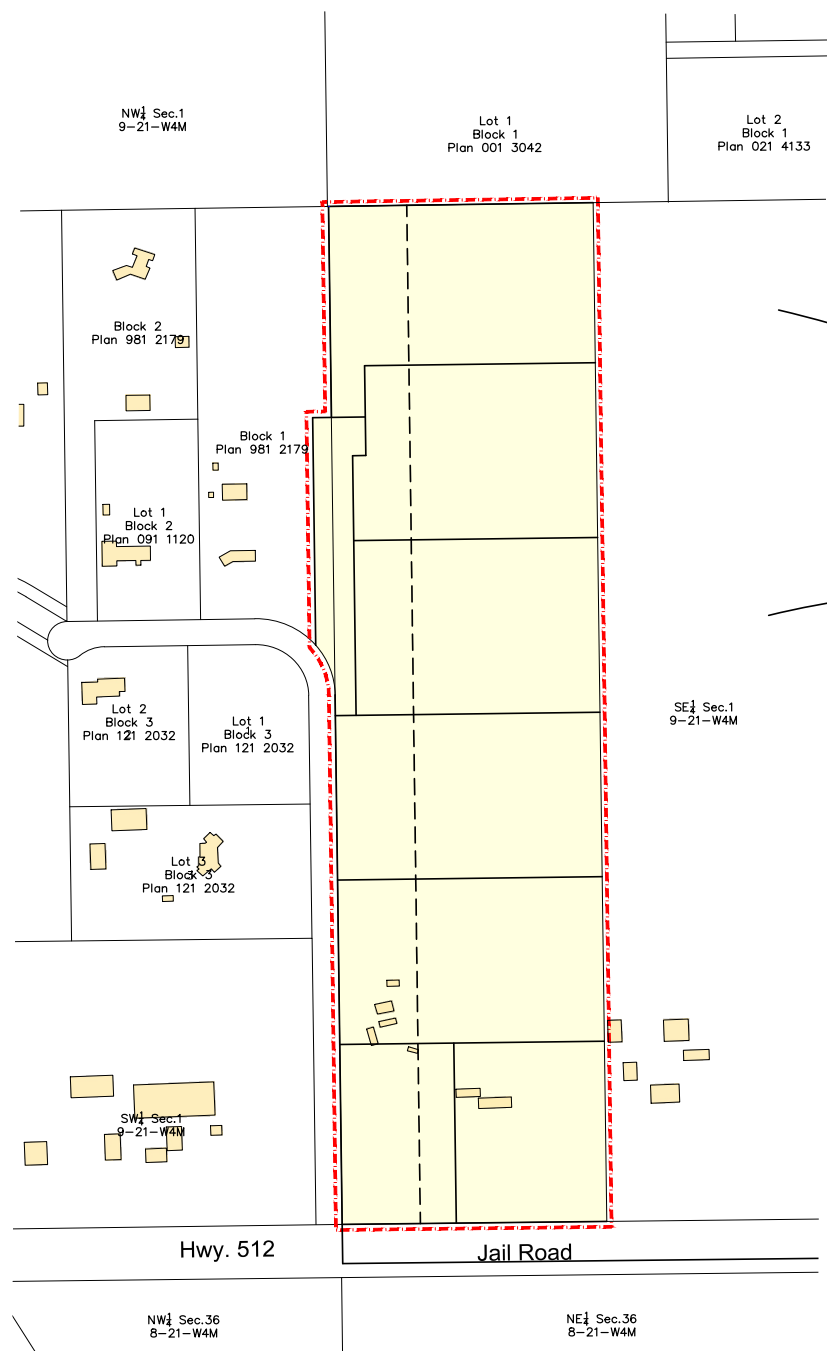
# FIGURES

1. Location
2. Existing Site Plan
3. Aerial Photo
4. Land Use
5. Layout & Setbacks
6. Stormwater Management Plan
7. Intersection Upgrade

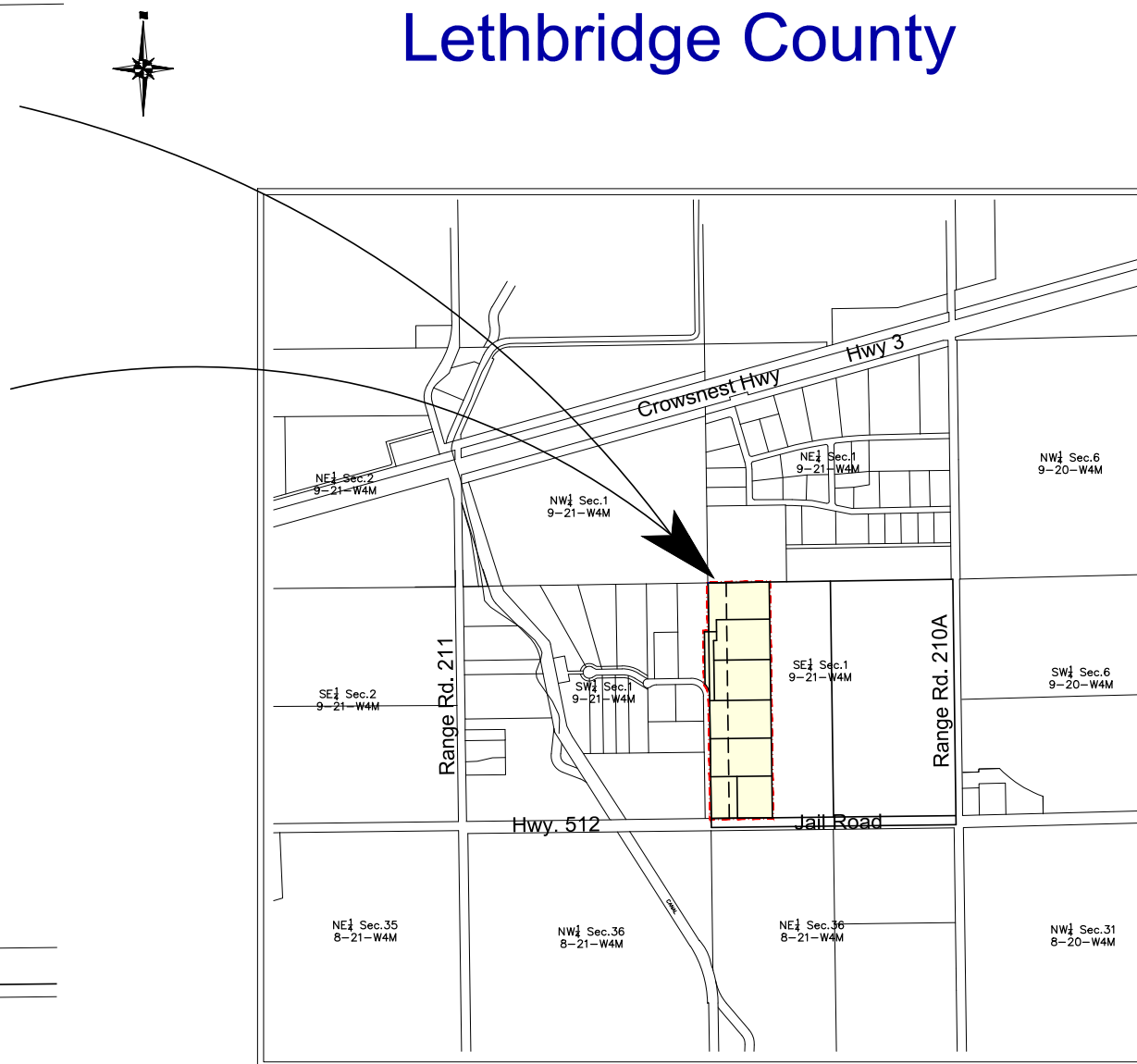
# Country Side Subdivision AREA STRUCTURE PLAN Lethbridge County

## DRAWING LIST

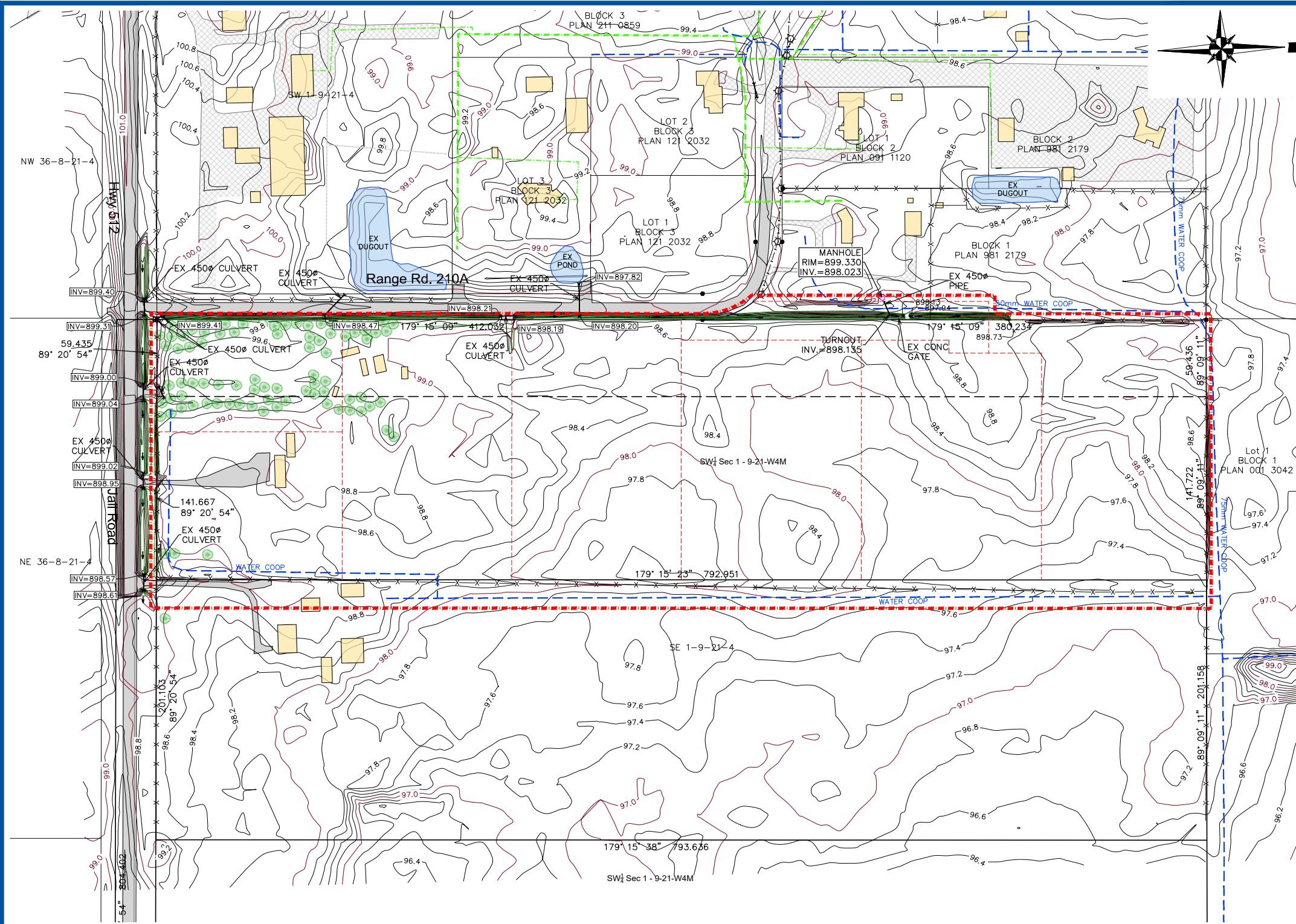
DWG. No.	Description
Fig 1	LOCATION
Fig 2	EXISTING SITE PALN
Fig 3	AERIAL PHOTO
Fig 4	LAND USE
Fig 5	CONCEPTUAL LOT LAYOUT & SETBACKS
Fig 6	STORM WATER MANAGEMENT PLAN
Fig 7	INTERSECTION UPGRADE



**SUBDIVISION DETAIL**  
SCALE 1:5000



**LOCATION MAP**  
SCALE 1:20000



**LEGEND:**  
 - - - - - AREA STRUCTURE PLAN BOUNDARY  
 Area = 40.06 acres (16.21 ha)

1: 3000

Country Side Subdivision  
 AREA STRUCTURE PLAN  
 June 07, 2024

EXISTING SITE PLAN  
 FIGURE 2

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS





**LEGEND:**  
 ■■■■■■ AREA STRUCTURE PLAN BOUNDARY  
 Area = 40.06 acres (16.21 ha)

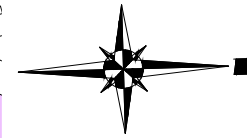
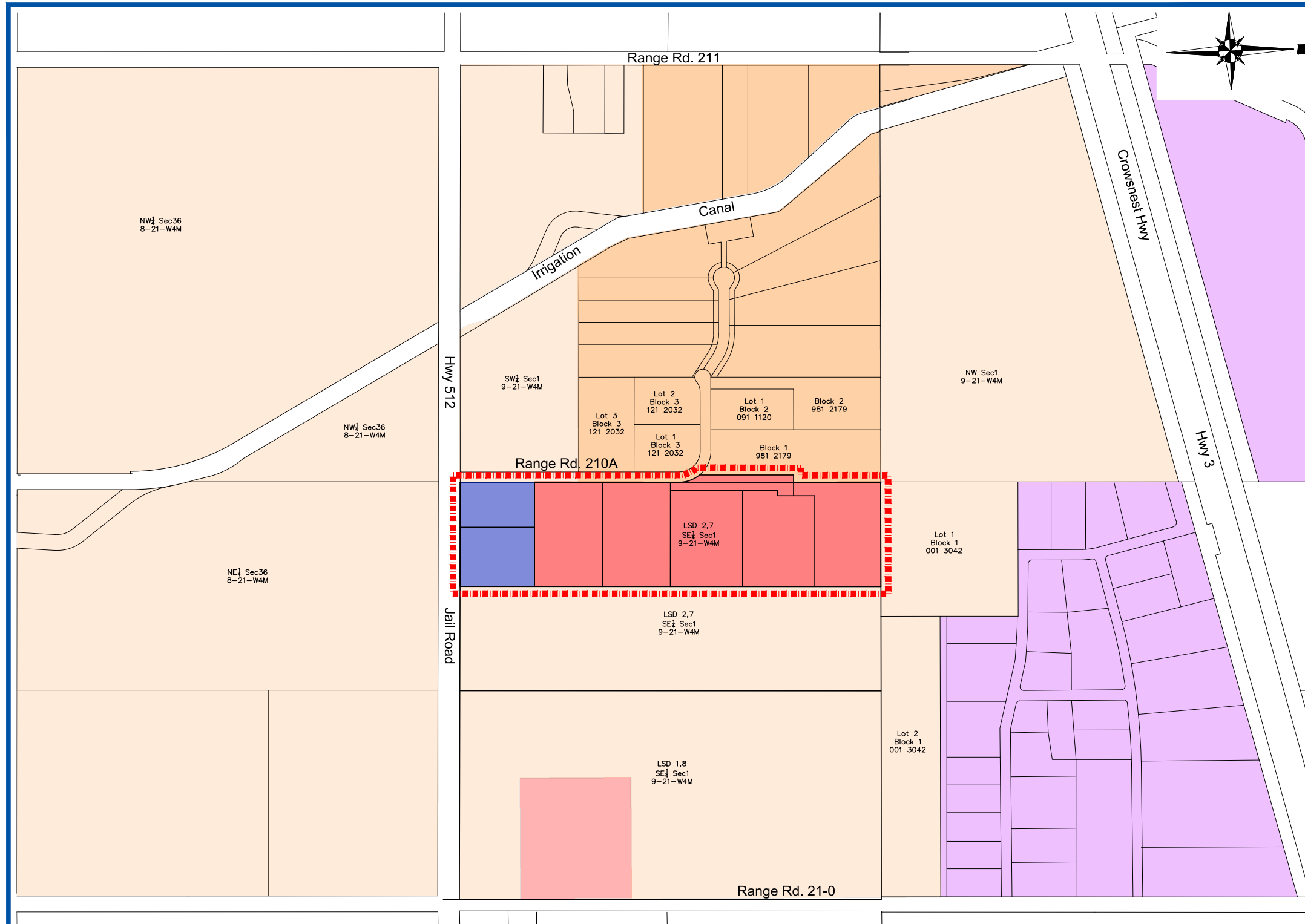
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Country Side Subdivision  
 AREA STRUCTURE PLAN  
 June 07, 2024

AERIAL PHOTO  
 FIGURE 3

229729LS

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mgt.ca Fax: (403) 329-6594



- LEGEND:**
- AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
  - EXISTING:**
  - EXISTING: URBAN FRINGE (UF)
  - EXISTING: GROUPED COUNTRY RESIDENTIAL (GCR)
  - EXISTING: RURAL GENERAL INDUSTRIAL (RGI)
  - EXISTING: RURAL COMMERCIAL (RC)
  - PROPOSED:**
  - FROM: URBAN FRINGE (UF)  
TO: DIRECT CONTROL (DC)
  - FROM: URBAN FRINGE (UF)  
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

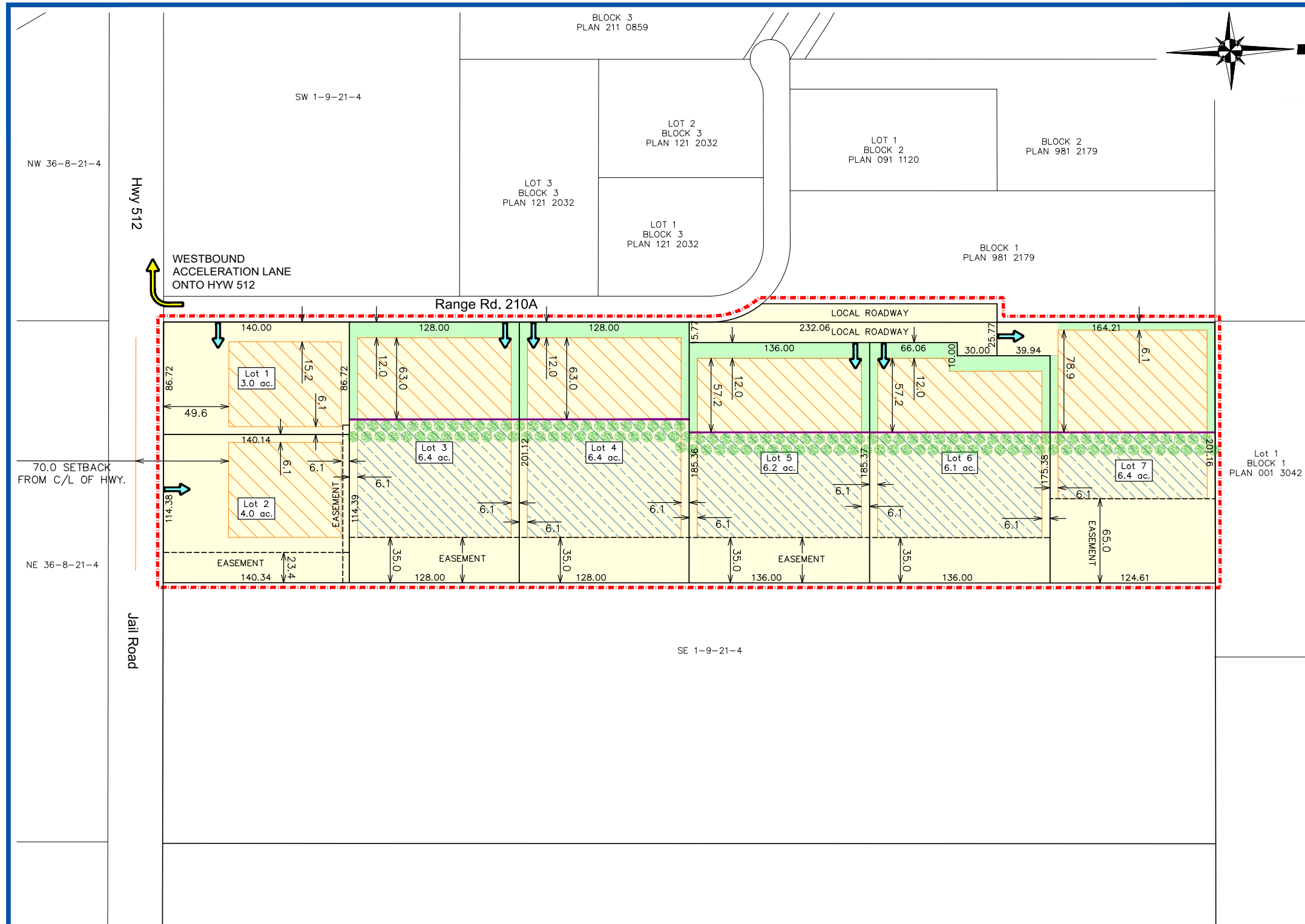
1: 7500

Country Side Subdivision  
**AREA STRUCTURE PLAN**  
 June 07, 2024

**LAND USE**  
**FIGURE 4**

**MARTIN**  
**GEOMATIC CONSULTANTS**  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS



**LEGEND:**

- AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
- LANDSCAPED AREA C/W IRRIGATED GRASS
- BUILDABLE AREA FOR THE RESIDENTIAL DWELLINGS AND ACCESSORY BUILDING USED AS A GARAGE OR OTHER SIMILAR RESIDENTIAL PURPOSE.
- 2 ROWS OF TREES MAX SPACING EQUAL TO THE RECOMMENDED SPACING FOR THAT SPECIES (TO BE DETERMINED)
- EASEMENT
- BUILDABLE AREA FOR RESIDENTIAL DWELLINGS AND LIGHT INDUSTRIAL

LOT DIMENSIONS AND EASEMENT LOCATION ARE CONCEPTUAL AND MAY BE CHANGED DURING THE SUBDIVISION PROCESS.

- PROPOSED ACCESS
- DRAINAGE EASEMENT

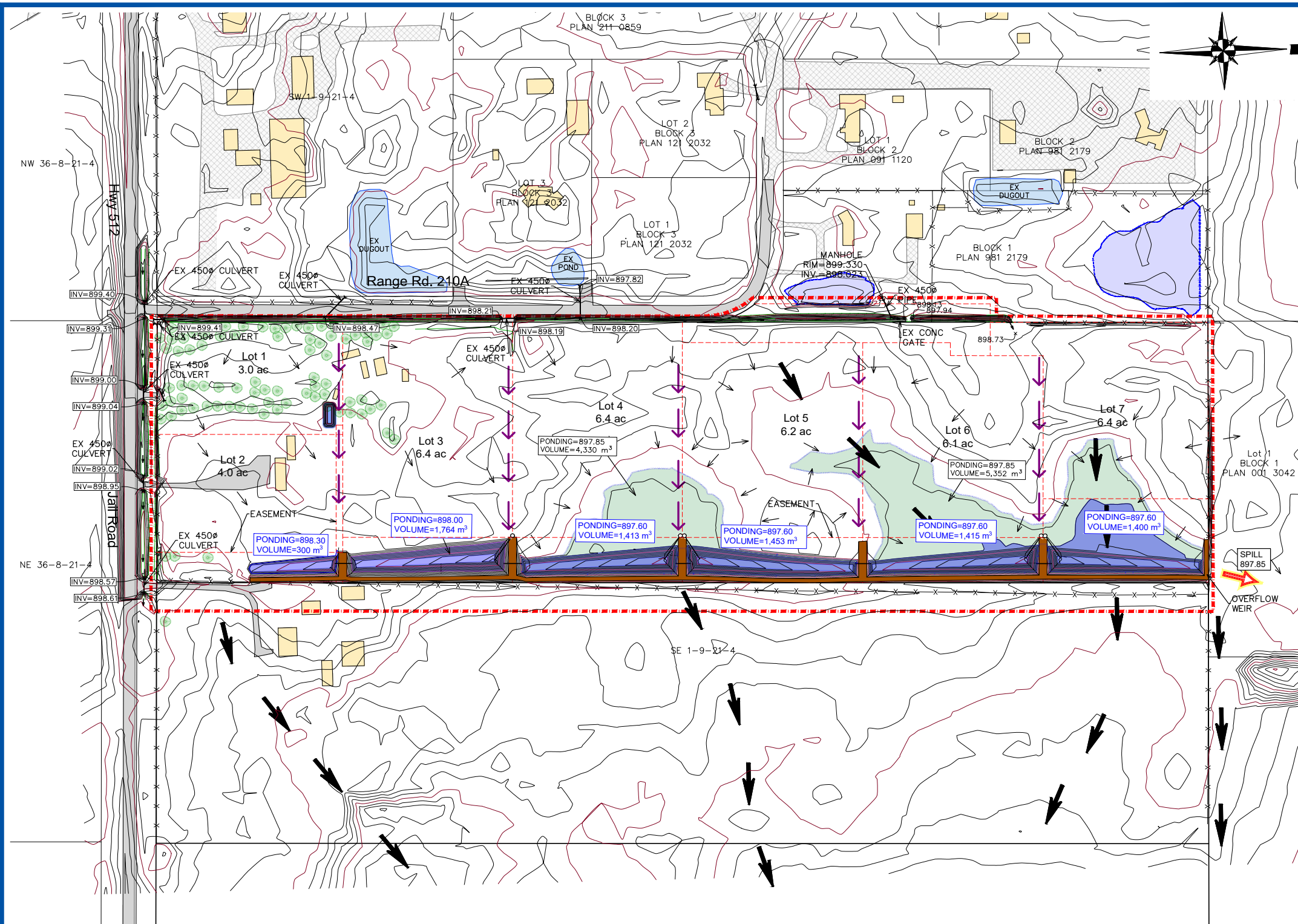
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Country Side Subdivision  
 AREA STRUCTURE PLAN  
 June 07, 2024

CONCEPTUAL LOT LAYOUT & SETBACKS  
 FIGURE 5

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS



- LEGEND:**
- - - - - AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
  - EXISTING STRUCTURE/HOUSE
  - EXISTING GRAVEL ROAD
  - SURFACE DRAINAGE ROUTE
  - OVERLAND DRAINAGE SYSTEM ROUTE
  - EMERGENCY DRAINAGE SYSTEM ROUTE
  - - - - - PROPOSED MAJOR CONTOUR (1.0m)
  - - - - - PROPOSED MINOR CONTOUR (0.2m)
  - EX TREE
  - 1:100 yr. PONDING AREA
  - PONDING AREA OVER 1:100 yr. EVENT (TOP OF BERM - SPILL ELEV=897.85)
  - OVERFLOW WEIR
  - GRASS SWALE BETWEEN LOTS
  - PROPOSED DUGOUT / POND
  - - - - - DRAINAGE EASEMENT

LOT DIMENSIONS AND EASEMENT LOCATION ARE CONCEPTUAL AND MAY BE CHANGED DURING THE SUBDIVISION PROCESS.

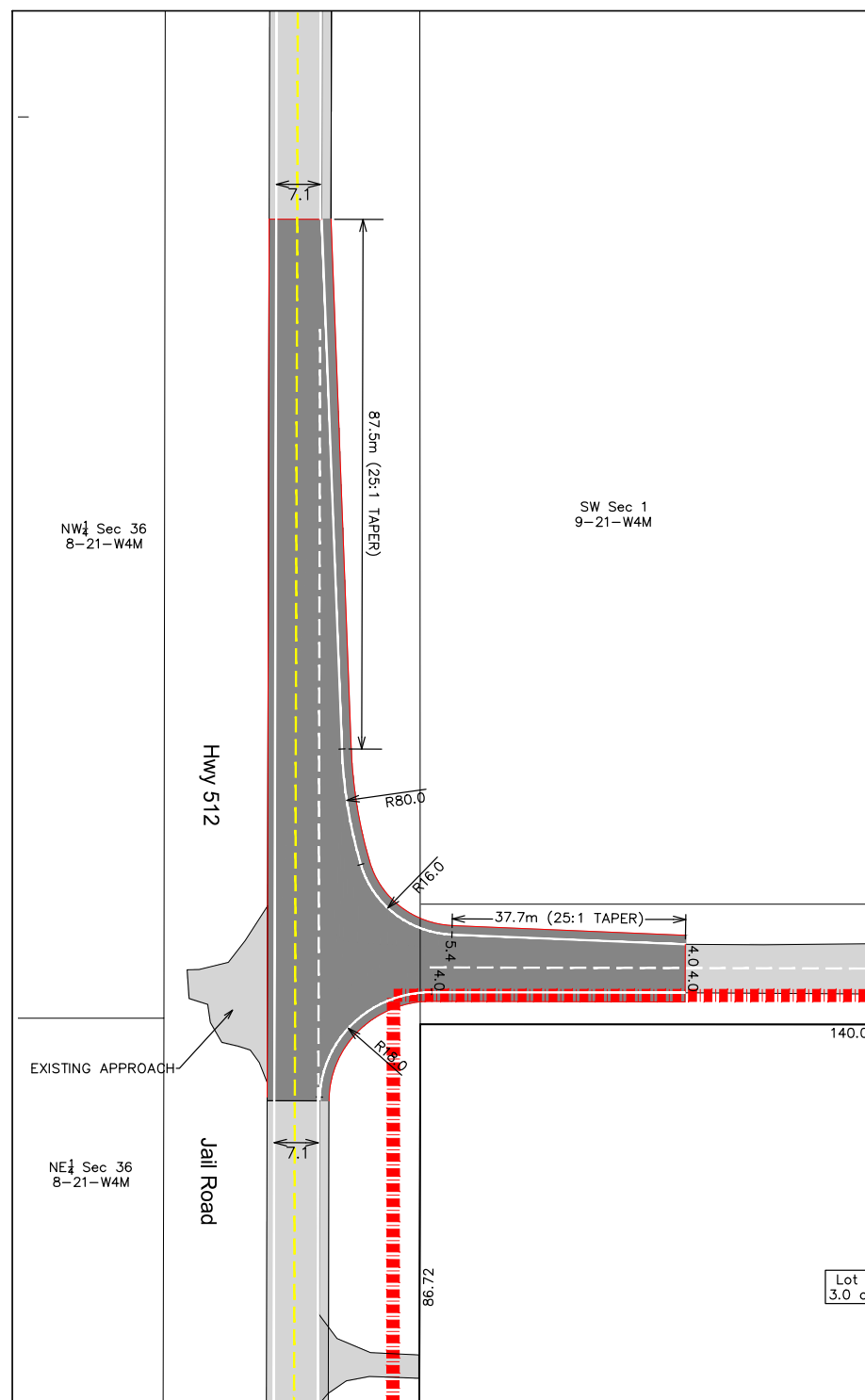
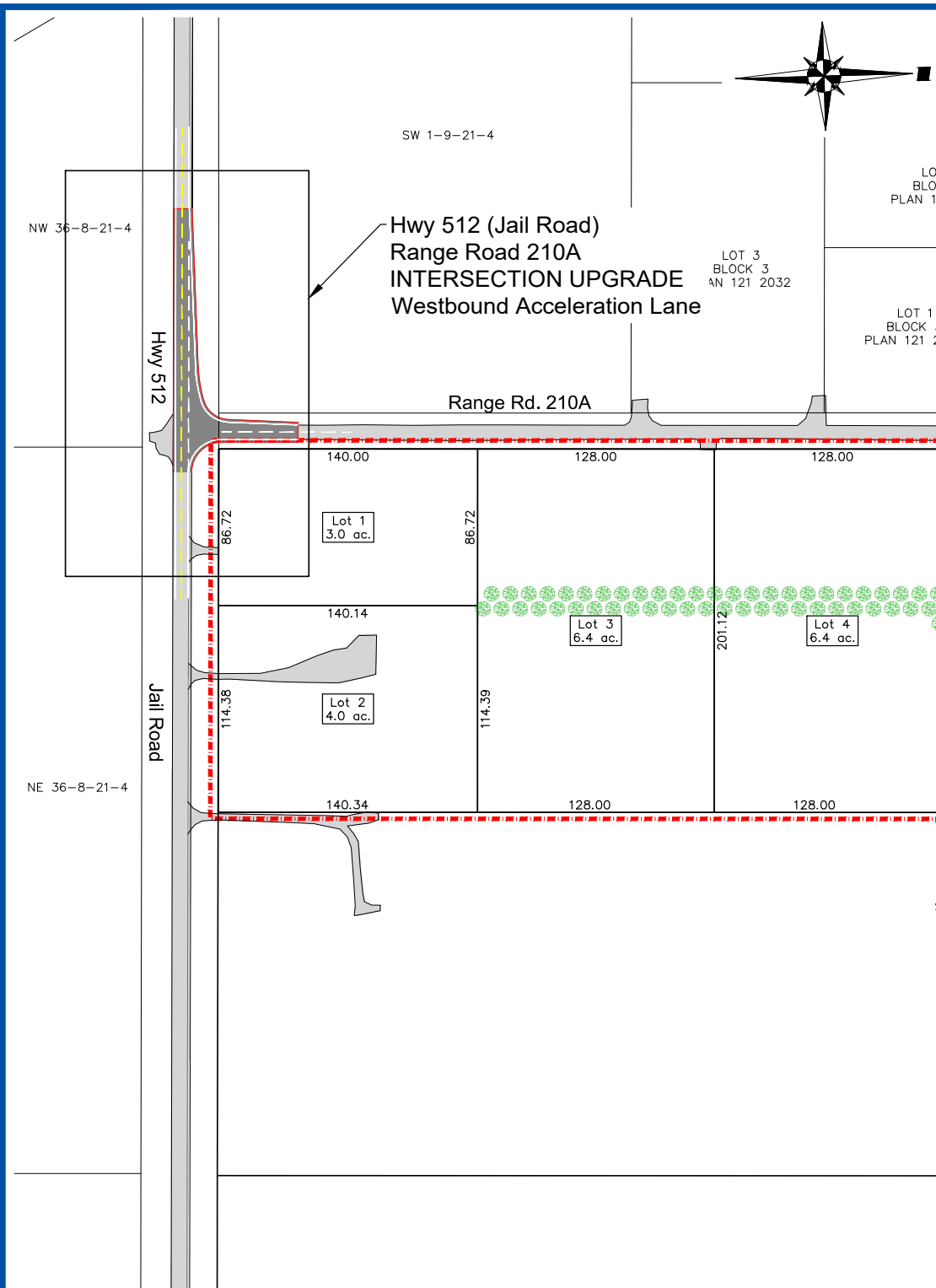
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Country Side Subdivision  
 AREA STRUCTURE PLAN  
 June 07, 2024

STORM WATER MANAGEMENT PLAN  
 FIGURE 6

**MARTIN**  
 GEOMATIC CONSULTANTS  
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 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS



LEGEND:



1: 3000

# APPENDICES

1. Property Titles
2. Southland Report
3. Stormwater Management Plan
4. Correspondence From Alberta Transportation
5. Letter And Drawings To Neighbors

# APPENDIX 1

## PROPERTY OWNERSHIP TITLES

<u>Certificate of Title</u>		<u>Landowner</u>
C of T #211 110 525 +1	-	Blair Frache
C of T #211 110 525	-	Blair Frache



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 551 673 4;21;9;1;;2,7 211 110 525 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9
SECTION 1
THE MOST WESTERLY 195 FEET THROUGHOUT THE WEST HALF OF
LEGAL SUBDIVISIONS 2 AND 7 IN THE SOUTH EAST QUARTER
CONTAINING 4.77 HECTARES (11.8 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN NUMBER HECTARES (MORE OR LESS) ACRES
ROAD WIDENING 7711751 0.061 0.15 (LSD 2)
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 111 284 768 +1

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 211 110 525, 07/06/2021, TRANSFER OF LAND, SEE INSTRUMENT

OWNERS

BLAIR FRACHE
OF PO BOX 426
COALDALE
ALBERTA T1M 1M4

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 1485KX, 21/06/1971, IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 211 110 525 +1

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

2506ET .                      RESTRICTIVE COVENANT  
"REGISTRATION NUMBER CORRECTED SEPT 5/12 BY  
121228486"

891 257 641      06/12/1989      IRRIGATION DISTRICT RESOLUTION  
PART OF AN IRRIGABLE UNIT

001 245 087      30/08/2000      CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ATCO GAS AND PIPELINES LTD.  
909 ELEVENTH AVENUE SW  
CALGARY  
ALBERTA

221 141 380      07/07/2022      CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT.  
525-40 ST SOUTH  
LETHBRIDGE  
ALBERTA T1J4M1

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF JUNE,  
2023 AT 04:22 P.M.

ORDER NUMBER:    47601058

CUSTOMER FILE NUMBER:    229729LS



\*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).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0017 553 265            4;21;9;1;;2,7                      211 110 525

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9  
SECTION 1  
THOSE PORTIONS OF THE WEST HALVES OF LEGAL SUBDIVISIONS  
2 AND 7 IN THE SOUTH EAST QUARTER WHICH LIES TO THE EAST OF  
THE WEST 195 FEET THEREOF, CONTAINING 11.3 HECTARES (28.2 ACRES)  
MORE OR LESS  
EXCEPTING THEREOUT:  
PLAN                      NUMBER            HECTARES (MORE OR LESS) ACRES  
ROAD WIDENING    7711751            0.146                      0.36 (LSD 2)  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 111 284 768

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 110 525	07/06/2021	TRANSFER OF LAND		SEE INSTRUMENT

-----

OWNERS

BLAIR FRACHE  
OF PO BOX 426  
COALDALE  
ALBERTA T1M 1M4

-----

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
1485KX .	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 211 110 525

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

IRRIGATION DISTRICT

741 059 286    18/06/1974 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.  
"PORTION DESCRIBED IN 4;21;9;1;;2"

891 257 641    06/12/1989 IRRIGATION DISTRICT RESOLUTION  
PART OF AN IRRIGABLE UNIT

221 141 380    07/07/2022 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT.  
525-40 ST SOUTH  
LETHBRIDGE  
ALBERTA T1J4M1

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF JUNE,  
2023 AT 04:22 P.M.

ORDER NUMBER:    47601058

CUSTOMER FILE NUMBER:    229729LS



\*END OF CERTIFICATE\*

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# APPENDIX 2

## SOUTHLAND REPORT

Southland Report Dated: April 6, 2023

**SouthLand Contractors, Inc.**

**SLCI**

**Quotation**

**P. O. Box 505  
Coaldale, AB T1M 1M5**

Phone # 403-635-4910

Fax # 403-345-3969

GST # 830864450

**Name/Address**

Blair Frache

**General Excavating Contractor  
Commercial Foundation Excavation & Backfill  
Site Services/ Site Grading, Compaction & Gravel Base**

**PSDS Qualified for Septic System  
Design/Installation**

**Pivot Mainlines/Acreage Development  
Dugouts/Roadbuilding/Trenching  
Water & Sewer Services/Cisterns/Pumps  
Gravel Truck/Bobcat/Hi-Hoe/Dozer/Grader Service**

E-mail

Estimate #

4265

nh-slci@live.ca

Date

2023-04-06

**Expiry Date**

**2025-06-01**

Description

Qty

Rate

Total

To Whom it may concern--

We have completed a site evaluation with test pits on the property as shown on the map included with this report and have found that the property will support private sewage disposal pressurized mound type systems. A restrictive horizon was identified in one location indicating that the pressurized mound type system may require increasing the sand layer depth in some areas of the development to ensure depth to restrictive layers required by the Standard is met. This increased sand layer depth meets all the design requirements of the Standard of Practice. Designers and installers should ensure that all installations are completed in accordance with the current Standard of Practice in force at the time of installation.

By- Nelson Hoolay

Private Sewage Design/Install

Ticket #10156

TERMS & CONDITIONS--

THIS QUOTE IS VALID ONLY UNTIL EXPIRY DATE SHOWN. Because of our scope of work we require 30% initial deposit to schedule job, 2nd draw of 45% at start of job, remaining balance due at substantial completion. No work will proceed until these payment terms are fulfilled. Customer responsible to provide accurate drawings and/or specifications. Sewage disposal system quotes are conditional upon a site evaluation and lab reports. Conditions requiring changes from quoted system will involve additional charges. Customer responsible to provide correct address/legal land description for utility line locate purposes. All work schedules subject to receiving initial deposit, progress payments, weather, other trades, material availability, permitting processes, and/or our particular needs. Changes, additions, frost conditions, or items not listed on this quote will be extra.

**Subtotal**

\$0.00

GST

\$0.00

Total

\$0.00



# Down To Earth Labs Inc.

The Science of Higher Yields

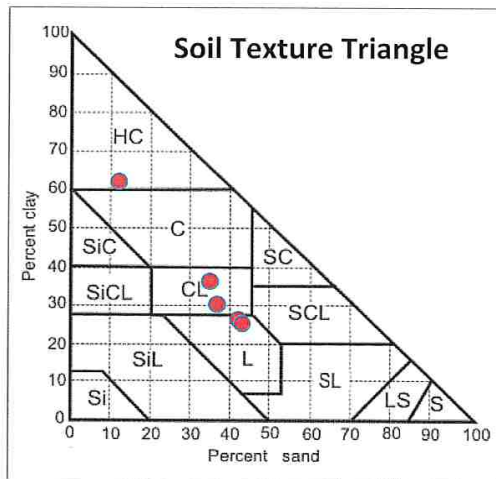
Southland Contractors Inc.  
Box 505  
Coaldale, AB T1M 1M5

Report #: 148085  
Report Date: 2023-04-03  
Received: 2023-03-30  
Completed: 2023-04-03  
Test Done: ST

Project :  
Frache  
PO:

3510 6th Ave North  
Lethbridge, AB T1H 5C3  
403-328-1133  
www.downtoearthlabs.com  
info@downtoearthlabs.com

	Sample ID:	230330P001	230330P002	230330P003	230330P004	230330P005
	Cust. Sample ID:	1	1	1	1	2
	Analyte Units	8-22	22-44	44-62	62-108	13-25
Sand	%	37.0	12.2	35.2	42.2	43.2
Silt	%	33.0	25.8	28.8	31.8	31.8
Clay	%	30.0	62.0	36.0	26.0	25.0
Soil Texture	-	Clay Loam	Heavy Clay	Clay Loam	Loam	Loam





# Down To Earth Labs Inc.

The Science of Higher Yields

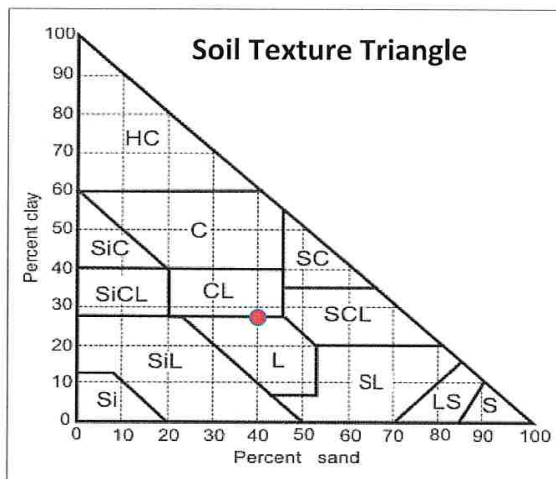
Southland Contractors Inc.  
Box 505  
Goaldale, AB T1M 1M5

Report #: 148085  
Report Date: 2023-04-03  
Received: 2023-03-30  
Completed: 2023-04-03  
Test Done: ST

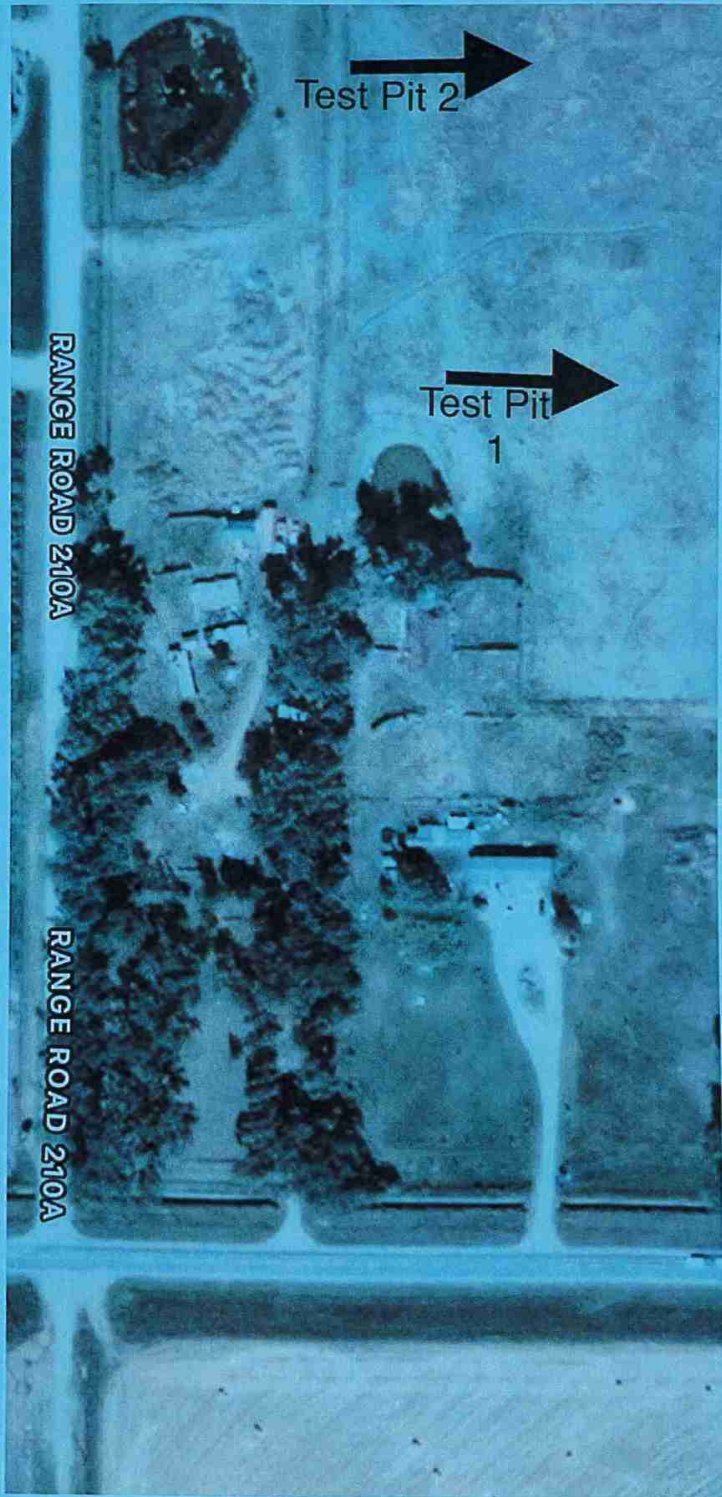
Project :  
Frache

3510 6th Ave North  
Lethbridge, AB T1H 5C3  
403-328-1133  
www.downtoearthlabs.com  
info@downtoearthlabs.com

Sample ID:	230330P006	
Cust. Sample ID:	2	
Analyte	Units	25-108
Sand	%	40.2
Silt	%	32.8
Clay	%	27.0
Soil Texture	-	Clay Loam



Raygan Boyce - Chemist





# APPENDIX 3

## Stormwater Management Plan

Stormwater Management Plan



# STORMWATER MANAGEMENT PLAN

## COUNTRY SIDE SUBDIVISION SE-1-9-21-W4M LETHBRIDGE COUNTY ALBERTA

**Prepared for:** 324700 Alberta Ltd.

**File Number:** 229729CE

**Dated:** April 2024

**Prepared By:** Martin Geomatic Consultants Ltd.  
255 – 31st Street No.  
Lethbridge, AB T1H 3Z4  
403-329-0050  
geomart@mgcl.ca

April 16, 2024

File: 229729CE

324700 Alberta Ltd.

**Re: Stormwater Management Plan  
Proposed Subdivision in SE ¼ Sec 1-9-21-W4M**

We are pleased to submit the Stormwater Management Plan for the Proposed Subdivision in SE ¼ Sec 1-9-21-W4M. This report examines the stormwater management requirements to subdivide the subject property.

We trust that this report meets with your needs.

Yours truly,



PERMIT TO PRACTICE  
Martin Geomatic Consultants Ltd.  
Signature:   
Date: 2024-04-17  
PERMIT NUMBER: P 5852  
The Association of Professional  
Engineers and Geoscientists of Alberta

**MARTIN GEOMATIC CONSULTANTS LTD.**

Ray Martin, P.Eng.

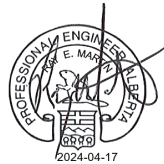
Enclosure

**CORPORATE AUTHORIZATION**

This report has been prepared by Martin Geomatic Consultants Ltd. (MGCL) under the authorization of 324700 Alberta Ltd. The material in this report represents the best Judgement of MGCL given the available information. Any use that a third party makes of this report, or reliance on or decisions made base upon it is the responsibility of the third party. MGCL accepts no responsibility for damages, if any, suffered by a third party, as a result of decisions made, or actions taken based upon this report.

Should any questions arise regarding the content of this report, please contact the undersigned.

**MARTIN GEOMATIC CONSULTANTS LTD.**



Ray Martin, P.Eng.  
Senior Project Manager

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- Appendix A – List of Figures
- Appendix B – Soil Information
- Appendix C – SWMM Model Results

## I. PROJECT BACKGROUND AND DRAINAGE FEATURES

The Country Side Subdivision is a proposed grouped country residential and light industrial subdivision located 4.2 km east of Highway#4 (43<sup>rd</sup> St. S) and just north of Highway #512 (Jail Rd.) in Lethbridge County. The legal property description is Southeast Quarter of Section 1, Township 9, Range 21 West of the 4<sup>th</sup> Meridian. The property is bound by Range road 210A to the west, and the Broxburn Business Park to the north, and farmland to the east. The subdivision west of the subject property is known as the "Pater Subdivision" which contains 15 lots and is zoned Grouped Country Residential (GCR). **Drawing 1 – Project Location** shows the project location. This drainage report is being submitted in support of the Country Side Area Structure Plan (ASP) and rezoning application, for consideration by Lethbridge County. The plan area is 39.5 acres and the proposed lots will range in size from approx. 3.0 to 6.0 acres.

The southerly two lots are proposed to be Grouped Country Residential (GCR). The balance of the site containing five – 6 acre lots will be zoned Direct Control (DC). The Direct Control zoning will allow for residential dwellings and light industrial uses on each lot. The purpose of this report is to provide storm water management strategies to guide future development of the Country Side subdivision.

The proposed lot layout is shown in Appendix A - **Drawing 2 – Proposed Subdivision**.

### A. Existing Features

The land is generally flat with the majority of the site draining to the east and northeast at ground slopes of 0.4% - 1.0%. This water then flows into two natural depressions (trapped lows) and overflow east and north into cultivated land.

The land splits into two main catchment areas which define the overland drainage boundaries. The south catchment (9.17 ha) Zone "1" (see Drawing-3) drains via overland sheet flow to a natural depression situated in the middle of the site along the east property line. The north catchment (6.96 ha) Zone "2" drains via sheet flow to another natural depression located along the north end of the east property line.

Existing soil descriptions for the area include loam (L) and silt loam Orthic Dark Brown Chernozem on medium textured (L, SiL) sediments deposited by wind and water (LET), as defined in soil polygon 5861 which encompasses an area of 936 ha<sup>a</sup>.

The impact of offsite runoff is negligible due to the existing perimeter features which generally minimizes the overland drainage from entering or exiting the site. The north-south Range Road 210-A defines the west boundary. The east boundary slopes away from the site and includes a raised berm along the fence line and row of bushes running the length of the property. The two natural depressions pond to the height of the hedge berm and spill over to the east and north where it flows overland through cultivated fields ending up in a roadside ditch and/or to the Broxburn Business park. The natural depressions do not retain much water as it is lost to either infiltration or evaporation.

A topographical site survey was completed by Martin Geomatic Consultants Ltd. and compiled with lidar survey information. An existing surface model was created to define drainage boundaries, storage facilities and flow conveyance routes as shown in **Drawing 3 – Pre-development ponding**.

---

<sup>a</sup> Alberta Soil Information Viewer, Alberta Agriculture and Forestry,  
<http://www4.agric.gov.ab.ca/agrasidviewer>

## **B. Proposed Development**

The impervious areas for the ASP will increase with the addition of hard surfaces such as driveways, principal and auxiliary building roofs for the residential and the light industrial buildings. We have used 25,000 sq. ft. per lot or 10.05% total impervious area for the lots that are zoned Direct Control. The two lots that are zoned Grouped Country Residential will have about 12,000 sq. ft. of impervious area.

Post development storm run-off will be directed to individual onsite ponds. The emergency overflow from each pond will drain through individual control structures/weirs into swales/ditches running between ponds connecting them in the event of a storm in excess of a 1:100 year storm event. The storm drainage will ultimately overflow to the north east corner of development into cultivated farmland. The storage areas will be drained by infiltration, evaporation, and irrigation. However, irrigation and evaporation will be the primary mechanisms for draining the ponds. Easements will be provided for the swales, ditches, and the areas affected by the storm water storage.

The on-site storage ponds will be designed to store runoff up to a post-development 1 in 100 year-24 hour event. Based on the modelling using a PCSWMM and a Chicago design storm<sup>b</sup>, it is recommended that the developer provide a combined total of approximately **7,200 cu. m.** of active stormwater storage on-site through the use of individual ponds and natural depression (trapped lows). It is proposed that the developer construct a berm along the east boundary to contain the required trapped low storage (**see Drawing-4**). An overflow pipe will be installed between each pond to control the discharge in flood conditions and allow for shared storage. As there is no designated outfall route downstream of the development, all stormwater runoff in excess of the required storage will be directed through the constructed weirs and swales, and discharged into the fields to the existing pre-development runoff routes in the northeast corner of the development.

Swales are required throughout the site to direct runoff to the designated storage areas, which must be maintained to preserve conveyance capacities. Overflow from each pond will be directed to the storage areas via interconnected grass swales. The final size, shape, and design of each pond will be determined at the time of subdivision.

**Drawing 4 – Post-development ponding** shows the location of proposed detention ponds.

## **II. METHODOLOGY**

Drainage analysis of the proposed development has been completed to determine runoff, storage, and discharge rates for pre and post-development conditions. Existing site analysis (pre-development) has been analyzed to determine a benchmark for allowable release rates at

---

<sup>b</sup> Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 1440 minutes, 1:100 year-24hr.(city of Lethbridge – Design standards, section 3.3.3)

the post development conditions if allowed. A stormwater management model<sup>c</sup> has been built to assist with the analysis. The following parameters are included in the modeling:

1. Synthetic Design Storm – Chicago Method: 24-hour duration, 100-year return period, (IDF Parameters A = 1019.20, B = 0, C = 0.731)<sup>d</sup>
2. Rainfall time step = 5 minutes
3. Simulation duration = 24 hrs
4. Routing Method: Dynamic Wave
5. No effect of Evaporation and Groundwater
6. Total Catchment area = 15.91ha
7. Infiltration Method: Green Ampt
8. Manning’s N Impervious = 0.015
9. Manning’s N Pervious = 0.15 (undeveloped), 0.1 (developed)
10. Depression Storage Pervious = 5mm (undeveloped), 3.8mm (developed)
11. Depression Storage Impervious =  $0.77*(S\%)^{-0.49}$

**A. Sub-Catchments**

The existing (pre-development) and proposed site (post-development) models have been developed to simulate drainage patterns in response to a single event 100yr synthetic design storm. The following tables show the sub catchment parameters assumed in the pre and post-development models:

<b>Table 1 – Pre Development Sub-Catchment Parameters</b>							
<b>Sub-Catchment ID</b>	<b>Area (ha)</b>	<b>Flow Path (m)</b>	<b>Slope (%)</b>	<b>Soil</b>	<b>H.Con (mm/hr)</b>	<b>S.Head (mm)</b>	<b>IMD</b>
Zone-1	8.96	100	0.6	L, SiL	5.0	127.9	0.36
Zone-2	6.98	220	0.5	L, SiL	5.0	127.9	0.36

<b>Table 2 – Post Development Sub-Catchment Parameters</b>							
<b>Sub-Catchment ID</b>	<b>Area (ha)</b>	<b>Flow Path (m)</b>	<b>Slope (%)</b>	<b>Soil</b>	<b>H.Con (mm/hr)</b>	<b>S.Head (mm)</b>	<b>IMD</b>
Lot 1	1.17	84	0.4	L, SiL	5.0	127.9	0.36
Lot 2	1.56	111	0.6	L, SiL	5.0	127.9	0.36
Lot 3	2.59	198	0.8	L, SiL	5.0	127.9	0.36
Lot 4	2.62	204	0.7	L, SiL	5.0	127.9	0.36
Lot 5	2.66	195	0.3	L, SiL	5.0	127.9	0.36
Lot 6	2.68	205	1.0	L, SiL	5.0	127.9	0.36
Lot 7	2.63	211	0.5	L, SiL	5.0	127.9	0.36

<sup>c</sup> EPA Storm Water Management Model – Version 5.0 (Build 5.0.22)

<sup>d</sup> 2021 Design Standards, City of Lethbridge.



The source information for the above tables includes:

Area (ha) & Flow Path (m): measured

Slope (%): calculated from field survey

Soil Texture: Alberta Soil Viewer & boreholes

Hydraulic Conductivity (mm/hr) & Suction Head (mm): Soil properties<sup>e</sup>

Initial Moisture Deficit: Typical soil characteristics<sup>f</sup>

Pre-development impervious area: 1%<sup>g</sup>

Post-development impervious area: 10%

### III. RESULTS

The model results are presented in the following tables. Details of the rainfall runoff modeling are included in **Appendix C – SWMM Model Results**.

#### A. Pre and Post Development Runoff

Table 3 presents the pre-development model results for the sub-catchment runoff generated from a 24 hour duration 100 year storm. Existing subcatchment areas are shown in the attached **Appendix 3**.

<b>Table 3 – Pre-Development Runoff</b>			
<b>Sub Catchment ID</b>	<b>Zone-1</b>	<b>Zone-2</b>	<b>TOTAL</b>
<b>Desc.</b>	<b>South</b>	<b>North</b>	<b>-</b>
<b>Area (ha)</b>	8.96	6.98	15.94
<b>Precipitation (mm)</b>	120.15	120.15	120.15
<b>Infiltration (mm)</b>	86.69	83.67	
<b>Runoff Depth (mm)</b>	33.47	36.49	
<b>Runoff Volume (m<sup>3</sup>)</b>	3,070	2,570	5,640
<b>Peak Runoff (m<sup>3</sup>/s)</b>	0.55	0.73	-

<sup>e</sup> Rawls, W.J. et al., (1983). J. Hyd. Engr., 109:1316

<sup>f</sup> XP SWMM Solutions, <http://help.xpsolutions.com/display/xps2015/Infiltration>

<sup>g</sup> 2016 Design Standards, City of Lethbridge.

Table 4 presents the sub-catchment model results for the post-development runoff generated from a 24 hour duration 100 year storm. Proposed subcatchment areas are shown in the attached Appendix (**Drawing-4, Post Development Ponding**).

<b>Table 4 – Post-Development Runoff</b>						
<b>Sub-Catchment ID</b>	<b>Area (ha)</b>	<b>Precipitation (mm)</b>	<b>Infiltration (mm)</b>	<b>Runoff Depth (mm)</b>	<b>Runoff Volume (m<sup>3</sup>)</b>	<b>Peak Runoff (m<sup>3</sup>/s)</b>
Lot 1	1.17	120.15	72.75	47.39	560	0.28
Lot 2	1.56	120.15	72.92	47.22	740	0.36
Lot 3	2.59	120.15	74.02	46.10	1,190	0.47
Lot 4	2.62	120.15	74.32	45.80	1,200	0.46
Lot 5	2.66	120.15	75.69	44.41	1,180	0.39
Lot 6	2.68	120.15	73.79	46.33	1,240	0.51
Lot 7	2.63	120.15	78.20	41.91	1,100	0.27
<b>Total:</b>	<b>15.91</b>	<b>120.15</b>			<b>7,210</b>	

**B. Proposed Onsite Storage Units**

Table 5 displays the proposed detention ponds in response to the 100 year event as shown on **Drawing-4, Post Development Ponding** .

<b>Table 5 – Proposed Storage Units</b>								
<b>Storage Unit</b>	<b>Overflow Pipe (dia.)</b>	<b>Max. Depth (m)</b>	<b>HWL (m)</b>	<b>Max. HGL El. (m)</b>	<b>Area bottom (m<sup>2</sup>)</b>	<b>Area HWL (m<sup>2</sup>)</b>	<b>Max. Volume (m<sup>3</sup>)</b>	<b>Min. FF El. (m)</b>
Lot 1	200mm	2.0	899.0	897.0	96	336	400	899.6
Lot 2	200mm	0.9	898.3	897.6	312	665	400	898.9
Lot 3	200mm	1.9	898.0	896.1	519	1506	1,764	898.6
Lot 4	200mm	1.7	897.6	895.3	532	1772	1,400	898.2
Lot 5	200mm	1.7	897.6	895.3	582	1873	1,400	898.2
Lot 6	200mm	1.7	897.6	895.3	595	2006	1,400	898.2
Lot 7	200mm	1.7	897.6	895.3	523	3744	1,400	898.2
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,164</b>	<b>-</b>

HWL = High water level

HGL = Hydraulic grade line

Min. FF El. = Minimum finished floor or openings of buildings adjacent to ponds

FF = Finished floor

#### IV. RECOMMENDATIONS

It is recommended that the developer(s) provide a combined total of approximately **7,200 m<sup>3</sup>** of active stormwater storage on-site to retain the runoff (with zero discharge) generated from a 1 in 100 year 24 hour storm event as outlined in this report. Detailed designs including detention ponds, weirs, swales and grading plans are required prior to construction, which should follow the preliminary concepts outlined in this report. The high-water (HWL) level of such detention ponds shall be a minimum of 0.6 m below finished floor (FF) elevations of adjacent buildings. Emergency escape routes shall be provided for a suitable outlet from each pond in the event of flooding. The storage areas will be drained by infiltration, evaporation, and irrigation controlled by the individual lot owners. Easements will be provided for the swales, ditches, and the areas affected by the storm water storage.

Based on varying soil conditions, irrigation and evaporation will be the primary mechanisms for draining the ponds. If another event were to occur prior to the ponds being drained, excess storm water will ultimately overflow in the northeast corner of the development. This being where excess storm water is currently exiting the property.

#### V. CLOSING

We trust that this report meets the requirements of the Area Structure Plan. Should you require any further information, please contact the undersigned.

Per:



Ray Martin, P.Eng.  
Project Manager

#### MARTIN GEOMATIC CONSULTANTS LTD.

Association of Professional Engineers and Geoscientists of Alberta  
Permit to Practice P05852

**APPENDIX "A"**  
**LIST OF DRAWINGS:**

*Drawing 1 – Project Location*

*Drawing 2 – Proposed Subdivision/Land Use*

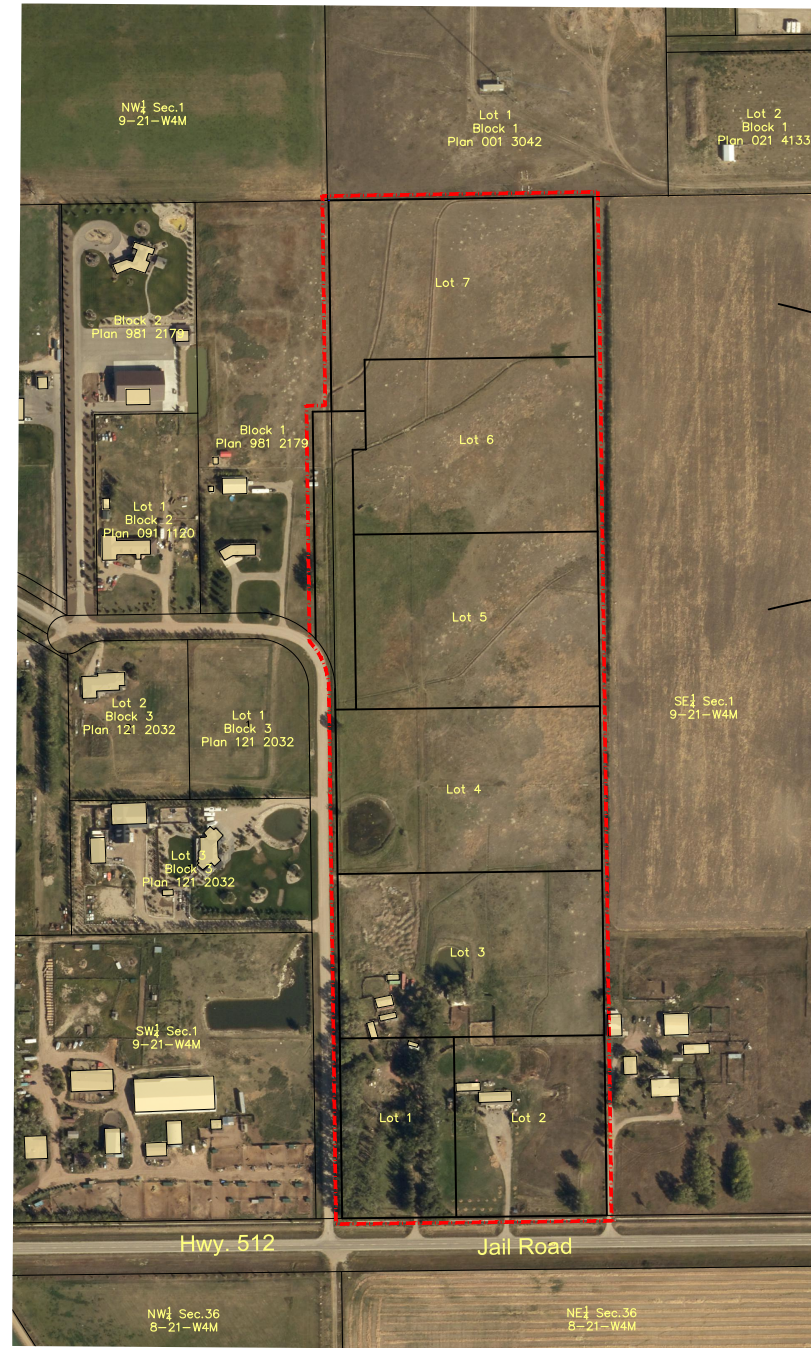
*Drawing 3 – Pre-Development Features*

*Drawing 4 – Post-Development Ponding*

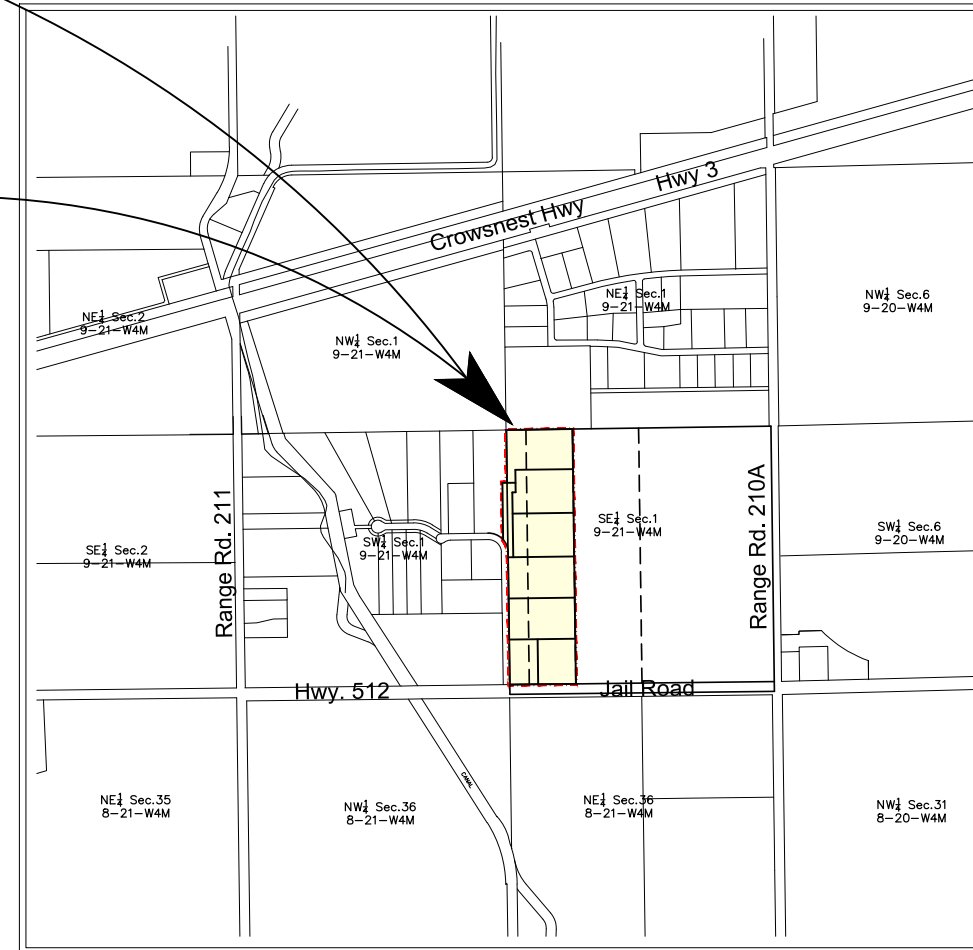
STORMWATER MANAGEMENT PLAN  
COUNTRY SIDE SUBDIVISION  
SE ¼ SEC 1-9-21-W4M  
Lethbridge County, Alberta

# Country Side Subdivision STORMWATER MANAGEMENT PLAN

## Lethbridge County



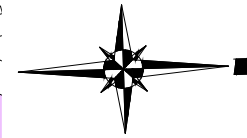
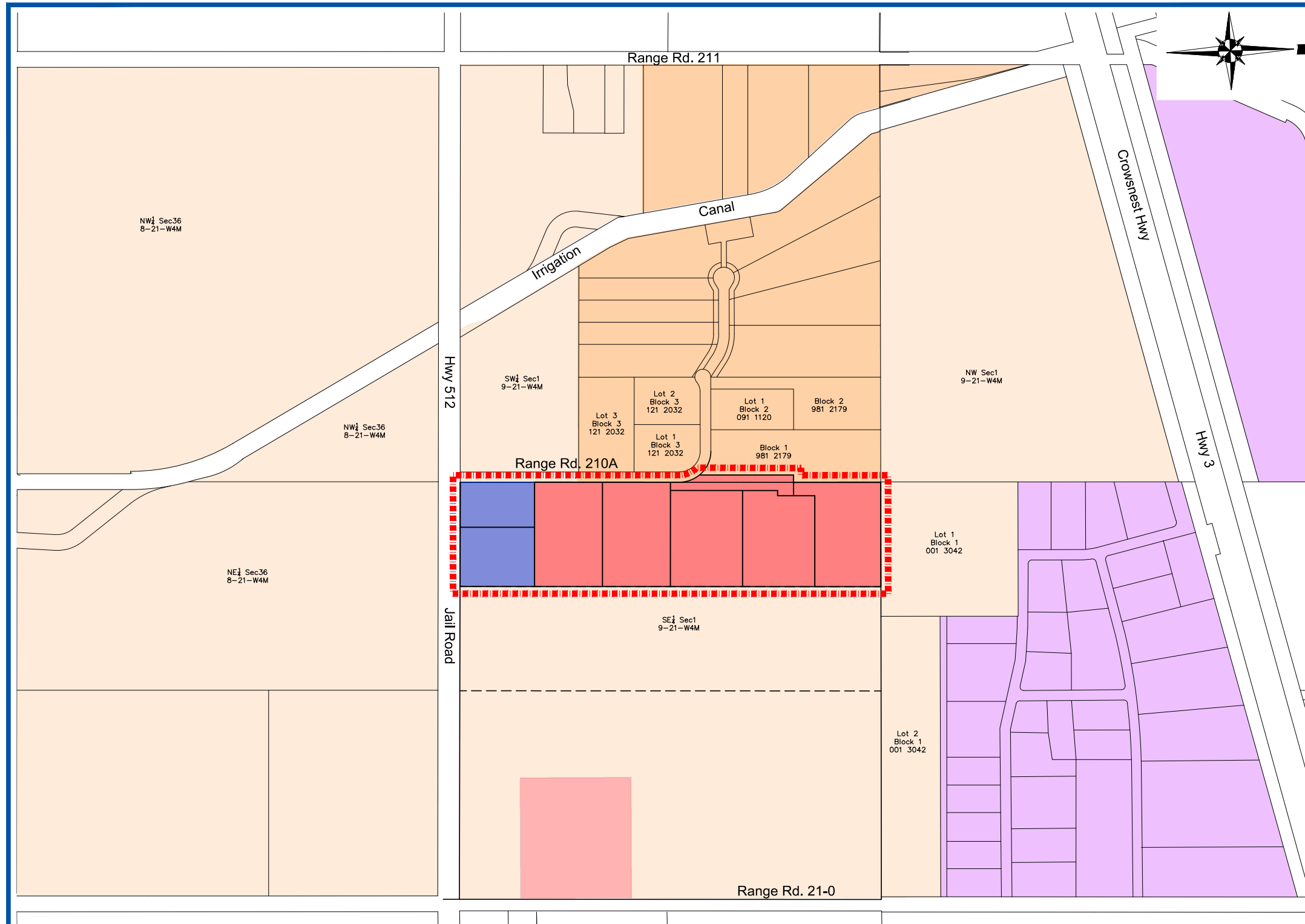
**SUBDIVISION DETAIL**  
SCALE 1:5000



**LOCATION MAP**  
SCALE 1:20000

### DRAWING LIST

DWG. No.	Description
1	PROJECT LOCATION
2	LAND USE
3	PRE-DEVELOPMENT PONDING
4	POST-DEVELOPMENT PONDING



**LEGEND:**

----- AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)

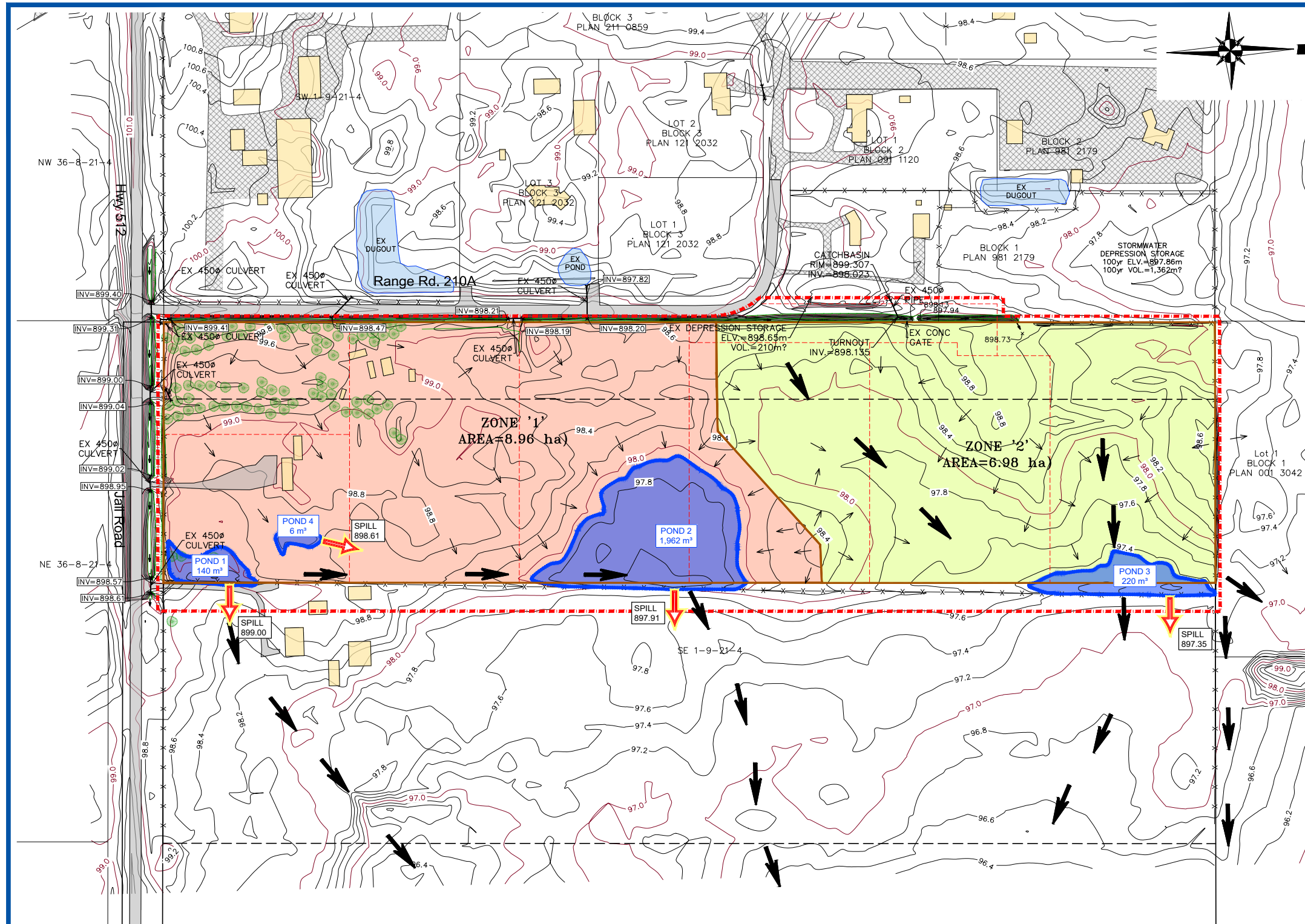
**EXISTING:**

- EXISTING: LETHBRIDGE URBAN FRINGE (LUF)
- EXISTING: GROUPED COUNTRY RESIDENTIAL (GCR)
- EXISTING: RURAL GENERAL INDUSTRIAL (RGI)
- EXISTING: RURAL COMMERCIAL (RC)

**PROPOSED:**

- FROM: LETHBRIDGE URBAN FRINGE (RA)  
TO: DIRECT CONTROL (DC)
- FROM: LETHBRIDGE URBAN FRINGE (RA)  
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

1: 7500



- LEGEND:**
- AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
  - STM ZONE '1' (8.96 ha.)
  - STM ZONE '2' (6.98 ha.)
  - EXISTING STURCTURE/HOUSE
  - EXISTING GRAVEL ROAD
  - SURFACE DRAINAGE ROUT
  - OVERLAND DRAINAGE SYSTEM ROUTE
  - EMERGENCY DRAINAGE SYSTEM ROUTE
  - 99.0 EX MAJOR CONTOUR (1.0m)
  - 99.2 EX MINOR CONTOUR (0.2m)
  - EX TREE
  - EXISTING PONDING

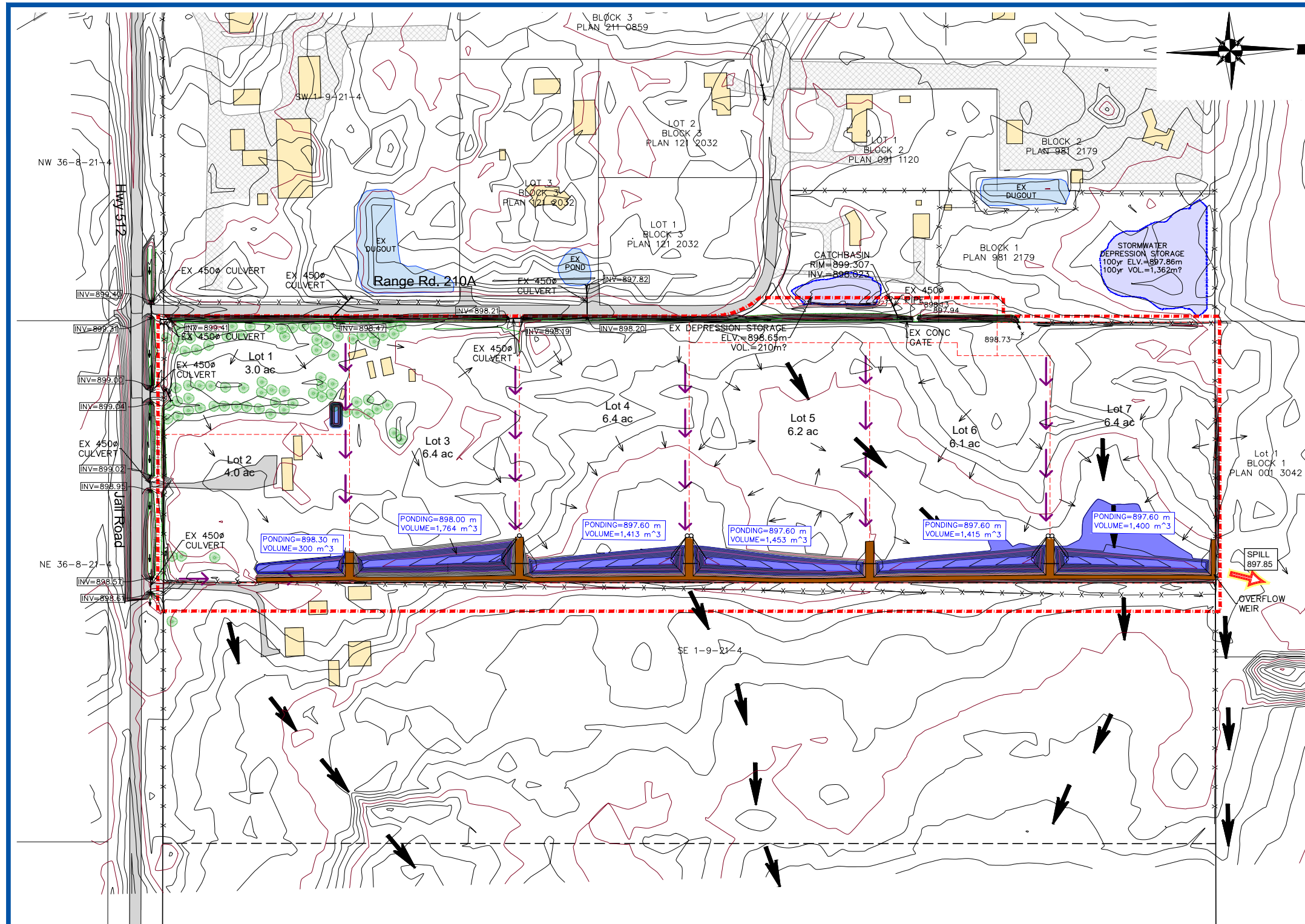
1: 3000

Country Side Subdivision  
**STORMWATER MANAGEMENT PLAN**  
 July 2023

**PRE-DEVELOPMENT PONDING**  
**DRAWING - 3**

**MARTIN**  
**GEOMATIC CONSULTANTS**  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS



- LEGEND:**
- - - - - AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
  - EXISTING STRUCTURE/HOUSE
  - EXISTING GRAVEL ROAD
  - SURFACE DRAINAGE ROUTE
  - OVERLAND DRAINAGE SYSTEM ROUTE
  - EMERGENCY DRAINAGE SYSTEM ROUTE
  - - - - - PROPOSED MAJOR CONTOUR (1.0m)
  - - - - - PROPOSED MINOR CONTOUR (0.2m)
  - EX TREE
  - PROPOSED PONDING
  - OVERFLOW WEIR
  - GRASS SWALE BETWEEN LOTS
  - PROPOSED DUGOUT / POND

1: 3000

Country Side Subdivision  
 STORMWATER MANAGEMENT PLAN  
 July 2023

POST-DEVELOPMENT PONDING  
 DRAWING - 4

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
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229729LS



## **Appendix B – Soil Information**

STORMWATER MANAGEMENT PLAN  
COUNTRY SIDE SUBDIVISION  
SE ¼ SEC 1-9-21-W4M  
Lethbridge County, Alberta

## Report on Soil Polygon: 5861

Variable	Value
POLY_ID	5861
Map Unit Name	LET4/U1h
Landform	U1h - undulating - high relief
LSRS Rating (Spring Grains)	3M(10)



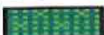

### Landscape Model Descriptions:

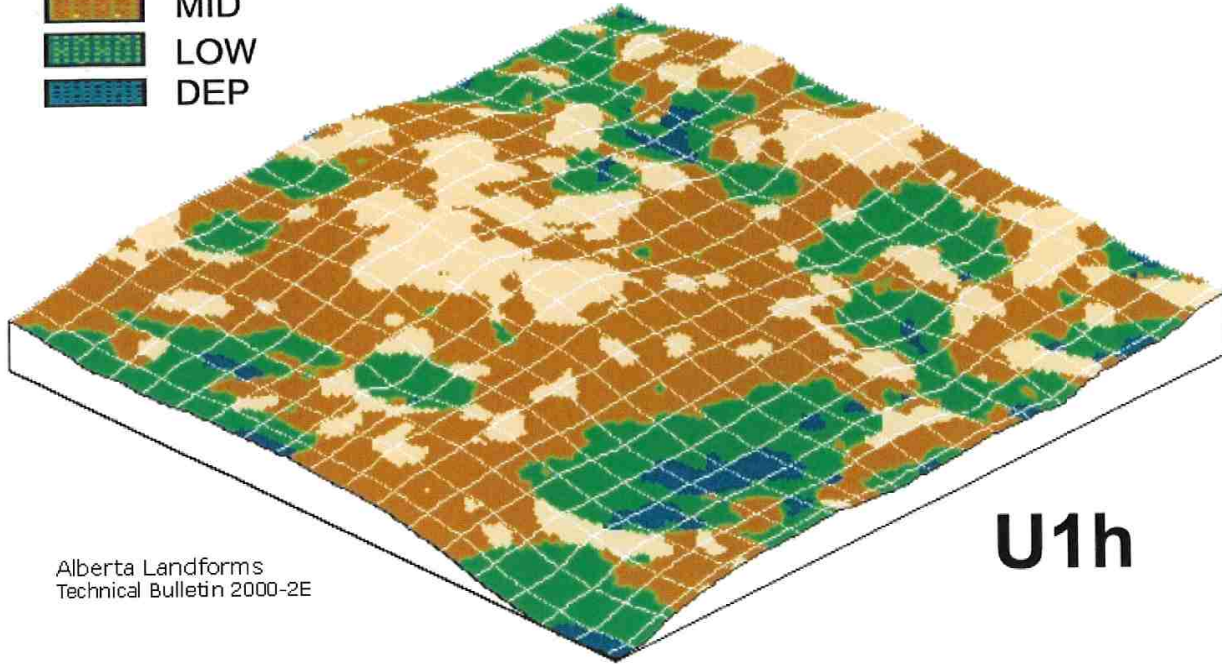
Orthic Dark Brown Chernozem on medium textured (L, SiL) sediments deposited by wind and water (LET).  
 The polygon includes soils with Rego profiles (4).  
 Undulating, high relief landform with a limiting slope of 4% (U1h).

### Image:



Landform Model:

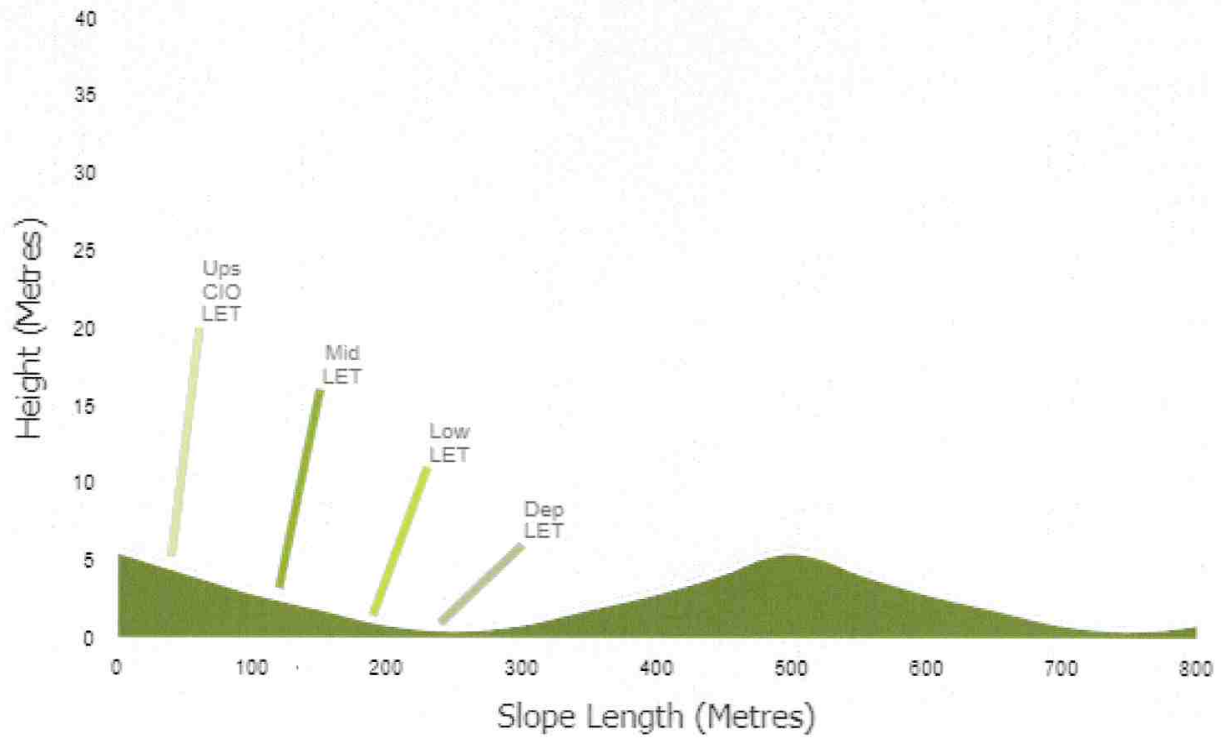
-  UPS
-  MID
-  LOW
-  DEP



Alberta Landforms  
Technical Bulletin 2000-2E

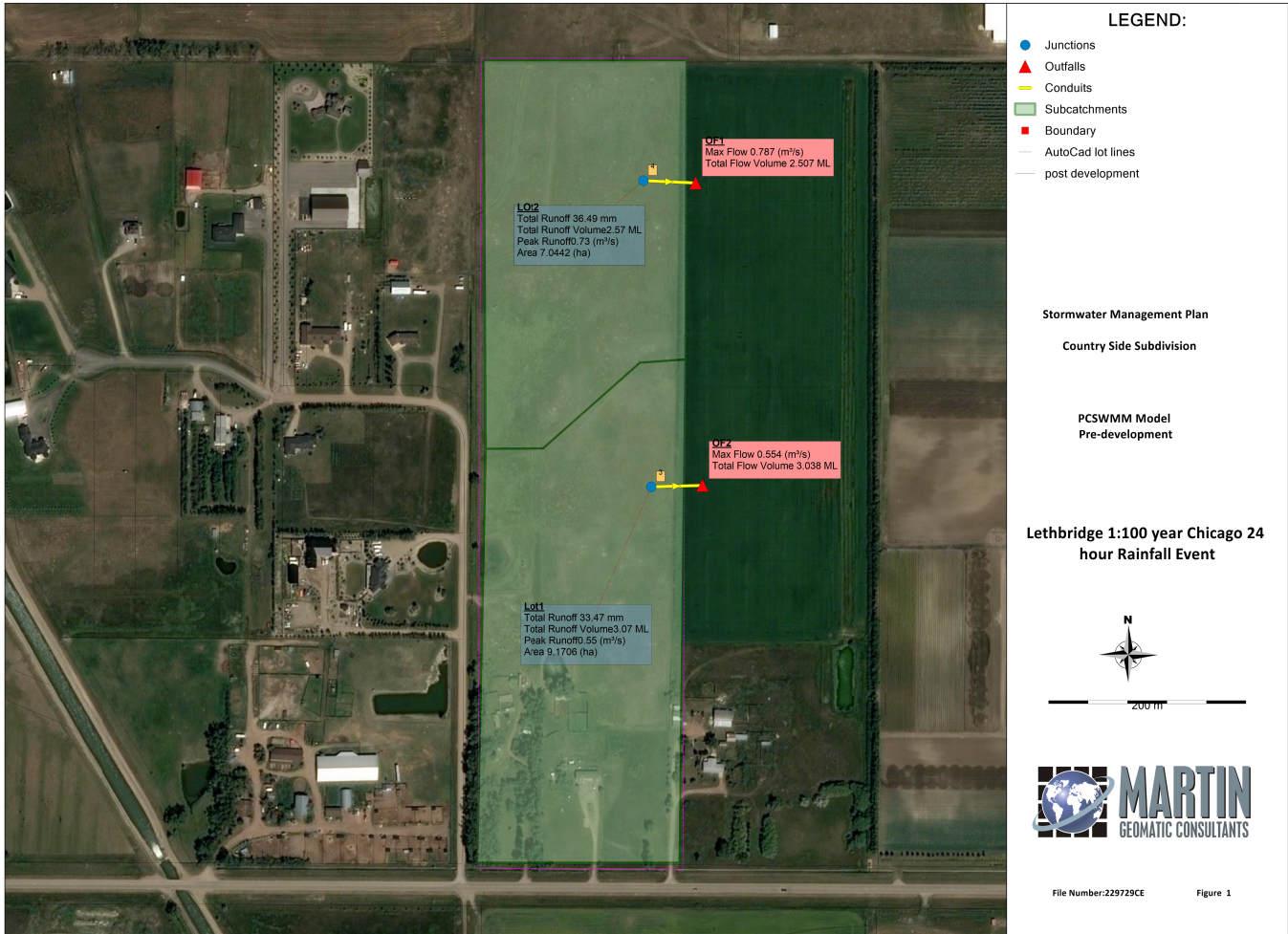
**U1h**

Landform Profile:



## **Appendix C – SWMM Model Results**

STORMWATER MANAGEMENT PLAN  
COUNTRY SIDE SUBDIVISION  
SE ¼ SEC 1-9-21-W4M  
Lethbridge County, Alberta



Country Side Subdivision  
Pre Developmentn 1:100yr 24hr

```
[OPTIONS]
;;Option      Value
FLOW_UNITS    CMS
INFILTRATION  GREEN_AMPT
FLOW_ROUTING  DYNWAVE
LINK_OFFSETS  DEPTH
MIN_SLOPE     0
ALLOW_PONDING NO
SKIP_STEADY_STATE NO

START_DATE    03/28/2022
START_TIME    00:00:00
REPORT_START_DATE 03/28/2022
REPORT_START_TIME 00:00:00
END_DATE      03/29/2022
END_TIME      00:00:00
SWEEP_START   01/01
SWEEP_END     12/31
DRY_DAYS      0
REPORT_STEP   00:01:00
WET_STEP      00:01:00
DRY_STEP      00:05:00
ROUTING_STEP  5
RULE_STEP     00:00:00

INERTIAL_DAMPING PARTIAL
NORMAL_FLOW_LIMITED BOTH
FORCE_MAIN_EQUATION H-W
VARIABLE_STEP    0.75
LENGTHENING_STEP 0
MIN_SURFAREA     0
MAX_TRIALS       8
HEAD_TOLERANCE   0.0015
SYS_FLOW_TOL     5
LAT_FLOW_TOL     5
MINIMUM_STEP     0.5
THREADS          4
```

```

[EVAPORATION]
;;Data Source      Parameters
;;-----
CONSTANT           0.0
DRY_ONLY           NO

[RAINGAGES]
;;Name             Format      Interval SCF      Source
;;-----
Lethbridge_1:100year_Chicago_24h INTENSITY 0:05      1.0      TIMESERIES Lethbridge_1:100year_Chicago_24h
Lethbridge_100year_Chicago_4h INTENSITY 0:05      1.0      TIMESERIES Lethbridge_100year_Chicago_4h
Lethbridge_5year_Chicago_4h INTENSITY 0:05      1.0      TIMESERIES Lethbridge_5year_Chicago_4h

[SUBCATCHMENTS]
;;Name             Rain Gage      Outlet      Area      %Imperv      Width      %Slope      CurbLen      SnowPack
;;-----
Lot1               Lethbridge_1:100year_Chicago_24h 3 9.1706 0      416.845 0.6      0
Lot2               Lethbridge_1:100year_Chicago_24h 4 7.0442 0      704.42 0.5      0

[SUBAREAS]
;;Subcatchment     N-Imperv      N-Perv      S-Imperv      S-Perv      PctZero      RouteTo      PctRouted
;;-----
Lot1               0.013         0.15        0.45          5           25           OUTLET
Lot2               0.013         0.15        0.45          5           25           OUTLET

[INFILTRATION]
;;Subcatchment     Param1        Param2        Param3        Param4        Param5
;;-----
Lot1               127.9         5             0.36          0             0
Lot2               127.9         5             0.36          0             0

[JUNCTIONS]
;;Name             Elevation      MaxDepth      InitDepth      SurDepth      Aponded
;;-----
3                 897.6          1.2           0              0              0
4                 897.2          1.3           0              0              0

[OUTFALLS]
;;Name             Elevation      Type          Stage Data      Gated      Route To
;;-----
OF1               897.8          FREE
OF2               897.9          FREE

```



```

[CONDUITS]
;;Name      From Node      To Node      Length      Roughness  InOffset  OutOffset  InitFlow  MaxFlow
;;-----
-
1           4              OF1          53.323     0.01      0         0         0         0
2           3              OF2          52.149     0.013    0         0         0         0

[XSECTIONS]
;;Link      Shape      Geom1      Geom2      Geom3      Geom4      Barrels      Culvert
;;-----
1           RECT_OPEN  1          4          0          0          1
2           RECT_OPEN  1          4          0          0          1

[LOSSES]
;;Link      Kentry      Kexit      Kavg      Flap Gate  Seepage
;;-----

[CURVES]
;;Name      Type      X-Value      Y-Value
;;-----
;lot 3 pond
pondnorth   Storage  0            0.6
pondnorth   Storage  0.1          89
pondnorth   Storage  0.2          307
pondnorth   Storage  0.3          568
pondnorth   Storage  0.4          848
pondnorth   Storage  0.5          1149
pondnorth   Storage  0.6          1448
pondnorth   Storage  0.7          1718
pondnorth   Storage  0.8          1959
pondnorth   Storage  0.9          2175
pondnorth   Storage  1            2370
pondnorth   Storage  1.33        23685

pondsouth2  Storage  0            0.6
pondsouth2  Storage  0.1          12
pondsouth2  Storage  0.2          49.4
pondsouth2  Storage  0.3          107
pondsouth2  Storage  0.4          185
pondsouth2  Storage  0.5          287
pondsouth2  Storage  0.6          425

```

pondsouth2	0.7	636
pondsouth2	0.8	917
pondsouth2	0.9	1267
pondsouth2	1	1721
pondsouth2	1.4	7263
Road_Default_Trapped_Low Storage	0	0.636
Road_Default_Trapped_Low	1.2	0.636
Road_Default_Trapped_Low	1.6	1000
Road_Default_Trapped_Low2 Storage	0	0.6
Road_Default_Trapped_Low2	1.2	0.6
Road_Default_Trapped_Low2	1.3	3000
Road_Default_Trapped_Low2	1.6	4500
Waterfront_Dry_Pond Storage	0	156.7
Waterfront_Dry_Pond	0.2	236.1
Waterfront_Dry_Pond	0.4	335.5
Waterfront_Dry_Pond	0.6	458.4
Waterfront_Dry_Pond	0.8	601.2
Waterfront_Dry_Pond	1	763.6
Waterfront_Dry_Pond	1.2	945.4
Waterfront_Dry_Pond	1.4	1147.1
Waterfront_Dry_Pond	1.6	1370.2
Waterfront_Dry_Pond	1.8	1628.2
Waterfront_Dry_Pond	2	2002.8
Waterfront_Dry_Pond	2.2	2597.1
Waterfront_Pond Storage	0	6533
Waterfront_Pond	0.2	6750
Waterfront_Pond	0.4	6957
Waterfront_Pond	0.6	7167
Waterfront_Pond	0.8	7381
Waterfront_Pond	1	7597
Waterfront_Pond	1.2	7811
Waterfront_Pond	1.4	8027
Waterfront_Pond	1.6	8146
Waterfront_Pond	1.8	8470
Waterfront_Pond	2	8696
Waterfront_Pond	2.2	9041
Waterfront_Pond	2.4	9392

Waterfront_Pond	2.6	9751
Waterfront_Pond	2.8	10117
Waterfront_Pond	3	10490
Waterfront_Pond	3.2	10870
Waterfront_Pond	3.4	11257
Waterfront_Pond	3.6	11651
Waterfront_Pond	3.8	12053
Waterfront_Pond	4	12461
Waterfront_Pond	4.2	12877
Waterfront_Pond	4.4	13300
Waterfront_Pond	4.6	13731
Waterfront_Pond	4.8	14165

[TIMESERIES]

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

;;-----

;Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 1440 minutes, r = 0.3, rain units = mm/hr.

Lethbridge_1:100year_Chicago_24h	0:00	1.352
Lethbridge_1:100year_Chicago_24h	0:05	1.364
Lethbridge_1:100year_Chicago_24h	0:10	1.376
Lethbridge_1:100year_Chicago_24h	0:15	1.388
Lethbridge_1:100year_Chicago_24h	0:20	1.4
Lethbridge_1:100year_Chicago_24h	0:25	1.413
Lethbridge_1:100year_Chicago_24h	0:30	1.426
Lethbridge_1:100year_Chicago_24h	0:35	1.439
Lethbridge_1:100year_Chicago_24h	0:40	1.453
Lethbridge_1:100year_Chicago_24h	0:45	1.466
Lethbridge_1:100year_Chicago_24h	0:50	1.48
Lethbridge_1:100year_Chicago_24h	0:55	1.495
Lethbridge_1:100year_Chicago_24h	1:00	1.51
Lethbridge_1:100year_Chicago_24h	1:05	1.525
Lethbridge_1:100year_Chicago_24h	1:10	1.54
Lethbridge_1:100year_Chicago_24h	1:15	1.556
Lethbridge_1:100year_Chicago_24h	1:20	1.572
Lethbridge_1:100year_Chicago_24h	1:25	1.589
Lethbridge_1:100year_Chicago_24h	1:30	1.606
Lethbridge_1:100year_Chicago_24h	1:35	1.624
Lethbridge_1:100year_Chicago_24h	1:40	1.641
Lethbridge_1:100year_Chicago_24h	1:45	1.66
Lethbridge_1:100year_Chicago_24h	1:50	1.679
Lethbridge_1:100year_Chicago_24h	1:55	1.698

Lethbridge_1:100year_Chicago_24h	2:00	1.718
Lethbridge_1:100year_Chicago_24h	2:05	1.739
Lethbridge_1:100year_Chicago_24h	2:10	1.76
Lethbridge_1:100year_Chicago_24h	2:15	1.782
Lethbridge_1:100year_Chicago_24h	2:20	1.804
Lethbridge_1:100year_Chicago_24h	2:25	1.828
Lethbridge_1:100year_Chicago_24h	2:30	1.851
Lethbridge_1:100year_Chicago_24h	2:35	1.876
Lethbridge_1:100year_Chicago_24h	2:40	1.901
Lethbridge_1:100year_Chicago_24h	2:45	1.928
Lethbridge_1:100year_Chicago_24h	2:50	1.955
Lethbridge_1:100year_Chicago_24h	2:55	1.983
Lethbridge_1:100year_Chicago_24h	3:00	2.012
Lethbridge_1:100year_Chicago_24h	3:05	2.042
Lethbridge_1:100year_Chicago_24h	3:10	2.073
Lethbridge_1:100year_Chicago_24h	3:15	2.105
Lethbridge_1:100year_Chicago_24h	3:20	2.138
Lethbridge_1:100year_Chicago_24h	3:25	2.173
Lethbridge_1:100year_Chicago_24h	3:30	2.209
Lethbridge_1:100year_Chicago_24h	3:35	2.247
Lethbridge_1:100year_Chicago_24h	3:40	2.286
Lethbridge_1:100year_Chicago_24h	3:45	2.326
Lethbridge_1:100year_Chicago_24h	3:50	2.369
Lethbridge_1:100year_Chicago_24h	3:55	2.413
Lethbridge_1:100year_Chicago_24h	4:00	2.46
Lethbridge_1:100year_Chicago_24h	4:05	2.508
Lethbridge_1:100year_Chicago_24h	4:10	2.559
Lethbridge_1:100year_Chicago_24h	4:15	2.612
Lethbridge_1:100year_Chicago_24h	4:20	2.669
Lethbridge_1:100year_Chicago_24h	4:25	2.728
Lethbridge_1:100year_Chicago_24h	4:30	2.79
Lethbridge_1:100year_Chicago_24h	4:35	2.856
Lethbridge_1:100year_Chicago_24h	4:40	2.925
Lethbridge_1:100year_Chicago_24h	4:45	2.999
Lethbridge_1:100year_Chicago_24h	4:50	3.077
Lethbridge_1:100year_Chicago_24h	4:55	3.16
Lethbridge_1:100year_Chicago_24h	5:00	3.249
Lethbridge_1:100year_Chicago_24h	5:05	3.344
Lethbridge_1:100year_Chicago_24h	5:10	3.446
Lethbridge_1:100year_Chicago_24h	5:15	3.555
Lethbridge_1:100year_Chicago_24h	5:20	3.673

Lethbridge_1:100year_Chicago_24h	5:25	3.801
Lethbridge_1:100year_Chicago_24h	5:30	3.939
Lethbridge_1:100year_Chicago_24h	5:35	4.091
Lethbridge_1:100year_Chicago_24h	5:40	4.257
Lethbridge_1:100year_Chicago_24h	5:45	4.44
Lethbridge_1:100year_Chicago_24h	5:50	4.642
Lethbridge_1:100year_Chicago_24h	5:55	4.868
Lethbridge_1:100year_Chicago_24h	6:00	5.122
Lethbridge_1:100year_Chicago_24h	6:05	5.409
Lethbridge_1:100year_Chicago_24h	6:10	5.738
Lethbridge_1:100year_Chicago_24h	6:15	6.119
Lethbridge_1:100year_Chicago_24h	6:20	6.565
Lethbridge_1:100year_Chicago_24h	6:25	7.098
Lethbridge_1:100year_Chicago_24h	6:30	7.745
Lethbridge_1:100year_Chicago_24h	6:35	8.553
Lethbridge_1:100year_Chicago_24h	6:40	9.594
Lethbridge_1:100year_Chicago_24h	6:45	10.997
Lethbridge_1:100year_Chicago_24h	6:50	13.01
Lethbridge_1:100year_Chicago_24h	6:55	16.203
Lethbridge_1:100year_Chicago_24h	7:00	22.264
Lethbridge_1:100year_Chicago_24h	7:05	40.822
Lethbridge_1:100year_Chicago_24h	7:10	314.277
Lethbridge_1:100year_Chicago_24h	7:15	62.374
Lethbridge_1:100year_Chicago_24h	7:20	38.336
Lethbridge_1:100year_Chicago_24h	7:25	28.645
Lethbridge_1:100year_Chicago_24h	7:30	23.295
Lethbridge_1:100year_Chicago_24h	7:35	19.837
Lethbridge_1:100year_Chicago_24h	7:40	17.393
Lethbridge_1:100year_Chicago_24h	7:45	15.56
Lethbridge_1:100year_Chicago_24h	7:50	14.128
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Lethbridge_1:100year_Chicago_24h	9:00	6.778
Lethbridge_1:100year_Chicago_24h	9:05	6.563
Lethbridge_1:100year_Chicago_24h	9:10	6.362
Lethbridge_1:100year_Chicago_24h	9:15	6.176
Lethbridge_1:100year_Chicago_24h	9:20	6.002
Lethbridge_1:100year_Chicago_24h	9:25	5.839
Lethbridge_1:100year_Chicago_24h	9:30	5.687
Lethbridge_1:100year_Chicago_24h	9:35	5.543
Lethbridge_1:100year_Chicago_24h	9:40	5.408
Lethbridge_1:100year_Chicago_24h	9:45	5.28
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Lethbridge_1:100year_Chicago_24h	9:55	5.045
Lethbridge_1:100year_Chicago_24h	10:00	4.936
Lethbridge_1:100year_Chicago_24h	10:05	4.833
Lethbridge_1:100year_Chicago_24h	10:10	4.735
Lethbridge_1:100year_Chicago_24h	10:15	4.641
Lethbridge_1:100year_Chicago_24h	10:20	4.552
Lethbridge_1:100year_Chicago_24h	10:25	4.466
Lethbridge_1:100year_Chicago_24h	10:30	4.385
Lethbridge_1:100year_Chicago_24h	10:35	4.307
Lethbridge_1:100year_Chicago_24h	10:40	4.231
Lethbridge_1:100year_Chicago_24h	10:45	4.159
Lethbridge_1:100year_Chicago_24h	10:50	4.09
Lethbridge_1:100year_Chicago_24h	10:55	4.024
Lethbridge_1:100year_Chicago_24h	11:00	3.96
Lethbridge_1:100year_Chicago_24h	11:05	3.898
Lethbridge_1:100year_Chicago_24h	11:10	3.839
Lethbridge_1:100year_Chicago_24h	11:15	3.781
Lethbridge_1:100year_Chicago_24h	11:20	3.726
Lethbridge_1:100year_Chicago_24h	11:25	3.673
Lethbridge_1:100year_Chicago_24h	11:30	3.621
Lethbridge_1:100year_Chicago_24h	11:35	3.571
Lethbridge_1:100year_Chicago_24h	11:40	3.523
Lethbridge_1:100year_Chicago_24h	11:45	3.476
Lethbridge_1:100year_Chicago_24h	11:50	3.43
Lethbridge_1:100year_Chicago_24h	11:55	3.386
Lethbridge_1:100year_Chicago_24h	12:00	3.344
Lethbridge_1:100year_Chicago_24h	12:05	3.302
Lethbridge_1:100year_Chicago_24h	12:10	3.262

Lethbridge_1:100year_Chicago_24h	12:15	3.223
Lethbridge_1:100year_Chicago_24h	12:20	3.185
Lethbridge_1:100year_Chicago_24h	12:25	3.148
Lethbridge_1:100year_Chicago_24h	12:30	3.112
Lethbridge_1:100year_Chicago_24h	12:35	3.077
Lethbridge_1:100year_Chicago_24h	12:40	3.043
Lethbridge_1:100year_Chicago_24h	12:45	3.01
Lethbridge_1:100year_Chicago_24h	12:50	2.977
Lethbridge_1:100year_Chicago_24h	12:55	2.946
Lethbridge_1:100year_Chicago_24h	13:00	2.915
Lethbridge_1:100year_Chicago_24h	13:05	2.885
Lethbridge_1:100year_Chicago_24h	13:10	2.856
Lethbridge_1:100year_Chicago_24h	13:15	2.827
Lethbridge_1:100year_Chicago_24h	13:20	2.799
Lethbridge_1:100year_Chicago_24h	13:25	2.772
Lethbridge_1:100year_Chicago_24h	13:30	2.745
Lethbridge_1:100year_Chicago_24h	13:35	2.719
Lethbridge_1:100year_Chicago_24h	13:40	2.693
Lethbridge_1:100year_Chicago_24h	13:45	2.669
Lethbridge_1:100year_Chicago_24h	13:50	2.644
Lethbridge_1:100year_Chicago_24h	13:55	2.62
Lethbridge_1:100year_Chicago_24h	14:00	2.597
Lethbridge_1:100year_Chicago_24h	14:05	2.574
Lethbridge_1:100year_Chicago_24h	14:10	2.552
Lethbridge_1:100year_Chicago_24h	14:15	2.53
Lethbridge_1:100year_Chicago_24h	14:20	2.508
Lethbridge_1:100year_Chicago_24h	14:25	2.487
Lethbridge_1:100year_Chicago_24h	14:30	2.466
Lethbridge_1:100year_Chicago_24h	14:35	2.446
Lethbridge_1:100year_Chicago_24h	14:40	2.426
Lethbridge_1:100year_Chicago_24h	14:45	2.407
Lethbridge_1:100year_Chicago_24h	14:50	2.388
Lethbridge_1:100year_Chicago_24h	14:55	2.369
Lethbridge_1:100year_Chicago_24h	15:00	2.35
Lethbridge_1:100year_Chicago_24h	15:05	2.332
Lethbridge_1:100year_Chicago_24h	15:10	2.315
Lethbridge_1:100year_Chicago_24h	15:15	2.297
Lethbridge_1:100year_Chicago_24h	15:20	2.28
Lethbridge_1:100year_Chicago_24h	15:25	2.263
Lethbridge_1:100year_Chicago_24h	15:30	2.247
Lethbridge_1:100year_Chicago_24h	15:35	2.23

Lethbridge_1:100year_Chicago_24h	15:40	2.214
Lethbridge_1:100year_Chicago_24h	15:45	2.199
Lethbridge_1:100year_Chicago_24h	15:50	2.183
Lethbridge_1:100year_Chicago_24h	15:55	2.168
Lethbridge_1:100year_Chicago_24h	16:00	2.153
Lethbridge_1:100year_Chicago_24h	16:05	2.138
Lethbridge_1:100year_Chicago_24h	16:10	2.124
Lethbridge_1:100year_Chicago_24h	16:15	2.11
Lethbridge_1:100year_Chicago_24h	16:20	2.095
Lethbridge_1:100year_Chicago_24h	16:25	2.082
Lethbridge_1:100year_Chicago_24h	16:30	2.068
Lethbridge_1:100year_Chicago_24h	16:35	2.055
Lethbridge_1:100year_Chicago_24h	16:40	2.042
Lethbridge_1:100year_Chicago_24h	16:45	2.029
Lethbridge_1:100year_Chicago_24h	16:50	2.016
Lethbridge_1:100year_Chicago_24h	16:55	2.003
Lethbridge_1:100year_Chicago_24h	17:00	1.991
Lethbridge_1:100year_Chicago_24h	17:05	1.979
Lethbridge_1:100year_Chicago_24h	17:10	1.966
Lethbridge_1:100year_Chicago_24h	17:15	1.955
Lethbridge_1:100year_Chicago_24h	17:20	1.943
Lethbridge_1:100year_Chicago_24h	17:25	1.931
Lethbridge_1:100year_Chicago_24h	17:30	1.92
Lethbridge_1:100year_Chicago_24h	17:35	1.909
Lethbridge_1:100year_Chicago_24h	17:40	1.898
Lethbridge_1:100year_Chicago_24h	17:45	1.887
Lethbridge_1:100year_Chicago_24h	17:50	1.876
Lethbridge_1:100year_Chicago_24h	17:55	1.865
Lethbridge_1:100year_Chicago_24h	18:00	1.855
Lethbridge_1:100year_Chicago_24h	18:05	1.844
Lethbridge_1:100year_Chicago_24h	18:10	1.834
Lethbridge_1:100year_Chicago_24h	18:15	1.824
Lethbridge_1:100year_Chicago_24h	18:20	1.814
Lethbridge_1:100year_Chicago_24h	18:25	1.804
Lethbridge_1:100year_Chicago_24h	18:30	1.795
Lethbridge_1:100year_Chicago_24h	18:35	1.785
Lethbridge_1:100year_Chicago_24h	18:40	1.776
Lethbridge_1:100year_Chicago_24h	18:45	1.766
Lethbridge_1:100year_Chicago_24h	18:50	1.757
Lethbridge_1:100year_Chicago_24h	18:55	1.748
Lethbridge_1:100year_Chicago_24h	19:00	1.739



Lethbridge_1:100year_Chicago_24h	19:05	1.73
Lethbridge_1:100year_Chicago_24h	19:10	1.721
Lethbridge_1:100year_Chicago_24h	19:15	1.713
Lethbridge_1:100year_Chicago_24h	19:20	1.704
Lethbridge_1:100year_Chicago_24h	19:25	1.696
Lethbridge_1:100year_Chicago_24h	19:30	1.687
Lethbridge_1:100year_Chicago_24h	19:35	1.679
Lethbridge_1:100year_Chicago_24h	19:40	1.671
Lethbridge_1:100year_Chicago_24h	19:45	1.663
Lethbridge_1:100year_Chicago_24h	19:50	1.655
Lethbridge_1:100year_Chicago_24h	19:55	1.647
Lethbridge_1:100year_Chicago_24h	20:00	1.639
Lethbridge_1:100year_Chicago_24h	20:05	1.631
Lethbridge_1:100year_Chicago_24h	20:10	1.624
Lethbridge_1:100year_Chicago_24h	20:15	1.616
Lethbridge_1:100year_Chicago_24h	20:20	1.608
Lethbridge_1:100year_Chicago_24h	20:25	1.601
Lethbridge_1:100year_Chicago_24h	20:30	1.594
Lethbridge_1:100year_Chicago_24h	20:35	1.587
Lethbridge_1:100year_Chicago_24h	20:40	1.579
Lethbridge_1:100year_Chicago_24h	20:45	1.572
Lethbridge_1:100year_Chicago_24h	20:50	1.565
Lethbridge_1:100year_Chicago_24h	20:55	1.558
Lethbridge_1:100year_Chicago_24h	21:00	1.551
Lethbridge_1:100year_Chicago_24h	21:05	1.545
Lethbridge_1:100year_Chicago_24h	21:10	1.538
Lethbridge_1:100year_Chicago_24h	21:15	1.531
Lethbridge_1:100year_Chicago_24h	21:20	1.525
Lethbridge_1:100year_Chicago_24h	21:25	1.518
Lethbridge_1:100year_Chicago_24h	21:30	1.512
Lethbridge_1:100year_Chicago_24h	21:35	1.505
Lethbridge_1:100year_Chicago_24h	21:40	1.499
Lethbridge_1:100year_Chicago_24h	21:45	1.493
Lethbridge_1:100year_Chicago_24h	21:50	1.487
Lethbridge_1:100year_Chicago_24h	21:55	1.48
Lethbridge_1:100year_Chicago_24h	22:00	1.474
Lethbridge_1:100year_Chicago_24h	22:05	1.468
Lethbridge_1:100year_Chicago_24h	22:10	1.462
Lethbridge_1:100year_Chicago_24h	22:15	1.456
Lethbridge_1:100year_Chicago_24h	22:20	1.451
Lethbridge_1:100year_Chicago_24h	22:25	1.445

Lethbridge_1:100year_Chicago_24h	22:30	1.439
Lethbridge_1:100year_Chicago_24h	22:35	1.433
Lethbridge_1:100year_Chicago_24h	22:40	1.428
Lethbridge_1:100year_Chicago_24h	22:45	1.422
Lethbridge_1:100year_Chicago_24h	22:50	1.417
Lethbridge_1:100year_Chicago_24h	22:55	1.411
Lethbridge_1:100year_Chicago_24h	23:00	1.406
Lethbridge_1:100year_Chicago_24h	23:05	1.4
Lethbridge_1:100year_Chicago_24h	23:10	1.395
Lethbridge_1:100year_Chicago_24h	23:15	1.39
Lethbridge_1:100year_Chicago_24h	23:20	1.384
Lethbridge_1:100year_Chicago_24h	23:25	1.379
Lethbridge_1:100year_Chicago_24h	23:30	1.374
Lethbridge_1:100year_Chicago_24h	23:35	1.369
Lethbridge_1:100year_Chicago_24h	23:40	1.364
Lethbridge_1:100year_Chicago_24h	23:45	1.359
Lethbridge_1:100year_Chicago_24h	23:50	1.354
Lethbridge_1:100year_Chicago_24h	23:55	1.349
Lethbridge_1:100year_Chicago_24h	24:00	0

;Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 240 minutes, r = 0.3, rain units = mm/hr.

Lethbridge_100year_Chicago_4h	0:00	5.122
Lethbridge_100year_Chicago_4h	0:05	5.409
Lethbridge_100year_Chicago_4h	0:10	5.738
Lethbridge_100year_Chicago_4h	0:15	6.119
Lethbridge_100year_Chicago_4h	0:20	6.565
Lethbridge_100year_Chicago_4h	0:25	7.098
Lethbridge_100year_Chicago_4h	0:30	7.745
Lethbridge_100year_Chicago_4h	0:35	8.553
Lethbridge_100year_Chicago_4h	0:40	9.594
Lethbridge_100year_Chicago_4h	0:45	10.997
Lethbridge_100year_Chicago_4h	0:50	13.01
Lethbridge_100year_Chicago_4h	0:55	16.203
Lethbridge_100year_Chicago_4h	1:00	22.264
Lethbridge_100year_Chicago_4h	1:05	40.822
Lethbridge_100year_Chicago_4h	1:10	314.277
Lethbridge_100year_Chicago_4h	1:15	62.374
Lethbridge_100year_Chicago_4h	1:20	38.336
Lethbridge_100year_Chicago_4h	1:25	28.645
Lethbridge_100year_Chicago_4h	1:30	23.295
Lethbridge_100year_Chicago_4h	1:35	19.837

Lethbridge_100year_Chicago_4h	1:40	17.393
Lethbridge_100year_Chicago_4h	1:45	15.56
Lethbridge_100year_Chicago_4h	1:50	14.128
Lethbridge_100year_Chicago_4h	1:55	12.973
Lethbridge_100year_Chicago_4h	2:00	12.02
Lethbridge_100year_Chicago_4h	2:05	11.217
Lethbridge_100year_Chicago_4h	2:10	10.531
Lethbridge_100year_Chicago_4h	2:15	9.937
Lethbridge_100year_Chicago_4h	2:20	9.416
Lethbridge_100year_Chicago_4h	2:25	8.956
Lethbridge_100year_Chicago_4h	2:30	8.545
Lethbridge_100year_Chicago_4h	2:35	8.177
Lethbridge_100year_Chicago_4h	2:40	7.844
Lethbridge_100year_Chicago_4h	2:45	7.542
Lethbridge_100year_Chicago_4h	2:50	7.265
Lethbridge_100year_Chicago_4h	2:55	7.012
Lethbridge_100year_Chicago_4h	3:00	6.778
Lethbridge_100year_Chicago_4h	3:05	6.563
Lethbridge_100year_Chicago_4h	3:10	6.362
Lethbridge_100year_Chicago_4h	3:15	6.176
Lethbridge_100year_Chicago_4h	3:20	6.002
Lethbridge_100year_Chicago_4h	3:25	5.839
Lethbridge_100year_Chicago_4h	3:30	5.687
Lethbridge_100year_Chicago_4h	3:35	5.543
Lethbridge_100year_Chicago_4h	3:40	5.408
Lethbridge_100year_Chicago_4h	3:45	5.28
Lethbridge_100year_Chicago_4h	3:50	5.159
Lethbridge_100year_Chicago_4h	3:55	5.045
Lethbridge_100year_Chicago_4h	4:00	0
Lethbridge_5year_Chicago_4h	0:00	3.028
Lethbridge_5year_Chicago_4h	0:05	3.19
Lethbridge_5year_Chicago_4h	0:10	3.374
Lethbridge_5year_Chicago_4h	0:15	3.587
Lethbridge_5year_Chicago_4h	0:20	3.836
Lethbridge_5year_Chicago_4h	0:25	4.131
Lethbridge_5year_Chicago_4h	0:30	4.489
Lethbridge_5year_Chicago_4h	0:35	4.934
Lethbridge_5year_Chicago_4h	0:40	5.504
Lethbridge_5year_Chicago_4h	0:45	6.268
Lethbridge_5year_Chicago_4h	0:50	7.356

Lethbridge_5year_Chicago_4h	0:55	9.064
Lethbridge_5year_Chicago_4h	1:00	12.265
Lethbridge_5year_Chicago_4h	1:05	21.818
Lethbridge_5year_Chicago_4h	1:10	143.764
Lethbridge_5year_Chicago_4h	1:15	32.694
Lethbridge_5year_Chicago_4h	1:20	20.578
Lethbridge_5year_Chicago_4h	1:25	15.594
Lethbridge_5year_Chicago_4h	1:30	12.808
Lethbridge_5year_Chicago_4h	1:35	10.992
Lethbridge_5year_Chicago_4h	1:40	9.698
Lethbridge_5year_Chicago_4h	1:45	8.723
Lethbridge_5year_Chicago_4h	1:50	7.957
Lethbridge_5year_Chicago_4h	1:55	7.336
Lethbridge_5year_Chicago_4h	2:00	6.822
Lethbridge_5year_Chicago_4h	2:05	6.388
Lethbridge_5year_Chicago_4h	2:10	6.015
Lethbridge_5year_Chicago_4h	2:15	5.691
Lethbridge_5year_Chicago_4h	2:20	5.407
Lethbridge_5year_Chicago_4h	2:25	5.155
Lethbridge_5year_Chicago_4h	2:30	4.93
Lethbridge_5year_Chicago_4h	2:35	4.727
Lethbridge_5year_Chicago_4h	2:40	4.544
Lethbridge_5year_Chicago_4h	2:45	4.377
Lethbridge_5year_Chicago_4h	2:50	4.224
Lethbridge_5year_Chicago_4h	2:55	4.084
Lethbridge_5year_Chicago_4h	3:00	3.954
Lethbridge_5year_Chicago_4h	3:05	3.834
Lethbridge_5year_Chicago_4h	3:10	3.723
Lethbridge_5year_Chicago_4h	3:15	3.619
Lethbridge_5year_Chicago_4h	3:20	3.522
Lethbridge_5year_Chicago_4h	3:25	3.431
Lethbridge_5year_Chicago_4h	3:30	3.345
Lethbridge_5year_Chicago_4h	3:35	3.265
Lethbridge_5year_Chicago_4h	3:40	3.189
Lethbridge_5year_Chicago_4h	3:45	3.117
Lethbridge_5year_Chicago_4h	3:50	3.049
Lethbridge_5year_Chicago_4h	3:55	2.985
Lethbridge_5year_Chicago_4h	4:00	0

[REPORT]  
;;Reporting Options

INPUT YES  
 CONTROLS NO  
 SUBCATCHMENTS ALL  
 NODES ALL  
 LINKS ALL

[TAGS]

[MAP]

DIMENSIONS	375766.3004	5506454.28215	376027.9376	5507330.58285
UNITS	Meters			

[COORDINATES]

;;Node	X-Coord	Y-Coord
3	375963.908	5506865.853
4	375962.802	5507168.233
OF1	376015.992	5507164.647
OF2	376016.045	5506866.076

[VERTICES]

;;Link	X-Coord	Y-Coord
--------	---------	---------

[POLYGONS]

;;Subcatchment	X-Coord	Y-Coord
Lot1	375984.255	5506494.114
Lot1	375778.193	5506498.837
Lot1	375796.133	5506907.178
Lot1	375855.017	5506906.222
Lot1	375955.345	5506988.681
Lot1	376001.644	5506990.845
Lot1	375984.255	5506494.114
LOt2	375802.774	5507290.751
LOt2	376009.397	5507286.016
LOt2	376001.644	5506990.836
LOt2	375955.344	5506988.672
LOt2	375855.016	5506906.213
LOt2	375796.133	5506907.169
LOt2	375802.774	5507290.751

```
[SYMBOLS]
;;Gage          X-Coord      Y-Coord
;;-----
```

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.015)

\*\*\*\*\*

Element Count

\*\*\*\*\*

Number of rain gages ..... 3  
 Number of subcatchments ... 2  
 Number of nodes ..... 4  
 Number of links ..... 2  
 Number of pollutants ..... 0  
 Number of land uses ..... 0

\*\*\*\*\*

Raingage Summary

\*\*\*\*\*

Name	Data Source	Data Type	Recording Interval
Lethbridge_1:100year_Chicago_24h	Lethbridge_1:100year_Chicago_24h	INTENSITY	5 min.
Lethbridge_100year_Chicago_4h	Lethbridge_100year_Chicago_4h	INTENSITY	5 min.
Lethbridge_5year_Chicago_4h	Lethbridge_5year_Chicago_4h	INTENSITY	5 min.

\*\*\*\*\*

Subcatchment Summary

\*\*\*\*\*

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
Lot1	9.17	416.84	0.00	0.6000	Lethbridge_1:100year_Chicago_24h	3
Lot2	7.04	704.42	0.00	0.5000	Lethbridge_1:100year_Chicago_24h	4

\*\*\*\*\*

Node Summary

\*\*\*\*\*

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
------	------	--------------	------------	-------------	-----------------

```

-----
3          JUNCTION          897.60    1.20    0.0
4          JUNCTION          897.20    1.30    0.0
OF1        OUTFALL          897.80    1.00    0.0
OF2        OUTFALL          897.90    1.00    0.0

```

```

*****
Link Summary
*****

```

Name	From Node	To Node	Type	Length	%Slope	Roughness
1	4	OF1	CONDUIT	53.3	-1.1253	0.0100
2	3	OF2	CONDUIT	52.1	-0.5753	0.0130

```

*****
Cross Section Summary
*****

```

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow
1	RECT_OPEN	1.00	4.00	0.67	4.00	1	32.39
2	RECT_OPEN	1.00	4.00	0.67	4.00	1	17.81

```

*****
NOTE: The summary statistics displayed in this report are
based on results found at every computational time step,
not just on results from each reporting time step.
*****

```

```

*****

```

```

Analysis Options

```

```

*****

```

```

Flow Units ..... CMS

```

```

Process Models:

```

```

  Rainfall/Runoff ..... YES

```

```

  RDII ..... NO

```

```

  Snowmelt ..... NO

```



Groundwater ..... NO  
 Flow Routing ..... YES  
 Ponding Allowed ..... NO  
 Water Quality ..... NO  
 Infiltration Method ..... GREEN\_AMPT  
 Flow Routing Method ..... DYNWAVE  
 Surcharge Method ..... EXTRAN  
 Starting Date ..... 03/28/2022 00:00:00  
 Ending Date ..... 03/29/2022 00:00:00  
 Antecedent Dry Days ..... 0.0  
 Report Time Step ..... 00:01:00  
 Wet Time Step ..... 00:01:00  
 Dry Time Step ..... 00:05:00  
 Routing Time Step ..... 5.00 sec  
 Variable Time Step ..... YES  
 Maximum Trials ..... 8  
 Number of Threads ..... 1  
 Head Tolerance ..... 0.001500 m

	Volume	Depth
Runoff Quantity Continuity	hectare-m	mm
*****		
Total Precipitation .....	1.948	120.146
Evaporation Loss .....	0.000	0.000
Infiltration Loss .....	1.384	85.376
Surface Runoff .....	0.564	34.782
Final Storage .....	0.000	0.000
Continuity Error (%) .....	-0.010	

	Volume	Volume
Flow Routing Continuity	hectare-m	10^6 ltr
*****		
Dry Weather Inflow .....	0.000	0.000
Wet Weather Inflow .....	0.564	5.640
Groundwater Inflow .....	0.000	0.000
RDII Inflow .....	0.000	0.000
External Inflow .....	0.000	0.000
External Outflow .....	0.554	5.545
Flooding Loss .....	0.000	0.000

Evaporation Loss .....	0.000	0.000
Exfiltration Loss .....	0.000	0.000
Initial Stored Volume ....	0.000	0.000
Final Stored Volume .....	0.010	0.095
Continuity Error (%) .....	0.001	

\*\*\*\*\*  
Time-Step Critical Elements  
\*\*\*\*\*  
None

\*\*\*\*\*  
Highest Flow Instability Indexes  
\*\*\*\*\*  
All links are stable.

\*\*\*\*\*  
Routing Time Step Summary  
\*\*\*\*\*

Minimum Time Step	:	4.50 sec
Average Time Step	:	5.00 sec
Maximum Time Step	:	5.00 sec
Percent in Steady State	:	0.00
Average Iterations per Step	:	2.00
Percent Not Converging	:	0.00
Time Step Frequencies	:	
5.000 - 3.155 sec	:	100.00 %
3.155 - 1.991 sec	:	0.00 %
1.991 - 1.256 sec	:	0.00 %
1.256 - 0.792 sec	:	0.00 %
0.792 - 0.500 sec	:	0.00 %

\*\*\*\*\*  
Subcatchment Runoff Summary  
\*\*\*\*\*

-----

Peak Runoff		Total Precip	Total Runon	Total Evap	Total Infil	Imperv Runoff	Perv Runoff	Total Runoff	Total Runoff
Runoff Coeff	Subcatchment	mm	mm	mm	mm	mm	mm	mm	10^6 ltr
-----									
Lot1		120.15	0.00	0.00	86.69	0.00	33.47	33.47	3.07
0.55	0.279								
Lot2		120.15	0.00	0.00	83.67	0.00	36.49	36.49	2.57
0.73	0.304								

\*\*\*\*\*  
Node Depth Summary  
\*\*\*\*\*

Node	Type	Average Depth Meters	Maximum Depth Meters	Maximum HGL Meters	Time of Max Occurrence days hr:min	Reported Max Depth Meters
3	JUNCTION	0.22	0.45	898.05	0 07:25	0.45
4	JUNCTION	0.43	0.75	897.95	0 07:15	0.73
OF1	OUTFALL	0.01	0.09	897.89	0 07:15	0.09
OF2	OUTFALL	0.01	0.11	898.01	0 07:25	0.11

\*\*\*\*\*  
Node Inflow Summary  
\*\*\*\*\*

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
3	JUNCTION	0.554	0.554	0 07:25	3.07	3.07	1.029
4	JUNCTION	0.728	0.728	0 07:20	2.57	2.57	2.557
OF1	OUTFALL	0.000	0.787	0 07:15	0	2.51	0.000

OF2                    OUTFALL            0.000    0.554    0 07:25            0            3.04            0.000

\*\*\*\*\*  
Node Surcharge Summary  
\*\*\*\*\*

No nodes were surcharged.

\*\*\*\*\*  
Node Flooding Summary  
\*\*\*\*\*

No nodes were flooded.

\*\*\*\*\*  
Outfall Loading Summary  
\*\*\*\*\*

Outfall Node	Flow Freq Pcnt	Avg Flow CMS	Max Flow CMS	Total Volume 10^6 ltr
OF1	22.32	0.130	0.787	2.507
OF2	26.60	0.132	0.554	3.038
System	24.46	0.262	1.268	5.545

\*\*\*\*\*  
Link Flow Summary  
\*\*\*\*\*

Link	Type	Maximum  Flow  CMS	Time of Max Occurrence days hr:min	Maximum  Veloc  m/sec	Max/ Full Flow	Max/ Full Depth
------	------	--------------------	------------------------------------	-----------------------	----------------	-----------------

1	CONDUIT	0.787	0	07:15	0.47	0.02	0.42
2	CONDUIT	0.554	0	07:25	0.49	0.03	0.28

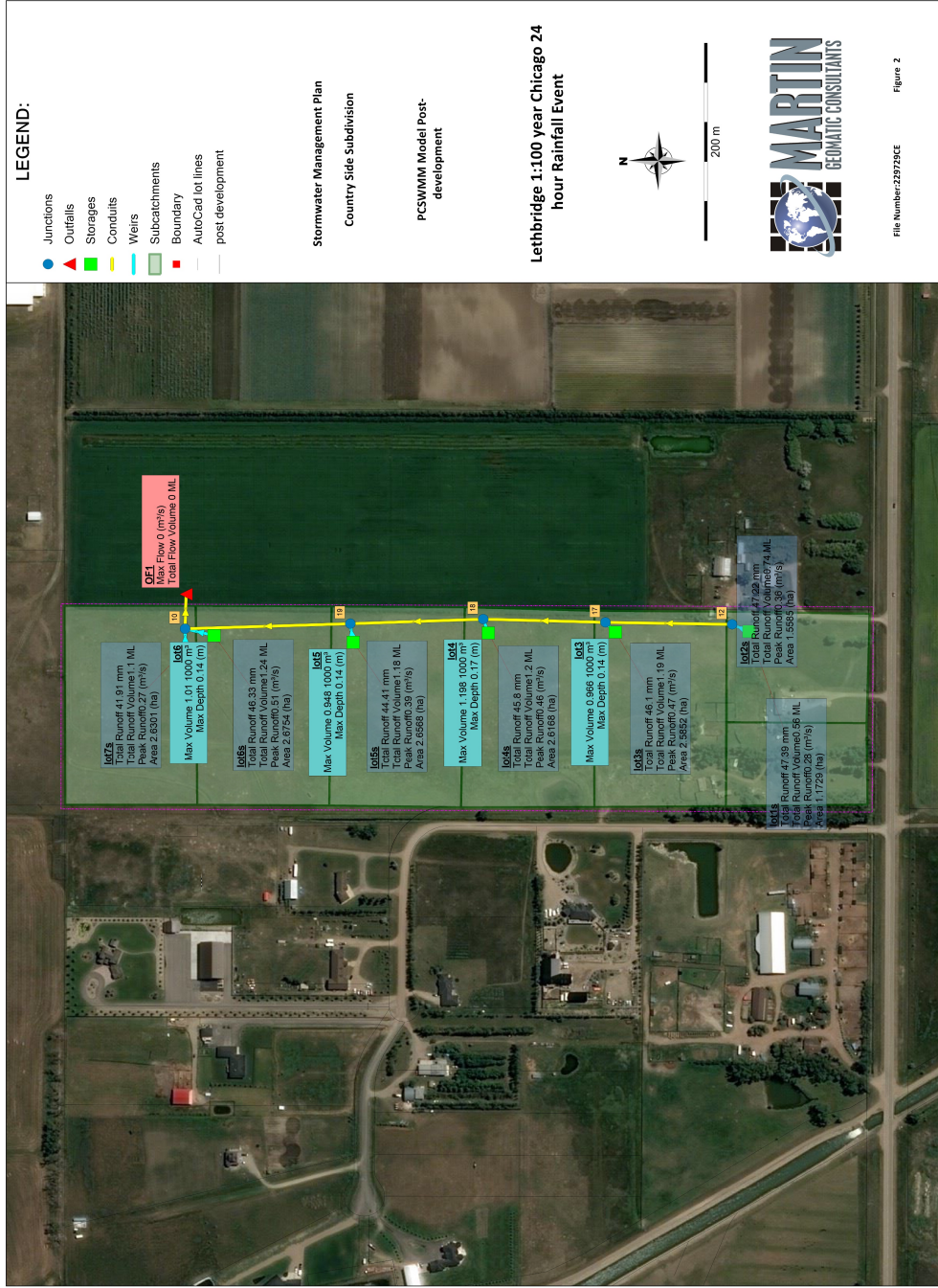
\*\*\*\*\*  
Flow Classification Summary  
\*\*\*\*\*

Conduit	Adjusted /Actual Length	----- Fraction of Time in Flow Class -----								
		Dry	Up Dry	Down Dry	Sub Crit	Sup Crit	Up Crit	Down Crit	Norm Ltd	Inlet Ctrl
1	1.00	0.30	0.00	0.00	0.70	0.00	0.00	0.00	0.46	0.00
2	1.00	0.30	0.00	0.00	0.70	0.00	0.00	0.00	0.38	0.00

\*\*\*\*\*  
Conduit Surcharge Summary  
\*\*\*\*\*

No conduits were surcharged.

Analysis begun on: Fri Jul 7 17:18:45 2023  
Analysis ended on: Fri Jul 7 17:18:45 2023  
Total elapsed time: < 1 sec



Country Side Subdivision

Post Development

1:100yr 24hr

[OPTIONS]

;;Option	Value
FLOW_UNITS	CMS
INFILTRATION	GREEN_AMPT
FLOW_ROUTING	DYNWAVE
LINK_OFFSETS	DEPTH
MIN_SLOPE	0
ALLOW_PONDING	NO
SKIP_STEADY_STATE	NO

START_DATE	03/28/2022
START_TIME	00:00:00
REPORT_START_DATE	03/28/2022
REPORT_START_TIME	00:00:00
END_DATE	03/29/2022
END_TIME	00:00:00
SWEEP_START	01/01
SWEEP_END	12/31
DRY_DAYS	0
REPORT_STEP	00:01:00
WET_STEP	00:01:00
DRY_STEP	00:05:00
ROUTING_STEP	5
RULE_STEP	00:00:00

INERTIAL_DAMPING	PARTIAL
NORMAL_FLOW_LIMITED	BOTH
FORCE_MAIN_EQUATION	H-W
VARIABLE_STEP	0.75
LENGTHENING_STEP	0
MIN_SURFAREA	0
MAX_TRIALS	8
HEAD_TOLERANCE	0.0015
SYS_FLOW_TOL	5
LAT_FLOW_TOL	5
MINIMUM_STEP	0.5
THREADS	4

```
[EVAPORATION]
;;Data Source Parameters
;-----
CONSTANT 0.0
DRY_ONLY NO
```

```
[RAINGAGES]
;;Name Format Interval SCF Source
;-----
Lethbridge_1:100year_Chicago_24h INTENSITY 0:05 1.0 TIMESERIES Lethbridge_1:100year_Chicago_24h
Lethbridge_100year_Chicago_4h INTENSITY 0:05 1.0 TIMESERIES Lethbridge_100year_Chicago_4h
Lethbridge_5year_Chicago_4h INTENSITY 0:05 1.0 TIMESERIES Lethbridge_5year_Chicago_4h
```

```
[SUBCATCHMENTS]
;;Name Rain Gage Outlet Area %Imperv Width %Slope CurbLen SnowPack
;-----
lot1s Lethbridge_1:100year_Chicago_24h Lot2 1.1729 10 140 0.4 0
lot2s Lethbridge_1:100year_Chicago_24h Lot2 1.5585 10 140 0.6 0
lot3s Lethbridge_1:100year_Chicago_24h lot3 2.5852 10 130.5 0.8 0
lot4s Lethbridge_1:100year_Chicago_24h lot4 2.6168 10 128 0.7 0
lot5s Lethbridge_1:100year_Chicago_24h lot5 2.6568 10 136 0.3 0
lot6s Lethbridge_1:100year_Chicago_24h lot6 2.6754 10 130.5 1 0
lot7s Lethbridge_1:100year_Chicago_24h lot7 2.6301 10 124.5 0.5 0
```

```
[SUBAREAS]
;;Subcatchment N-Imperv N-Perv S-Imperv S-Perv PctZero RouteTo PctRouted
;-----
lot1s 0.015 0.1 0.45 3.8 25 OUTLET
lot2s 0.015 0.1 0.45 3.8 25 OUTLET
lot3s 0.015 0.1 0.45 3.8 25 OUTLET
lot4s 0.015 0.1 0.45 3.8 25 OUTLET
lot5s 0.015 0.1 0.45 3.8 25 OUTLET
lot6s 0.015 0.1 0.45 3.8 25 OUTLET
lot7s 0.015 0.1 0.45 3.8 25 PERVIOUS 100
```

```
[INFILTRATION]
;;Subcatchment Param1 Param2 Param3 Param4 Param5
;-----
lot1s 127.9 5 0.36 0 0
lot2s 127.9 5 0.36 0 0
lot3s 127.9 5 0.36 0 0
```



lot4s	127.9	5	0.36	0	0
lot5s	127.9	5	0.36	0	0
lot6s	127.9	5	0.36	0	0
lot7s	127.9	5	0.36	0	0

[JUNCTIONS]

;;Name	Elevation	MaxDepth	InitDepth	SurDepth	Aponded
10	897.9	0.7	0	0	0
12	898.2	0.7	0	0	0
17	897.6	1.2	0	0	0
18	897	1.8	0	0	0
19	898.06	0.74	0	0	0

[OUTFALLS]

;;Name	Elevation	Type	Stage Data	Gated	Route To
OF1	897.8	FREE		NO	

[STORAGE]

;;Name	Elev.	MaxDepth	InitDepth	Shape	Curve Name/Params	SurDepth	Fevap	Psi
Lot2	898	1	0	FUNCTIONAL	1000 2 7000	0	0	292.2
0.5	0.25							
lot3	896.8	1.4	0	FUNCTIONAL	1000 2 7000	0	0	292.2
0.5	0.25							
lot4	896.8	1.4	0	FUNCTIONAL	1000 2 7000	0	0	
lot5	897.8	0.6	0	FUNCTIONAL	1000 2 7000	0	0	292.2
0.5	0.25							
lot6	897.5	0.9	0	FUNCTIONAL	1000 2 7000	0	0	292.2
0.5	0.25							
lot7	897.8	0.6	0	FUNCTIONAL	1000 2 7000	0	0	292.5
0.5	0.25							

[CONDUITS]

;;Name	From Node	To Node	Length	Roughness	InOffset	OutOffset	InitFlow	MaxFlow
2	10	OF1	35.166	0.01	0	0	0	0
6	18	19	131.18	0.01	0.6	0	0	0

7	19	10	163.133	0.01	0	0	0	0
conduit3	12	17	124.967	0.01	0.4	0.4	0	0
conduit4	17	18	120.498	0.01	0	0.6	0	0

[WEIRS]

;;Name	From Node	To Node	Type	CrestHt	Qcoeff	Gated	EndCon	EndCoeff
Surcharge	RoadWidth	RoadSurf	Coeff. Curve					
1	lot7	10	TRANSVERSE	0.5	3.33	NO	0	0
YES								
11	lot4	18	TRANSVERSE	1	3.33	NO	0	0
YES								
8	lot5	19	TRANSVERSE	0	3.33	NO	0	0
YES								
9	lot6	10	TRANSVERSE	0	3.33	NO	0	0
YES								
bioswale4	Lot2	12	TRANSVERSE	0.5	3.33	NO	0	0
YES								
W3	lot3	17	TRANSVERSE	1	3.33	NO	0	0
YES								

[XSECTIONS]

;;Link	Shape	Geom1	Geom2	Geom3	Geom4	Barrels	Culvert
2	TRAPEZOIDAL	1	2	2	2	1	
6	TRAPEZOIDAL	0.4	1	5	5	1	
7	TRAPEZOIDAL	0.4	1	5	5	1	
conduit3	TRAPEZOIDAL	0.4	1	5	5	1	
conduit4	TRAPEZOIDAL	0.4	1	5	5	1	
1	RECT_OPEN	1	1	0	0		
11	RECT_OPEN	0.6	1	1	1		
8	RECT_OPEN	1	1	0	0		
9	RECT_OPEN	1	1	0	0		
bioswale4	RECT_OPEN	1	1	1	1		
W3	RECT_OPEN	0.6	1	1	1		

[LOSSES]

;;Link	Kentry	Kexit	Kavg	Flap Gate	Seepage

[CURVES]

```

;;Name          Type          X-Value    Y-Value
;;-----
;lot 3 pond
pondnorth      Storage    0          0.6
pondnorth      0.1        89
pondnorth      0.2        307
pondnorth      0.3        568
pondnorth      0.4        848
pondnorth      0.5        1149
pondnorth      0.6        1448
pondnorth      0.7        1718
pondnorth      0.8        1959
pondnorth      0.9        2175
pondnorth      1          2370
pondnorth      1.33       23685

pondsouth2     Storage    0          0.6
pondsouth2     0.1        12
pondsouth2     0.2        49.4
pondsouth2     0.3        107
pondsouth2     0.4        185
pondsouth2     0.5        287
pondsouth2     0.6        425
pondsouth2     0.7        636
pondsouth2     0.8        917
pondsouth2     0.9        1267
pondsouth2     1          1721
pondsouth2     1.4        7263

Road_Default_Trapped_Low Storage    0          0.636
Road_Default_Trapped_Low      1.2        0.636
Road_Default_Trapped_Low      1.6        1000

Road_Default_Trapped_Low2 Storage    0          0.6
Road_Default_Trapped_Low2     1.2        0.6
Road_Default_Trapped_Low2     1.3        3000
Road_Default_Trapped_Low2     1.6        4500

Waterfront_Dry_Pond Storage    0          156.7
Waterfront_Dry_Pond      0.2        236.1
Waterfront_Dry_Pond      0.4        335.5

```

Waterfront_Dry_Pond	0.6	458.4
Waterfront_Dry_Pond	0.8	601.2
Waterfront_Dry_Pond	1	763.6
Waterfront_Dry_Pond	1.2	945.4
Waterfront_Dry_Pond	1.4	1147.1
Waterfront_Dry_Pond	1.6	1370.2
Waterfront_Dry_Pond	1.8	1628.2
Waterfront_Dry_Pond	2	2002.8
Waterfront_Dry_Pond	2.2	2597.1

Waterfront_Pond	Storage	0	6533
Waterfront_Pond		0.2	6750
Waterfront_Pond		0.4	6957
Waterfront_Pond		0.6	7167
Waterfront_Pond		0.8	7381
Waterfront_Pond		1	7597
Waterfront_Pond		1.2	7811
Waterfront_Pond		1.4	8027
Waterfront_Pond		1.6	8146
Waterfront_Pond		1.8	8470
Waterfront_Pond		2	8696
Waterfront_Pond		2.2	9041
Waterfront_Pond		2.4	9392
Waterfront_Pond		2.6	9751
Waterfront_Pond		2.8	10117
Waterfront_Pond		3	10490
Waterfront_Pond		3.2	10870
Waterfront_Pond		3.4	11257
Waterfront_Pond		3.6	11651
Waterfront_Pond		3.8	12053
Waterfront_Pond		4	12461
Waterfront_Pond		4.2	12877
Waterfront_Pond		4.4	13300
Waterfront_Pond		4.6	13731
Waterfront_Pond		4.8	14165

[TIMESERIES]

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

```
;Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 1440 minutes, r = 0.3, rain units = mm/hr.
Lethbridge_1:100year_Chicago_24h      0:00      1.352
```

Lethbridge_1:100year_Chicago_24h	0:05	1.364
Lethbridge_1:100year_Chicago_24h	0:10	1.376
Lethbridge_1:100year_Chicago_24h	0:15	1.388
Lethbridge_1:100year_Chicago_24h	0:20	1.4
Lethbridge_1:100year_Chicago_24h	0:25	1.413
Lethbridge_1:100year_Chicago_24h	0:30	1.426
Lethbridge_1:100year_Chicago_24h	0:35	1.439
Lethbridge_1:100year_Chicago_24h	0:40	1.453
Lethbridge_1:100year_Chicago_24h	0:45	1.466
Lethbridge_1:100year_Chicago_24h	0:50	1.48
Lethbridge_1:100year_Chicago_24h	0:55	1.495
Lethbridge_1:100year_Chicago_24h	1:00	1.51
Lethbridge_1:100year_Chicago_24h	1:05	1.525
Lethbridge_1:100year_Chicago_24h	1:10	1.54
Lethbridge_1:100year_Chicago_24h	1:15	1.556
Lethbridge_1:100year_Chicago_24h	1:20	1.572
Lethbridge_1:100year_Chicago_24h	1:25	1.589
Lethbridge_1:100year_Chicago_24h	1:30	1.606
Lethbridge_1:100year_Chicago_24h	1:35	1.624
Lethbridge_1:100year_Chicago_24h	1:40	1.641
Lethbridge_1:100year_Chicago_24h	1:45	1.66
Lethbridge_1:100year_Chicago_24h	1:50	1.679
Lethbridge_1:100year_Chicago_24h	1:55	1.698
Lethbridge_1:100year_Chicago_24h	2:00	1.718
Lethbridge_1:100year_Chicago_24h	2:05	1.739
Lethbridge_1:100year_Chicago_24h	2:10	1.76
Lethbridge_1:100year_Chicago_24h	2:15	1.782
Lethbridge_1:100year_Chicago_24h	2:20	1.804
Lethbridge_1:100year_Chicago_24h	2:25	1.828
Lethbridge_1:100year_Chicago_24h	2:30	1.851
Lethbridge_1:100year_Chicago_24h	2:35	1.876
Lethbridge_1:100year_Chicago_24h	2:40	1.901
Lethbridge_1:100year_Chicago_24h	2:45	1.928
Lethbridge_1:100year_Chicago_24h	2:50	1.955
Lethbridge_1:100year_Chicago_24h	2:55	1.983
Lethbridge_1:100year_Chicago_24h	3:00	2.012
Lethbridge_1:100year_Chicago_24h	3:05	2.042
Lethbridge_1:100year_Chicago_24h	3:10	2.073
Lethbridge_1:100year_Chicago_24h	3:15	2.105
Lethbridge_1:100year_Chicago_24h	3:20	2.138
Lethbridge_1:100year_Chicago_24h	3:25	2.173

Lethbridge_1:100year_Chicago_24h	3:30	2.209
Lethbridge_1:100year_Chicago_24h	3:35	2.247
Lethbridge_1:100year_Chicago_24h	3:40	2.286
Lethbridge_1:100year_Chicago_24h	3:45	2.326
Lethbridge_1:100year_Chicago_24h	3:50	2.369
Lethbridge_1:100year_Chicago_24h	3:55	2.413
Lethbridge_1:100year_Chicago_24h	4:00	2.46
Lethbridge_1:100year_Chicago_24h	4:05	2.508
Lethbridge_1:100year_Chicago_24h	4:10	2.559
Lethbridge_1:100year_Chicago_24h	4:15	2.612
Lethbridge_1:100year_Chicago_24h	4:20	2.669
Lethbridge_1:100year_Chicago_24h	4:25	2.728
Lethbridge_1:100year_Chicago_24h	4:30	2.79
Lethbridge_1:100year_Chicago_24h	4:35	2.856
Lethbridge_1:100year_Chicago_24h	4:40	2.925
Lethbridge_1:100year_Chicago_24h	4:45	2.999
Lethbridge_1:100year_Chicago_24h	4:50	3.077
Lethbridge_1:100year_Chicago_24h	4:55	3.16
Lethbridge_1:100year_Chicago_24h	5:00	3.249
Lethbridge_1:100year_Chicago_24h	5:05	3.344
Lethbridge_1:100year_Chicago_24h	5:10	3.446
Lethbridge_1:100year_Chicago_24h	5:15	3.555
Lethbridge_1:100year_Chicago_24h	5:20	3.673
Lethbridge_1:100year_Chicago_24h	5:25	3.801
Lethbridge_1:100year_Chicago_24h	5:30	3.939
Lethbridge_1:100year_Chicago_24h	5:35	4.091
Lethbridge_1:100year_Chicago_24h	5:40	4.257
Lethbridge_1:100year_Chicago_24h	5:45	4.44
Lethbridge_1:100year_Chicago_24h	5:50	4.642
Lethbridge_1:100year_Chicago_24h	5:55	4.868
Lethbridge_1:100year_Chicago_24h	6:00	5.122
Lethbridge_1:100year_Chicago_24h	6:05	5.409
Lethbridge_1:100year_Chicago_24h	6:10	5.738
Lethbridge_1:100year_Chicago_24h	6:15	6.119
Lethbridge_1:100year_Chicago_24h	6:20	6.565
Lethbridge_1:100year_Chicago_24h	6:25	7.098
Lethbridge_1:100year_Chicago_24h	6:30	7.745
Lethbridge_1:100year_Chicago_24h	6:35	8.553
Lethbridge_1:100year_Chicago_24h	6:40	9.594
Lethbridge_1:100year_Chicago_24h	6:45	10.997
Lethbridge_1:100year_Chicago_24h	6:50	13.01

Lethbridge_1:100year_Chicago_24h	6:55	16.203
Lethbridge_1:100year_Chicago_24h	7:00	22.264
Lethbridge_1:100year_Chicago_24h	7:05	40.822
Lethbridge_1:100year_Chicago_24h	7:10	314.277
Lethbridge_1:100year_Chicago_24h	7:15	62.374
Lethbridge_1:100year_Chicago_24h	7:20	38.336
Lethbridge_1:100year_Chicago_24h	7:25	28.645
Lethbridge_1:100year_Chicago_24h	7:30	23.295
Lethbridge_1:100year_Chicago_24h	7:35	19.837
Lethbridge_1:100year_Chicago_24h	7:40	17.393
Lethbridge_1:100year_Chicago_24h	7:45	15.56
Lethbridge_1:100year_Chicago_24h	7:50	14.128
Lethbridge_1:100year_Chicago_24h	7:55	12.973
Lethbridge_1:100year_Chicago_24h	8:00	12.02
Lethbridge_1:100year_Chicago_24h	8:05	11.217
Lethbridge_1:100year_Chicago_24h	8:10	10.531
Lethbridge_1:100year_Chicago_24h	8:15	9.937
Lethbridge_1:100year_Chicago_24h	8:20	9.416
Lethbridge_1:100year_Chicago_24h	8:25	8.956
Lethbridge_1:100year_Chicago_24h	8:30	8.545
Lethbridge_1:100year_Chicago_24h	8:35	8.177
Lethbridge_1:100year_Chicago_24h	8:40	7.844
Lethbridge_1:100year_Chicago_24h	8:45	7.542
Lethbridge_1:100year_Chicago_24h	8:50	7.265
Lethbridge_1:100year_Chicago_24h	8:55	7.012
Lethbridge_1:100year_Chicago_24h	9:00	6.778
Lethbridge_1:100year_Chicago_24h	9:05	6.563
Lethbridge_1:100year_Chicago_24h	9:10	6.362
Lethbridge_1:100year_Chicago_24h	9:15	6.176
Lethbridge_1:100year_Chicago_24h	9:20	6.002
Lethbridge_1:100year_Chicago_24h	9:25	5.839
Lethbridge_1:100year_Chicago_24h	9:30	5.687
Lethbridge_1:100year_Chicago_24h	9:35	5.543
Lethbridge_1:100year_Chicago_24h	9:40	5.408
Lethbridge_1:100year_Chicago_24h	9:45	5.28
Lethbridge_1:100year_Chicago_24h	9:50	5.159
Lethbridge_1:100year_Chicago_24h	9:55	5.045
Lethbridge_1:100year_Chicago_24h	10:00	4.936
Lethbridge_1:100year_Chicago_24h	10:05	4.833
Lethbridge_1:100year_Chicago_24h	10:10	4.735
Lethbridge_1:100year_Chicago_24h	10:15	4.641

Lethbridge_1:100year_Chicago_24h	10:20	4.552
Lethbridge_1:100year_Chicago_24h	10:25	4.466
Lethbridge_1:100year_Chicago_24h	10:30	4.385
Lethbridge_1:100year_Chicago_24h	10:35	4.307
Lethbridge_1:100year_Chicago_24h	10:40	4.231
Lethbridge_1:100year_Chicago_24h	10:45	4.159
Lethbridge_1:100year_Chicago_24h	10:50	4.09
Lethbridge_1:100year_Chicago_24h	10:55	4.024
Lethbridge_1:100year_Chicago_24h	11:00	3.96
Lethbridge_1:100year_Chicago_24h	11:05	3.898
Lethbridge_1:100year_Chicago_24h	11:10	3.839
Lethbridge_1:100year_Chicago_24h	11:15	3.781
Lethbridge_1:100year_Chicago_24h	11:20	3.726
Lethbridge_1:100year_Chicago_24h	11:25	3.673
Lethbridge_1:100year_Chicago_24h	11:30	3.621
Lethbridge_1:100year_Chicago_24h	11:35	3.571
Lethbridge_1:100year_Chicago_24h	11:40	3.523
Lethbridge_1:100year_Chicago_24h	11:45	3.476
Lethbridge_1:100year_Chicago_24h	11:50	3.43
Lethbridge_1:100year_Chicago_24h	11:55	3.386
Lethbridge_1:100year_Chicago_24h	12:00	3.344
Lethbridge_1:100year_Chicago_24h	12:05	3.302
Lethbridge_1:100year_Chicago_24h	12:10	3.262
Lethbridge_1:100year_Chicago_24h	12:15	3.223
Lethbridge_1:100year_Chicago_24h	12:20	3.185
Lethbridge_1:100year_Chicago_24h	12:25	3.148
Lethbridge_1:100year_Chicago_24h	12:30	3.112
Lethbridge_1:100year_Chicago_24h	12:35	3.077
Lethbridge_1:100year_Chicago_24h	12:40	3.043
Lethbridge_1:100year_Chicago_24h	12:45	3.01
Lethbridge_1:100year_Chicago_24h	12:50	2.977
Lethbridge_1:100year_Chicago_24h	12:55	2.946
Lethbridge_1:100year_Chicago_24h	13:00	2.915
Lethbridge_1:100year_Chicago_24h	13:05	2.885
Lethbridge_1:100year_Chicago_24h	13:10	2.856
Lethbridge_1:100year_Chicago_24h	13:15	2.827
Lethbridge_1:100year_Chicago_24h	13:20	2.799
Lethbridge_1:100year_Chicago_24h	13:25	2.772
Lethbridge_1:100year_Chicago_24h	13:30	2.745
Lethbridge_1:100year_Chicago_24h	13:35	2.719
Lethbridge_1:100year_Chicago_24h	13:40	2.693



Lethbridge_1:100year_Chicago_24h	13:45	2.669
Lethbridge_1:100year_Chicago_24h	13:50	2.644
Lethbridge_1:100year_Chicago_24h	13:55	2.62
Lethbridge_1:100year_Chicago_24h	14:00	2.597
Lethbridge_1:100year_Chicago_24h	14:05	2.574
Lethbridge_1:100year_Chicago_24h	14:10	2.552
Lethbridge_1:100year_Chicago_24h	14:15	2.53
Lethbridge_1:100year_Chicago_24h	14:20	2.508
Lethbridge_1:100year_Chicago_24h	14:25	2.487
Lethbridge_1:100year_Chicago_24h	14:30	2.466
Lethbridge_1:100year_Chicago_24h	14:35	2.446
Lethbridge_1:100year_Chicago_24h	14:40	2.426
Lethbridge_1:100year_Chicago_24h	14:45	2.407
Lethbridge_1:100year_Chicago_24h	14:50	2.388
Lethbridge_1:100year_Chicago_24h	14:55	2.369
Lethbridge_1:100year_Chicago_24h	15:00	2.35
Lethbridge_1:100year_Chicago_24h	15:05	2.332
Lethbridge_1:100year_Chicago_24h	15:10	2.315
Lethbridge_1:100year_Chicago_24h	15:15	2.297
Lethbridge_1:100year_Chicago_24h	15:20	2.28
Lethbridge_1:100year_Chicago_24h	15:25	2.263
Lethbridge_1:100year_Chicago_24h	15:30	2.247
Lethbridge_1:100year_Chicago_24h	15:35	2.23
Lethbridge_1:100year_Chicago_24h	15:40	2.214
Lethbridge_1:100year_Chicago_24h	15:45	2.199
Lethbridge_1:100year_Chicago_24h	15:50	2.183
Lethbridge_1:100year_Chicago_24h	15:55	2.168
Lethbridge_1:100year_Chicago_24h	16:00	2.153
Lethbridge_1:100year_Chicago_24h	16:05	2.138
Lethbridge_1:100year_Chicago_24h	16:10	2.124
Lethbridge_1:100year_Chicago_24h	16:15	2.11
Lethbridge_1:100year_Chicago_24h	16:20	2.095
Lethbridge_1:100year_Chicago_24h	16:25	2.082
Lethbridge_1:100year_Chicago_24h	16:30	2.068
Lethbridge_1:100year_Chicago_24h	16:35	2.055
Lethbridge_1:100year_Chicago_24h	16:40	2.042
Lethbridge_1:100year_Chicago_24h	16:45	2.029
Lethbridge_1:100year_Chicago_24h	16:50	2.016
Lethbridge_1:100year_Chicago_24h	16:55	2.003
Lethbridge_1:100year_Chicago_24h	17:00	1.991
Lethbridge_1:100year_Chicago_24h	17:05	1.979

Lethbridge_1:100year_Chicago_24h	17:10	1.966
Lethbridge_1:100year_Chicago_24h	17:15	1.955
Lethbridge_1:100year_Chicago_24h	17:20	1.943
Lethbridge_1:100year_Chicago_24h	17:25	1.931
Lethbridge_1:100year_Chicago_24h	17:30	1.92
Lethbridge_1:100year_Chicago_24h	17:35	1.909
Lethbridge_1:100year_Chicago_24h	17:40	1.898
Lethbridge_1:100year_Chicago_24h	17:45	1.887
Lethbridge_1:100year_Chicago_24h	17:50	1.876
Lethbridge_1:100year_Chicago_24h	17:55	1.865
Lethbridge_1:100year_Chicago_24h	18:00	1.855
Lethbridge_1:100year_Chicago_24h	18:05	1.844
Lethbridge_1:100year_Chicago_24h	18:10	1.834
Lethbridge_1:100year_Chicago_24h	18:15	1.824
Lethbridge_1:100year_Chicago_24h	18:20	1.814
Lethbridge_1:100year_Chicago_24h	18:25	1.804
Lethbridge_1:100year_Chicago_24h	18:30	1.795
Lethbridge_1:100year_Chicago_24h	18:35	1.785
Lethbridge_1:100year_Chicago_24h	18:40	1.776
Lethbridge_1:100year_Chicago_24h	18:45	1.766
Lethbridge_1:100year_Chicago_24h	18:50	1.757
Lethbridge_1:100year_Chicago_24h	18:55	1.748
Lethbridge_1:100year_Chicago_24h	19:00	1.739
Lethbridge_1:100year_Chicago_24h	19:05	1.73
Lethbridge_1:100year_Chicago_24h	19:10	1.721
Lethbridge_1:100year_Chicago_24h	19:15	1.713
Lethbridge_1:100year_Chicago_24h	19:20	1.704
Lethbridge_1:100year_Chicago_24h	19:25	1.696
Lethbridge_1:100year_Chicago_24h	19:30	1.687
Lethbridge_1:100year_Chicago_24h	19:35	1.679
Lethbridge_1:100year_Chicago_24h	19:40	1.671
Lethbridge_1:100year_Chicago_24h	19:45	1.663
Lethbridge_1:100year_Chicago_24h	19:50	1.655
Lethbridge_1:100year_Chicago_24h	19:55	1.647
Lethbridge_1:100year_Chicago_24h	20:00	1.639
Lethbridge_1:100year_Chicago_24h	20:05	1.631
Lethbridge_1:100year_Chicago_24h	20:10	1.624
Lethbridge_1:100year_Chicago_24h	20:15	1.616
Lethbridge_1:100year_Chicago_24h	20:20	1.608
Lethbridge_1:100year_Chicago_24h	20:25	1.601
Lethbridge_1:100year_Chicago_24h	20:30	1.594

Lethbridge_1:100year_Chicago_24h	20:35	1.587
Lethbridge_1:100year_Chicago_24h	20:40	1.579
Lethbridge_1:100year_Chicago_24h	20:45	1.572
Lethbridge_1:100year_Chicago_24h	20:50	1.565
Lethbridge_1:100year_Chicago_24h	20:55	1.558
Lethbridge_1:100year_Chicago_24h	21:00	1.551
Lethbridge_1:100year_Chicago_24h	21:05	1.545
Lethbridge_1:100year_Chicago_24h	21:10	1.538
Lethbridge_1:100year_Chicago_24h	21:15	1.531
Lethbridge_1:100year_Chicago_24h	21:20	1.525
Lethbridge_1:100year_Chicago_24h	21:25	1.518
Lethbridge_1:100year_Chicago_24h	21:30	1.512
Lethbridge_1:100year_Chicago_24h	21:35	1.505
Lethbridge_1:100year_Chicago_24h	21:40	1.499
Lethbridge_1:100year_Chicago_24h	21:45	1.493
Lethbridge_1:100year_Chicago_24h	21:50	1.487
Lethbridge_1:100year_Chicago_24h	21:55	1.48
Lethbridge_1:100year_Chicago_24h	22:00	1.474
Lethbridge_1:100year_Chicago_24h	22:05	1.468
Lethbridge_1:100year_Chicago_24h	22:10	1.462
Lethbridge_1:100year_Chicago_24h	22:15	1.456
Lethbridge_1:100year_Chicago_24h	22:20	1.451
Lethbridge_1:100year_Chicago_24h	22:25	1.445
Lethbridge_1:100year_Chicago_24h	22:30	1.439
Lethbridge_1:100year_Chicago_24h	22:35	1.433
Lethbridge_1:100year_Chicago_24h	22:40	1.428
Lethbridge_1:100year_Chicago_24h	22:45	1.422
Lethbridge_1:100year_Chicago_24h	22:50	1.417
Lethbridge_1:100year_Chicago_24h	22:55	1.411
Lethbridge_1:100year_Chicago_24h	23:00	1.406
Lethbridge_1:100year_Chicago_24h	23:05	1.4
Lethbridge_1:100year_Chicago_24h	23:10	1.395
Lethbridge_1:100year_Chicago_24h	23:15	1.39
Lethbridge_1:100year_Chicago_24h	23:20	1.384
Lethbridge_1:100year_Chicago_24h	23:25	1.379
Lethbridge_1:100year_Chicago_24h	23:30	1.374
Lethbridge_1:100year_Chicago_24h	23:35	1.369
Lethbridge_1:100year_Chicago_24h	23:40	1.364
Lethbridge_1:100year_Chicago_24h	23:45	1.359
Lethbridge_1:100year_Chicago_24h	23:50	1.354
Lethbridge_1:100year_Chicago_24h	23:55	1.349

```

Lethbridge_1:100year_Chicago_24h          24:00          0

;Chicago design storm, a = 1019.2, b = 0, c = 0.731, Duration = 240 minutes, r = 0.3, rain units = mm/hr.
Lethbridge_100year_Chicago_4h             0:00             5.122
Lethbridge_100year_Chicago_4h             0:05             5.409
Lethbridge_100year_Chicago_4h             0:10             5.738
Lethbridge_100year_Chicago_4h             0:15             6.119
Lethbridge_100year_Chicago_4h             0:20             6.565
Lethbridge_100year_Chicago_4h             0:25             7.098
Lethbridge_100year_Chicago_4h             0:30             7.745
Lethbridge_100year_Chicago_4h             0:35             8.553
Lethbridge_100year_Chicago_4h             0:40             9.594
Lethbridge_100year_Chicago_4h             0:45             10.997
Lethbridge_100year_Chicago_4h             0:50             13.01
Lethbridge_100year_Chicago_4h             0:55             16.203
Lethbridge_100year_Chicago_4h             1:00             22.264
Lethbridge_100year_Chicago_4h             1:05             40.822
Lethbridge_100year_Chicago_4h             1:10             314.277
Lethbridge_100year_Chicago_4h             1:15             62.374
Lethbridge_100year_Chicago_4h             1:20             38.336
Lethbridge_100year_Chicago_4h             1:25             28.645
Lethbridge_100year_Chicago_4h             1:30             23.295
Lethbridge_100year_Chicago_4h             1:35             19.837
Lethbridge_100year_Chicago_4h             1:40             17.393
Lethbridge_100year_Chicago_4h             1:45             15.56
Lethbridge_100year_Chicago_4h             1:50             14.128
Lethbridge_100year_Chicago_4h             1:55             12.973
Lethbridge_100year_Chicago_4h             2:00             12.02
Lethbridge_100year_Chicago_4h             2:05             11.217
Lethbridge_100year_Chicago_4h             2:10             10.531
Lethbridge_100year_Chicago_4h             2:15             9.937
Lethbridge_100year_Chicago_4h             2:20             9.416
Lethbridge_100year_Chicago_4h             2:25             8.956
Lethbridge_100year_Chicago_4h             2:30             8.545
Lethbridge_100year_Chicago_4h             2:35             8.177
Lethbridge_100year_Chicago_4h             2:40             7.844
Lethbridge_100year_Chicago_4h             2:45             7.542
Lethbridge_100year_Chicago_4h             2:50             7.265
Lethbridge_100year_Chicago_4h             2:55             7.012
Lethbridge_100year_Chicago_4h             3:00             6.778
Lethbridge_100year_Chicago_4h             3:05             6.563

```

Lethbridge_100year_Chicago_4h	3:10	6.362
Lethbridge_100year_Chicago_4h	3:15	6.176
Lethbridge_100year_Chicago_4h	3:20	6.002
Lethbridge_100year_Chicago_4h	3:25	5.839
Lethbridge_100year_Chicago_4h	3:30	5.687
Lethbridge_100year_Chicago_4h	3:35	5.543
Lethbridge_100year_Chicago_4h	3:40	5.408
Lethbridge_100year_Chicago_4h	3:45	5.28
Lethbridge_100year_Chicago_4h	3:50	5.159
Lethbridge_100year_Chicago_4h	3:55	5.045
Lethbridge_100year_Chicago_4h	4:00	0
Lethbridge_5year_Chicago_4h	0:00	3.028
Lethbridge_5year_Chicago_4h	0:05	3.19
Lethbridge_5year_Chicago_4h	0:10	3.374
Lethbridge_5year_Chicago_4h	0:15	3.587
Lethbridge_5year_Chicago_4h	0:20	3.836
Lethbridge_5year_Chicago_4h	0:25	4.131
Lethbridge_5year_Chicago_4h	0:30	4.489
Lethbridge_5year_Chicago_4h	0:35	4.934
Lethbridge_5year_Chicago_4h	0:40	5.504
Lethbridge_5year_Chicago_4h	0:45	6.268
Lethbridge_5year_Chicago_4h	0:50	7.356
Lethbridge_5year_Chicago_4h	0:55	9.064
Lethbridge_5year_Chicago_4h	1:00	12.265
Lethbridge_5year_Chicago_4h	1:05	21.818
Lethbridge_5year_Chicago_4h	1:10	143.764
Lethbridge_5year_Chicago_4h	1:15	32.694
Lethbridge_5year_Chicago_4h	1:20	20.578
Lethbridge_5year_Chicago_4h	1:25	15.594
Lethbridge_5year_Chicago_4h	1:30	12.808
Lethbridge_5year_Chicago_4h	1:35	10.992
Lethbridge_5year_Chicago_4h	1:40	9.698
Lethbridge_5year_Chicago_4h	1:45	8.723
Lethbridge_5year_Chicago_4h	1:50	7.957
Lethbridge_5year_Chicago_4h	1:55	7.336
Lethbridge_5year_Chicago_4h	2:00	6.822
Lethbridge_5year_Chicago_4h	2:05	6.388
Lethbridge_5year_Chicago_4h	2:10	6.015
Lethbridge_5year_Chicago_4h	2:15	5.691
Lethbridge_5year_Chicago_4h	2:20	5.407

Lethbridge_5year_Chicago_4h	2:25	5.155
Lethbridge_5year_Chicago_4h	2:30	4.93
Lethbridge_5year_Chicago_4h	2:35	4.727
Lethbridge_5year_Chicago_4h	2:40	4.544
Lethbridge_5year_Chicago_4h	2:45	4.377
Lethbridge_5year_Chicago_4h	2:50	4.224
Lethbridge_5year_Chicago_4h	2:55	4.084
Lethbridge_5year_Chicago_4h	3:00	3.954
Lethbridge_5year_Chicago_4h	3:05	3.834
Lethbridge_5year_Chicago_4h	3:10	3.723
Lethbridge_5year_Chicago_4h	3:15	3.619
Lethbridge_5year_Chicago_4h	3:20	3.522
Lethbridge_5year_Chicago_4h	3:25	3.431
Lethbridge_5year_Chicago_4h	3:30	3.345
Lethbridge_5year_Chicago_4h	3:35	3.265
Lethbridge_5year_Chicago_4h	3:40	3.189
Lethbridge_5year_Chicago_4h	3:45	3.117
Lethbridge_5year_Chicago_4h	3:50	3.049
Lethbridge_5year_Chicago_4h	3:55	2.985
Lethbridge_5year_Chicago_4h	4:00	0

[REPORT]

```
;;Reporting Options
INPUT      YES
CONTROLS   NO
SUBCATCHMENTS ALL
NODES ALL
LINKS ALL
```

[TAGS]

[MAP]

```
DIMENSIONS      375774.57055      5506451.2216      376037.96445      5507328.5024
UNITS            Meters
```

[COORDINATES]

```
;;Node          X-Coord          Y-Coord
;;-----
10              375980.886        5507166.561
12              375972.969        5506627.128
17              375977.95         5506751.979
```

18	375983.844	5506872.316
19	375982.372	5507003.46
OF1	376015.992	5507164.647
Lot2	375965.485	5506610.59
lot3	375967.696	5506742.312
lot4	375969.76	5506867.607
lot5	375963.486	5507001.059
lot6	375973.45	5507138.056
lot7	375960.432	5507166.447

[VERTICES]

;;Link	X-Coord	Y-Coord
;;-----	-----	-----

[POLYGONS]

;;Subcatchment	X-Coord	Y-Coord
;;-----	-----	-----
lot1s	375869.882	5506496.686
lot1s	375786.543	5506497.834
lot1s	375788.213	5506637.364
lot1s	375873.809	5506634.638
lot1s	375869.882	5506496.686
lot2s	375869.883	5506496.695
lot2s	375873.809	5506634.647
lot2s	375986.176	5506632.064
lot2s	375980.654	5506491.098
lot2s	375869.883	5506496.695
lot3s	375788.214	5506637.372
lot3s	375790.421	5506766.962
lot3s	375989.925	5506762.39
lot3s	375986.176	5506632.073
lot3s	375788.214	5506637.372
lot4s	375790.421	5506766.971
lot4s	375792.922	5506898.491
lot4s	375996.603	5506890.086
lot4s	375989.925	5506762.399
lot4s	375790.421	5506766.971
lot5s	375797.873	5507028.339
lot5s	376000.286	5507021.481
lot5s	375996.603	5506890.077
lot5s	375792.922	5506898.482

lot5s	375797.873	5507028.339
lot6s	375797.873	5507028.33
lot6s	375801.6	5507158.48
lot6s	376004.093	5507155.319
lot6s	376000.286	5507021.472
lot6s	375797.873	5507028.33
lot7s	375804.585	5507288.626
lot7s	376007.056	5507284.725
lot7s	376004.093	5507155.31
lot7s	375801.6	5507158.471
lot7s	375804.585	5507288.626

```
;;Storage Node X-Coord Y-Coord
;;-----
```

```
[SYMBOLS]
;;Gage X-Coord Y-Coord
;;-----
```



EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.015)

-----  
 WARNING 04: minimum elevation drop used for Conduit conduit4  
 WARNING 10: crest elevation raised to downstream invert for regulator Link 8  
 WARNING 10: crest elevation raised to downstream invert for regulator Link 9  
 WARNING 02: maximum depth increased for Node 10  
 WARNING 02: maximum depth increased for Node 12

\*\*\*\*\*

Element Count

\*\*\*\*\*

Number of rain gages ..... 6  
 Number of subcatchments ... 7  
 Number of nodes ..... 12  
 Number of links ..... 11  
 Number of pollutants ..... 0  
 Number of land uses ..... 0

\*\*\*\*\*

Raingage Summary

\*\*\*\*\*

Name	Data Source	Data Type	Recording Interval
Chicago_24h	Chicago_24h	INTENSITY	5 min.
Chicago_3h	Chicago_3h	INTENSITY	5 min.
Chicago_4h	Chicago_4h	INTENSITY	5 min.
Lethbridge_1:100year_Chicago_24h	Lethbridge_1:100year_Chicago_24h	INTENSITY	5 min.
Lethbridge_100year_Chicago_4h	Lethbridge_100year_Chicago_4h	INTENSITY	5 min.
Lethbridge_5year_Chicago_4h	Lethbridge_5year_Chicago_4h	INTENSITY	5 min.

\*\*\*\*\*

Subcatchment Summary

\*\*\*\*\*

Name	Area	Width	%Imperv	%Slope	Rain Gage	Outlet
lot1s	1.17	140.00	10.00	0.4000	Lethbridge_1:100year_Chicago_24h	Lot2

lot2s	1.56	140.00	10.00	0.6000	Lethbridge_1:100year_Chicago_24h	lot2
lot3s	2.59	130.50	10.00	0.8000	Lethbridge_1:100year_Chicago_24h	lot3
lot4s	2.62	128.00	10.00	0.7000	Lethbridge_1:100year_Chicago_24h	lot4
lot5s	2.66	136.00	10.00	0.3000	Lethbridge_1:100year_Chicago_24h	lot5
lot6s	2.68	130.50	10.00	1.0000	Lethbridge_1:100year_Chicago_24h	lot6
lot7s	2.63	124.50	10.00	0.5000	Lethbridge_1:100year_Chicago_24h	lot7

\*\*\*\*\*  
Node Summary  
\*\*\*\*\*

Name	Type	Invert Elev.	Max. Depth	Ponded Area	External Inflow
10	JUNCTION	897.90	1.00	0.0	
12	JUNCTION	898.20	0.80	0.0	
17	JUNCTION	897.60	1.20	0.0	
18	JUNCTION	897.00	1.80	0.0	
19	JUNCTION	898.06	0.74	0.0	
OF1	OUTFALL	897.80	1.00	0.0	
lot2	STORAGE	898.00	1.00	0.0	
lot3	STORAGE	896.80	1.40	0.0	
lot4	STORAGE	896.80	1.40	0.0	
lot5	STORAGE	897.80	0.60	0.0	
lot6	STORAGE	897.50	0.90	0.0	
lot7	STORAGE	897.80	0.60	0.0	

\*\*\*\*\*  
Link Summary  
\*\*\*\*\*

Name	From Node	To Node	Type	Length	%Slope	Roughness
2	10	OF1	CONDUIT	35.2	0.2844	0.0100
6	18	19	CONDUIT	131.2	-0.3507	0.0100
7	19	10	CONDUIT	163.1	0.0981	0.0100
conduit3	12	17	CONDUIT	125.0	0.4801	0.0100
conduit4	17	18	CONDUIT	120.5	0.0003	0.0100
1	lot7	10	WEIR			
11	lot4	18	WEIR			
8	lot5	19	WEIR			

```

9          lot6          10          WEIR
bioswale4  Lot2          12          WEIR
W3         lot3          17          WEIR

```

```

*****
Cross Section Summary
*****

```

Conduit	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels	Full Flow
2	TRAPEZOIDAL	1.00	4.00	0.62	6.00	1	15.48
6	TRAPEZOIDAL	0.40	1.20	0.24	5.00	1	2.72
7	TRAPEZOIDAL	0.40	1.20	0.24	5.00	1	1.44
conduit3	TRAPEZOIDAL	0.40	1.20	0.24	5.00	1	3.18
conduit4	TRAPEZOIDAL	0.40	1.20	0.24	5.00	1	0.07

```

*****
NOTE: The summary statistics displayed in this report are
based on results found at every computational time step,
not just on results from each reporting time step.
*****

```

```

*****
Analysis Options
*****

```

```

Flow Units ..... CMS
Process Models:
  Rainfall/Runoff ..... YES
  RDII ..... NO
  Snowmelt ..... NO
  Groundwater ..... NO
  Flow Routing ..... YES
  Ponding Allowed ..... NO
  Water Quality ..... NO
Infiltration Method ..... GREEN_AMPT
Flow Routing Method ..... DYNWAVE
Surcharge Method ..... EXTRAN
Starting Date ..... 03/28/2022 00:00:00

```

Ending Date ..... 03/29/2022 00:00:00  
 Antecedent Dry Days ..... 0.0  
 Report Time Step ..... 00:01:00  
 Wet Time Step ..... 00:01:00  
 Dry Time Step ..... 00:05:00  
 Routing Time Step ..... 5.00 sec  
 Variable Time Step ..... YES  
 Maximum Trials ..... 8  
 Number of Threads ..... 1  
 Head Tolerance ..... 0.001500 m

	Volume	Depth
Runoff Quantity Continuity	hectare-m	mm
*****	-----	-----
Total Precipitation .....	1.910	120.146
Evaporation Loss .....	0.000	0.000
Infiltration Loss .....	1.189	74.799
Surface Runoff .....	0.720	45.319
Final Storage .....	0.001	0.064
Continuity Error (%) .....	-0.030	

	Volume	Volume
Flow Routing Continuity	hectare-m	10^6 ltr
*****	-----	-----
Dry Weather Inflow .....	0.000	0.000
Wet Weather Inflow .....	0.720	7.204
Groundwater Inflow .....	0.000	0.000
RDII Inflow .....	0.000	0.000
External Inflow .....	0.000	0.000
External Outflow .....	0.000	0.000
Flooding Loss .....	0.000	0.000
Evaporation Loss .....	0.000	0.000
Exfiltration Loss .....	0.160	1.605
Initial Stored Volume .....	0.000	0.000
Final Stored Volume .....	0.560	5.598
Continuity Error (%) .....	0.009	

\*\*\*\*\*

Time-Step Critical Elements  
 \*\*\*\*\*  
 None

\*\*\*\*\*  
 Highest Flow Instability Indexes  
 \*\*\*\*\*  
 All links are stable.

\*\*\*\*\*  
 Routing Time Step Summary  
 \*\*\*\*\*  
 Minimum Time Step : 4.50 sec  
 Average Time Step : 5.00 sec  
 Maximum Time Step : 5.00 sec  
 Percent in Steady State : 0.00  
 Average Iterations per Step : 2.00  
 Percent Not Converging : 0.00  
 Time Step Frequencies :  
     5.000 - 3.155 sec : 100.00 %  
     3.155 - 1.991 sec : 0.00 %  
     1.991 - 1.256 sec : 0.00 %  
     1.256 - 0.792 sec : 0.00 %  
     0.792 - 0.500 sec : 0.00 %

\*\*\*\*\*  
 Subcatchment Runoff Summary  
 \*\*\*\*\*

		Total	Total	Total	Total	Imperv	Perv	Total	Total
Peak	Runoff	Precip	Runon	Evap	Infil	Runoff	Runoff	Runoff	Runoff
Runoff	Coeff								
Subcatchment		mm	mm	mm	mm	mm	mm	mm	10^6 ltr
CMS									

lot1s	120.15	0.00	0.00	72.75	11.99	35.40	47.39	0.56
0.28 0.394								
lot2s	120.15	0.00	0.00	72.92	11.98	35.23	47.22	0.74
0.36 0.393								
lot3s	120.15	0.00	0.00	74.02	11.97	34.13	46.10	1.19
0.47 0.384								
lot4s	120.15	0.00	0.00	74.32	11.97	33.83	45.80	1.20
0.46 0.381								
lot5s	120.15	0.00	0.00	75.69	11.96	32.45	44.41	1.18
0.39 0.370								
lot6s	120.15	0.00	0.00	73.79	11.98	34.35	46.33	1.24
0.51 0.386								
lot7s	120.15	0.00	0.00	78.20	11.97	41.91	41.91	1.10
0.27 0.349								

\*\*\*\*\*  
Node Depth Summary  
\*\*\*\*\*

Node	Type	Average Depth Meters	Maximum Depth Meters	Maximum HGL Meters	Time of Max Occurrence days hr:min	Reported Max Depth Meters
10	JUNCTION	0.00	0.00	897.90	0 00:00	0.00
12	JUNCTION	0.00	0.00	898.20	0 00:00	0.00
17	JUNCTION	0.00	0.00	897.60	0 00:00	0.00
18	JUNCTION	0.00	0.00	897.00	0 00:00	0.00
19	JUNCTION	0.00	0.00	898.06	0 00:00	0.00
OF1	OUTFALL	0.00	0.00	897.80	0 00:00	0.00
Lot2	STORAGE	0.10	0.15	898.15	0 10:30	0.15
lot3	STORAGE	0.09	0.14	896.94	0 10:55	0.14
lot4	STORAGE	0.11	0.17	896.97	1 00:00	0.17
lot5	STORAGE	0.09	0.14	897.94	0 11:31	0.14
lot6	STORAGE	0.09	0.14	897.64	0 10:52	0.14
lot7	STORAGE	0.08	0.14	897.94	0 11:16	0.14

\*\*\*\*\*  
Node Inflow Summary  
\*\*\*\*\*

Node	Type	Maximum Lateral Inflow CMS	Maximum Total Inflow CMS	Time of Max Occurrence days hr:min	Lateral Inflow Volume 10^6 ltr	Total Inflow Volume 10^6 ltr	Flow Balance Error Percent
10	JUNCTION	0.000	0.000	0 00:00	0	0	0.000 ltr
12	JUNCTION	0.000	0.000	0 00:00	0	0	0.000 ltr
17	JUNCTION	0.000	0.000	0 00:00	0	0	0.000 ltr
18	JUNCTION	0.000	0.000	0 00:00	0	0	0.000 ltr
19	JUNCTION	0.000	0.000	0 00:00	0	0	0.000 ltr
OF1	OUTFALL	0.000	0.000	0 00:00	0	0	0.000 ltr
lot2	STORAGE	0.637	0.637	0 07:15	1.29	1.29	0.008
lot3	STORAGE	0.472	0.472	0 07:15	1.19	1.19	0.008
lot4	STORAGE	0.456	0.456	0 07:15	1.2	1.2	0.011
lot5	STORAGE	0.390	0.390	0 07:15	1.18	1.18	0.008
lot6	STORAGE	0.508	0.508	0 07:15	1.24	1.24	0.008
lot7	STORAGE	0.272	0.272	0 07:20	1.1	1.1	0.008

\*\*\*\*\*  
Node Surcharge Summary  
\*\*\*\*\*

No nodes were surcharged.

\*\*\*\*\*  
Node Flooding Summary  
\*\*\*\*\*

No nodes were flooded.

\*\*\*\*\*  
Storage Volume Summary  
\*\*\*\*\*

Average	Avg	Evap	Exfil	Maximum	Max	Time of Max	Maximum
---------	-----	------	-------	---------	-----	-------------	---------

# APPENDIX 4

## Alberta Transportation

Correspondence from Alberta Transportation



## Transportation and Economic Corridors Notice of Referral Decision

### Statutory Plan in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	Bylaw 23-021 and Bylaw 23-022	<b>Highway(s):</b>	3, 4X, 512
<b>Legal Land Location:</b>	QS-SE SEC-01 TWP-009 RGE-21 MER-4	<b>Municipality:</b>	Lethbridge County
<b>Decision By:</b>	Leah Olsen	<b>Issuing Office:</b>	Southern Region / Lethbridge
<b>Issued Date:</b>	March 6, 2024	<b>AT Reference #:</b>	RPATH0036927
<b>Description of Development:</b>	Area Structure Plan and Rezoning Bylaw Applications.		



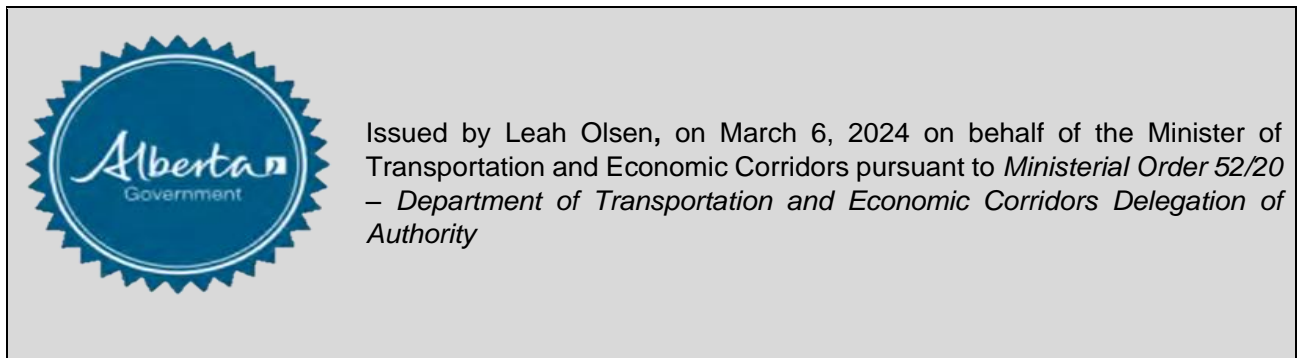
Transportation and Economic Corridors met with Developer Mr. Blair Frache and representatives of Lethbridge County on Wednesday, February 14, 2024, to discuss the outcome of the Traffic Impact Assessment Memorandum prepared by WATT Consulting Group dated December 6, 2023, File No. 4157.T01 (attached).

Section 7.0 Conclusions & Recommendations indicates a Type IIIb intersection treatment would be required, however during discussions on February 14, 2024, Transportation and Economic Corridors advised a south bound to west bound right taper at Range Road 201A and Highway 512 would be satisfactory at this time.

Please submit detailed drawings and an application through RPATH for the proposed intersection upgrades.

It should also be noted that the most westerly direct highway access to this property will need to be removed which will be a condition of subdivision.

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





WATT CALGARY  
1300 – 736 6th Ave SW  
Calgary, AB T2P 3T7  
403-273-9001

## MEMORANDUM

Date: December 6, 2023  
To: Leah Olsen, ATEC  
Cc: Blair Frache  
From: Brendan Stevenson, WATT  
William Minchin, WATT  
Our File No: 4157.T01  
Subject: Transportation Review of SE-1-9-21-W4

### 1.0 INTRODUCTION & PROPOSED DEVELOPMENT

WATT Consulting Group (WATT) was retained by Mr. Blair Frache to prepare a memo according to the guidelines from Alberta Transportation and Economic Corridors (ATEC), to support the proposed development and to outline any improvements needed to the highway network. The proposed development includes subdividing the western portion of approximately 40 acres of SE-1-9-W4 into 7 lots. As illustrated in **Figure 1**, this development is located immediately north of Highway 512 between Range Road 210 and Range Road 211, to the east of Lethbridge.

Two of these lots along the south edge are anticipated to be residential only, while the remaining five are expected to support combination residential / light industrial (“work/live”) applications. The subject property currently has one house but is otherwise used for agricultural purposes. The existing house has direct access onto Highway 512, which runs along the south side of the property; it is proposed that this house and access will remain. There is a public road, Range Road 210A, that runs along the west side of the property, and it is proposed that the remaining lots will have access via this road.

The study area is limited to the development outlined above and the intersection of Highway 512 and Range Road 210A.

The existing Highway 512 (also known as Jail Road) has a service classification of Level 4 (within a small metropolitan area) and a functional classification of *Rural Collector Undivided* (RCU). The development is within Control Section 2.

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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Figure 1: Site Situation

**2.0 EXISTING CONDITIONS**

The existing Highway 512 is a two-lane undivided highway with minimal shoulders and a posted limit through the study area of 100 km/h, with an assumed design speed of 110 km/h (i.e. 10 km/h higher than the posted speed limit). The road is effectively flat

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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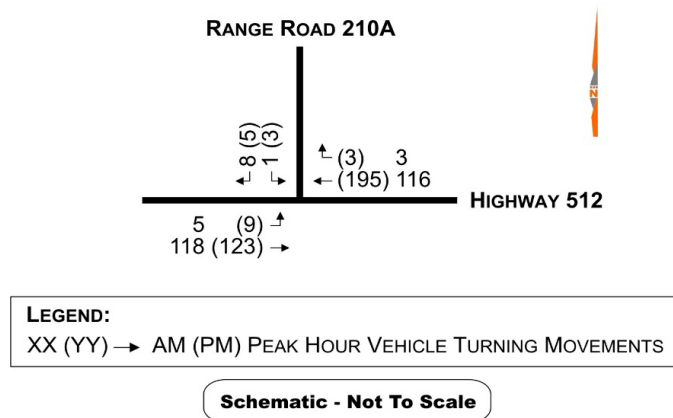
and level within the study area. Highway 512 is free flow at the intersection of Range Road 210A, while Range Road 210A operates under a stop condition.

The intersection of Highway 512 and Range Road 210A, located on the southwest corner of the property, is currently a Type I intersection, with no additional acceleration or deceleration lanes.

It is noted that the study intersection includes a driveway on the south approach that services an agricultural property. During the data collection, no traffic volumes were recorded for this approach and have therefore been left out of the traffic volume figures below.

**3.0 2043 HORIZON BACKGROUND TRAFFIC**

Background traffic volumes for the intersection of Highway 512 and Range Road 210A were established using an AM (7:00-9:00) and PM (16:00-18:00) peak hour count completed on Tuesday, October 17, 2023<sup>1</sup>. Resulting turning movement volumes, as counted, are presented in **Figure 2**. Using a k-factor of 0.116<sup>2</sup>, an AADT of 2,850 was calculated along Highway 512 and 200 on Range Road 210A.



**Figure 2: Existing Traffic Volumes, As Counted, AM & PM Peak Hours**

<sup>1</sup> Data provided by Client. Although there is a driveway forming a de-facto south leg to the intersection, no volume to or from this leg was recorded, and it has been excluded from volume figures for clarity.

<sup>2</sup> Calculated from the Alberta Transportation traffic count of Highway 4 / Highway 512 (2022).

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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The PM Peak Hour volumes were found to be higher than the AM Peak Hour volumes, and so the PM Peak Hour was used for design purposes.

Existing volumes along Highway 512 were grown to a 20-year horizon using an annual linear growth rate of 2%, resulting in a future AADT of 4,000 along Highway 512. No growth rate was applied to Range Road 210A, given the limited growth potential volumes<sup>3</sup>. This background traffic, including the 20 years of growth, is shown in **Figure 3** for the PM peak hour.

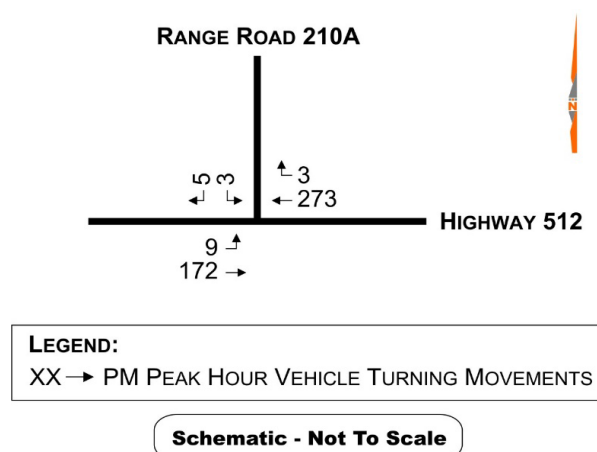


Figure 3: Background Traffic, 20 Year Projection, PM Peak Hour

#### 4.0 TRIP GENERATION

Trip generation rates associated with the proposed development reflect local rates developed from a traffic count<sup>4</sup> at an existing development with comparable land use. Resulting trip generation for the live / work units include:

- AM Peak Hour 4 vehicles / unit (50% inbound / 50% outbound)

<sup>3</sup> With the completion of this development, the catchment area of Range Road 210A will be saturated.

<sup>4</sup> Traffic Count provided by Client, Tuesday, October 24, 2023.

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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- PM Peak Hour 4 vehicles / unit (50% inbound / 50% outbound)

The existing farmhouse accessed via Highway 512 is not considered in this generated traffic and is reflected in the background volumes. **Table 2** summarized the anticipated generated traffic.

**Table 1: Trip Generation**

Land Use	Units	Trips Generated, AM Peak Hour			Trips Generated, PM Peak Hour		
		Total	IB	OB	Total	IB	OB
Live/Work	6	24	12	12	24	12	12

Traffic generated by the development is assumed to follow the same directional split as the existing traffic to and from Range Road 210A, as noted in **Table 3** and **Table 4**. Assigned Development Traffic generated is shown in **Figure 4**.

**Table 2: Directional Split for Inbound Trips**

	Existing Trips Entering from...		Direction Split		Assigned Inbound Tirps	
	East	West	East	West	East	West
AM Peak	4	5	44%	56%	5	7
PM Peak	5	14	26%	74%	3	9

**Table 3: Directional Split for Outbound Trips**

	Existing Trips Leaving to...		Direction Split		Assigned Outbound Tirps	
	East	West	East	West	East	West
AM Peak	3	10	23%	77%	3	9
PM Peak	4	7	36%	64%	4	8

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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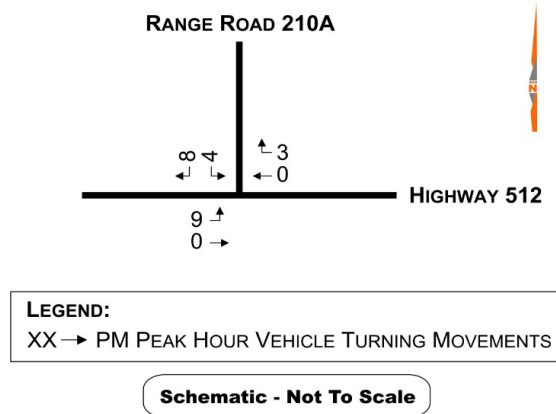


Figure 4: Site Generated Traffic, Full Build Out, PM Peak Hour

**5.0 2043 HORIZON POST-DEVELOPMENT TRAFFIC**

Post development traffic volumes were determined by adding the background (Figure 3) and site generated traffic (Figure 4), with the resulting 2043 traffic volumes illustrated in Figure 5.

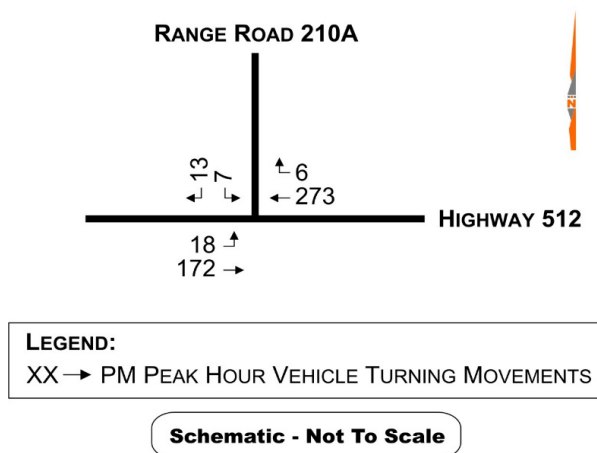


Figure 5: Combined Traffic, 20 Year Projection, PM Peak Hour



**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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## 6.0 INTERSECTION TREATMENT WARRANT FOR HIGHWAY 512 AND RANGE ROAD 210A

ATEC has a published warrant procedure for determining intersection treatments along provincial highways<sup>5</sup>. The warrant was applied, using the PM Peak Hour as the design hour, as it was found to have higher traffic volumes than the AM Peak Hour. The volumes used for the intersection treatment warrants are detailed in **Table 4**.

**Table 4: Traffic Volumes for Intersection Treatment Warrant**

	Background	Post-Development	Notes
<b>V<sub>L</sub></b>	9	18	Left turning volume
<b>V<sub>A</sub></b>	181	190	Advancing volume
<b>L</b>	5.0%	9.5%	% of left turns
<b>V<sub>O</sub></b>	276	279	Opposing volume

For the intersection treatment warrants, a design speed of 110 km/h was assumed (i.e. 10 km/h above the posted speed limit).

Based on the projected background traffic volumes, the intersection warrant treatment was completed (see **Figure 6**), and the appropriate treatment is right on the border between a Type II and a Type III treatment.

Based on the projected development traffic volumes, a second intersection warrant treatment was also completed (see **Figure 7**), and appropriate the treatment is a Type III treatment. Because there is a farmhouse access to the south at the intersection of Highway 512 and Range Road 210A, the appropriate Type III intersection design is the Type IIIb design, as shown in **Figure 8**.

---

<sup>5</sup> Highway Geometric Design Guide, by Alberta Transportation. See Chapter D: At-Grade Intersections, last updated March 2023.

MEMORANDUM

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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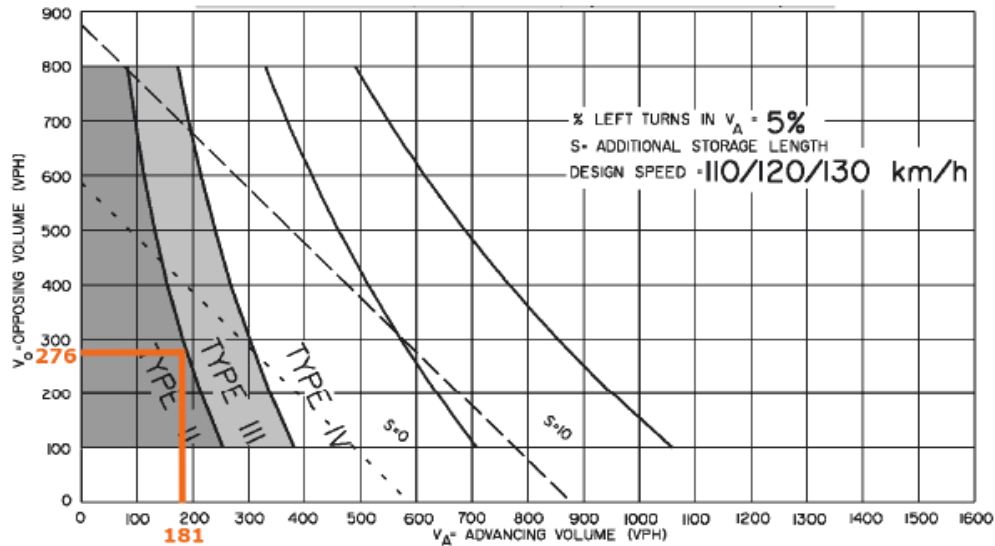


Figure 6: Warrant for Left Turn Lanes for Two-Lane Highways, Design Speed 110 km/h, Left Turn 5%<sup>6</sup>

It is remarked that intersection treatments (beyond Type I, i.e. those adding acceleration, deceleration, and left turn storage lanes) are currently rare along the 27 km length Highway 512, only occurring at the two termini of Highway 512 (at Highway 4, 4 km to the west, and Highway 3 to the northeast), at the intersection with Highway 845 (immediately south of Coaldale, 7.2 km to the east of the project) and the intersection with Township Road 92 (immediately east of Coaldale).

It is noted that the existing farmhouse access within the proposed development will fall within the functional area of the intersection. This access located on the north side of the highway, approximately 135m east of the intersection.

There is a second existing farmhouse access immediately south of the proposed development, whose access forms a de-facto south leg to the intersection. However, no volume from this leg was recorded, and so no intersection treatment is warranted based on movements to or from this let.

<sup>6</sup> Figure D-7.6.7a in Alberta Transportation's Highway Geometric Design Guide

MEMORANDUM

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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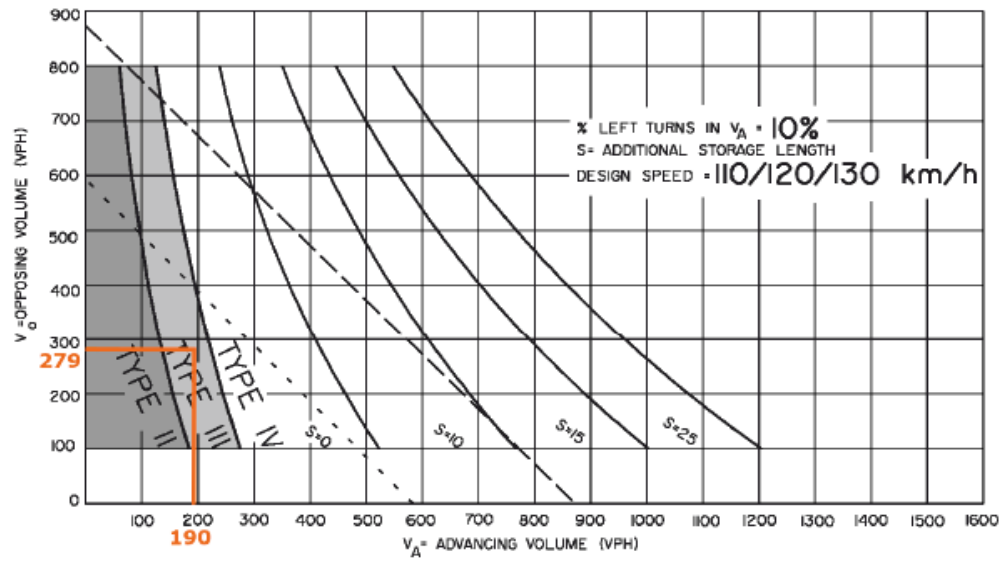


Figure 7: Warrant for Left Turn Lanes for Two-Lane Highways, Design Speed 110 km/h, Left Turn 10%<sup>6</sup>

MEMORANDUM

Date: 2023-12-06

To: Leah Olsen, ATEC

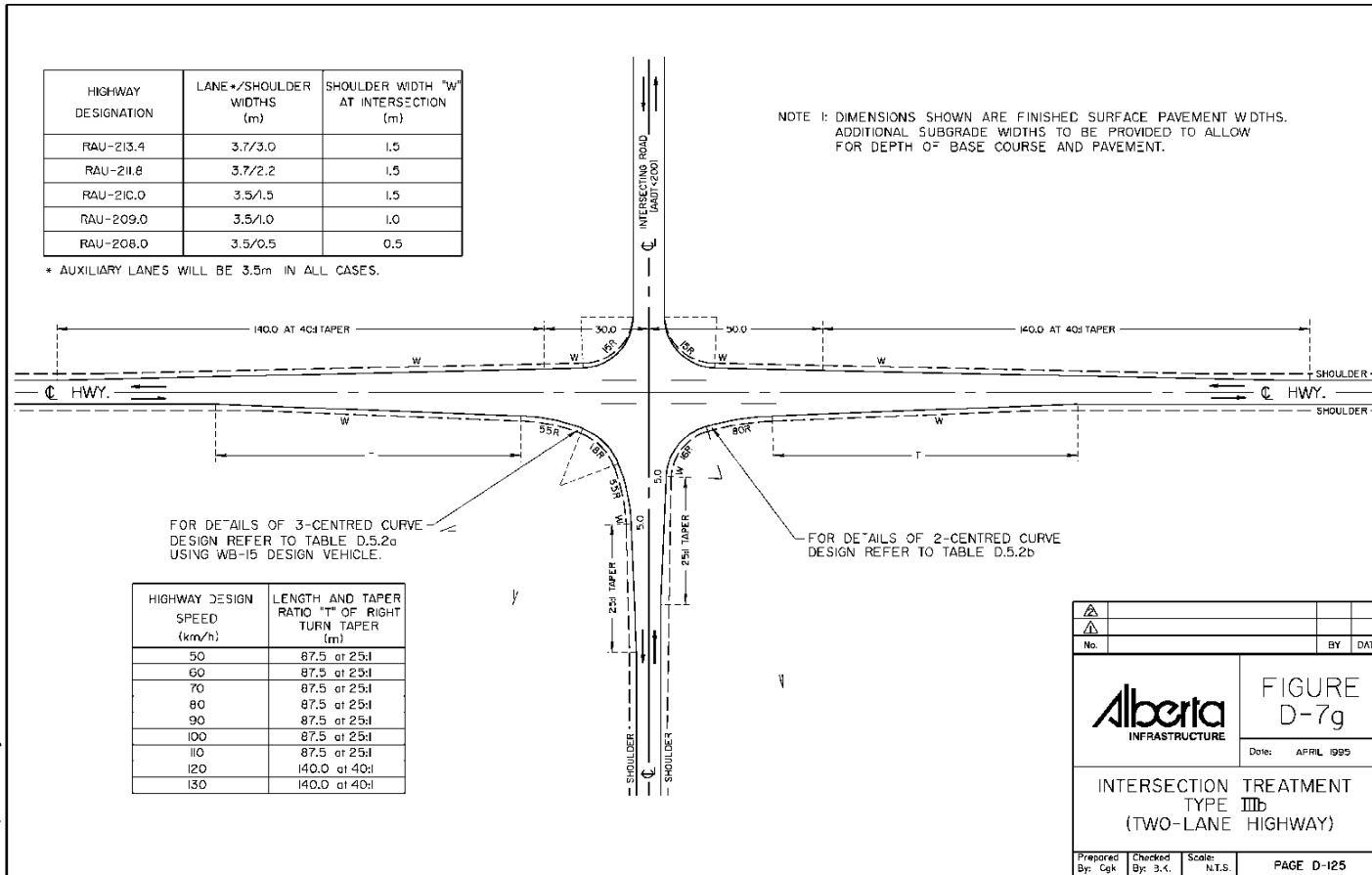


Figure 8: Intersection Treatment Type IIIb (Two Lane Highway)

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

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**7.0 CONCLUSIONS & RECOMMENDATIONS**

The proposed development is located to the north of Highway 512 and east of Range Road 210A and is anticipated to include both residential and industrial land use on a 40 acre parcel.

As indicated in the body of the report, existing and future traffic volumes in the 2043 horizon are not anticipated to cause any intersection operation concerns. According to an intersection treatment review, a Type IIIb intersection treatment will be required to support traffic in the 2043 horizon year, with or without the development going forward.

Sincerely,  
**WATT Consulting Group**

**Brendan Stevenson**, PEng, PTOE, PMP  
Regional Lead Transportation

T 403-273-9001 ext. 728

C 587-432-3282

E bstevenson@wattconsultinggroup.com

#WEAREWATT



<b>PERMIT TO PRACTICE</b>	
<b>WATT CONSULTING GROUP LTD.</b>	
RM Signature _____	<i>B. Stevenson</i>
RM APEGA ID #: _____	79691
Date: _____	Dec.6, 2023
<b>PERMIT NUMBER: P003818</b>	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

# APPENDIX 5

## LETTER TO NEIGHBORS

Letter and Drawings to Neighbors



CONSULTING ENGINEERS, PLANNERS & LAND SURVEYORS  
255 – 31st Street North, Lethbridge, Alberta, T1H 3Z4  
PH: (403) 329-0050 FAX: (403) 329-6594  
Email: [geomart@mgcl.ca](mailto:geomart@mgcl.ca)

March 25, 2024

File: 229729CE

Dear Neighbor:

**Re: Proposed Land Development – Country Side - Area Structure Plan  
Lethbridge County, Alberta**

---

We are pleased to provide this notification and to seek your feedback regarding a new residential development called Country Side, being planned in your community. We are preparing an Area Structure Plan and County Land Use Bylaw Amendment in support of this seven-lot development at the northeast corner of the intersection of Highway 512 (Jail Road) and Range Road 210A. The southerly 140 meters (459 feet) will be rezoned to Country Residential (CR), with a 3.0 acre and 4.0 acre lot that would face south onto Highway 512.

We are proposing Direct Control (DC) zoning for the balance of the property, which would have five, 6 acre lots along the east side of Range Road 210A. This zone would provide a Country Residential use on the west side of each lot with provisions made to allow light industrial uses at the rear of these lots. The light industrial use would be required to have a setback of at least 75 meters from the front property line with at least two rows of trees providing screening along the setback line. Attached is a concept plan that shows the lot boundaries and setbacks.

The County of Lethbridge's Industrial Commercial Land Use Strategy recommends that this site be used for a mixed use of residential and/ or light industrial. The balance of the quarter section is envisioned as Light industrial or commercial uses. The residential portion of the Countryside ASP provides a buffer for existing residential properties to the west, from this light industrial land use.

It is anticipated that potable water will be provided from the County of Lethbridge Rural water coop or County approved alternative; septic systems will be used to provide for wastewater and gas, electrical, telephone and irrigation water will be available to all lots. To assist in accessing the highway, an acceleration lane will be added to the west bound lane of Highway 512 at the intersection with Range Road 210A.

In order to manage storm water, each lot will be required to store water from the in 100-year storm event in ponds at the back of their lot.

Architectural Controls will be registered on title and are intended to help ensure a high-quality development that would fit into the current community.



If you have any comments or questions with regard to the Countryside Area Structure Plan or the proposed new zoning, please email your concerns to Ed Martin, P. Eng., at [edm@mqcl.ca](mailto:edm@mqcl.ca) or telephone at 403-329-0050 and we will be happy to address your concerns.

Please provide any comments by **April 12<sup>th</sup>, 2024** and we will work to address any comments received.

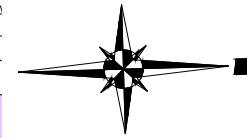
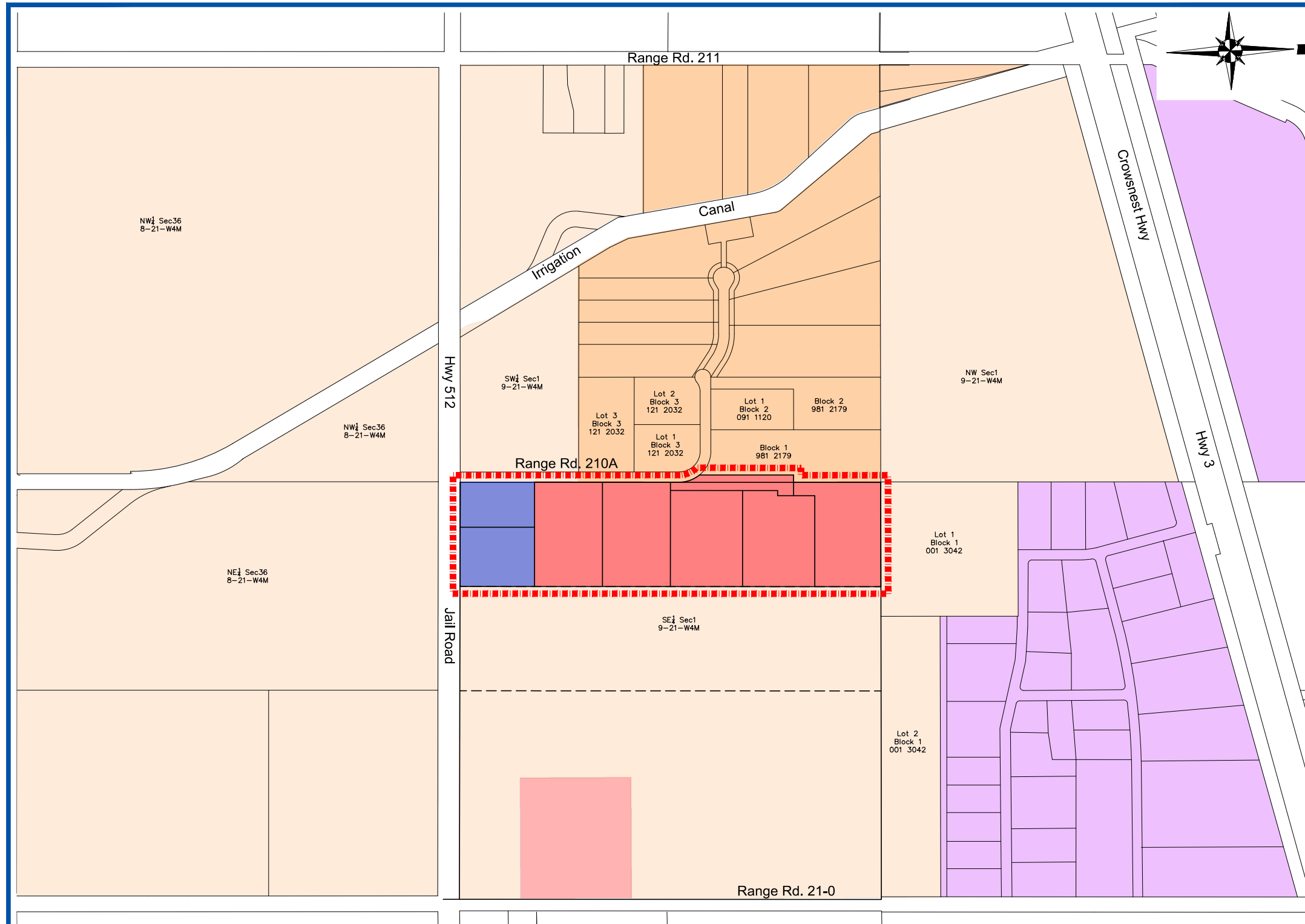
If you do not have any concerns with the proposed development, please read and sign the box below:

<p>I, _____ (print names),</p> <p>of _____ (address),</p> <p>have received the letter and concept drawings from MGCL, dated March 25, 2024 outlining the planned 7 lot development at the northeast corner of the intersection of Highway 512 (Jail Road) and Range Road 210A.</p> <p>I have reviewed the letter and concept plans and have no concerns with the proposed development at this time, based on the information received.</p> <p>Regards,</p> <p>_____ (sign names)</p> <p>_____ (date)</p>
--

Thank you.







- LEGEND:**
- AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
  - EXISTING:**
  - EXISTING: LETHBRIDGE URBAN FRINGE (LUF)
  - EXISTING: GROUPED COUNTRY RESIDENTIAL (GCR)
  - EXISTING: RURAL GENERAL INDUSTRIAL (RGI)
  - EXISTING: RURAL COMMERCIAL (RC)
  - PROPOSED:**
  - FROM: LETHBRIDGE URBAN FRINGE (RA)  
TO: DIRECT CONTROL (DC)
  - FROM: LETHBRIDGE URBAN FRINGE (RA)  
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

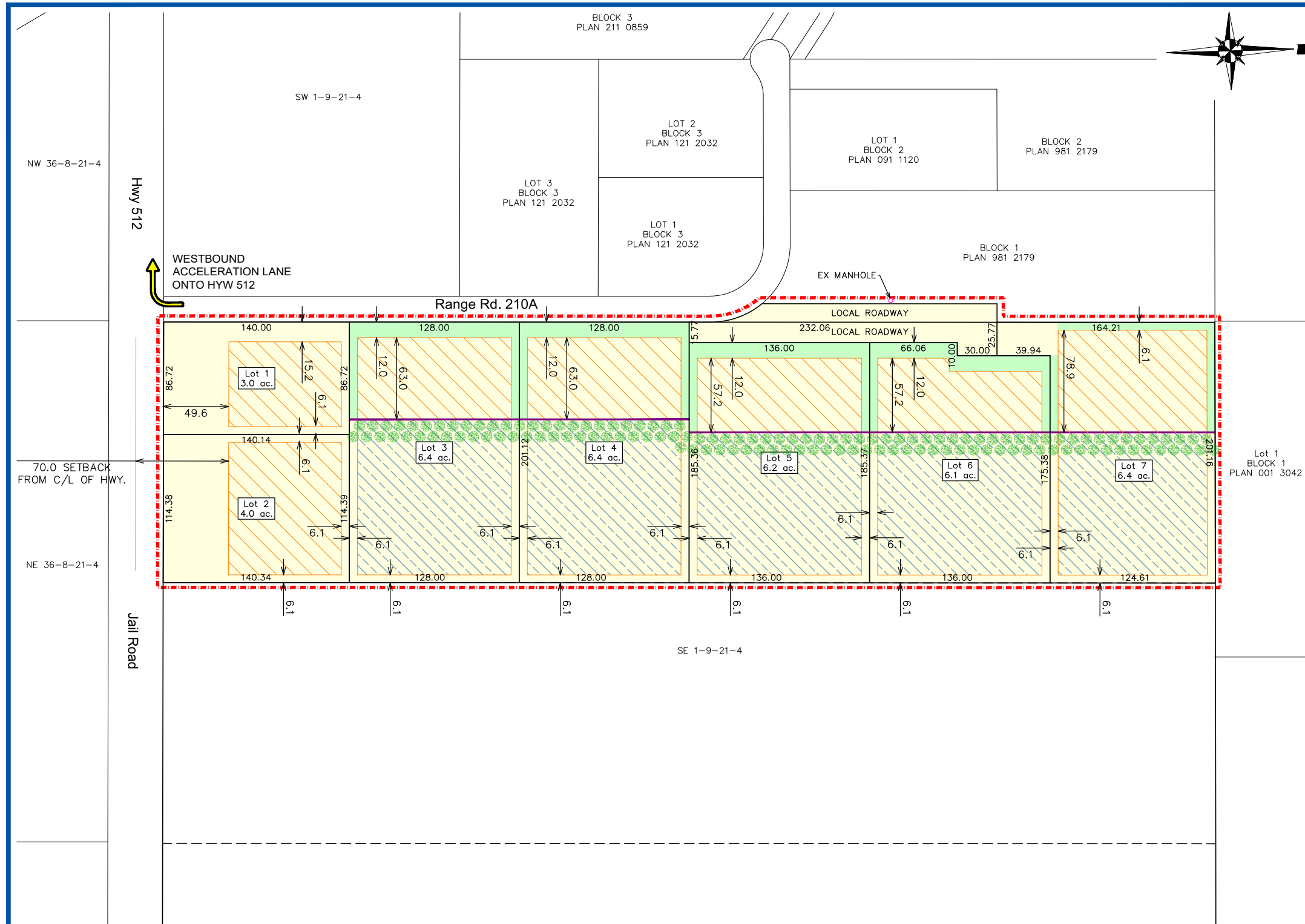
1: 7500

Country Side Subdivision  
**AREA STRUCTURE PLAN**  
 Mar 25, 2024

LAND USE  
 FIGURE 1

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS



**LEGEND:**

- AREA STRUCTURE PLAN BOUNDARY  
Area = 40.06 acres (16.21 ha)
- LANDSCAPED AREA  
C/W IRRIGATED GRASS
- BUILDABLE AREA FOR THE  
RESIDENTIAL DWELLINGS AND  
ACCESSORY BUILDING USED AS A  
GARAGE OR OTHER SIMILAR  
RESIDENTIAL PURPOSE.
- 2 ROWS OF TREES  
MAX SPACING EQUAL TO THE  
RECOMMENDED SPACING FOR  
THAT SPECIES  
(TO BE DETERMINED)
- BUILDABLE AREA FOR  
RESIDENTIAL DWELLINGS AND  
LIGHT INDUSTRIAL

LOT DIMENSIONS ARE CONCEPTUAL AND MAY BE CHANGED DURING THE SUBDIVISION PROCESS.

1: 3000

Country Side Subdivision  
 AREA STRUCTURE PLAN  
 Mar 25, 2024

CONCEPTUAL LOT LAYOUT & SETBACKS  
 FIGURE 2

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st Street North Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mg1.ca Fax: (403) 329-6594

229729LS

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 23-021**

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

WHEREAS the landowners wish to develop the following lands;

- Meridian 4 Range 21 Township 9 Section 1  
The most westerly 195 feet throughout the west half of legal subdivision 2 and 7 in the southeast quarter containing 4.77 hectares (11.8 acres) more or less

And

- Meridian 4 Range 21 Township 9 Section 1  
Those portions of the west halves of legal subdivisions 2 and 7 in the southeast quarter which lies to the east of the west 195 feet thereof, containing 11.3 hectares (28.2 acres) more or less

AND WHEREAS the County's Municipal Development Plan and the Lethbridge County and City of Lethbridge Intermunicipal Development Plan requires that developers prepare an Area Structure Plan to ensure sound development occurs within Lethbridge County;

AND WHEREAS the total area considered by the Area Structure Plan is approximately 16.07 hectares (40 acres);

AND WHEREAS the landowner/developer have prepared the "Country Side 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 "Country Side Area Structure Plan" Bylaw No. 23-021, attached as "Appendix A".

GIVEN first reading this 20th day of June, 2024.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
CAO

GIVEN second reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

GIVEN third reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO

1 <sup>st</sup> Reading	June 20, 2024
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> Reading	



**LETHBRIDGE COUNTY**  
**APPLICATION FOR A**  
**LAND USE BYLAW AMENDMENT**  
Pursuant to Bylaw No. 1404

**Form C**

*Direct Control Portion*

OFFICE USE		
Date of Application: <u>July 28, 2023</u>	Assigned Bylaw	No. <u>23-022</u>
Date Deemed Complete: <u>July 28, 2023</u>	Application & Processing Fee:	\$ <u>2000.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input checked="" type="checkbox"/> Yes <input 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 sections 53(1))

**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:** Ed Martin  
**Mailing Address:** 255 – 31 Street North **Phone:** (403) 330-5303  
Lethbridge, AB **Phone (alternate):** \_\_\_\_\_  
**Postal Code:** T1H 3Z4 **Fax:** (403) 329- 6594  
**Is the applicant the owner of the property?**  Yes  No

IF "NO" please complete box below

<b>Name of Owner:</b> <u>Blair Frache</u>	<b>Phone:</b> <u>(403) 382- 8984</u>
<b>Mailing Address:</b> <u>Box 426</u>	<b>Applicant's interest in the property:</b> <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>Consultant</u>
<u>Coaldale, AB</u>	
<u>blair@324700ab.com</u>	
<b>Postal Code:</b> <u>T1M 1M4</u>	

**PROPERTY INFORMATION**

**Municipal Address:** \_\_\_\_\_  
**Legal Description:** Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
OR Quarter Ptn. W 1/2 of the SE 1/4 Section 1 Township 9 Range 21

**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):**

Lethbridge Urban Fringe

**Proposed Land Use Designation (zoning) (if applicable):**

Direct Control

**SITE DESCRIPTION:**

Describe the **lot/parcel dimensions** \_\_\_\_\_ and **lot area/parcel acreage** 33.09 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 52 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.

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 section 52(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)

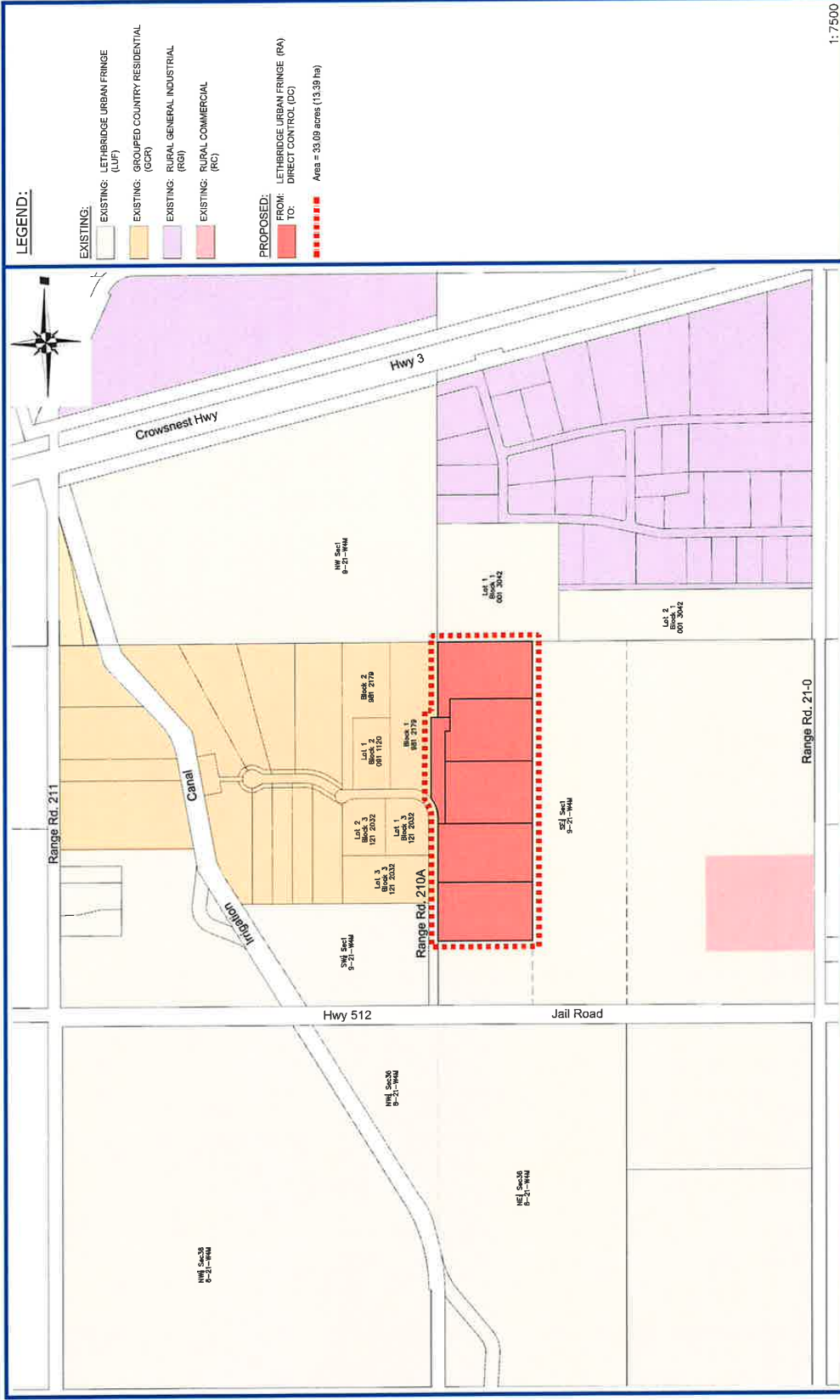
DATE: JULY 10/23

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### TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1404 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.



1:7500

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 2025 - 10th Avenue, Lethbridge, Alberta T1H 3M1  
 PH: 403.252.2622 FAX: 403.252.2623  
 www.martingeomatic.com

LAND USE

Country Side Subdivision  
 LAND USE AMENDMENT FROM LUF TO DC  
 July 2023



# Country Side Direct Control Bylaw

## 1. PURPOSE

To provide a means whereby Council may regulate and control the use, development or subdivision, on a site-specific basis, the lands described on Schedule A.

To provide a clustered residential development with high quality large lots. The larger residential lots shall allow for larger accessory buildings and provide opportunities for more intense home occupations. No stand-alone businesses or use areas shall be permitted without a residence on the property. Careful site planning and more intense landscaping will be required to help buffer the on-site industrial/ commercial development and the proposed industrial/ commercial development to the east from the existing Grouped Country Residential development.

Definitions shall be as shown in Part 8 of the Land Use Bylaw No. 1404.

## 2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

### (1) Permitted Uses

Accessory Buildings, Structure and Uses to an Approved Permitted Use.

Day Homes

Dwellings:

    Single detached Site-built

    Single detached Manufactured Homes 1 (see Part 4, Section 20)

    Single detached Ready-to-move (see Part 4, Section 22)

Secondary Suites (contained within a single detached dwelling (see Part 4, Section 22)

Home Occupations 1, 2, and 3 (see Part 4, Section 22)

Signs Type 1 (in accordance with Part 5)

Solar Collectors, individual, for dwellings and accessory buildings ( See Part 6, Section 2)

Bed and Breakfast (see Part 4, Section 9)

Day Care (see Part 4, Section 14)

Business Support Services

Offices, Public and Private

Professional Services

Technology Centres/ Hubs

Automotive Detail (see Part 4, Section 6)

Contractor Trade Shops

- d. any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
- e. any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised.
- f. The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular lot.

#### 5. LOT SIZE

- (1) Lot sizes shall be as shown conceptually on FIGURE 1 and shall not be less than 6.0 acres.
- (2) The residential portion of each lot shall be the front 75 meters of each lot or as shown in Figure 1
- (3) The balance of each lot shall be used and referred to as the light industrial portion of each lot.

#### 6. ACCESS

- (1) All access shall be located as shown on FIGURE 1.
- (2) 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 Lethbridge County Engineering Guidelines and Minimum Servicing Standards.
- (3) 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. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- (4) A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-lot subdivisions in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards

#### 7. SUBDIVISION

After the initial subdivision of a parcel, no further subdivision of any lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications with respect to this bylaw.

(2) **Front Yards**

Front yards setbacks shall be a minimum of 12 meters (39.4 ft) from the front property line adjacent or as shown in Figure 1

(3) **Special Setback Requirements**

Setbacks for residential buildings and accessory buildings shall be in accordance with FIGURE 1 or as specified by the Development Authority.

**11. BUILDING SIZE & SITING REQUIREMENTS**

- (1) Unless Specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be:
  - a. As determined by the Development Authority – no building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage;
  - b. Established in an adopted area structure plan design scheme.
  - c. In accordance with the Land Use Bylaw No. 1404.
- (2) No building, structure or driveway shall be located within the area required for drainage swales, drainage storage, sanitary sewer, septic fields, or any easements.
- (3) Where a structure is attached to the principal building by a roof, an open or closed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- (4) The total combined area of all structures within each lot boundary shall be no greater than 10% of the lot gross area of that lot.
- (5) The maximum total area of a residential dwelling and its accessory buildings in the residential portion of the lot shall be 12,000 sq ft. The maximum size of an accessory building in the residential portion of a lot shall be 3,000 sq ft. The maximum height of buildings in this portion of a lot is 25.0 ft.
- (6) The maximum total area of all the buildings in the light industrial portion of a lot shall be 12,000 sq ft. More than one accessory building is permitted in the light industrial portion of the lot, provided the maximum total area doesn't exceed 12,000 sq. ft. The maximum height for accessory buildings in the light industrial portion of a lot is 35 ft.
- (7) Secondary suites in a detached garage will not be allowed unless firstly, there is an approved principal building.

**12. ACCESSORY BUILDING**

- (1) An accessory building or structure on both the residential and industrial portion of the lot shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- (2) An accessory building shall not be located in the required setback from a public road or on an easement.

## 15. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application and upon final grading approval. Copies of these approvals must be submitted to the Development Authority.

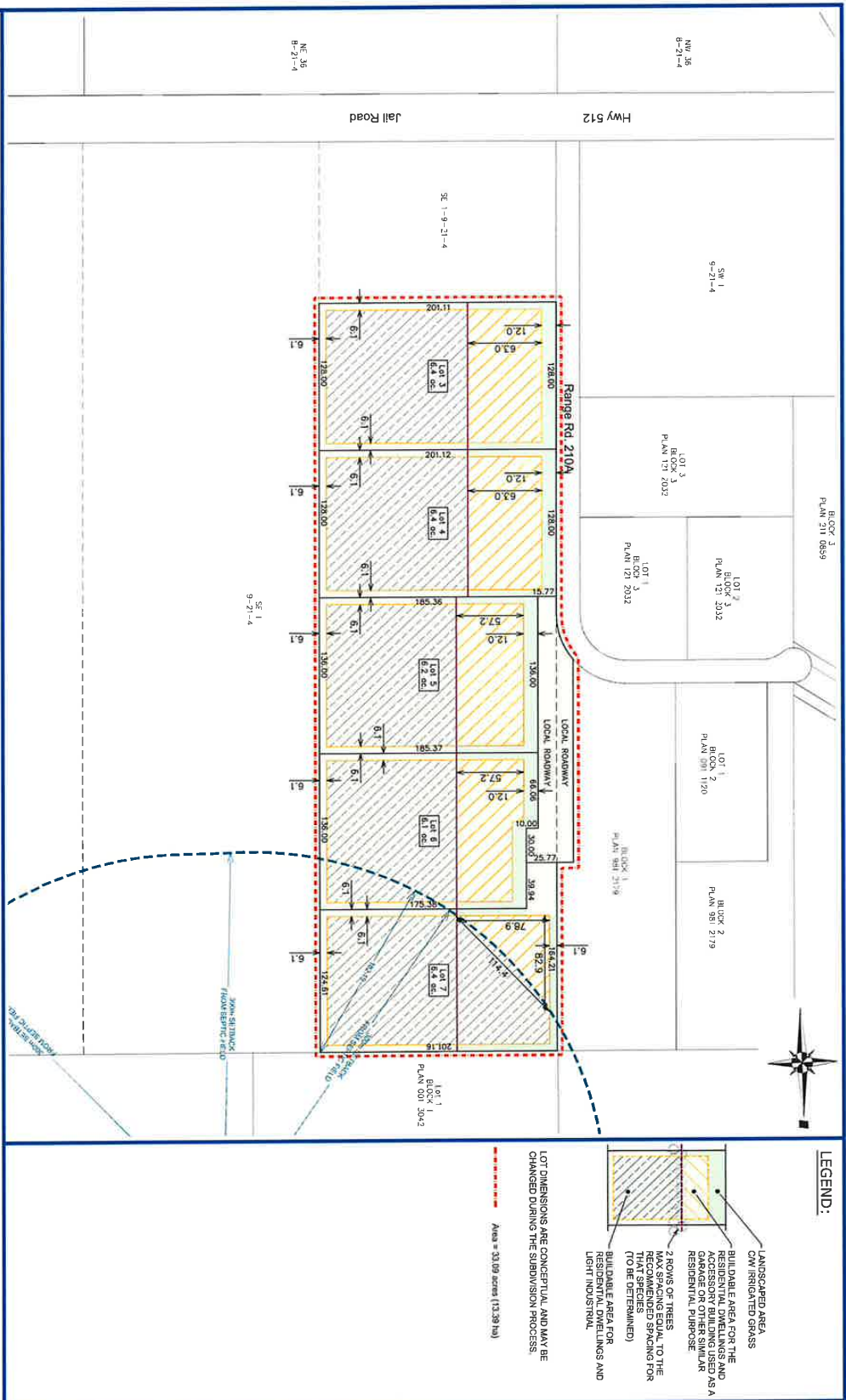
## 16. ADMINISTRATIVE PROCEDURES

### (1) Delegation of Authority

- Council shall be the Development Authority to decide on Development Permit Applications and for application waivers of development standards. Council may also decide on Development Permit Applications for permitted and discretionary uses.
- The Development Officer, in accordance with Section 9 of the Land Use Bylaw No. 1404, 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 Application for permitted and discretionary uses, provided they confirm to the standards of the Bylaw.

### (2) Approval Procedure

- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, for permitted and discretionary 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.
- Before consideration of a Permit Application for Developing requiring waivers on the subjected property, Council shall;
  - Cause a notice to be issued by the designated officer to any person likely to be affected.
  - Ensure that the notice contains the date and time that Council will hear the application for waivers of development standards.
  - Hear any persons that claims to be affected by the decision on the Application.
- Council may then approve the Development Permit Application with or without conditions or refuse the Application with reasons.
- Where Council made the 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.
- When applicable, Council should seek comments from other agencies such as the Regional Health Authority, Alberta Transportation, or any applicable Provincial Government department.





LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0017 553 265	4;21;9;1;;2,7	211 110 525

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9  
SECTION 1  
THOSE PORTIONS OF THE WEST HALVES OF LEGAL SUBDIVISIONS  
2 AND 7 IN THE SOUTH EAST QUARTER WHICH LIES TO THE EAST OF  
THE WEST 195 FEET THEREOF, CONTAINING 11.3 HECTARES (28.2 ACRES)  
MORE OR LESS  
EXCEPTING THEREOUT:  
PLAN NUMBER HECTARES (MORE OR LESS) ACRES  
ROAD WIDENING 7711751 0.146 0.36 (LSD 2)  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 111 284 768

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 110 525	07/06/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

BLAIR FRACHE  
OF PO BOX 426  
COALDALE  
ALBERTA T1M 1M4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
1485KX	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 211 110 525

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS

IRRIGATION DISTRICT

741 059 286 18/06/1974 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.  
"PORTION DESCRIBED IN 4;21;9;1;;2"

891 257 641 06/12/1989 IRRIGATION DISTRICT RESOLUTION  
PART OF AN IRRIGABLE UNIT

221 141 380 07/07/2022 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT.  
525-40 ST SOUTH  
LETHBRIDGE  
ALBERTA T1J4M1

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF JUNE,  
2023 AT 04:22 P.M.

ORDER NUMBER: 47601058

CUSTOMER FILE NUMBER: 229729LS



\*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).



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0017 551 673	4;21;9;1;;2,7	211 110 525 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9  
SECTION 1  
THE MOST WESTERLY 195 FEET THROUGHOUT THE WEST HALF OF  
LEGAL SUBDIVISIONS 2 AND 7 IN THE SOUTH EAST QUARTER  
CONTAINING 4.77 HECTARES (11.8 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (MORE OR LESS)	ACRES	
ROAD WIDENING	7711751	0.061	0.15	(LSD 2)

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 111 284 768 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT	TYPE		
211 110 525	07/06/2021	TRANSFER OF	LAND		SEE INSTRUMENT

OWNERS

BLAIR FRACHE  
OF PO BOX 426  
COALDALE  
ALBERTA T1M 1M4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1485KX	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT

( CONTINUED )



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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 211 110 525 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2506ET		RESTRICTIVE COVENANT "REGISTRATION NUMBER CORRECTED SEPT 5/12 BY 121228486"
891 257 641	06/12/1989	IRRIGATION DISTRICT RESOLUTION PART OF AN IRRIGABLE UNIT
001 245 087	30/08/2000	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 ELEVENTH AVENUE SW CALGARY ALBERTA
221 141 380	07/07/2022	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT. 525-40 ST SOUTH LETHBRIDGE ALBERTA T1J4M1

TOTAL INSTRUMENTS: 005

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**LETHBRIDGE COUNTY**  
**APPLICATION FOR A**  
**LAND USE BYLAW AMENDMENT**  
Pursuant to Bylaw No. 1404

**Form C**

*GCR. Portion*

OFFICE USE		
Date of Application: <i>July 28, 2023</i>	Assigned Bylaw	No. <i>23-022</i>
Date Deemed Complete: <i>July 28 2023</i>	Application & Processing Fee:	\$
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/>	Certificate of Title Submitted:	<input checked="" type="checkbox"/> Yes <input 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 sections 53(1))

**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:** Ed Martin

**Mailing Address:** 255 – 31 Street North **Phone:** (403) 330-5303  
Lethbridge, AB **Phone (alternate):** \_\_\_\_\_  
**Fax:** (403) 329- 6594

**Postal Code:** T1H 3Z4

**Is the applicant the owner of the property?**  Yes  No

IF "NO" please complete box below

<b>Name of Owner:</b> <u>Blair Frache</u>	<b>Phone:</b> <u>(403) 382- 8984</u>
<b>Mailing Address:</b> <u>Box 426</u>	<b>Applicant's interest in the property:</b> <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other <u>Consultant</u>
<u>Coaldale, AB</u>	
<u>blair@324700ab.com</u>	
<b>Postal Code:</b> <u>T1M 1M4</u>	

**PROPERTY INFORMATION**

**Municipal Address:** \_\_\_\_\_

**Legal Description:** Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
OR Quarter Ptn. W 1/2 of the SE 1/4 Section 1 Township 9 Range 21

## 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):**

Lethbridge Urban Fringe

**Proposed Land Use Designation (zoning) (if applicable):**

Grouped Country Residential

### SITE DESCRIPTION:

Describe the **lot/parcel dimensions** \_\_\_\_\_ and **lot area/parcel acreage** 7.0 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**

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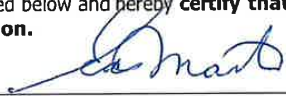
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  - soils analysis; and/or
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\_\_\_\_\_  
**APPLICANT**

\_\_\_\_\_  
**REGISTERED OWNER  
(if not the same as applicant)**

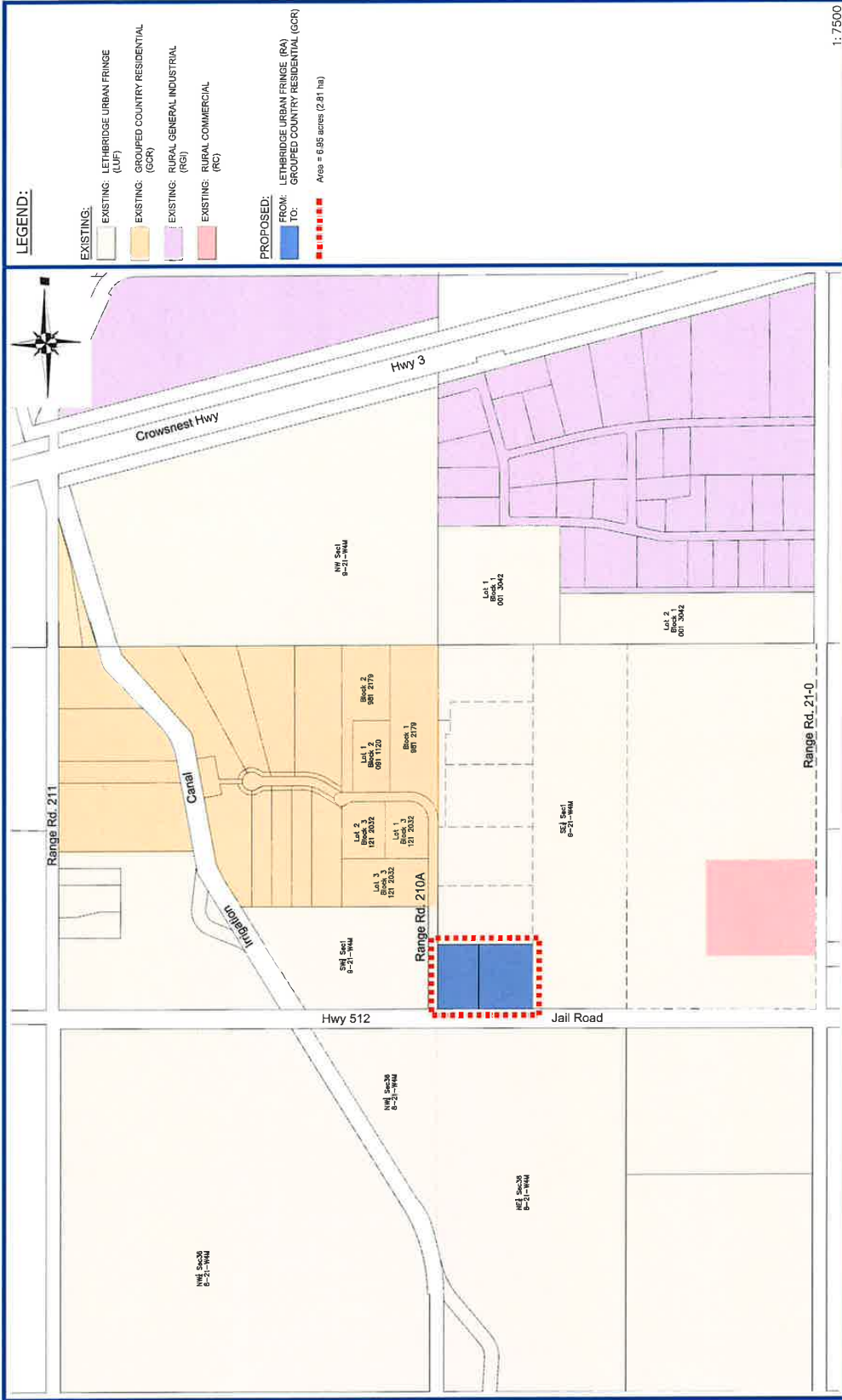
DATE:       JULY 10 / 23      

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

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Note: Information provided or generated in this application may be considered at a public meeting.



1:7500

**MARTIN**  
 GEOMATIC CONSULTANTS  
 Consulting Engineers, Planners and Land Surveyors  
 2525 29th Street NW, Lethbridge, Alberta T1K 2Z2  
 PH: 403.252.5020 FAX: 403.252.5021  
 www.martin-geomatic.com

LAND USE

Country Side Subdivision  
 LAND USE AMENDMENT FROM LUF TO GCR  
 July 2023



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0017 553 265	4;21;9;1;;2,7	211 110 525

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9  
SECTION 1  
THOSE PORTIONS OF THE WEST HALVES OF LEGAL SUBDIVISIONS  
2 AND 7 IN THE SOUTH EAST QUARTER WHICH LIES TO THE EAST OF  
THE WEST 195 FEET THEREOF, CONTAINING 11.3 HECTARES (28.2 ACRES)  
MORE OR LESS  
EXCEPTING THEREOUT:  

PLAN	NUMBER	HECTARES (MORE OR LESS)	ACRES
ROAD WIDENING	7711751	0.146	0.36 (LSD 2)

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 111 284 768

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 110 525	07/06/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

BLAIR FRACHE  
OF PO BOX 426  
COALDALE  
ALBERTA T1M 1M4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
1485KX	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 211 110 525

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

IRRIGATION DISTRICT

741 059 286    18/06/1974 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.  
"PORTION DESCRIBED IN 4;21;9;1;;2"

891 257 641    06/12/1989 IRRIGATION DISTRICT RESOLUTION  
PART OF AN IRRIGABLE UNIT

221 141 380    07/07/2022 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT.  
525-40 ST SOUTH  
LETHBRIDGE  
ALBERTA T1J4M1

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF JUNE,  
2023 AT 04:22 P.M.

ORDER NUMBER:    47601058

CUSTOMER FILE NUMBER:    229729LS



\*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).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0017 551 673            4;21;9;1;;2,7                      211 110 525 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9  
SECTION 1  
THE MOST WESTERLY 195 FEET THROUGHOUT THE WEST HALF OF  
LEGAL SUBDIVISIONS 2 AND 7 IN THE SOUTH EAST QUARTER  
CONTAINING 4.77 HECTARES (11.8 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (MORE OR LESS)	ACRES
ROAD WIDENING	7711751	0.061	0.15 (LSD 2)

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: LETHBRIDGE COUNTY

REFERENCE NUMBER: 111 284 768 +1

---

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
211 110 525	07/06/2021	TRANSFER OF LAND		SEE INSTRUMENT

---

OWNERS

BLAIR FRACHE  
OF PO BOX 426  
COALDALE  
ALBERTA T1M 1M4

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1485KX	21/06/1971	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 211 110 525 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
2506ET . RESTRICTIVE COVENANT  
"REGISTRATION NUMBER CORRECTED SEPT 5/12 BY  
121228486"  
  
891 257 641 06/12/1989 IRRIGATION DISTRICT RESOLUTION  
PART OF AN IRRIGABLE UNIT  
  
001 245 087 30/08/2000 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ATCO GAS AND PIPELINES LTD.  
909 ELEVENTH AVENUE SW  
CALGARY  
ALBERTA  
  
221 141 380 07/07/2022 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ST MARY RIVER IRRIGATION DISTRICT.  
525-40 ST SOUTH  
LETHBRIDGE  
ALBERTA T1J4M1

TOTAL INSTRUMENTS: 005

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

## **Land Use Redesignation**

### **Ptn W ½ of the SE ¼ Sec 1, Twp 9, Rge 24, W4M**

#### **Introduction**

The Area Structure Plan covers a site containing about 40 acres. It is proposed to subdivide the subject property into seven lots, varying in size between 3.0 acres and about 6 acres.

The overall concept for this development is to prepare a suitable residential site that would serve as a buffer between grouped country residential land uses and commercial or industrial uses.

The County's Land Use Bylaw, Municipal Development Plan and Grouped Country Residential Siting Strategy all require that an Area Structure Plan be prepared and approved by Lethbridge County, prior to subdivision or land use.

#### **Site Description**

The subject property is located on the north side of Highway No. 512 about 3.19 km east of the Lethbridge city limits. The property is in the west half of the SE ¼ of Sec. 1, TWP 9, Rge 24, W4M. (see appendix A Property Title) and contains 40 acres.

The land immediately to the west is zoned GCR and is commonly known as the Pater Subdivision. To the north is the Broxburn Business Park. Immediately to the east is farmland. The properties in the South half of Section 1 are currently fragmented with a combination of residential, industrial and farmlands. Currently the site is used as pasture land.

#### **Land Use**

The City/ County Intermunicipal Plan states that development of fragmented areas off Highway 3 may be suitable for re-subdivision as country residential.

The County's Industrial- Commercial Land Use Strategy identifies the Country Side ASP site as a "Prospective – Future Mixed Use Residential and/ or Light Industrial" growth site. Accordingly, this ASP proposes a mixed-use light industrial and residential land use.

This property is located between a proposed industrial land use and an existing residential land use. We are proposing to zone the two lots fronting onto Highway 812 as GCR (Grouped Country Residential). One lot will contain 3.9 acres and the other will be 3.0 acres. The balance of the site will be zoned DC (Direct Control), with 5 lots of about 6 acres each, being created. This land use will enable the developer to provide a high quality, cluster country residential development with unique opportunities for compatible employment. This zoning will have larger lots and will provide for more intense home occupation uses together with the potential for larger accessory building. The two lots zoned GCR, will have setbacks and accessory buildings requirements in accordance with the current GCR land use.

Residential buildings and associated accessory buildings under 3000 square feet will be restricted to approximately the front 70 metres of the large lots. Accessory buildings up to 12,000 square feet are planned towards the rear of the lots. The larger accessory buildings in conjunction with the residential dwelling will allow for increased home occupations while still providing an adequate buffer with the

existing residential properties. To help provide a buffer more intense landscaping will be required around the residences and between the residents and the larger accessory buildings.

Building location grading, landscaping and exterior building appearances would be managed by either Architectural Controls or conditions in the new DC – Direct Control district or a combination of both.

### **Transportation**

Highway 512 is on the southside of the development with two approaches serving the property. Range Road 210A on the westside is currently gravel and will be extended northerly for access to lots 5,6 and 7. New approaches will be provided to lots 3 to 7. Each lot will be limited to one approach.

### **Potable Water**

The goal is to provide potable water to each lot through the Water Co-op. The developer has two water units and is attempting to secure additional units. The lots without Co-op Water will either haul potable water or use treated irrigation water from an onsite pond.

### **Sanitary Sewer**

In accordance with the requirements of Alberta Private Sewage System – Standards of Practice, the soil conditions for all lots in this development will be tested by a qualified septic system installer. The optimum location and soil profile will be evaluated and the sanitary systems will be designed and installed based on provincial requirements by a licensed installer.

### **Shallow Utilities**

All lots will be serviced with electricity and natural gas.

### **Storm Sewer**

Storm water drainage currently flows in an easterly and north easterly direction. This stormwater flow will be directed, by swales on both sides of each lot, into a ditch running north/south along the east boundary of the lots. The runoff will be stored in existing low areas and in dugouts constructed on each lot. The total amount of water stored will be approximately 8500 cu meters. The storage areas will be drained by infiltration, evaporation, and irrigation. Easements will be provided for the ditch and the areas effected by storing storm water.

LETHBRIDGE COUNTY  
 #100, 905 - 4 AVENUE SOUTH  
 LETHBRIDGE, ALBERTA  
 T1J 4E4  
 TELEPHONE: (403) 328-5525  
 FAX: (403) 328-5602  
**O F F I C I A L R E C E I P T**

324700 ALBERTA LTD.

GST Reg. #: R106989023  
 Receipt #: 0347082  
 Date: 2023/07/12

Account #	Description	Opening Bal	Payment	Amount Due
1.3.599.10.5.00	DIRECT CONTROL - ACREAGE		2,000.00	
	<i>Rezoning Bylaw</i>			
	** Payment Total:		2,000.00	
9649	Cheque			2,000.00

*includes Direct control + GCR*

LETHBRIDGE COUNTY  
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 LETHBRIDGE, ALBERTA  
 T1J 4E4  
 TELEPHONE: (403) 328-5525  
 FAX: (403) 328-5602  
**O F F I C I A L R E C E I P T**

324700 ALBERTA LTD.

GST Reg. #: R106989023  
 Receipt #: 0347081  
 Date: 2023/07/12

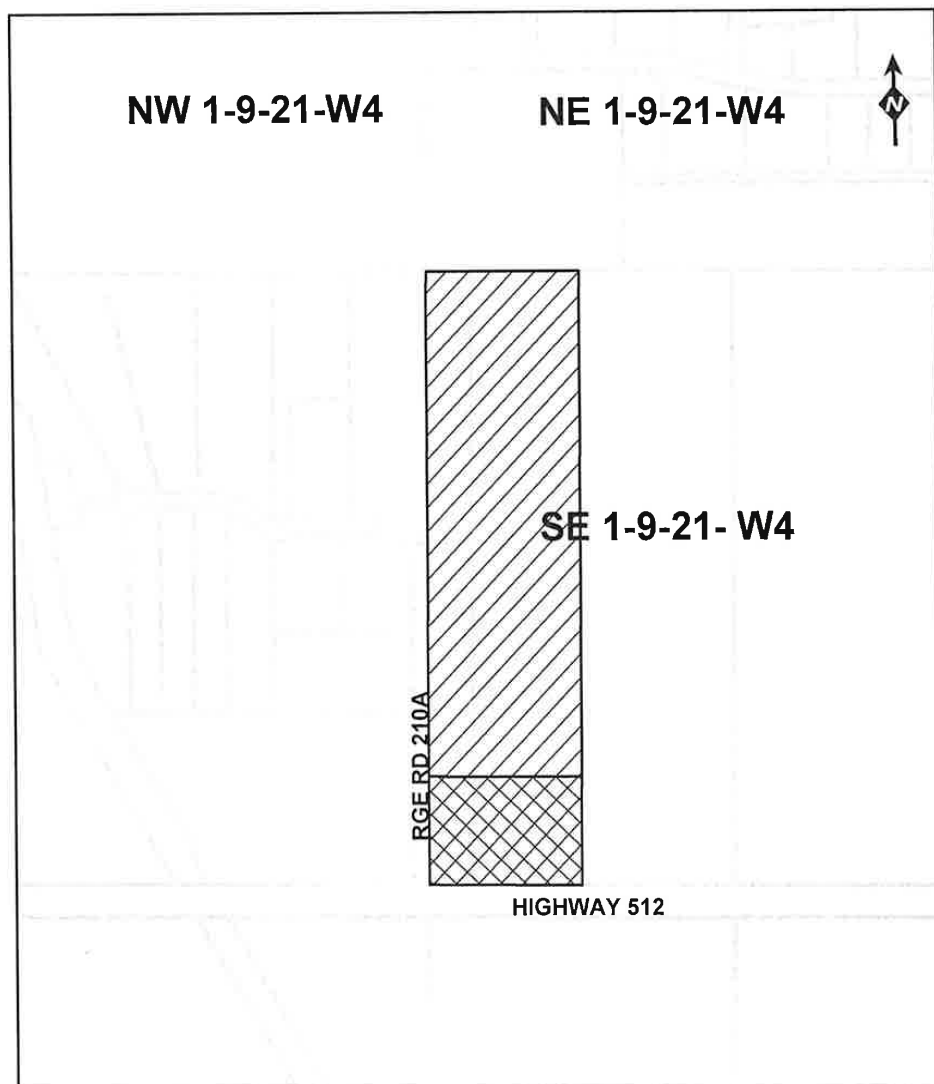
Account #	Description	Opening Bal	Payment	Amount Due
1.3.599.10.5.00	AREA STRUCTURE PLAN		2,500.00	
			** Payment Total:	2,500.00
9648	Cheque			2,500.00

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 23-022**



Bylaw 23-022 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 23-022 is to re-designate that portion of SE 1-9-21-W4, as shown on the sketch below, from Urban Fringe (UF) to Direct Control (D.C.) and Grouped Country Residential (GCR);



Bylaw 23-022 - Land Use Redesignation from Urban Fringe (UF) to Group Country Residential (GCR) and Direct Control (DC)

Parcels: Portions of SE 1-9-21-W4

-  Urban Fringe (UF) to Direct Control (DC) Approx 31.5 Acres
-  Urban Fringe (UF) to Group Country Residential (GCR) Approx 7.0 Acres

AND WHEREAS the purpose of proposed Bylaw 23-022

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;

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. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 20<sup>th</sup> day of June 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 <sup>st</sup> Reading	June 20, 2024
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> 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, the lands described on Figure 1.

To provide a clustered residential development with high quality large lots. The larger residential lots shall allow for larger accessory buildings and provide opportunities for more intense home occupations. No stand-alone businesses or use areas shall be permitted without a residence on the property. Careful site planning and more intense landscaping will be required to help buffer the on-site industrial/ commercial development and the proposed industrial/ commercial development to the east from the existing Grouped Country Residential development.

#### 2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

##### (1) Permitted Uses

Accessory Buildings, Structure and Uses to an Approved Permitted Use.

Day Homes

Dwellings:

- Single detached Site-built
- Single detached Manufactured Homes 1 (see Part 5 of Land Use Bylaw No. 24-007)
- Single detached Ready-to-move (see Part 5)

Secondary Suites (contained within a single detached dwelling (see Part 5 Land Use Bylaw No. 24-007)

Home Occupations 1, 2, and 3 (see Part 5 Land Use Bylaw No. 24-007)

Signs Type 1 (in accordance with Part 6 of Land Use Bylaw No. 24-007)

Solar Collectors, individual, for dwellings and accessory buildings (See Part 7 of Land Use Bylaw No. 24-007)

Bed and Breakfast (see Part 5 of Land Use Bylaw No. 24-007)

Day Care (see Part 5 of Land Use Bylaw No. 24-007)

Business Support Services

Offices, Public and Private

Professional Services

Technology Centres/ Hubs

Automotive Detail (see Part 5 of Land Use Bylaw No. 24-007)

Contractor Trade Shops

##### (2) Discretionary Uses

Agricultural Services

Signs Type 2 (in accordance with Part 6) of the Land Use Bylaw No. 24-007

Small Wind Energy Conversion Systems (see Part 7) of the Land Use Bylaw No. 24-007

Agricultural Markets

Alternative or Renewable Energy Facilities (see Part 7) of the Land Use Bylaw No.24-007

Automotive Repair and Service Shops (see Part 5) of the Land Use Bylaw No. 24-007

Building and Trade Contractor Services

Farm Service Product Sales

Industrial Processing and Manufacturing



Machinery and Equipment Sales, Rental and Service  
Retail Uses Ancillary to Industrial or Warehousing Use  
Veterinary Clinics, Small Animal  
Warehousing and Indoor Storage  
Wind Energy Conversion Systems (see Part 7) of the Land Use Bylaw No. 24-007  
Secondary Suites (detached garage) (see Part 5) of the Land Use Bylaw No. 24-007

(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, of the Land Use Bylaw is a prohibited use.

3. DEFINITIONS

All words and terms have the same meaning as what is specified in the Lethbridge County Land Use Bylaw.

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of Part 4 and 5 of the Land Use Bylaw No. 24-007, when making a decision on an application for subdivision or development in this land use district.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a development agreement, on subdivision or development permit approval to ensure any concerns over the suitability of the land and development are satisfied:
  - the provision of a professional geotechnical investigation/test and report to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
  - require the developer to provided suitable access, so the site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 ft.) of a provincial highway will meet the requirements of Alberta Transportation;
  - stipulate the alteration of proposed lot configurations, building sizes or locations to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;
  - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
  - any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised.
  - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular lot.

5. LOT SIZE

- Lot sizes shall be as shown conceptually on FIGURE 1 and shall not be less than 6.0 acres.
- The residential portion of each lot shall be the front 75 meters of each lot or as shown in Figure 1

- The balance of each lot shall be used and referred to as the light industrial portion of each lot.

#### 6. ACCESS

- All access shall be located as shown on FIGURE 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 Lethbridge County Engineering Guidelines and Minimum Servicing Standards.
- 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. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-lot subdivisions in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards

#### 7. SUBDIVISION

After the initial subdivision of a parcel, no further subdivision of any lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications with respect to this bylaw.

#### 8. SERVICING REQUIREMENTS

- 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.
- 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.
- 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.
- 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.

#### 9. SITE GRADING AND DRAINAGE

- Development on both the residential and industrial portions of each lot must follow the grading and drainage requirements as set out in the Country Side Area Structure Plan and Figure 1 contained in this Direct Control District.
- No building or structure shall be located on any part of the lot that is identified as being used to store water or used to provide drainage.

- An engineered grading and drainage plan must be submitted for approval, by the Development Authority in conjunction with the building permit application. This plan must also be approved as required in the Architectural Controls.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- The applicant is responsible for ensuring adherence to the final grades.
- The applicant must supply evidence by an engineer, that the requirement of the approved grading plan have been met. This evidence must also be submitted for approval in accordance with the Architectural Controls.

#### 10. MINIMUM YARD SETBACK REQUIREMENTS

- Side and rear setbacks yards
  - Side Yards setbacks for all uses shall be a minimum of 6.1 meters (20 ft) of a property line not fronting on or adjacent to a municipal roadway or as shown in FIGURE 1.
- Front Yards
  - Front yards setbacks shall be a minimum of 12 meters (39.4 ft) from the front property line adjacent or as shown in FIGURE 1.
- Special Setback Requirements
  - Setbacks for residential buildings and accessory buildings shall be in accordance with FIGURE 1 or as specified by the Development Authority.

#### 11. BUILDING SIZE & SITING REQUIREMENTS

- Unless Specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be:
  - As determined by the Development Authority – no building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage;
  - Established in an adopted area structure plan design scheme.
  - In accordance with the Land Use Bylaw No. 24-007.
- No building, structure or driveway shall be located within the area required for drainage swales, drainage storage, sanitary sewer, septic fields, or any easements.
- Where a structure is attached to the principal building by a roof, an open or closed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- The total combined area of all structures within each lot boundary shall be no greater than 10% of the lot gross area of that lot.
- The maximum total area of a residential dwelling and its accessory buildings in the residential portion of the lot shall be 12,000 sq ft. The maximum size of an accessory building in the residential portion of a lot shall be 3,000 sq ft. The maximum height of buildings in this portion of a lot is 25.0 ft.

- The maximum total area of all the buildings in the light industrial portion of a lot shall be 12,000 sq ft. More than one accessory building is permitted in the light industrial portion of the lot, provided the maximum total area doesn't exceed 12,000 sq. ft. The maximum height for accessory buildings in the light industrial portion of a lot is 35 ft.
- Secondary suites in a detached garage will not be allowed unless firstly, there is an approved principal building.

## 12. ACCESSORY BUILDING

- An accessory building or structure on both the residential and industrial portion of the lot shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- An accessory building shall not be located in the required setback from a public road or on an easement.
- An accessory building in the residential portion of the lot, shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- 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.
- 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.
- The requirements of Land Use Bylaw No. 1404 shall be followed unless specified elsewhere in this Bylaw

## 13. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of Council or the Development Officer acting as the Development Authority having regards for the Land Use Bylaw.
- Standards detailed in Parts 4 and 5 of Bylaw No. 24-007 apply to all uses unless more detailed and restrictive standards are established under an adopted area structure plan or design scheme or Architectural Controls.

## 14. LANDSCAPING

- Landscaping is required, for the purpose of providing screening between the residential area of each lot and the remainder of the lot. This landscaping is also intended to provide a buffer for the adjacent grouped country residential development and any future light industrial use east of this development. Landscaping plans must be approved by the Architectural Control Consultant prior to any construction.
- The area between the road and the rear side of a residence and residential accessory building shall be irrigated and landscaped with lawn, trees and shrubs.
- All trees, shrubs, and lawn must be irrigated. Notwithstanding this, all landscaping must be completed within two years of the date a development permit is issued.
- All plant materials shall be planted in accordance with good horticultural practices.

- When trees are planted in a group, they shall be planted at the minimum spacing recommended between each particular species of trees.
- The minimum calliper for deciduous trees shall be 50mm. Coniferous trees shall be a minimum 2.0 meters in height.

#### 15. ARCHITECTURAL CONTROLS

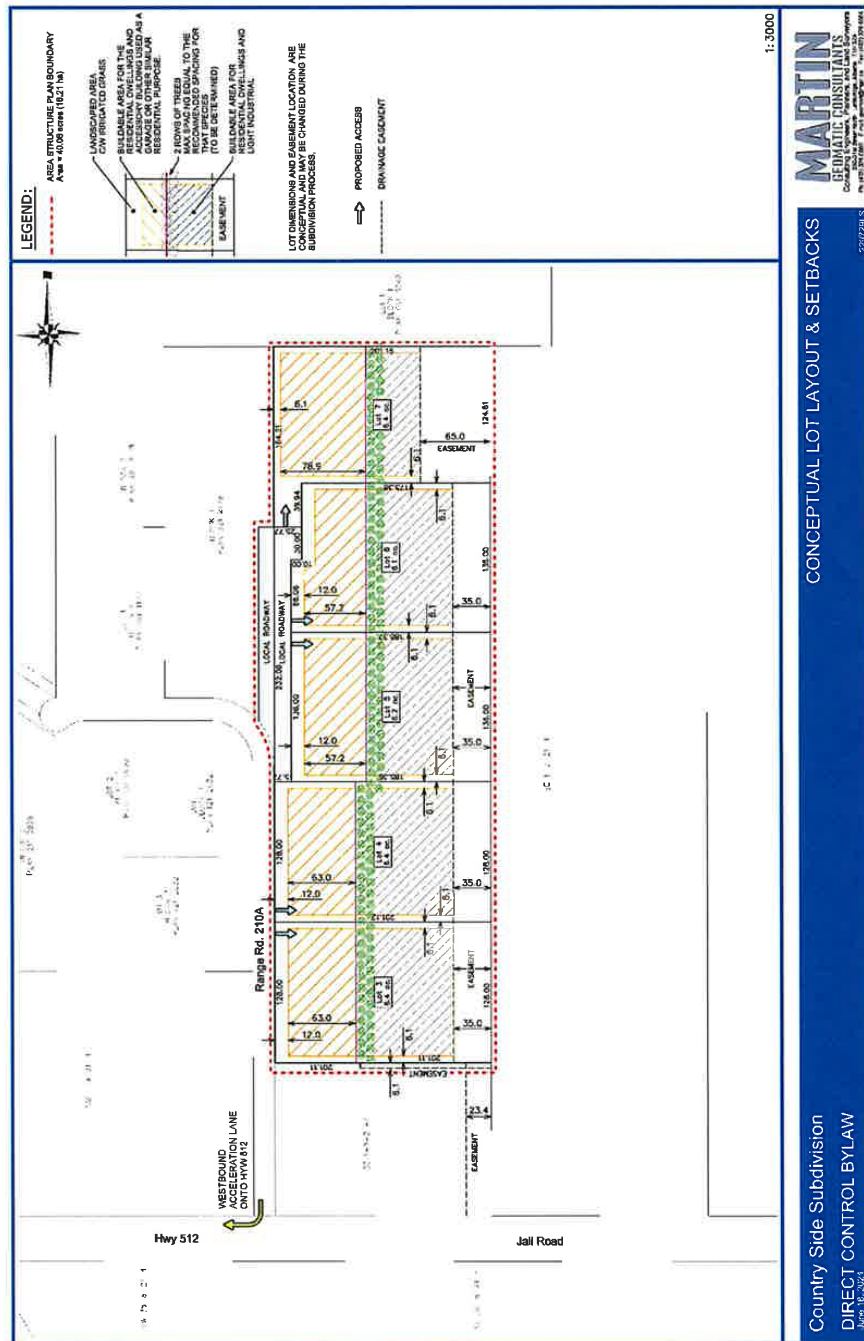
All development must comply with any approved architectural controls. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application and upon final grading approval. Copies of these approvals must be submitted to the Development Authority.

#### 16. ADMINISTRATIVE PROCEDURES

- Delegation of Authority
  - Council shall be the Development Authority to decide on Development Permit Applications and for application waivers of development standards. Council may also decide on Development Permit Applications for permitted and discretionary uses.
  - The Development Officer, in accordance with Section 9 of the Land Use Bylaw No. 1404, 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 Application for permitted and discretionary uses, provided they confirm to the standards of the Bylaw.
- Approval Procedure
  - Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, for permitted and discretionary 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.
  - Before consideration of a Permit Application for Developing requiring waivers on the subjected property, Council shall;
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for waivers of development standards.
    - Hear any persons that claims to be affected by the decision on the Application.
  - Council may then approve the Development Permit Application with or without conditions or refuse the Application with reasons.
  - Where Council made the 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.
  - When applicable, Council should seek comments from other agencies such as the Regional Health Authority, Alberta Transportation, or any applicable Provincial Government department.

- 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)(a) 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.

Figure 1



April 12, 2024

Lethbridge County  
Attention  
Hillary Janzen

**Subject: Comments and concerns regarding the Country Side Area Structure Plan and Proposed Rezoning.**

Dear H. Janzen,

I am writing to express my strong opposition to the proposed Country Side Land Development adjacent to my property at 7 210032 HWY 512 (4;21;9;1;;2,7). While I understand and support additional Country Residential, I firmly believe that the proposed commercial or light industrial use areas on the eastern side adjacent to my property pose significant risks to the surrounding agricultural lands and the well-being of the community.

The SE 1-9-21W4M Quarter Section, including my property and the Broxburn Vegetables & Cafe, has been utilized for agricultural purposes for over half a century. Introducing light industrial activities into this predominantly agricultural area presents several concerning risks:

1. **Environmental Impact:** Light industrial activities often produce pollutants, noise, and waste, which can negatively impact the surrounding agricultural land. This can include air and water pollution, soil contamination, and disruption of local ecosystems.
2. **Risk of Contamination:** Industrial activities may involve the use of chemicals and hazardous materials that pose a risk of contamination to soil, water, and crops. This can have serious consequences for food safety and human health.
3. **Loss of Biodiversity:** Agricultural land often supports diverse ecosystems and wildlife habitats. Converting it to industrial use can lead to habitat loss and fragmentation, further endangering local biodiversity.
4. **Water Usage and Pollution:** Industrial activities may require large amounts of water for manufacturing processes and cooling, potentially putting pressure on local water resources and increasing the risk of water pollution through runoff and discharge.

Moreover, the proposed development is misaligned with the character and aesthetics of the area:

1. **Impact on Rural Character:** Introducing industrial development into rural areas can change the character of the community, potentially leading to conflicts between industrial and agricultural interests and affecting the quality of life for residents. Residents who have chosen to live here like myself and those immediately to the west chose this area

because it was distanced from commercial and industrial uses like the ones you seek to include in this subdivision.

2. **Aesthetic and Cultural Values:** Agricultural landscapes often have aesthetic and cultural significance, contributing to the identity and heritage of a region. Industrial development can detract from these values and diminish the attractiveness of the area.

Finally, the proposed development poses a risk to the health and quiet enjoyment of all residents in the area:

1. **Noise Pollution:** Light industrial activities can generate significant noise, including from machinery, vehicles, and industrial processes. This noise can disrupt the peacefulness of rural areas, interfere with sleep patterns, and contribute to stress and annoyance among residents.
2. **Air Quality:** Industrial activities may release pollutants and emissions into the air, such as particulate matter, volatile organic compounds (VOCs), and hazardous chemicals. Poor air quality can exacerbate respiratory conditions like asthma and allergies, leading to health problems for nearby residents.
3. **Traffic Congestion:** Industrial development can increase traffic volumes and congestion on local roads, particularly during peak operational times. This not only disrupts the tranquility of the area but also poses safety risks for pedestrians, cyclists, and motorists.
4. **Light Pollution:** Industrial facilities often require outdoor lighting for safety and security purposes. Excessive or poorly designed lighting can result in light pollution, which not only obscures views of the night sky but also disrupts natural circadian rhythms and interferes with the sleep patterns of nearby residents.
5. **Water Contamination:** Industrial activities may lead to contamination of nearby water sources through runoff, spills, or improper disposal of waste materials. This contamination can pose risks to human health, as well as to aquatic ecosystems and wildlife.
6. **Odor and Dust:** Some industrial processes produce unpleasant odors and airborne dust particles, which can permeate the surrounding environment and affect the enjoyment of outdoor spaces. Prolonged exposure to such odors and dust can also have negative health effects, including respiratory irritation and discomfort.
7. **Psychological Stress:** Living in close proximity to industrial activities can cause psychological stress and anxiety among residents, particularly if they feel powerless to address issues related to noise, pollution, or other environmental concerns. This stress can have wide-ranging impacts on mental health and overall well-being.



8. **Access to Nature:** Agricultural areas often provide opportunities for outdoor recreation, relaxation, and connection with nature. Industrial development can restrict access to these natural amenities, reducing opportunities for physical activity and mental rejuvenation.
9. **Community Cohesion:** Industrial development that disrupts the peace and tranquility of rural communities can strain social relationships and diminish the sense of belonging and cohesion among residents. This can have implications for community resilience and collective well-being.

In addition to the aforementioned concerns, I would like to highlight that the proposed subdivision contradicts the guidelines outlined in the Lethbridge County Land Use Bylaw No. 24-007. The bylaw states that "Lands defined as higher quality agricultural land should not be approved for industrial or commercial use subdivisions". The proposed parcels for subdivision violate this criteria as evidenced by the agricultural uses immediately adjacent to it. Furthermore, the bylaw states that the Subdivision Authority is not to approve any application for subdivision approval which would create an Industrial or Commercial Parcel, except where lands have been redesignated to an Industrial or Commercial District. What you are proposing is not this, you are proposing a hybrid Country Residential and Light Industrial District which is also a violation of the bylaw.

Furthermore, the proposed Area Redevelopment Plan (ARP) lacks sufficient consideration for the placement of commercial and light industrial zones in proximity to residential areas. The suggested 6.1-meter setback from the property line is grossly inadequate when considering the well-being of humans, animals, and the broader community. For instance, Rockyview County mandates a minimum setback of 100 meters from any dwelling for such uses, and 50 meters from any residential parcel. In stark contrast, this ARP proposes minimal setbacks, effectively co-locating residential and industrial zones without adequate separation. This approach poses undue risk to potential residents and offers insufficient consideration to myself as the adjacent property owner to the east, as well as to the residents of the country residential area to the west.

Considering these issues and the inadequacy of the proposal in addressing stormwater drainage and servicing capabilities, I urge you to reconsider the proposed development in its current form. I implore you to uphold the integrity of our agricultural lands and country residential district and the well-being of our community.

Regards,

Christian Hamel  
7-210032 Highway 512  
Lethbridge County AB  
T1J 5N9





CONSULTING ENGINEERS, PLANNERS & LAND SURVEYORS  
255 – 31st Street North, Lethbridge, Alberta, T1H 3Z4  
PH: (403) 329-0050 FAX: (403) 329-6594  
Email: geomart@mgcl.ca

March 25, 2024

File: 229729CE

Dear Neighbor:

**Re: Proposed Land Development – Country Side - Area Structure Plan  
Lethbridge County, Alberta**

---

We are pleased to provide this notification and to seek your feedback regarding a new residential development called Country Side, being planned in your community. We are preparing an Area Structure Plan and County Land Use Bylaw Amendment in support of this seven-lot development at the northeast corner of the intersection of Highway 512 (Jail Road) and Range Road 210A. The southerly 140 meters (459 feet) will be rezoned to Country Residential (CR), with a 3.0 acre and 4.0 acre lot that would face south onto Highway 512.

- We are proposing Direct Control (DC) zoning for the balance of the property, which would have five, 6 acre lots along the east side of Range Road 210A. This zone would provide a Country Residential use on the west side of each lot with provisions made to allow light industrial uses at the rear of these lots. The light industrial use would be required to have a setback of at least 75 meters from the front property line with at least two rows of trees providing screening along the setback line. Attached is a concept plan that shows the lot boundaries and setbacks.

The County of Lethbridge's Industrial Commercial Land Use Strategy recommends that this site be used for a mixed use of residential and/ or light industrial. The balance of the quarter section is envisioned as Light industrial or commercial uses. The residential portion of the Countryside ASP provides a buffer for existing residential properties to the west, from this light industrial land use.

It is anticipated that potable water will be provided from the County of Lethbridge Rural water coop or County approved alternative; septic systems will be used to provide for wastewater and gas, electrical, telephone and irrigation water will be available to all lots. To assist in accessing the highway, an acceleration lane will be added to the west bound lane of Highway 512 at the intersection with Range Road 210A.

In order to manage storm water, each lot will be required to store water from the in 100-year storm event in ponds at the back of their lot.

Architectural Controls will be registered on title and are intended to help ensure a high-quality development that would fit into the current community.



If you have any comments or questions with regard to the Countryside Area Structure Plan or the proposed new zoning, please email your concerns to Ed Martin, P. Eng., at [edm@mgcl.ca](mailto:edm@mgcl.ca) or telephone at 403-329-0050 and we will be happy to address your concerns.

Please provide any comments by **April 12<sup>th</sup>, 2024** and we will work to address any comments received.

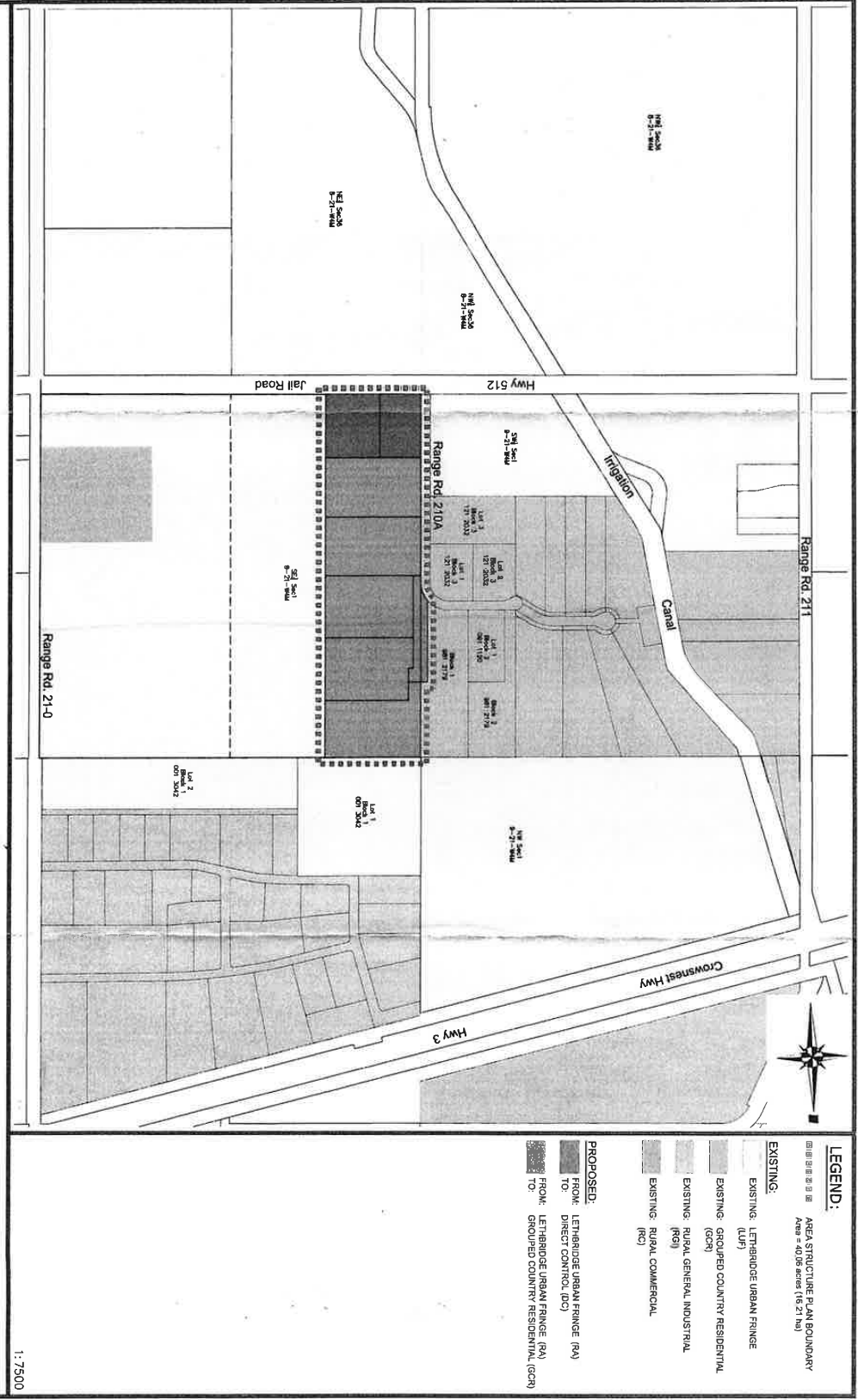
If you do not have any concerns with the proposed development, please read and sign the box below:

<p>I, _____ (print names),</p> <p>of _____ (address),</p> <p>have received the letter and concept drawings from MGCL, dated March 25, 2024 outlining the planned 7 lot development at the northeast corner of the intersection of Highway 512 (Jail Road) and Range Road 210A.</p> <p>I have reviewed the letter and concept plans and have no concerns with the proposed development at this time, based on the information received.</p> <p>Regards,</p> <p>_____ (sign names)</p> <p>_____ (date)</p>
--

Thank you.



Country Side Subdivision  
 AREA STRUCTURE PLAN  
 MAR 25 2024



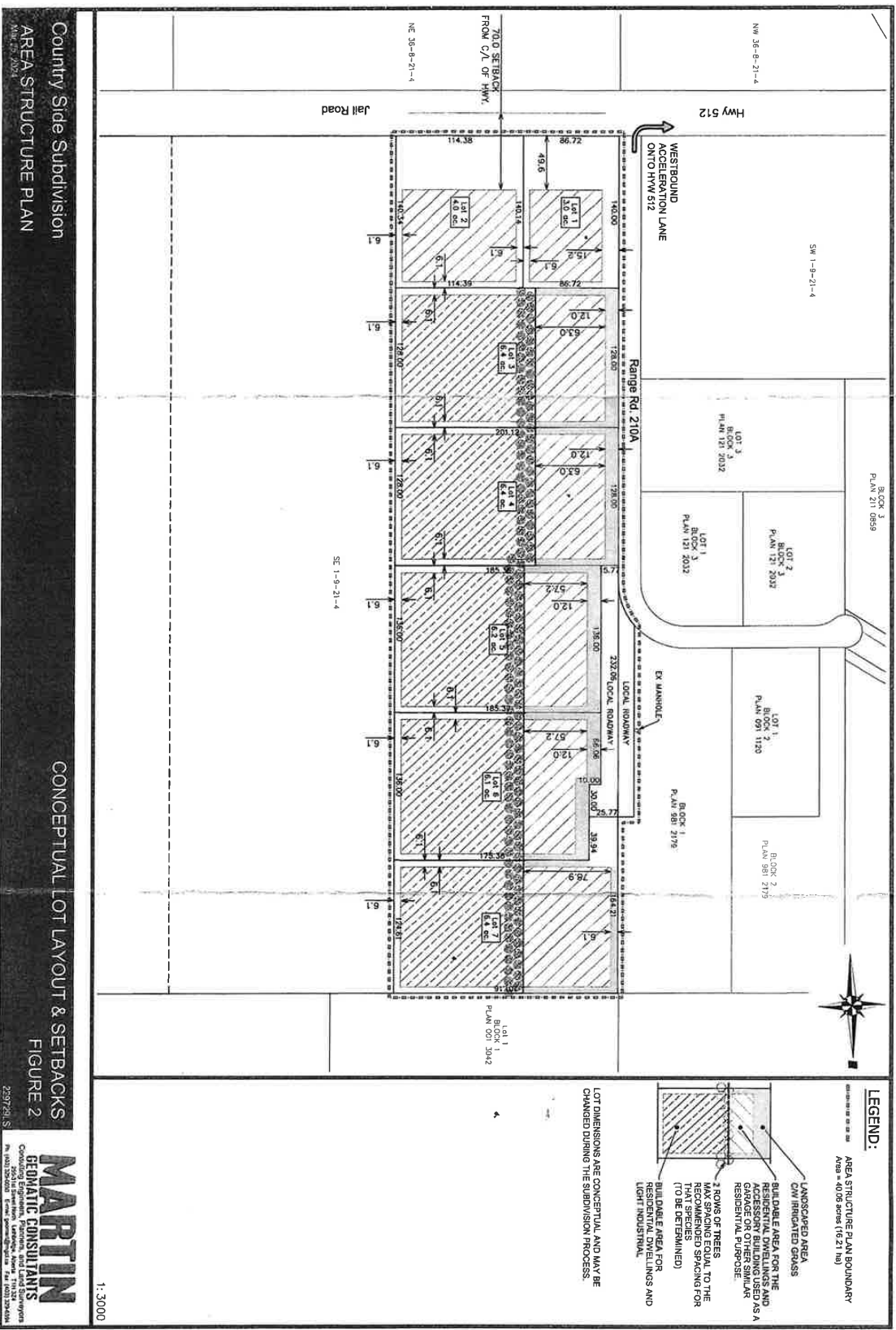
- LEGEND:**
- ▬ AREA STRUCTURE PLAN BOUNDARY
  - Area = 40.05 acres (16.21 ha)
  - EXISTING:**
    - EXISTING - LETHERIDGE URBAN FRINGE (LUF)
    - EXISTING - GROUPED COUNTRY RESIDENTIAL (GCR)
    - EXISTING - RURAL GENERAL INDUSTRIAL (RGI)
    - EXISTING - RURAL COMMERCIAL (RC)

- PROPOSED:**
- FROM: LETHERIDGE URBAN FRINGE (LUF)
  - TO: DIRECT CONTROL (DC)
  - FROM: LETHERIDGE URBAN FRINGE (LUF)
  - TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LAND USE  
 FIGURE 1  
 2/27/2025

**MARTIN**  
 GEOMATIC CONSULTANTS  
 20250101 Street View, Lethbridge, Alberta T1H 2S4  
 Tel: 403.252.0000 | Email: martin@martin-geomatic.com

1:7500



Country Side Subdivision  
AREA STRUCTURE PLAN  
MAY 20, 2024

CONCEPTUAL LOT LAYOUT & SETBACKS  
FIGURE 2

**MARTIN**  
GEOMATIC CONSULTANTS  
2397201 S  
10000 100th Street, Surrey, BC V3V 2K2  
Tel: 604.273.8888 Fax: 604.273.8888



August 31, 2023

Lethbridge County - Lethbridge  
905 4 Ave South  
Lethbridge, AB  
T1J 4E4

Dear Sir/Madam:

**RE: W ½ of the SE-01-09-21-W4  
Lethbridge County External Referral - Bylaws 23-021 and 23-022**

---

Further to your application of August 1, 2023, the district has reviewed the application and provide the following comments:

- There are two parcels of lands that will be impacted by the proposed bylaw changes. Both of these parcels currently hold permanent irrigation rights. Prior to any development taking place, it will be necessary to transfer and/or sell off these permanent irrigation rights.
- If the intention is to supply non potable water from the district for domestic purposes on the proposed subdivided lots, we would like to inform you that a water co-op will need to be established by the developer/landowner. The water co-op will be responsible for purchasing an appropriate allotment of water and entering into a metered Water Conveyance Agreement - Municipal with the District. The associated costs and works required, including the installation of a water meter, will be the responsibility of the developer/landowner.
- **In regard to the design that has been presented, we must emphasize that the proposed road cannot be built over top of the SMRID pipeline, as indicated in the design.** It is imperative that the pipeline is preserved and not disturbed during the development process. (See image on next page)

Yours truly,

Linda Park  
**Land Administrator**

pc Ed Martin  
[edm@mgcl.ca](mailto:edm@mgcl.ca)

Blair Frache  
[blair@324700ab.com](mailto:blair@324700ab.com)

525 40th St. South  
Lethbridge, AB T1J 4M1

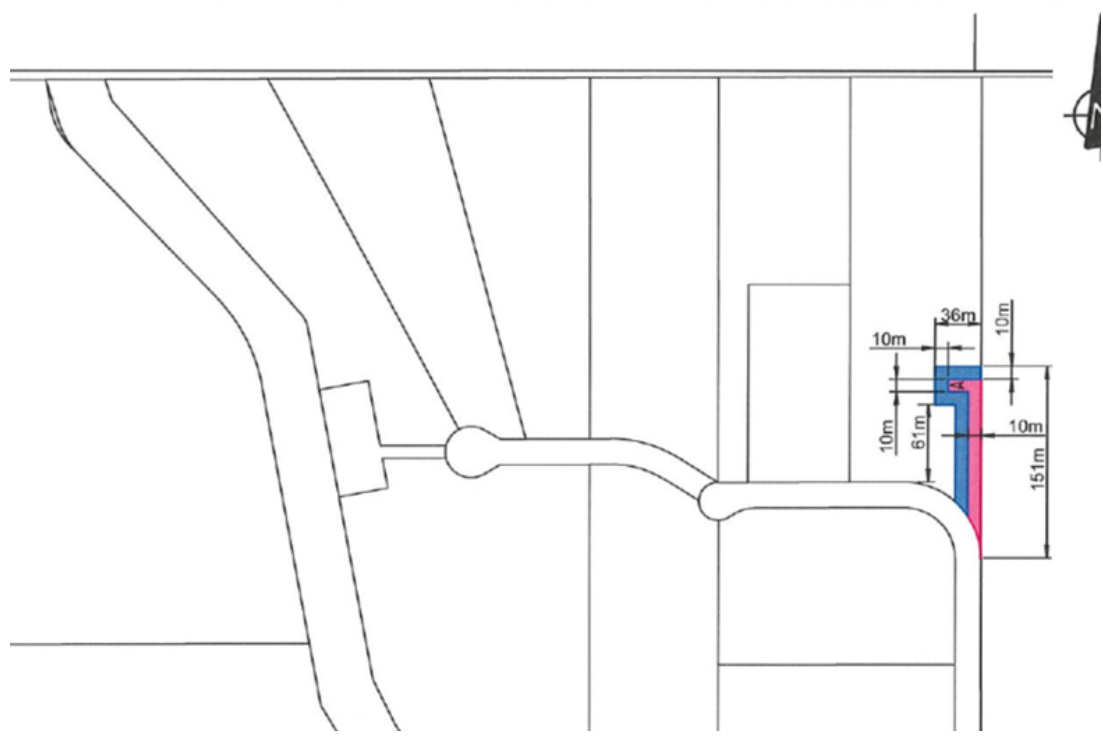
Tel: 403.328.4401  
 Fax: 403.328.4460

[smrid@smrid.com](mailto:smrid@smrid.com)

[smrid.com](http://smrid.com)

Supporting Sustainable Communities, Environment and Agriculture with Water.

DN: SW SEC. 1 TWP. 9 RGE. 21 MERIDIAN 4



## Hilary Janzen

---

**From:** Diana Pounall <diana.pounall@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>  
**Sent:** Wednesday, August 16, 2023 8:12 AM  
**To:** Hilary Janzen  
**Subject:** Lethbridge County External Referral - Bylaws 23-021 and 23-022  
**Attachments:** Bylaw 23-022 - Land Use Bylaw Amendment Application.pdf; 1- 229729CE Direct Control Bylaw.pdf; Country Side ASP & SWMP Compiled-1.pdf; ASP & Rezoning Map.pdf; External Circulation - Bylaw 23-021 and Bylaw 23-022.docx

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:** Tuesday, August 1, 2023 1:37 PM  
**To:** Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; SMRID (lpark@smrid.ab.ca) <lpark@smrid.ab.ca>; Land Service <landserv@fortisalberta.com>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <SouthDistrictEngineering1@atco.com>; ATCO Gas - Referrals Lethbridge (southlandadmin@atcogas.com) <southlandadmin@atcogas.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>  
**Subject:** [CAUTION] Lethbridge County External Referral - Bylaws 23-021 and 23-022

**WARNING:**

This email originated from outside of FortisAlberta. Pause and look for any **RED FLAGS** or 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 see the attached referral from Lethbridge County. Comments are due by September 1, 2023.



Hilary Janzen, RPP, MCIP  
Supervisor of Planning & Development  
P: 403.380.1580 C: 403.331.5036 E: hjanzen@lethcounty.ca  
www.lethcounty.ca



Stay up to date on projects & initiatives and give feedback on what matters most to you  
Visit [whathappening.lethcounty.ca](http://whathappening.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.*

May 17, 2024

Lethbridge County  
905 4th Ave S  
Lethbridge, AB T1J 4E4

RE: Proposed Country Side Area Structure Plan (ASP) and Lethbridge County Land Use Bylaw Amendment (Lethbridge County Bylaws 23-021 & 23-022)  
- City of Lethbridge Comments

The City of Lethbridge appreciates the opportunity to provide comments to Lethbridge County regarding updates to the proposed amendments to the Country Side ASP and Land Use Bylaw Amendment (Bylaws 23-021 & 23-022). A review has been undertaken based on the Inter-municipal Development Plan (IDP). Please be advised, that the City of Lethbridge maintains our comments on the proposed ASP from our previous letter from August 17, 2023.

Despite the update to the legal land reference in the ASP document, we still note that it appears as though the proposed road extension overlaps a neighbouring property shown on the ASP figures as Block 1, Plan 9812179, which is not part of the ASP area.

Please contact myself at 403-320-3928 or [tyson.boylan@lethbridge.ca](mailto:tyson.boylan@lethbridge.ca) if you have further questions or wish to discuss the proposed ASP and LUB amendments.

Regards,



Tyson Boylan, RPP, MCIP  
Senior Community Planner  
City of Lethbridge

cc: Maureen Gaehring, Jason Price, Adam St. Amant & Joel Sanchez

August 17, 2023

Lethbridge County  
905 4th Ave S  
Lethbridge, AB T1J 4E4

RE: Proposed Country Side Area Structure Plan (ASP) and Lethbridge County Land Use Bylaw Amendment (Lethbridge County Bylaws 23-021 & 23-022)  
- City of Lethbridge Comments

The City of Lethbridge appreciates the opportunity to provide comments to Lethbridge County regarding the proposed amendments to the Country Side ASP and Land Use Bylaw Amendment (Bylaws 23-021 & 23-022). A review has been undertaken based on the Intermunicipal Development Plan (IDP). Please be advised, that the City of Lethbridge offers the following comments on the proposed ASP:

- This site is located within Policy Area 4, Sub Area 3b of the Intermunicipal Development Plan (IDP). In general, the IDP is supportive of development in this location, as it is identified as an important development node for the County. Policy 3.4.4.23 of the IDP states that the County shall require an Area Structure Plan in this area *“that demonstrates good planning, appropriate servicing and appropriate access”*.

Section 5.1 of the proposed ASP gives two options for the supply of potable water to the proposed development, but states that the method to supply potable water has not yet been determined.

While an ASP for the future development of the site has been drafted, as required by the IDP, the lack of a commitment on potable water does not demonstrate appropriate servicing. A method to supply the proposed development with potable water should be determined prior to adoption of the proposed ASP. Once this has been finalized, Section 5.1 of ASP should also be revised from the current draft to describe how potable water will be provided.

- It appears as though the proposed road extension overlaps a neighbouring property shown on the ASP figures as Block 1, Plan 9812179, which is not part of the ASP area. Section 5.4 of the ASP refers to a new road *“partially along the east boundary of Lot 2, Plan 981279.”* Is it intended for this road to encroach into the neighbouring parcel and is the description of the legal address an error in the text of the ASP document?

The City of Lethbridge also has the following suggestions on the proposed Land Use Bylaw Amendment:

- Section 11(7) and Section 12(1) of the proposed DC Bylaw can be confusing in the context of one another. As there would not be a detached garage without a principal building in the first place (as stated under Section 12(1) ), is Section 11(7) necessary to include?
- The proposed LUB amendment only utilizes one bylaw. As this involves a proposed amendment for both a Direct Control (DC) district and Grouped Country Residential (GCR) for different types of parcels this should perhaps instead be accomplished utilizing two bylaws – one for the parcels that are proposed to be zoned as Grouped Country Residential and another that contains all of the site specific land uses and regulations for the proposed DC district. Alternatively, a single DC bylaw could be utilized that includes separate uses and regulations for the two different types of parcels.

Please contact myself at 403-320-3928 or [tyson.boylan@lethbridge.ca](mailto:tyson.boylan@lethbridge.ca) if you have further questions or wish to discuss the proposed ASP and LUB amendments.

Regards,



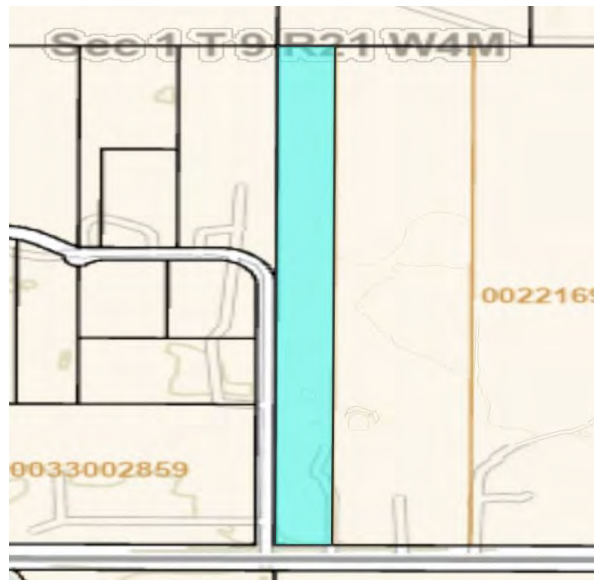
Tyson Boylan, RPP, MCIP  
Senior Community Planner  
City of Lethbridge

cc: Maureen Gaehring, Jason Price, Adam St. Amant & Joel Sanchez

## Transportation and Economic Corridors Notice of Referral Decision

### Statutory Plan in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	Bylaws 23-021 and 23-022 REVISED	<b>Highway(s):</b>	3, 512, 4X
<b>Legal Land Location:</b>	QS-SE SEC-01 TWP-009 RGE-21 MER-4	<b>Municipality:</b>	Lethbridge County
<b>Decision By:</b>	Leah Olsen	<b>Issuing Office:</b>	Southern Region / Lethbridge
<b>Issued Date:</b>	2024-05-29 09:16:25	<b>AT Reference #:</b>	RPATH0042265
<b>Description of Development:</b>	<p>An updated application has been submitted for an Area Structure Plan (Bylaw 23-021) and to also re-designate the parcels (Bylaw 23-022) as shown on the enclosed map. The Area Structure Plan has been completed in accordance with the Lethbridge County Municipal Development Plan and the Lethbridge County/City of Lethbridge Intermunicipal Development Plan. The resignation (Bylaw 23-022) is from Lethbridge Urban Fringe to Grouped Country Residential and Direct Control. The applicant is requesting the redesignation to allow for the future subdivision of the parcels as per the submitted plan. The Direct Control District will allow for residential development at the front of the proposed lots and business/light industrial development at the rear of the parcels. The Grouped Country Residential Parcels will allow for the future country residential development along Highway 512. If you have any comments or concerns regarding this application, please contact me by May 17, 2024.</p>		



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 development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

Transportation and Economic Corridors will request at the time of subdivision a frontage service road paralleling the lands directly adjacent to the provincial highway with removal of one (1) direct highway access.

- 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
- 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.

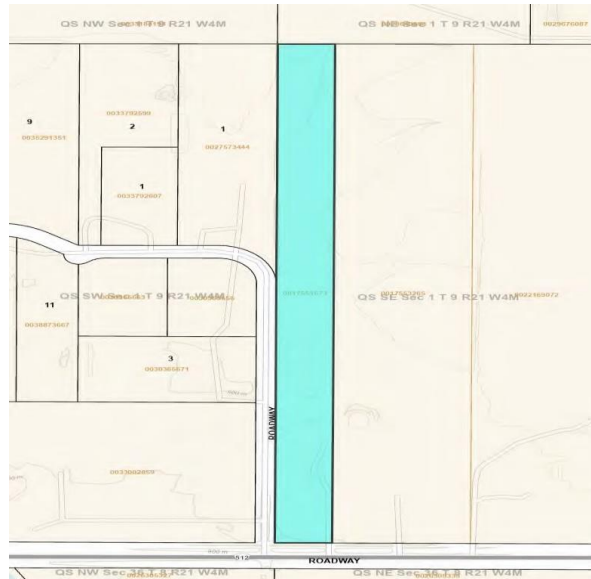
Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Leah Olsen, Development and Planning Tech**, on **2024-0529 09:16:25** 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*

**Transportation and Economic Corridors Notice of Referral Decision**  
 Statutory Plan in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	Bylaw 23-021 and Bylaw 23-022	<b>Highway(s):</b>	3, 4X, 512
<b>Legal Land Location:</b>	QS-SE SEC-01 TWP-009 RGE-21 MER-4	<b>Municipality:</b>	Lethbridge County
<b>Decision By:</b>	Leah Olsen	<b>Issuing Office:</b>	Southern Region / Lethbridge
<b>Issued Date:</b>	March 6, 2024	<b>AT Reference #:</b>	RPATH0036927
<b>Description of Development:</b>	Area Structure Plan and Rezoning Bylaw Applications.		



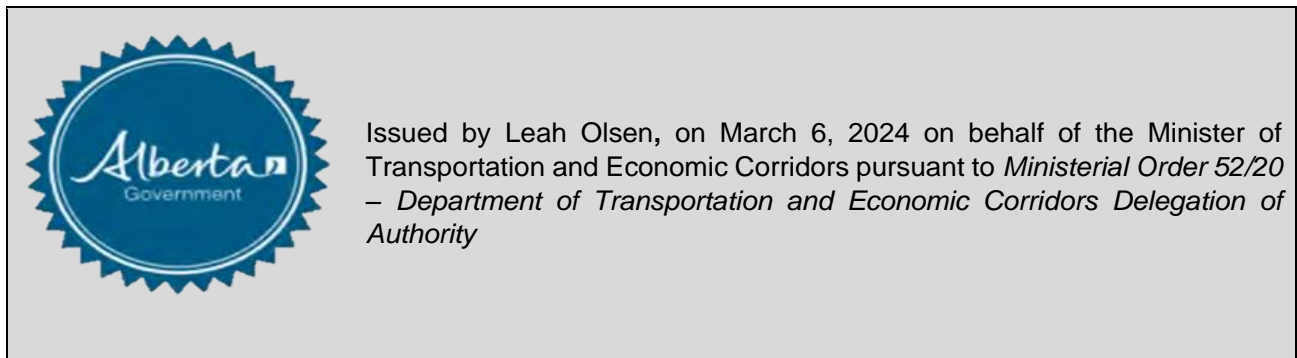
Transportation and Economic Corridors met with Developer Mr. Blair Frache and representatives of Lethbridge County on Wednesday, February 14, 2024, to discuss the outcome of the Traffic Impact Assessment Memorandum prepared by WATT Consulting Group dated December 6, 2023, File No. 4157.T01 (attached).

Section 7.0 Conclusions & Recommendations indicates a Type IIIb intersection treatment would be required, however during discussions on February 14, 2024, Transportation and Economic Corridors advised a south bound to west bound right taper at Range Road 201A and Highway 512 would be satisfactory at this time.

Please submit detailed drawings and an application through RPATH for the proposed intersection upgrades.

It should also be noted that the most westerly direct highway access to this property will need to be removed which will be a condition of subdivision.

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







WATT CALGARY  
1300 – 736 6th Ave SW  
Calgary, AB T2P 3T7  
403-273-9001

## MEMORANDUM

Date: December 6, 2023  
To: Leah Olsen, ATEC  
Cc: Blair Frache  
From: Brendan Stevenson, WATT  
William Minchin, WATT  
Our File No: 4157.T01  
Subject: Transportation Review of SE-1-9-21-W4

### 1.0 INTRODUCTION & PROPOSED DEVELOPMENT

WATT Consulting Group (WATT) was retained by Mr. Blair Frache to prepare a memo according to the guidelines from Alberta Transportation and Economic Corridors (ATEC), to support the proposed development and to outline any improvements needed to the highway network. The proposed development includes subdividing the western portion of approximately 40 acres of SE-1-9-W4 into 7 lots. As illustrated in **Figure 1**, this development is located immediately north of Highway 512 between Range Road 210 and Range Road 211, to the east of Lethbridge.

Two of these lots along the south edge are anticipated to be residential only, while the remaining five are expected to support combination residential / light industrial (“work/live”) applications. The subject property currently has one house but is otherwise used for agricultural purposes. The existing house has direct access onto Highway 512, which runs along the south side of the property; it is proposed that this house and access will remain. There is a public road, Range Road 210A, that runs along the west side of the property, and it is proposed that the remaining lots will have access via this road.

The study area is limited to the development outlined above and the intersection of Highway 512 and Range Road 210A.

The existing Highway 512 (also known as Jail Road) has a service classification of Level 4 (within a small metropolitan area) and a functional classification of *Rural Collector Undivided* (RCU). The development is within Control Section 2.

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 2 of 11



Figure 1: Site Situation

**2.0 EXISTING CONDITIONS**

The existing Highway 512 is a two-lane undivided highway with minimal shoulders and a posted limit through the study area of 100 km/h, with an assumed design speed of 110 km/h (i.e. 10 km/h higher than the posted speed limit). The road is effectively flat

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

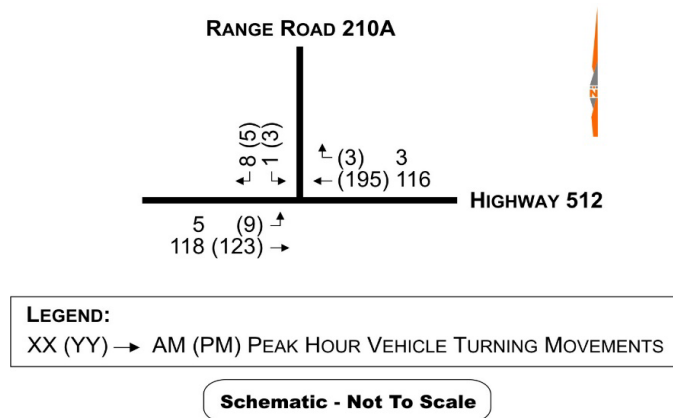
and level within the study area. Highway 512 is free flow at the intersection of Range Road 210A, while Range Road 210A operates under a stop condition.

The intersection of Highway 512 and Range Road 210A, located on the southwest corner of the property, is currently a Type I intersection, with no additional acceleration or deceleration lanes.

It is noted that the study intersection includes a driveway on the south approach that services an agricultural property. During the data collection, no traffic volumes were recorded for this approach and have therefore been left out of the traffic volume figures below.

**3.0 2043 HORIZON BACKGROUND TRAFFIC**

Background traffic volumes for the intersection of Highway 512 and Range Road 210A were established using an AM (7:00-9:00) and PM (16:00-18:00) peak hour count completed on Tuesday, October 17, 2023<sup>1</sup>. Resulting turning movement volumes, as counted, are presented in **Figure 2**. Using a k-factor of 0.116<sup>2</sup>, an AADT of 2,850 was calculated along Highway 512 and 200 on Range Road 210A.



**Figure 2: Existing Traffic Volumes, As Counted, AM & PM Peak Hours**

<sup>1</sup> Data provided by Client. Although there is a driveway forming a de-facto south leg to the intersection, no volume to or from this leg was recorded, and it has been excluded from volume figures for clarity.

<sup>2</sup> Calculated from the Alberta Transportation traffic count of Highway 4 / Highway 512 (2022).

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 4 of 11

The PM Peak Hour volumes were found to be higher than the AM Peak Hour volumes, and so the PM Peak Hour was used for design purposes.

Existing volumes along Highway 512 were grown to a 20-year horizon using an annual linear growth rate of 2%, resulting in a future AADT of 4,000 along Highway 512. No growth rate was applied to Range Road 210A, given the limited growth potential volumes<sup>3</sup>. This background traffic, including the 20 years of growth, is shown in **Figure 3** for the PM peak hour.

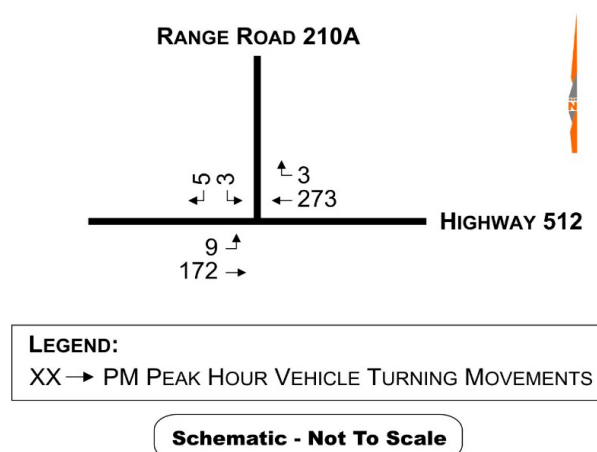


Figure 3: Background Traffic, 20 Year Projection, PM Peak Hour

#### 4.0 TRIP GENERATION

Trip generation rates associated with the proposed development reflect local rates developed from a traffic count<sup>4</sup> at an existing development with comparable land use. Resulting trip generation for the live / work units include:

- AM Peak Hour 4 vehicles / unit (50% inbound / 50% outbound)

<sup>3</sup> With the completion of this development, the catchment area of Range Road 210A will be saturated.

<sup>4</sup> Traffic Count provided by Client, Tuesday, October 24, 2023.

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 5 of 11

- PM Peak Hour 4 vehicles / unit (50% inbound / 50% outbound)

The existing farmhouse accessed via Highway 512 is not considered in this generated traffic and is reflected in the background volumes. **Table 2** summarized the anticipated generated traffic.

**Table 1: Trip Generation**

Land Use	Units	Trips Generated, AM Peak Hour			Trips Generated, PM Peak Hour		
		Total	IB	OB	Total	IB	OB
Live/Work	6	24	12	12	24	12	12

Traffic generated by the development is assumed to follow the same directional split as the existing traffic to and from Range Road 210A, as noted in **Table 3** and **Table 4**. Assigned Development Traffic generated is shown in **Figure 4**.

**Table 2: Directional Split for Inbound Trips**

	Existing Trips Entering from...		Direction Split		Assigned Inbound Tirps	
	East	West	East	West	East	West
AM Peak	4	5	44%	56%	5	7
PM Peak	5	14	26%	74%	3	9

**Table 3: Directional Split for Outbound Trips**

	Existing Trips Leaving to...		Direction Split		Assigned Outbound Tirps	
	East	West	East	West	East	West
AM Peak	3	10	23%	77%	3	9
PM Peak	4	7	36%	64%	4	8

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

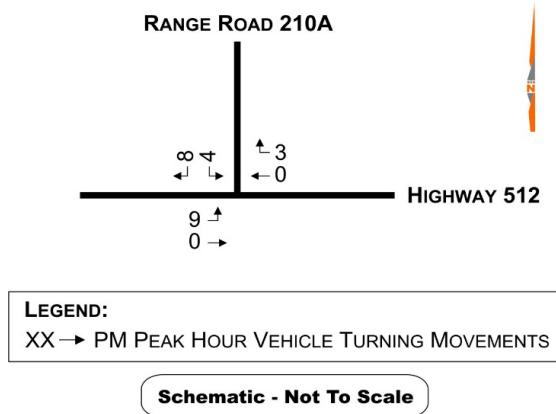


Figure 4: Site Generated Traffic, Full Build Out, PM Peak Hour

**5.0 2043 HORIZON POST-DEVELOPMENT TRAFFIC**

Post development traffic volumes were determined by adding the background (Figure 3) and site generated traffic (Figure 4), with the resulting 2043 traffic volumes illustrated in Figure 5.

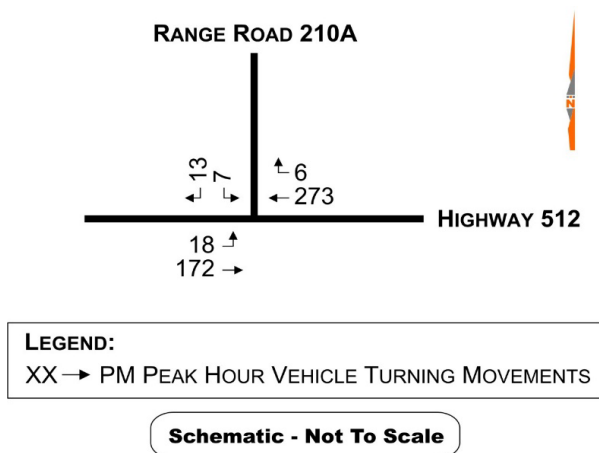


Figure 5: Combined Traffic, 20 Year Projection, PM Peak Hour

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 7 of 11

## 6.0 INTERSECTION TREATMENT WARRANT FOR HIGHWAY 512 AND RANGE ROAD 210A

ATEC has a published warrant procedure for determining intersection treatments along provincial highways<sup>5</sup>. The warrant was applied, using the PM Peak Hour as the design hour, as it was found to have higher traffic volumes than the AM Peak Hour. The volumes used for the intersection treatment warrants are detailed in **Table 4**.

**Table 4: Traffic Volumes for Intersection Treatment Warrant**

	Background	Post-Development	Notes
VI	9	18	Left turning volume
V <sub>A</sub>	181	190	Advancing volume
L	5.0%	9.5%	% of left turns
V <sub>O</sub>	276	279	Opposing volume

For the intersection treatment warrants, a design speed of 110 km/h was assumed (i.e. 10 km/h above the posted speed limit).

Based on the projected background traffic volumes, the intersection warrant treatment was completed (see **Figure 6**), and the appropriate treatment is right on the border between a Type II and a Type III treatment.

Based on the projected development traffic volumes, a second intersection warrant treatment was also completed (see **Figure 7**), and appropriate the treatment is a Type III treatment. Because there is a farmhouse access to the south at the intersection of Highway 512 and Range Road 210A, the appropriate Type III intersection design is the Type IIIb design, as shown in **Figure 8**.

---

<sup>5</sup> Highway Geometric Design Guide, by Alberta Transportation. See Chapter D: At-Grade Intersections, last updated March 2023.

MEMORANDUM

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 8 of 11

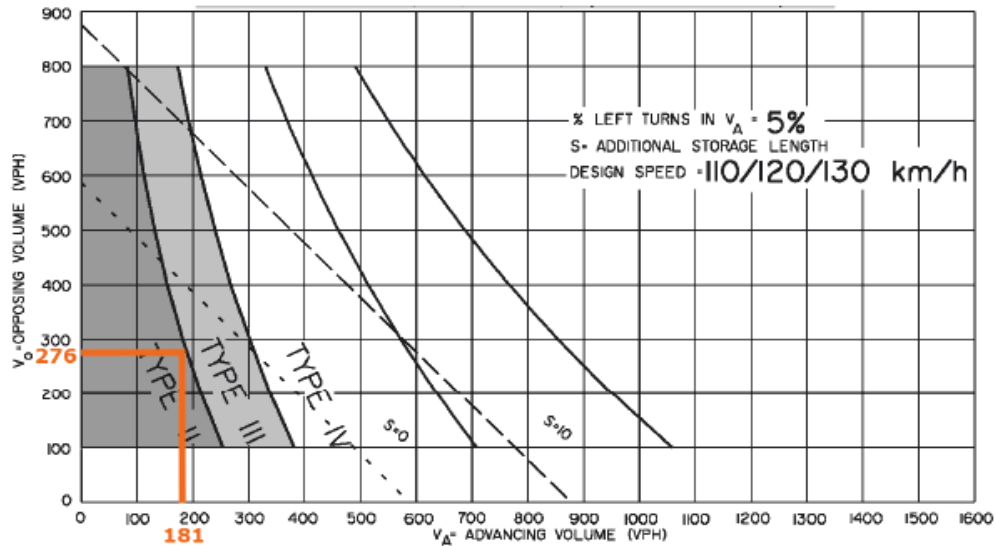


Figure 6: Warrant for Left Turn Lanes for Two-Lane Highways, Design Speed 110 km/h, Left Turn 5%<sup>6</sup>

It is remarked that intersection treatments (beyond Type I, i.e. those adding acceleration, deceleration, and left turn storage lanes) are currently rare along the 27 km length Highway 512, only occurring at the two termini of Highway 512 (at Highway 4, 4 km to the west, and Highway 3 to the northeast), at the intersection with Highway 845 (immediately south of Coaldale, 7.2 km to the east of the project) and the intersection with Township Road 92 (immediately east of Coaldale).

It is noted that the existing farmhouse access within the proposed development will fall within the functional area of the intersection. This access located on the north side of the highway, approximately 135m east of the intersection.

There is a second existing farmhouse access immediately south of the proposed development, whose access forms a de-facto south leg to the intersection. However, no volume from this leg was recorded, and so no intersection treatment is warranted based on movements to or from this leg.

<sup>6</sup> Figure D-7.6.7a in Alberta Transportation's Highway Geometric Design Guide



MEMORANDUM

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 9 of 11

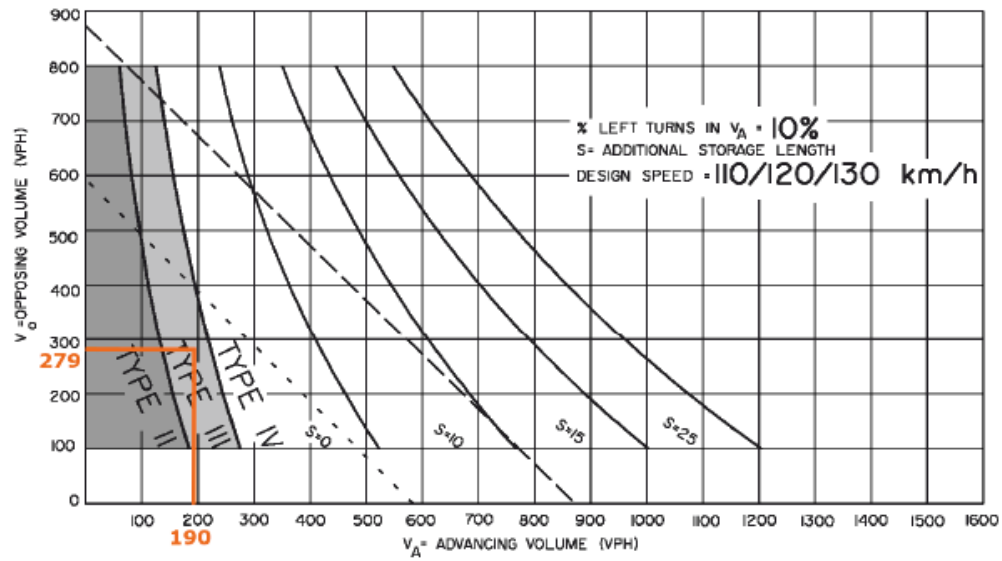


Figure 7: Warrant for Left Turn Lanes for Two-Lane Highways, Design Speed 110 km/h, Left Turn 10%<sup>6</sup>

MEMORANDUM

Date: 2023-12-06

To: Leah Olsen, ATEC

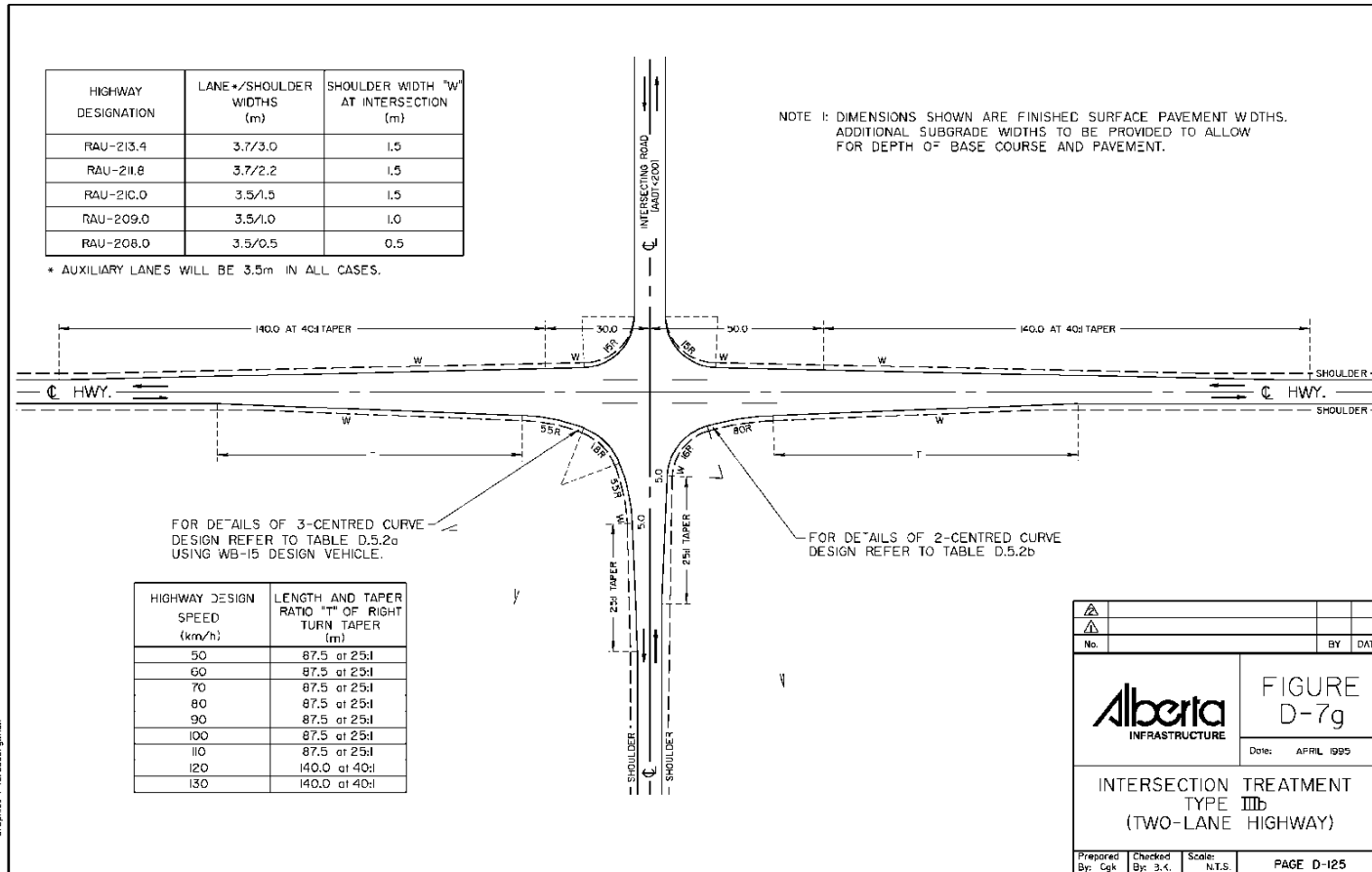


Figure 8: Intersection Treatment Type IIIb (Two Lane Highway)

**MEMORANDUM**

Date: 2023-12-06

To: Leah Olsen, ATEC

Subject: Transportation Review of SE-1-9-21-W4

WATT CONSULTING GROUP

Page 11 of 11

**7.0 CONCLUSIONS & RECOMMENDATIONS**

The proposed development is located to the north of Highway 512 and east of Range Road 210A and is anticipated to include both residential and industrial land use on a 40 acre parcel.

As indicated in the body of the report, existing and future traffic volumes in the 2043 horizon are not anticipated to cause any intersection operation concerns. According to an intersection treatment review, a Type IIIb intersection treatment will be required to support traffic in the 2043 horizon year, with or without the development going forward.

Sincerely,  
**WATT Consulting Group**

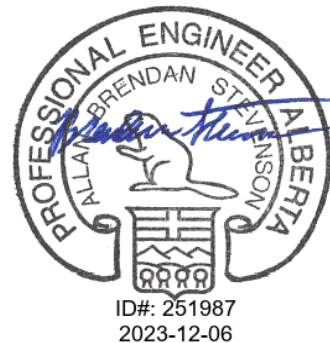
**Brendan Stevenson**, PEng, PTOE, PMP  
Regional Lead Transportation

T 403-273-9001 ext. 728

C 587-432-3282

E bstevenson@wattconsultinggroup.com

#WEAREWATT



<b>PERMIT TO PRACTICE</b>	
<b>WATT CONSULTING GROUP LTD.</b>	
RM Signature _____	<i>B. Stevenson</i>
RM APEGA ID #: _____	79691
Date: _____	Dec.6, 2023
<b>PERMIT NUMBER: P003818</b>	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

## Hilary Janzen

---

**From:** Minyukova, Veronika <veronika.minyukova@atco.com>  
**Sent:** Wednesday, August 02, 2023 7:20 AM  
**To:** Hilary Janzen  
**Subject:** RE: Lethbridge County External Referral - Bylaws 23-021 and 23-022

Good Morning,

ATCO Gas has no objections to the proposed.

Thanks!

### Veronika Minyukova

Summer Student  
ATCO Gas | Land

---

**From:** Hilary Janzen <hjanzen@lethcounty.ca>  
**Sent:** Tuesday, August 1, 2023 1:37 PM  
**To:** Alberta Health Services (SouthZone.EnvironmentalHealth@ahs.ca) <SouthZone.EnvironmentalHealth@ahs.ca>; SMRID (lpark@smrid.ab.ca) <lpark@smrid.ab.ca>; FortisAlberta Inc. - Referrals (landserv@fortisalberta.com) <landserv@fortisalberta.com>; South District Engineering <SouthDistrictEngineering1@atco.com>; South Land Administration <SouthLandAdministration@atco.cul.ca>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>; Tyson Boylan <Tyson.Boylan@lethbridge.ca>  
**Subject:** Lethbridge County External Referral - Bylaws 23-021 and 23-022

**\*\*Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.\*\***

Please see the attached referral from Lethbridge County. Comments are due by September 1, 2023.

Hilary Janzen, RPP, MCIP  
Supervisor of Planning & Development  
P: 403.380.1580 C: 403.331.5036 E: hjanzen@lethcounty.ca  
www.lethcounty.ca



Stay up to date on projects & initiatives and give feedback on what matters most to you  
Visit [whatshappening.lethcounty.ca](http://whatshappening.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 .](#)  
**To:** [Hilary Janzen](#)  
**Subject:** Re: UPDATED - Lethbridge County Referral - Bylaws 23-021 and 23-022  
**Date:** Friday, May 10, 2024 11:42:05 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

**Jaylene Perkins** (*she/her*)

**Real Estate Specialist | TELUS Land Solutions Team**  
**Customer Network Planning (CNP)**  
18811 107 Avenue NW, Edmonton, AB T5S 2L9

**The future is friendly®**

[circulations@telus.com](mailto:circulations@telus.com)

On Thu, Apr 18, 2024 at 4:42 PM Hilary Janzen <[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)> wrote:

**ATTENTION:** This email originated from outside of TELUS. Use caution when clicking links or opening attachments.  
| Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Good Afternoon,

Please see the updated referral for Bylaws 23-021 and 23-022. Please use this link to view the Area Structure Plan.

<https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:8300dac2-dae0-44e5-b848-d299adc4d563>

Comments are due May 17, 2024.

Thank you,



**Hilary Janzen, RPP, MCIP**

**Manager, Planning and Development**

**P:** 403.380.1580 **C:** 403.331-5036 **E:** [hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)

[www.lethcounty.ca](http://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.

Pater Subdivision Residents  
Lethbridge County, AB  
T1J 5N9

Lethbridge County  
#100, 905 4 Ave S  
Lethbridge, AB  
T1J 0P4

July 9, 2024

To Whom it May Concern,

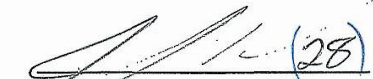
We as a group of affected land owners of the proposed Bylaw 23-021 – Country Side Area Structure Plan and Bylaw 23-022 – Rezoning Proposal. While we do not object necessarily to the development of the land in question, we have some concerns over how this development will affect those of us who reside here and will in the future.


- i) The proposed additional 6 Lots, which allow light commercial development raises several concerns;
  - a. While the application is requesting the redesignation from Urban Fringe to Group Country Residential with Direct Control, our preference would be to maintain the same land use designation as the existing Pater Subdivision – GCR.
  - b. The additional lots coupled with the Light Commercial application have the potential to bring in significantly more traffic on a road that is already highly used
  - c. The current gravelled road requires constant maintenance due to washboard and mud like conditions caused by wear and tear. The additional traffic on this road would only further elevate these problems.
    - i. We request an upgraded paved surface to accommodate the light commercial traffic utilization from the 512 intersection North, through to all the proposed lots.
      - 1. We are aware the County required John Pater to pave the end of the last phase of his subdivision as part of his subdivision agreement with the county, and have been advised this is a requirement of all future similar sub-divisions within the county. We would assume that the County would have same requirements for this project.
      - 2. The remaining existing property owners would be required to split the portion of the road that splits west bound to the existing Pater Pavement
- ii) The current approach leaving the Pater Sub-division heading west onto Highway 512 is not wide enough for light commercial vehicles either entering or leaving

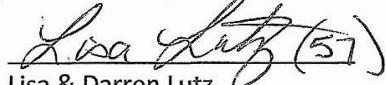
- a. ie: Trucks pulling trailers require wide turns, thus using the east bound on-coming on-lane heading west to avoid putting trailers into the ditch. If there are vehicle's trying to enter the subdivision at the same time, that truck and trailer is blocking the entrance to make the turn to get onto Highway 512 headed west.
- b. Most Pater residents have on multiple occasions experienced east bound traffic trying to overtake us as we slow for the lefthand turn (headed North) into the subdivision.
  - i. In 2018, one of the residents of the Pater Subdivision was almost killed as she was entering the subdivision (headed Eastbound on the 512, turning left into the sub-division) as a truck passed the vehicle behind her and hit her driver door that sent both vehicles in the canal.
- c. We have been advised by Mr. Frache that he would be required to pay for an acceleration lane headed west on the 512.
  - i. We feel the following may be a better fit:
    - 1. A left-hand deceleration lane would be safer with the increased traffic
    - ii. A short run-out lane headed west would be more than sufficient

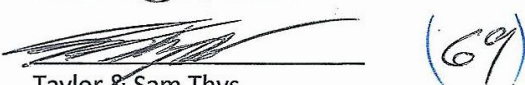
We thank you for the opportunity to address our concerns.

Concerned Residents,

 (28)  
John & Tammy Ockerman

 (68)  
Russell & Hailey McGee

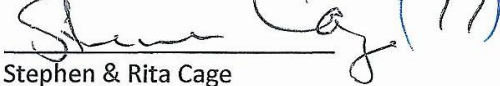
 (57)  
Lisa & Darren Lutz


 (69)  
Taylor & Sam Thys

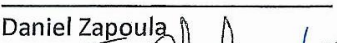
 (61)  
Peter & Camelia Van Liere

 (73)  
Jordan Bonetti & Riley Merrill

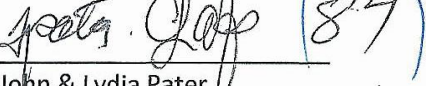
 (71)  
Travis & Dawn Anne Thys

 (77)  
Stephen & Rita Cage

 (64)  
Linda Kadijk

  
Daniel Zapoula

 (85)  
Dennis & Lorraine Heck

 (84)  
John & Lydia Pater



# AGENDA ITEM REPORT



**Title:** Bylaw 24-010 - Re-designate a portion of SE 3-9-20-W4 (3.3 acre area) from Urban Fringe to Direct Control- Public Hearing  
**Meeting:** Council Meeting - 18 Jul 2024  
**Department:** Development & Infrastructure  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 05 Jul 2024  
Approved - 08 Jul 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

An application has been made to re-designate portion of SE 3-9-20-W4 (3.3 acre area) from Urban Fringe to Direct Control to allow for the expansion of an existing home occupation.

## RECOMMENDATION:

That Bylaw 24-010 be read a second time.  
That Bylaw 24-010 be read a third time.

## REASON(S) FOR RECOMMENDATION(S):

The proposed rezoning complies with the Lethbridge County Industrial-Commercial Land Use Strategy and the Municipal Development Plan.

## 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 designation.
- First Reading of Bylaw 24-010 was given on June 20, 2024.

## BACKGROUND INFORMATION:

An application has been made to re-designate a 3.3 acres area in the SE 3-9-20-W4 Urban Fringe to Direct Control. The intent of this application is to allow for an existing consulting firm to expand from a home occupation to a full scale business.

The application has been circulated to all County Departments and external agencies for review. The following comments were received:

- Alberta Transportation and Economic Corridors - No concerns
- Town of Coaldale - no concerns
- ATCO - no concerns
- Telus - no concerns
- Fortis - no concerns

Lethbridge County Administration has reviewed the proposed bylaws and has the following comments:

- 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 include proximity to a highway, compatibility with adjacent land uses, and proximity/access to utilities/services. The proposed Rezoning application is compliance with the the siting criteria.
- The nature of the business and the limited uses as described in the Direct Control ensure that there will be no negative impacts to adjacent properties.

The notice of the public hearing was advertised in the June 25 and July 2 editions of the Sunny South News and on the County's website and social media account.

**ALTERNATIVES / PROS / CONS:**

County Council may refuse second reading of Bylaw 24-010

Pros- none identified

Cons - limit growth of an existing business

**FINANCIAL IMPACT:**

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

**LEVEL OF PUBLIC PARTICIPATION:**

- Inform
  Consult
  Involve
  Collaborate
  Empower

**ATTACHMENTS:**

- [Bylaw 24-010 - Rezoning Application](#)
- [Bylaw 24-010 - Circulation Map](#)
- [Bylaw 24-010 - Signed Bylaw](#)
- [ATEC Comments](#)
- [Coaldale Comments](#)
- [FORTIS Comments](#)
- [ATCO Comments](#)
- [Telus Comments](#)



**LETHBRIDGE COUNTY**  
**APPLICATION FOR A**  
**LAND USE BYLAW AMENDMENT**  
 Pursuant to Bylaw No. 1404

Form C

OFFICE USE		
Date of Application: <u>March 18, 2024</u>	Assigned Bylaw	No. <u>24-010</u>
Date Deemed Complete: <u>March 26, 2024</u>	Application & Processing Fee:	\$ <u>2000.00</u>
Redesignation <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/> <u>Direct Control</u>	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 sections 53(1))

**IMPORTANT NOTE:** Although the Supervisor of Planning and Development 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: Douglas Bergen

Mailing Address: PO Box 1667 Phone: 403-345-2116  
Coaldale, AB Phone (alternate): \_\_\_\_\_  
 \_\_\_\_\_ Fax: 403-345-2125

Postal Code: T1M 1N3

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: 202030 Hwy 512

Legal Description: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 OR Quarter SE 1/4 Section 3 Township 9 Range 20 W4  
Portonof

**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 Urban Fringe

Proposed Land Use Designation (zoning) (if applicable):

Direct Control

**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 52 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.

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 section 52(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: 03/04/24

*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. 1404 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.

Descriptive Narrative  
Proposed Direct Control Reclassification  
of a portion of SE ¼ 3-9-20 W4

LAND USE

The firm of Douglas J. Bergen & Associates has resided in Lethbridge County for 30 years. Lisa and I have raised 5 children on the property and consider it a great privilege to live in the County. We have always been respectful of our agricultural environment and supported our neighbours when they needed help.

With our son, Grantham, graduating with his degree in architecture in 2025 we are looking to expand our operation to include more staff.

We have outgrown the home occupation category relative to the Land Use Bylaw and therefore are applying for a Direct Control designation to the area immediately around our current office building. This reclassification will give us the opportunity to carry on our family legacy in the County. The Direct Control designation provides the County with assurance that we limit our operation to consulting as opposed to a more impactful use.

COMPATIBILITY

The current zoning for our parcel is Urban Fringe. Several similar home occupations/small businesses operate in the Urban Fringe of Coaldale. Our consulting firm has operated in this location for 30 years with no conflict with adjacent uses.

SUITABILITY

Our proposed office expansion will honor existing drainage patterns and have minimal impact to the immediate area. Existing soil conditions are in keeping with code requirements for spread footing construction.

SERVICES

Domestic water to the property is via the County of Lethbridge Rural Water Association. The proposed development is an administrative office addition which is a very low water user. Sanitary sewer will be designed and permitted to meet all government regulations. Natural gas, electricity and telephone services exist on-site and are of capacity to suit the proposed use.

ACCESS

Alberta Transportation has issued a permit for the proposed use. No additional access to public roadways are required.

## **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 the following lands:

SE ¼-3-9-20-W4

For the specific purposes of allowing an existing consulting firm to expand in order to maintain a viable operation.

#### **2. USES**

Accessory Building/Structures to the listed Permitted Uses  
Free Standing Signage (Signs)  
Office/ Administration Building  
Professional Services

#### **3. DEFINITIONS**

All 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 1.34 hectares. (3.31 acres)

#### **5. MINIMUM YARD SETBACK REQUIREMENTS**

Side and Rear Yard Setbacks - 6.1 meters (20 feet)

Front Yard (Highway 512)

- 39.522 meters (129 feet – 8 inches) from the centerline of HWY 512 as per Development Permit #2024-022

#### **6. ACCESSORY BUILDINGS AND STRUCTURES**

- Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

#### **7. GENERAL STANDARDS OF DEVELOPMENT**

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

#### **8. SIGN REGULATIONS**

As per the Lethbridge County Land Use Bylaw.

## 9. OTHER STANDARDS

- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be maintained in the existing pre-approved condition.
- Parking for the parcel will be as per the submitted site plan.
- Any additional standards as required by Council or the Development Officer acting as the Development Authority.

## 10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Refuse or solid waste shall be kept in a suitably sized container or enclosure, and the refuse containers shall be located in a read yard only.
- 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.
  - Parking and storage are prohibited from being located over any of the septic system including the disposal field area.
- Development Agreement – the developer may be required to enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

## 11. SUBDIVISION

Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

## 12. DELEGATION OF AUTHORITY

- The Development Officer, in accordance with the Land Use Bylaw (Bylaw 24-007) Part 1 Section 36, under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications provided they conform to the standards of this Bylaw.
- County Council shall be the Development Authority to decide on Development Permit Application requiring a waiver of the development standards.

## 13. APPROVAL PROCEDURE

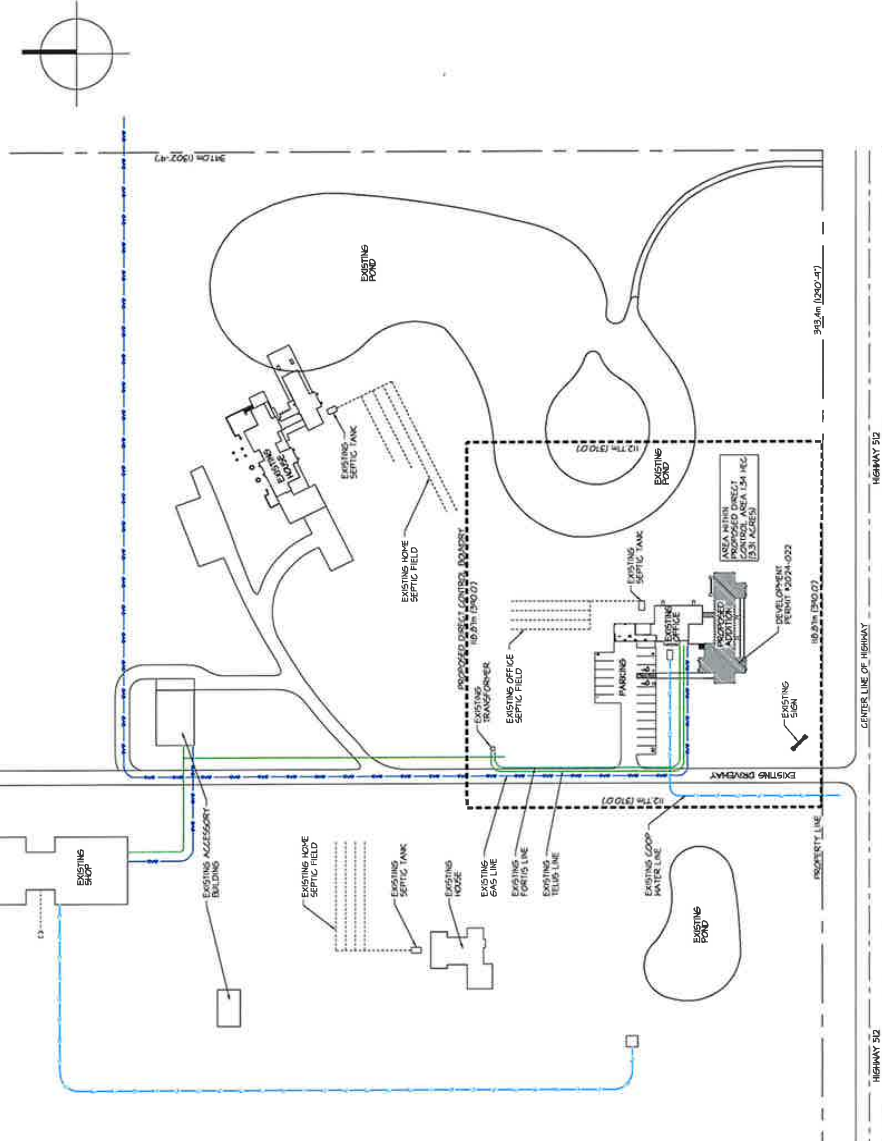
- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, then immediately upon issuance of the Development Permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
- Before consideration of a Permit Application for Developing requiring waivers on the subject property, Council shall:



- Cause a notice to be issued by the designated officer to any person likely to be affected.
- Ensure that the notice contains the date and time that Council will hear the Application for waivers of development standards.
- Hear any persons that claims to be affected by the decision on the Application.
- Council may then approve the Development Application with or without conditions or refuse the Application with reasons.
- Where Council has made the 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.
- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation and Economic Corridors, or any applicable Provincial Government department.

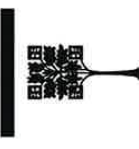
#### 14. APPEAL PROCEDURE

- 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.



**LEGAL DESCRIPTION**  
 SE 1/4-3-9-20-W4  
 LLD:  
 ADDRESS: 202030 HWY 512  
 LAND USE: RURAL URBAN FRINGE (RUF)

REVISIONS	CONSULTANTS



**DOUGLAS J. BRIGHT & ASSOCIATES LTD.**  
 3103 17th Street SW  
 Calgary, Alberta T2M 2Y2  
 Tel: 403.243.8888  
 Fax: 403.243.8889  
 www.djb-associates.com

THE CONSULTANT HAS BEEN ADVISED THAT THIS DRAWING IS TO BE USED FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION. THE CONSULTANT HAS NOT CONDUCTED ANY FIELD SURVEYS OR INVESTIGATIONS. THE CONSULTANT HAS BEEN ADVISED THAT THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONSULTANT HAS BEEN ADVISED THAT THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONSULTANT HAS BEEN ADVISED THAT THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**PROJECT TITLE**  
 OFFICE ADDITION

**CLIENT**  
 000465 J. BRISON

**DRAWING TITLE**  
 SITE PLAN

DATE: March 2024  
 PROJECT NO.: 233  
 SCALE: AS SHOWN  
 PLOTTED: 03/21/2024  
 CADD FILE: 232-233.rvt  
 SHEET NO.: AI

1 SITE PLAN  
 SCALE: 1" = 100'-0"

Bylaw 24-010

3

SE3-9-20-4

HWY 845

HWY 512

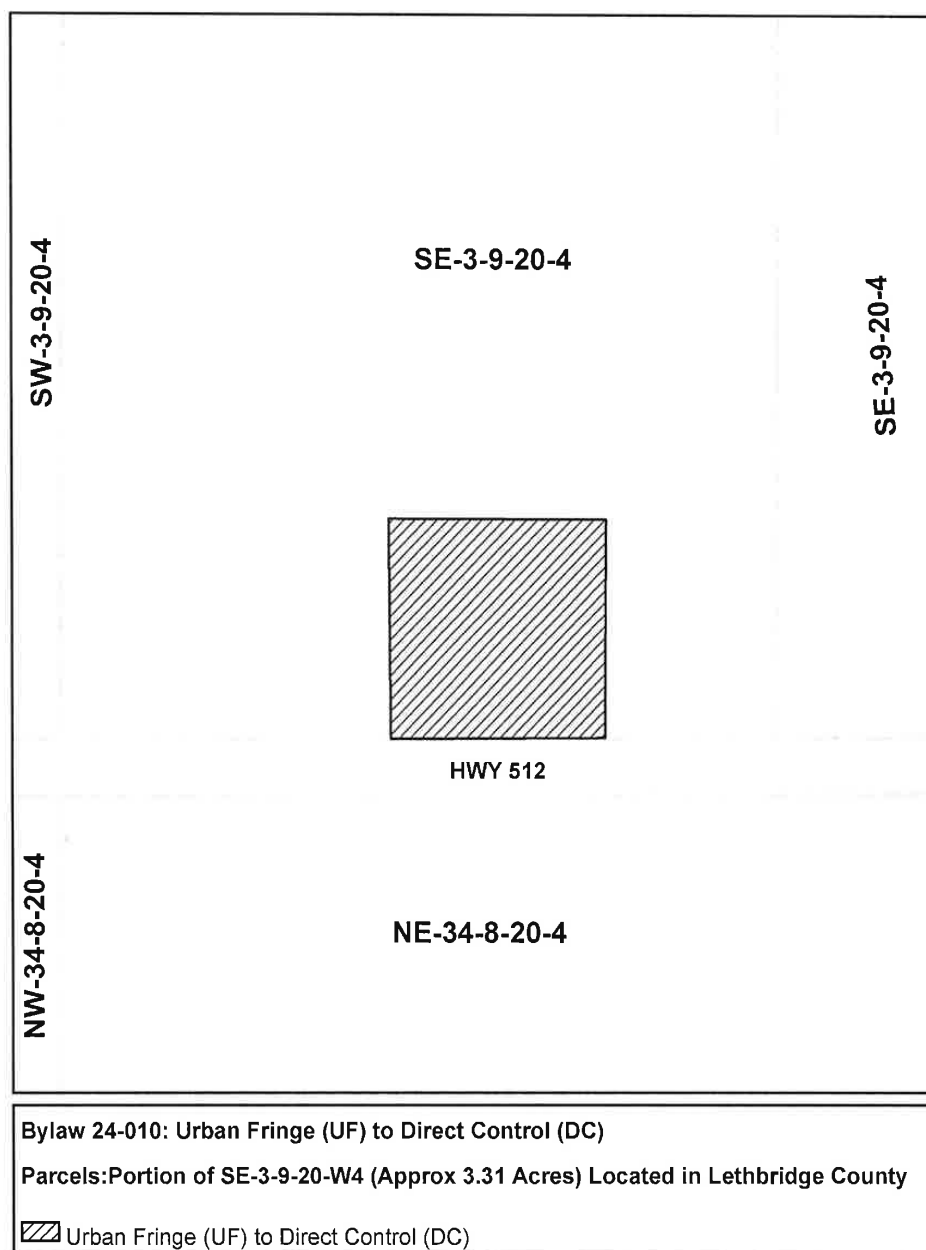
Area of Rezoning - Rural Urban Fringe to Direct Control

**LETHBRIDGE COUNTY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 24-010**

Bylaw 24-010 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 24-0010 is to re-designate that portion of SE 3-9-20-W4, as shown on the sketch below, from Urban Fringe (UF) to Direct Control (D.C.);



AND WHEREAS the purpose of proposed Bylaw 24-010 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. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 20<sup>th</sup> day of June 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 <sup>st</sup> Reading	June 20, 2024
2 <sup>nd</sup> Reading	
Public Hearing	
3 <sup>rd</sup> 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 the following lands:

SE ¼-3-9-20-W4

For the specific purposes of allowing an existing consulting firm to expand to maintain a viable operation.

2. USES

Accessory Building/Structures to the listed Uses  
Free Standing Signage (Signs)  
Office/ Administration  
Professional Services

3. DEFINITIONS

All 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 1.34 hectares. (3.31 acres)

5. MINIMUM YARD SETBACK REQUIREMENTS

Side and Rear Yard Setbacks - 6.1 meters (20 feet)

Front Yard (Highway 512)

- 39.522 meters (129 feet – 8 inches) from the centerline of HWY 512 as per Development Permit #2024-022

6. ACCESSORY BUILDINGS AND STRUCTURES

- Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on an easement.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of County Council or the Development Planner acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be maintained in the existing pre-approved condition.

- Parking for the parcel will be as per the submitted site plan.
- Any additional standards as required by Council or the Development Officer acting as the Development Authority.

#### 10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Refuse or solid waste shall be kept in a suitably sized container or enclosure, and the refuse containers shall be located in a rear yard only.
- 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.
  - Parking and storage are prohibited from being located over any of the septic system including the disposal field area.
- Development Agreement – the developer may be required to enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

#### 11. SUBDIVISION

- Subdivision of the parcel will be limited to the area zoned Direct Control. Any further subdivision of the larger parcel shall follow the policies of the Lethbridge County Municipal Development Plan and the Lethbridge County Land Use Bylaw – Subdivision Criteria.
- County Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

#### 12. DELEGATION OF AUTHORITY

- The Development Planner, in accordance with the Land Use Bylaw (Bylaw 24-007) Part 1 Section 36, under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications provided, they conform to the standards of this Bylaw.
- County Council shall be the Development Authority to decide on Development Permit Application requiring a waiver of the development standards.

#### 13. APPROVAL PROCEDURE

- Where the Development Planner, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, then immediately upon issuance of the Development Permit, the Development Planner 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.
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  - Cause a notice to be issued by the designated officer to any person likely to be affected.
  - Ensure that the notice contains the date and time that Council will hear the Application for waivers of development standards.
  - Hear any persons that claims to be affected by the decision on the Application.
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- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation and Economic Corridors, or any applicable Provincial Government department.

#### 14. APPEAL PROCEDURE

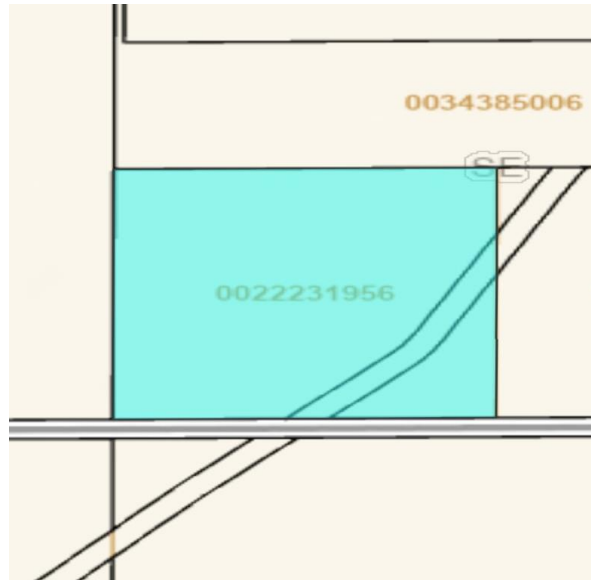
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# Alberta Transportation and Economic Corridors Notice of Referral Decision

## Land Use Bylaw amendment in proximity of a provincial highway

<b>Municipality File Number:</b>	Bylaw 24-010	<b>Highway(s):</b>	512, 845
<b>Legal Land Location:</b>	QS-SE SEC-03 TWP-009 RGE-20 MER-4	<b>Municipality:</b>	Lethbridge County
<b>Decision By:</b>	Leah Olsen	<b>Issuing Office:</b>	Southern Region / Lethbridge
<b>Issued Date:</b>	2024-04-11 11:50:40	<b>AT Reference #:</b>	RPATH0041838
<b>Description of Development:</b>	An application has been submitted to re-designate the parcels as shown on the enclosed map from Rural Urban Fringe to Direct Control. The intent of the rezoning is to allow for the expansion of an existing consulting firm on the property. The proposed uses are included in the Direct Control District.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta 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).

Alberta 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.

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 Alberta 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 **2024-0411 11:50:40** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*

**From:** [Cameron Mills](#)  
**To:** [Hilary Janzen](#)  
**Subject:** Re: Lethbridge County Referral - Bylaw 24-010  
**Date:** Tuesday, April 02, 2024 2:04:38 PM  
**Attachments:** [image001.png](#)

---

Hilary,

The Town of Coaldale has no concerns with the proposal.

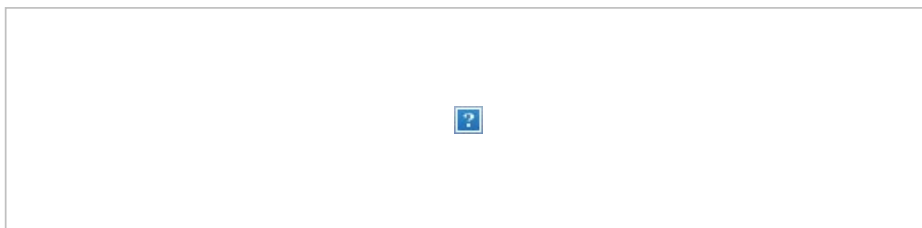
Regards,

Cameron Mills, MBA  
Deputy Chief Administrative Officer  
Director of Growth & Investment  
Town of Coaldale  
#200, 1801 20 Avenue, Coaldale, AB, T1M1N1 Box 1236  
403-345-1370 (Office)  
403-593-0999 (Cell)

On Tue, Apr 2, 2024 at 8:12 AM Hilary Janzen <[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)> wrote:

Please review the attached referral and provide comments by May 2, 2024.

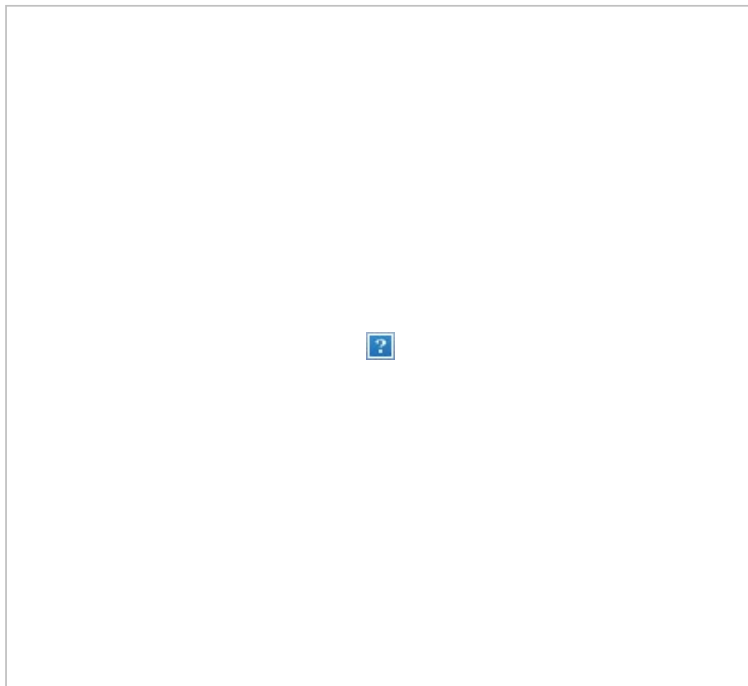
Thank you,



**From:** [Tracy Davidson](#) on behalf of [Land Service](#)  
**To:** [Hilary Janzen](#)  
**Subject:** FW: [CAUTION] Lethbridge County Referral - Bylaw 24-010  
**Date:** Wednesday, April 24, 2024 7:27:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[External Circulation - Bylaw 24-010.docx](#)  
[Bylaw 24-010 - Circulation Map.pdf](#)  
[Bylaw 24-010 - Rezoning Application .pdf](#)

---

Good morning,  
FortisAlberta Inc. has no concerns regarding this land use bylaw amendment.



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, April 2, 2024 8:13 AM

**To:** Cameron Mills <cameron.mills@coaldale.ca>; mazzarello@smrid.com; Land Service <landserv@fortisalberta.com>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <SouthDistrictEngineering1@atco.com>; Telus Referrals (All) (circulations@telus.com) <circulations@telus.com>

**Subject:** [CAUTION] Lethbridge County Referral - Bylaw 24-010

**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 referral and provide comments by May 2, 2024.

Thank you,



**From:** [Afolabi, Busayo](#)  
**To:** [Hilary Janzen](#)  
**Subject:** RE: Lethbridge County Referral - Bylaw 24-010  
**Date:** Tuesday, April 02, 2024 9:26:36 AM  
**Attachments:** [image001.png](#)

---

Good morning Hilary,

No objections from ATCO.

Thank you,

**Busayo Afolabi** (she/her)  
Engineering Co-op Student, South District Engineering  
Natural Gas

[E. busayo.afolabi@atco.com](mailto:busayo.afolabi@atco.com) **C.** 403-634-2766

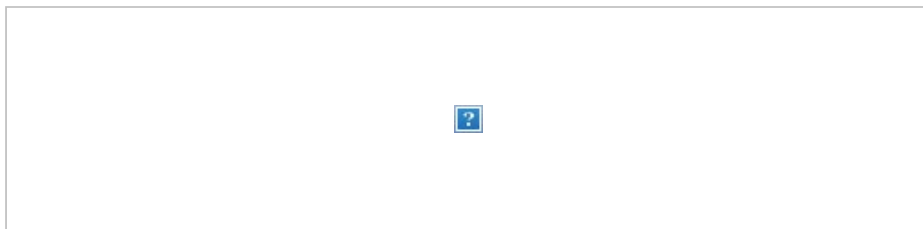
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**From:** Hilary Janzen <[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)>  
**Sent:** Tuesday, April 2, 2024 8:13 AM  
**To:** Cameron Mills <[cameron.mills@coaldale.ca](mailto:cameron.mills@coaldale.ca)>; mazzarello@smrid.com; FortisAlberta Inc. - Referrals ([landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)) <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>; South District Engineering <[SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)>; Telus Referrals (All) ([circulations@telus.com](mailto:circulations@telus.com)) <[circulations@telus.com](mailto:circulations@telus.com)>  
**Subject:** Lethbridge County Referral - Bylaw 24-010

**\*\*Caution – This email is from an external source. If you are concerned about this message, please report using Phish Alert Button in your Outlook for analysis.\*\***

Please review the attached referral and provide comments by May 2, 2024.

Thank you,



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**From:** [circulations](#)  
**To:** [Hilary Janzen](#)  
**Subject:** RE: Lethbridge County Referral - Bylaw 24-010  
**Date:** Tuesday, April 23, 2024 2:02:47 PM  
**Attachments:** [image002.png](#)

---

Good Day,

Thank you for including TELUS in your circulation  
At this time, TELUS has no concerns with the proposed activities.

Thanks,

**Jaylene Perkins** (*she/her*)  
**Real Estate Specialist | TELUS Land Solutions Team**  
**Customer Network Planning (CNP)**  
18811 107 Avenue NW, Edmonton, AB T5S 2L9  
**The future is friendly®**  
[circulations@telus.com](mailto:circulations@telus.com)

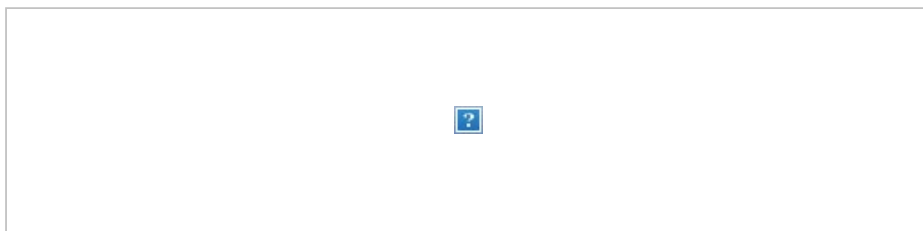
---

**From:** Hilary Janzen <[hjanzen@lethcounty.ca](mailto:hjanzen@lethcounty.ca)>  
**Sent:** Tuesday, April 2, 2024 8:13 AM  
**To:** Cameron Mills <[cameron.mills@coaldale.ca](mailto:cameron.mills@coaldale.ca)>; mazzarello@smrid.com; FortisAlberta Inc. - Referrals ([landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)) <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>; ATCO Pipelines (SouthDistrictEngineering1@atco.com) <[SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)>; circulations <[circulations@telus.com](mailto:circulations@telus.com)>  
**Subject:** Lethbridge County Referral - Bylaw 24-010

**ATTENTION:** This email originated from outside of TELUS. Use caution when clicking links or opening attachments.  
| Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Please review the attached referral and provide comments by May 2, 2024.

Thank you,



# AGENDA ITEM REPORT



**Title:** Rescind Road Closure Resolutions - Plan 375BM  
**Meeting:** Council Meeting - 18 Jul 2024  
**Department:** Development & Infrastructure  
**Report Author:** Hilary Janzen

## APPROVAL(S):

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

Approved - 05 Jul 2024  
Approved - 08 Jul 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

Two road closure were approved by County Council to address road encroachment issues which were ultimately not resolved and it has been determined that the road closures are no longer required.

## RECOMMENDATION:

That County Council Rescind Resolutions:

- 256/17 (NE 30-9-21-W4) and 257/17 (NE 30-9-21-W4 & SE 31-9-21-W4)

## REASON(S) FOR RECOMMENDATION(S):

The road closures have been deemed not necessary.

## PREVIOUS COUNCIL DIRECTION / POLICY:

County Council approved the road closures by resolution on August 29, 2017.

## BACKGROUND INFORMATION:

The road closures were submitted to resolve an road encroachment issue at that time. In discussions with the landowners an agreement could not be reached to resolve the encroachment issue and as such the road closures were not registered. Alberta Transportation has requested that the road closures either be registered or that the resolutions be rescinded by County Council. As the road closure is no longer required the resolutions can be rescinded and a notice sent to Alberta Transportation.

## ALTERNATIVES / PROS / CONS:

No alternatives identified



**FINANCIAL IMPACT:**

There is no financial impact

**LEVEL OF PUBLIC PARTICIPATION:**



Inform



Consult



Involve



Collaborate



Empower

**ATTACHMENTS:**

[Letter from ATEC RE - Unregistered Road Closures](#)

[Road Closure Resolution - Part 1](#)

[Road Closure - Part 1 Map](#)

[Road Closure Resolution - Part 2](#)

[Road Closure - Part 2 Map](#)



Transportation and Economic Corridors

TECHNICAL STANDARDS BRANCH  
2<sup>ND</sup> FLOOR, TWIN ATRIA BUILDING  
4999-98 AVENUE  
EDMONTON, ALBERTA, CANADA  
T6B 2X3

TELEPHONE NO: 780-427-7902  
Toll Free Connection Dial 310-0000

April 30, 2024

Lethbridge County  
#100, 905 – 4th Avenue  
Lethbridge, AB T1J 4E4

Attention: Hilary Janzen

**RE: UNREGISTERED APPROVED ROAD CLOSURES**

It has come to the department's attention that the following road closures, approved by Alberta Transportation and Economic Corridors, have yet to be registered with the Land Titles Office.

1. Plan 375BM, E 30-9-21-4, Notification 51771 approved on August 29, 2017;
2. Plan 375BM, NE 30-9-21-4, Notification 51770 approved on August 29, 2017

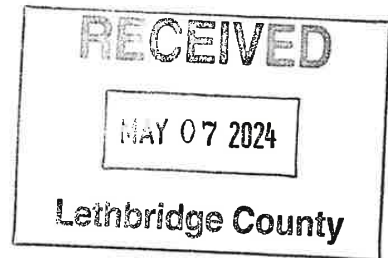
Please arrange for registration of the above road closures at the earliest opportunity and advise us of the registration numbers. Alternatively, if your office does not intend to proceed with the closures, please arrange for rescindment of the resolution and notify this office by letter so we can close the files.

We look forward to your prompt response.

Yours truly,

**Laura Miller** Digitally signed by Laura Miller  
Date: 2024.04.30 11:29:08 -06'00'

Road Closure Coordinator



Classification: Protected A

Lethbridge County

A Resolution of **Lethbridge County** for the purpose of closing to public travel and cancelling a public highway in accordance with Section 24 of the Municipal Government Act, Chapter M26, Revised Statutes of Alberta 2000, as amended.

WHEREAS, the lands hereafter described are no longer required for public travel,

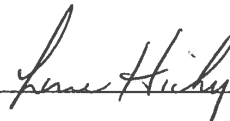
NOW THEREFORE be it resolved that the Council of Lethbridge County does hereby close the following described road, subject to rights of access granted by other legislation.

NE 30-9-21-4

THAT PORTION OF **ROAD PLAN 375BM** LYING SOUTH AND SOUTH WESTERLY OF ROAD PLAN \_\_\_\_\_.

CONTAINING 0.120 HECTARES (0.30 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

To be placed back into Certificate of Title No: 041 489 241 +2

  
\_\_\_\_\_  
Chief Elected Official

  
\_\_\_\_\_  
Chief Administrative Officer

Seal

Approved this 29<sup>th</sup> day of August, 2017.

  
\_\_\_\_\_  
for: Michael Botros  
Minister of Transportation

resolution

REGISTRAR  
LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_  
ENTERED AND REGISTERED  
ON \_\_\_\_\_  
INSTRUMENT NO. : \_\_\_\_\_  
A.D. REGISTRAR

S.E.1/4 SEC. 31 - 9 - 21 - 4

S.E.1/4 SEC. 31 - 9 - 21 - 4

S.W.1/4 SEC. 32 - 9 - 21 - 4

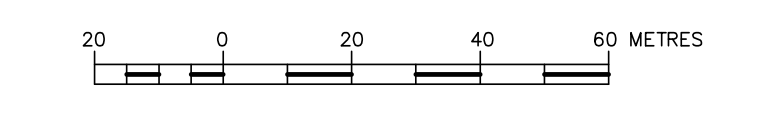
LETHBRIDGE COUNTY

PLAN SHOWING SURVEY OF  
ROAD

AFFECTING PART OF  
LOT 1, BLOCK 1, PLAN NO. 901 2038 {N.E.1/4 SEC. 30  
S.E.1/4 SEC. 31  
AND PART OF  
ROAD PLAN 375 B.M. {N.E.1/4 SEC. 30  
S.E.1/4 SEC. 31  
AND PART OF  
N.E.1/4 SEC. 30 & S.E.1/4 SEC. 31  
ALL WITHIN  
TWP. 9, RGE. 21, W.4 M.

BY: J. D. WILLIAMS, A.L.S.

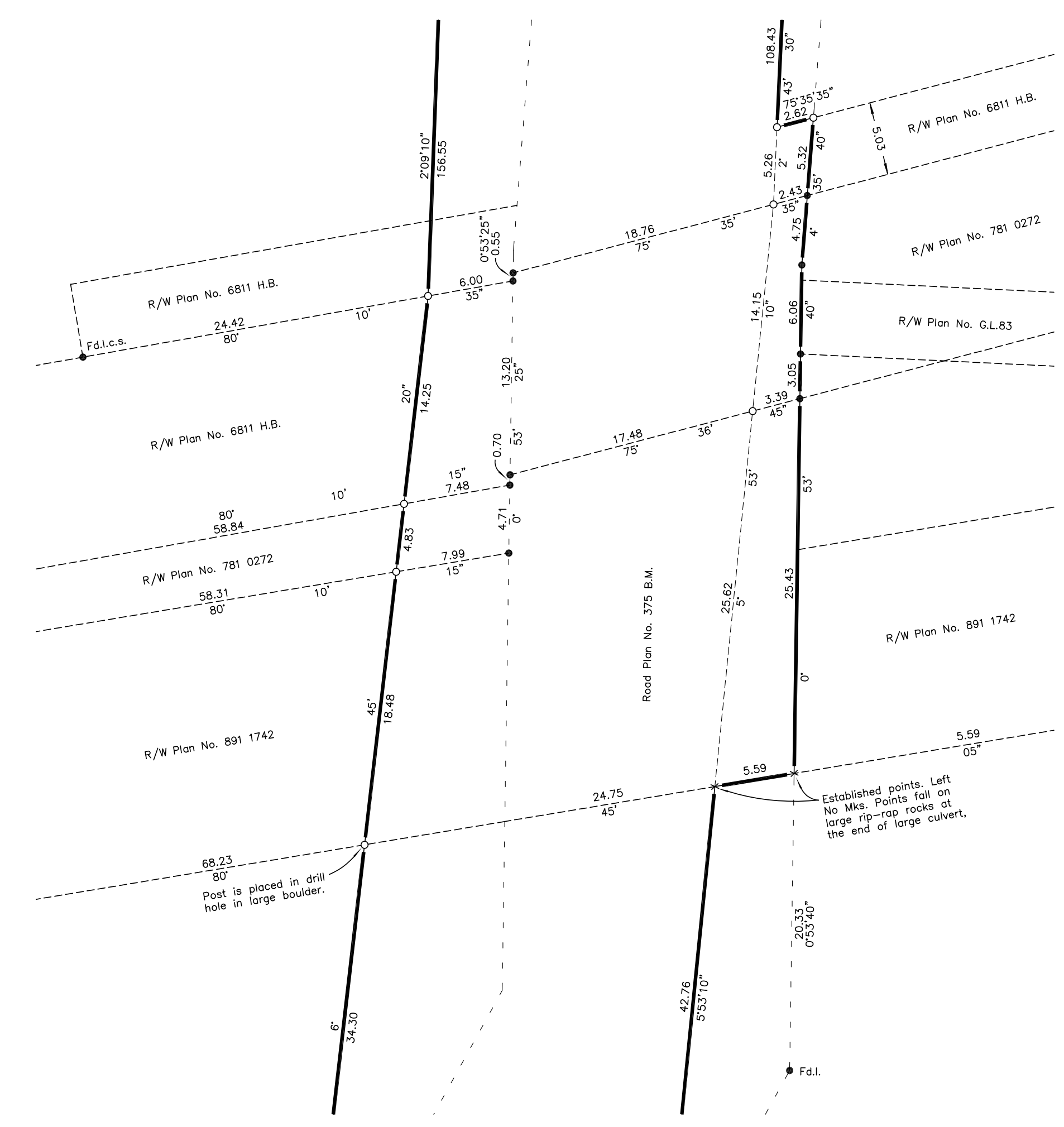
SCALE 1:1000



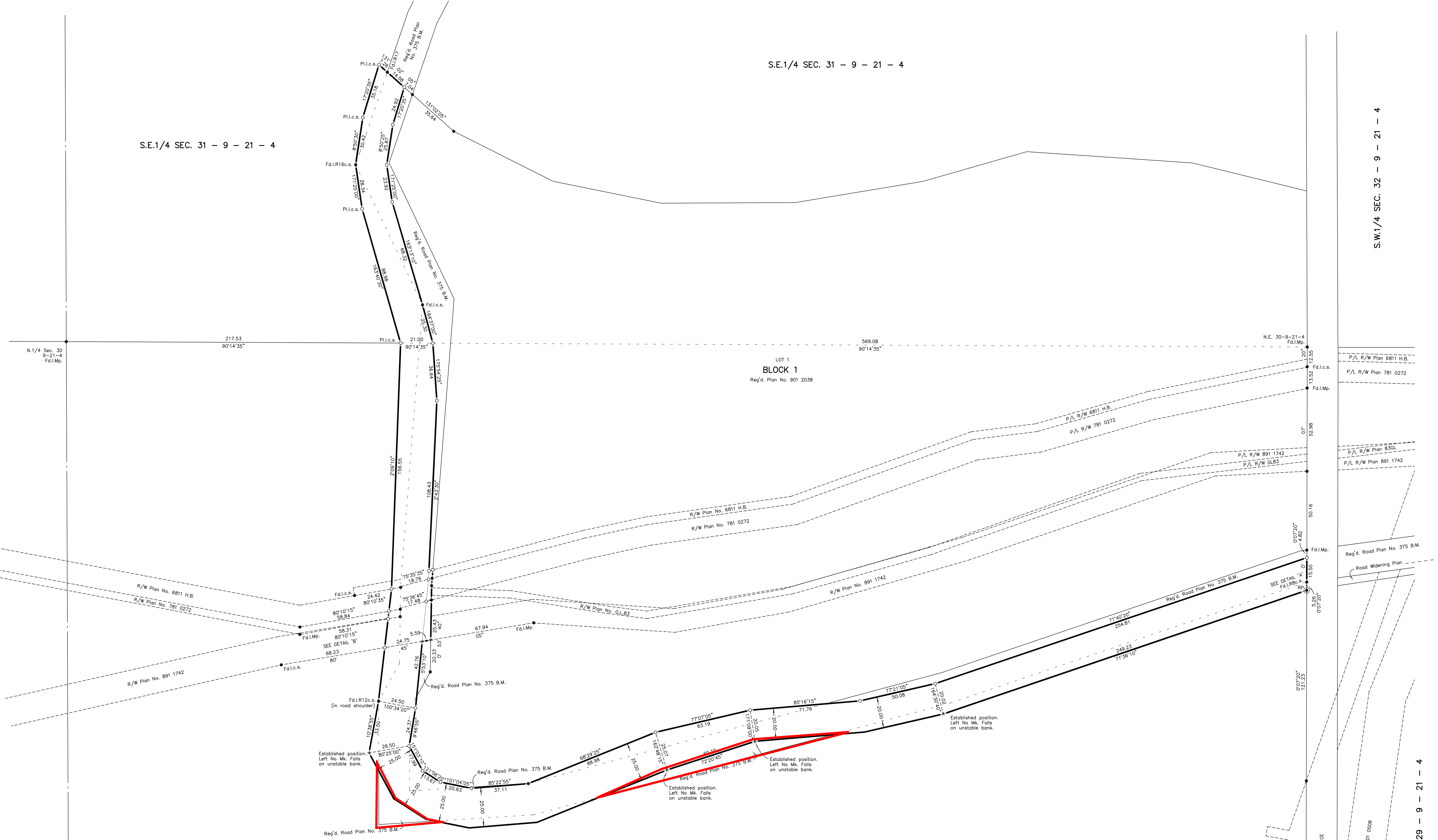
F.I. = Statutory Iron Posts found shown thus  
T.I. = Statutory Iron Posts placed shown thus  
Temporary points placed shown thus  
Distances are shown in metres and decimal parts thereof.  
W.M. stands for Water Marker Post.  
C.M. stands for corner mark.  
Portion to be registered is bound in heavy black lines and contains 2.380 ha

Georeferencing information  
GRID bearing of reference line derived from GNSS observations  
Reference Line from N.E. Sec. 30-9-21-4 to E.1/4 Sec. 30-9-21-4  
Plan bearing: 180°27'15"  
Grid bearing: 179°21'25"  
PROJECTION: UTM  
DATUM: NAD83 (original)  
REFERENCE ELEVATION: 114'  
COMBINED SCALE FACTOR: 0.998859  
IP = Georeference point shown thus:  
Coordinate value for Georeference point is N: 5015333.95 E: 84711.77

TABLE OF AREAS	
ROAD PLAN 375 B.M.	= 1.635 ha
LOT 1, BLOCK 1, PLAN 901 2038	= 0.183 ha
N.E.1/4 SEC. 30-9-21-4	= 0.404 ha
S.E.1/4 SEC. 31-9-21-4	= 0.178 ha
<b>TOTAL</b>	<b>= 2.380 ha</b>

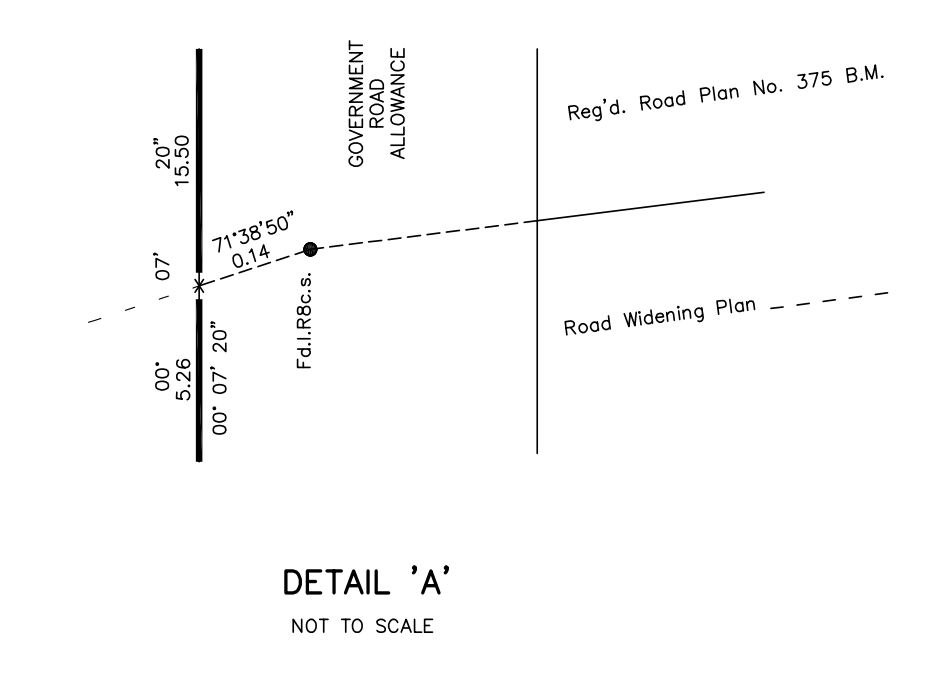


DETAIL 'B'  
SCALE 1:250



N.E.1/4 SEC. 30 - 9 - 21 - 4

N.W.1/4 SEC. 29 - 9 - 21 - 4



DETAIL 'A'  
NOT TO SCALE

SURVEYOR  
NAME: J. D. WILLIAMS, A.L.S.  
SURVEYED BETWEEN THE DATES OF APRIL 14th,  
AND JUNE 15th, 2009 IN ACCORDANCE  
WITH THE SURVEY ACT.



LETHBRIDGE COUNTY

DRAWING FILE: 09-10200B.DWG  
CLIENT: LETHBRIDGE COUNTY  
FILE NO.: 09-10200B (12.5 sq.ft. - 5) TH

Lethbridge County

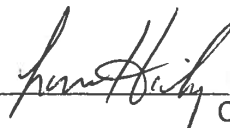
A Resolution of **Lethbridge County** for the purpose of closing to public travel and cancelling a public highway in accordance with Section 24 of the Municipal Government Act, Chapter M26, Revised Statutes of Alberta 2000, as amended.

WHEREAS, the lands hereafter described are no longer required for public travel,

NOW THEREFORE be it resolved that the Council of Lethbridge County does hereby close the following described road, subject to rights of access granted by other legislation.

NE 30-9-21-4 AND SE31-9-21-4  
THAT PORTION OF **ROAD PLAN 375BM** FORMING PART OF LOT 2, BLOCK 1, PLAN  
                          
CONTAINING 0.445 HECTARES (1.10 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

To be consolidated with Certificate of Title No: 071 270 220

  
\_\_\_\_\_ Chief Elected Official

  
\_\_\_\_\_ Seal  
Chief Administrative Officer

Approved this 29<sup>th</sup> day of August, 2017.

  
\_\_\_\_\_ Michael Brites  
Minister of Transportation

resolution

REGISTRAR  
LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_  
ENTERED AND REGISTERED  
ON \_\_\_\_\_  
INSTRUMENT NO.: \_\_\_\_\_  
A.D. REGISTRAR

LETHBRIDGE COUNTY

PLAN SHOWING SURVEY OF  
**CONSOLIDATION**  
AFFECTING PART OF  
**LOT 1, BLOCK 1, PLAN NO. 901 2038** {N.E.1/4 SEC. 30  
S.E.1/4 SEC. 31  
AND PART OF  
**ROAD PLAN 375 B.M.** {N.E.1/4 SEC. 30  
S.E.1/4 SEC. 31  
ALL WITHIN  
**TWP. 9, RGE. 21, W.4 M.**  
BY: **J. D. WILLIAMS, A.L.S.**

SCALE 1:1000

Statutory Iron Posts found shown thus   
 Statutory Iron Posts placed shown thus   
 Temporary points placed shown thus   
 Distances are shown in metres and decimal parts thereof.  
 No. stands for Water Marker Post.  
 C.M. stands for corner mark.  
 Portion to be registered is bound in heavy black lines and contains 18,836 ha

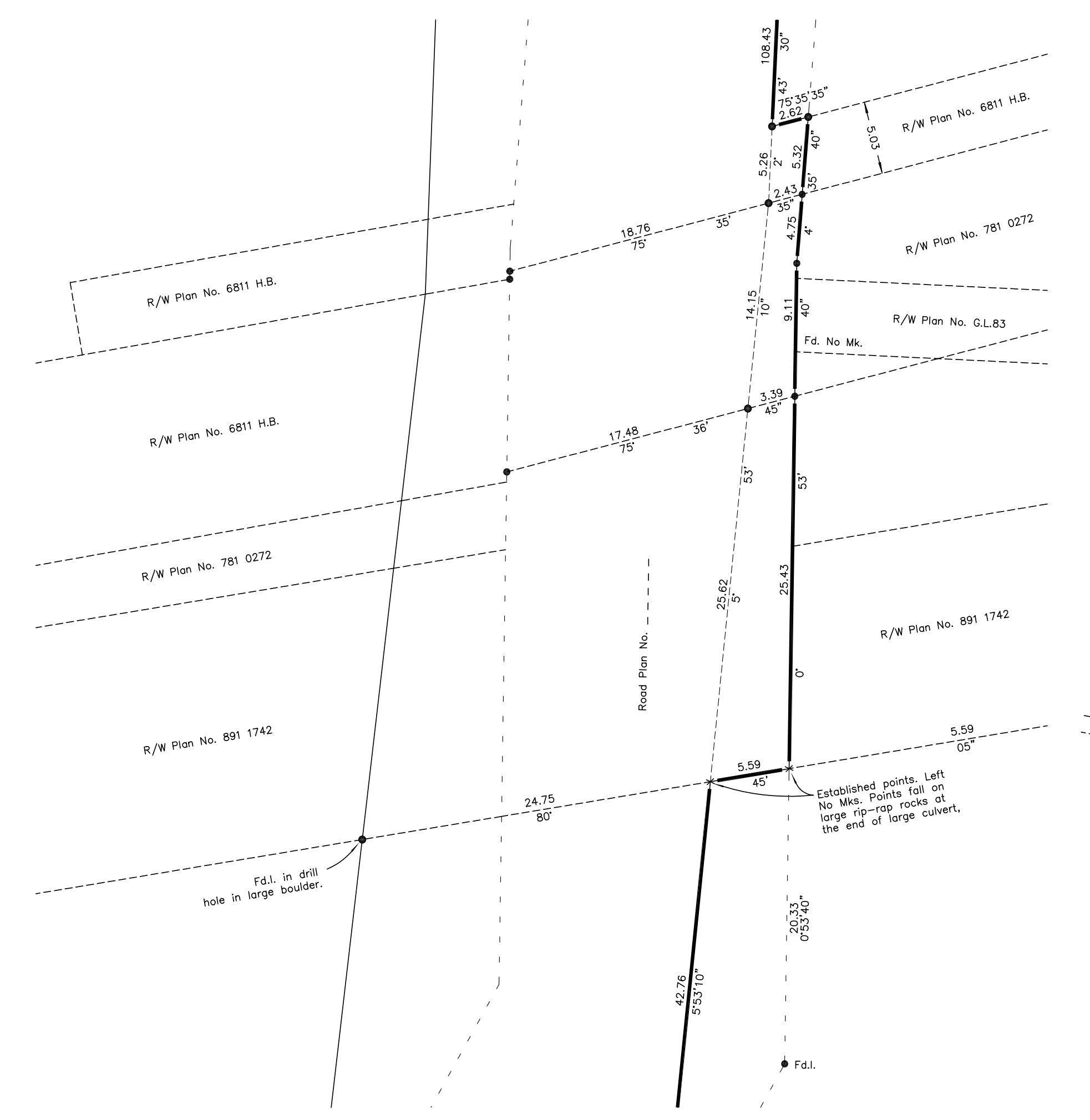
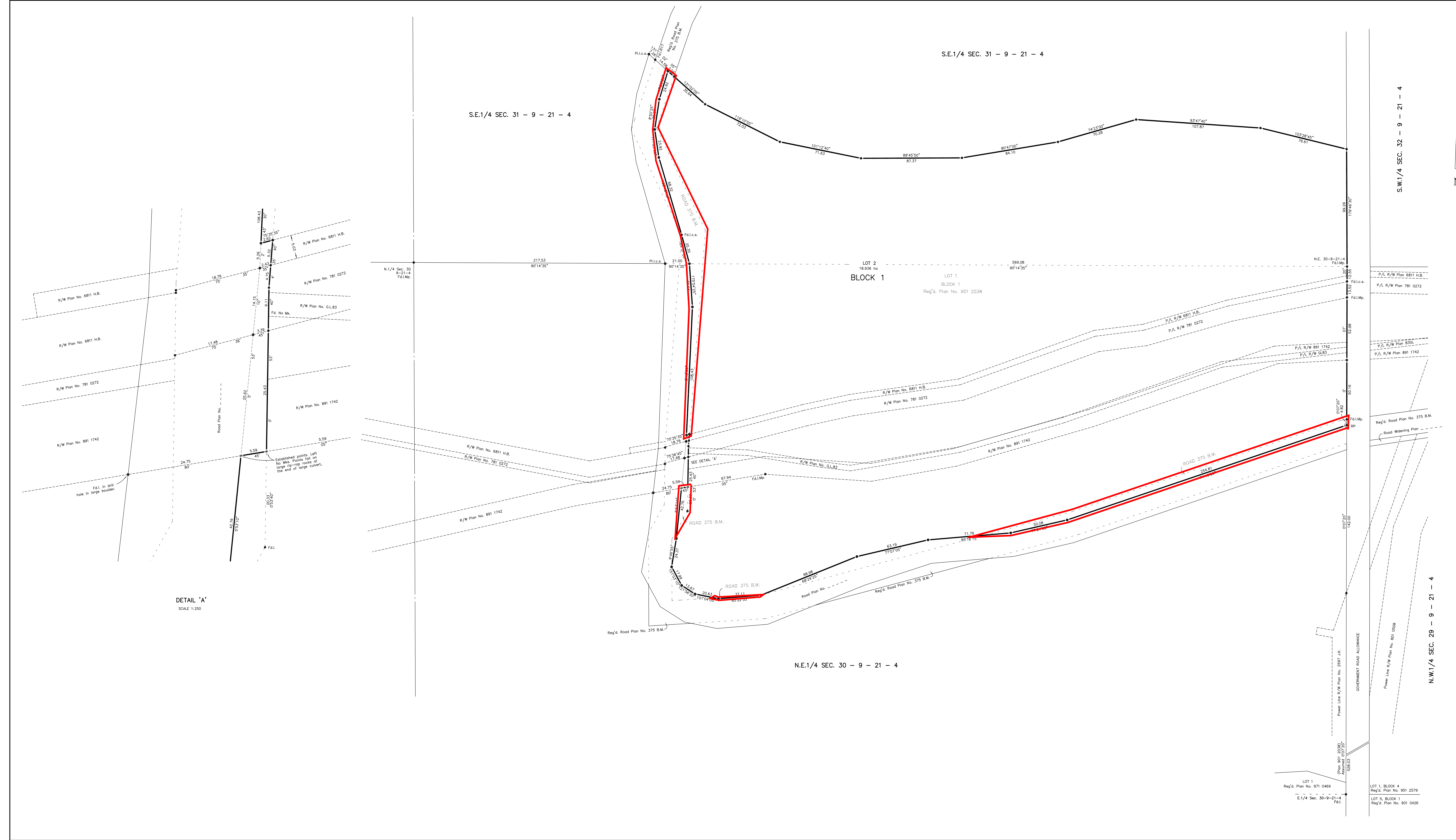
Geo-referencing information  
 GRID bearing of reference line derived from GNSS observations  
 Reference line from N.E. Sec. 30-9-21-4 to E.1/4 Sec. 30-9-21-4  
 Plan bearing 180°27'00"  
 Grid bearing 178°21'00"  
 PROJECTION - UTM  
 DATUM - NAD83 (original)  
 REFERENCE MERIDIAN - 114  
 COMBINED SCALE FACTOR - 0.999859  
 RP - Geo-reference point shown thus   
 Coordinate value for Geo-reference point is N: 5515354.71 E: 84711.52

TABLE OF AREAS FOR LOT 2			
ROAD PLAN 375 B.M.	LOT 1, BLOCK 1	PLAN 901 2038	TOTAL
N.E.1/4 SEC. 30-9-21-4	0.263 ha	13.775 ha	14.038 ha
S.E.1/4 SEC. 31-9-21-4	0.182 ha	6.218 ha	6.399 ha
TOTAL	0.445 ha	19.993 ha	20.438 ha

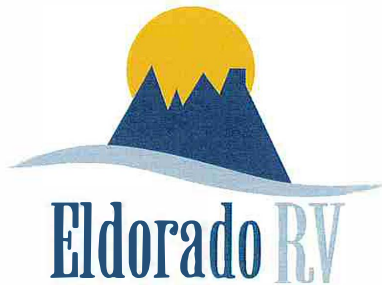
SURVEYOR  
 NAME: J. D. WILLIAMS, A.L.S.  
 SURVEYED BETWEEN THE DATES OF APRIL 14th,  
 AND JUNE 15th, 2009 IN ACCORDANCE  
 WITH THE SURVEY ACT.

REGISTERED OWNERS  
 DOUGLAS BEER  
 BRENDA PIERSON

DRAWING FILE: 09-10200C.DWG  
 CLIENT: LETHBRIDGE COUNTY  
 FILE NO.: 09-10200C (12.5 sq ft - 5) TH



DETAIL 'A'  
SCALE 1:250



711 2nd 'A' Ave North  
Lethbridge, AB T1H 0E1  
Phone: (403) 329-3933  
Fax: (403) 327-9942  
Email: info@eldoradorv.com

June 26, 2024

Atten: Alberta Transportation, County of Lethbridge and Town of Coalhurst

Good day to all recipients of our letter of concern.

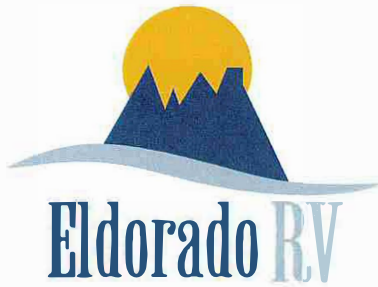
My name is Ron Hall and I am one of the Shareholders in Eldorado R.V. Sales Ltd, which has a head office facility in the City of Lethbridge and a Sales Facility in the County across highway number 3 from Coalhurst. This location is soon to be our main and only facility offering RV units for sale, a multi-bay service facility as well as a very busy parts department. Our decision to move to the county is so that we are able to expand to accommodate the increase in our business and the industry that we are in. The County of Lethbridge was the most desirable location both for highway frontage visibility and of course economically.

Everyone that is familiar with the intersection into and out of Coalhurst knows this intersection is an extremely busy intersection not only during early morning and evening traffic, but also with daily traffic being created by more businesses and more residential on both sides of the highway. Headwater Equipment has just expanded their facility for retail and rental of large and medium sized equipment. Noble Diesel has expanded their business as well.

I would like to share some numbers that will definitely increase with the full move of our RV Dealership to the area. With our sales alone, we are delivering anywhere in the last 3 years from 170 to 300 units per year. When a customer picks up a new unit and is finished with their orientation they will return home with it, either turning eastbound onto #3, or some westbound onto #3. With a motorhome or a truck and trailer combination it takes much longer to get up to highway speeds than it does with only a single vehicle and this creates a hazard not only to the vehicles already travelling on this road at 110 kph or better, but to the customers towing their units as well as our employees and most certainly to the residents of the town of Coalhurst.

Throw into that mix now some more numbers regarding our day to day business operation. The majority of our business is conducted from mid-March to mid-September so in those times of course the traffic will be much heavier than in our off season. In an average year we are servicing upwards of 2000 customer units, mostly trucks and trailers. The majority of our customers come from Lethbridge who will be making a left hand turn off of the west bound lanes onto River Ridge Road at Coalhurst. The majority of these drop offs will occur from 7:30am till 8:30am and then between 4:00pm and 5:00pm they will be entering the highway into the Eastbound lanes to take their unit home again.

**We sell fun!**



711 2nd 'A' Ave North  
Lethbridge, AB T1H 0E1  
Phone: (403) 329-3933  
Fax: (403) 327-9942  
Email: info@eldoradorv.com

In our parts department, we have daily traffic coming in to purchase parts and accessories, and historically we see about 9,500 – 11,000 customers per year, keeping in mind that most of that occurs between mid-March to mid/late September.

There are a lot of our customers that also will stop in for last minute supplies on a Thursday or Friday evening on their way out of town, so turning left out of the westbound lanes into the facility and then mostly turning left onto #3 westbound with their units.

I am sure that you are all seeing my patterns now, and why there is such a concern about the current situation with this intersection.

I would like to bring into the picture the intersection at Broxburn Road and Highway #3 between Lethbridge and Coaldale. The traffic lights at that intersection have greatly reduced the reality as well as the possibility of traffic accidents and has made it much easier for the businesses, residents and customers to that area when entering or leaving the area. I also travel to west to the Pass and on to B.C. and the addition of the traffic lights at the corner in Blairmore to the Tim Hortons, hardware and gas station have become much less dangerous and congested especially during the morning and evening hours.

We also have administrative, parts, shop and sales people coming to the dealership on a daily basis, with an average of 21 employees a year. So as you can see the list goes on and on as to the number of people using that intersection in the very near future being dramatically increased.

It also should be noted that additional signage should be considered, not only for our new Dealership, but for Headwater Equipment, Noble Diesel and Perfect Pooches. Signage on the eastbound and westbound lanes letting customers know where to turn off of the highway would be a very welcome addition to the area and add to the safety of the intersection.

In conclusion, I am sure that everyone can now realize the inevitable increase to the traffic at this very important intersection. I will reiterate that we need this to be a safe intersection for all parties involved, being the residents of the Town of Coalhurst, their families, the employees coming and going from all businesses as well as residents on River Ridge Road using this intersection. Also, emergency vehicles both entering and exiting both sides of the highway, all of the customers and their families and of course for all of the other traffic passing by this area daily.

Sincerely,

Ron Hall  
Eldorado RV Sales Ltd.

**We sell fun!**





We are thrilled to announce the Grand Opening for the MPE Link Pathway Phase 1 will take place on **Thursday, August 8th at 11am-1pm** at the Coaldale Trailhead! (Range Road 203 30th St Coaldale, AB T0K 0T0)

The project has been a collaborative effort between the municipal governments of Lethbridge, Coaldale and Lethbridge County as well as many community members and organizations. We are proud to finally bring it to fruition.

We would like to invite all community members to join us for this exciting event. The ceremony will feature **live music, a free BBQ lunch, project speeches,** and a ceremonial **ribbon-cutting** to mark the pathway's grand opening!

Don't forget to **RSVP** and let us know you're coming! The link to the eventbrite page is below. Please mark your calendars for this momentous occasion and help us celebrate this tremendous project!

Thank you for your tremendous support of the Link Pathway, and we look forward to seeing you there!

Sincerely,  
Link Pathway Committee

**P.S.** A NOTE ABOUT PARKING: Due to limited space at the trailhead, we recommend that attendees park at the [Coaldale Home Hardware](#) and walk 5 minutes to the trailhead location.

# AGENDA ITEM REPORT



**Title:** 2024 Bursary Awards  
**Meeting:** Council Meeting - 18 Jul 2024  
**Department:** Council  
**Report Author:** John Kuerbis, Lorne Hickey, Mark Sayers

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 11 Jul 2024

## STRATEGIC ALIGNMENT:



**Governance**



**Relationships**



**Region**



**Prosperity**

## EXECUTIVE SUMMARY:

The Bursary Ad-Hoc Committee met on July 9, 2024 to review the bursary applications for eligibility and to determine applicant winners. There were a total of 12 applications received by the June 1st deadline which is lower than the 22 applications received in 2023. Although there were fewer applications than in 2023 and a couple of the applicants were not eligible under Policy #182 guidelines, the quality of student applicants based on grades, community involvement, extra curricular and post-secondary plans continues to be impressive.

Following the committees review and discussions, three bursary winners have been selected to receive a bursary in the amount of \$1,500 each.

## RECOMMENDATION:

That County Council awards the 2024 Bursary in the amount of \$1,500 each to be presented at the County Council meeting on August 1st, 2024 to the following recipients:

- 1) Rayann Campmans
- 2) Danika Hodge
- 3) Vanessa Moorhead

## REASON(S) FOR RECOMMENDATION(S):

The Committees recommendation aligns with Policy# 182 guidelines.

## PREVIOUS COUNCIL DIRECTION / POLICY:

Policy #182 - Bursary Policy

County Council approved funding for the 2024 Bursaries within the Council budget through the 2024 Budget Approval in December 2023.

**BACKGROUND INFORMATION:**

At the June 20th meeting, County Council appointed 3 members of Council to review the applications and select the students best suited for this award based on the policy criteria to be present to Council as a whole for final approval. The ad-hoc committee did a thorough review of the applications and used a scoring matrix to determine eligibility based on the requirements set out in the policy.

Lethbridge County Council approved the Bursary Policy #182 in 2020 to offer some financial assistance for Lethbridge County students with their post-secondary education expenses. Initially the bursary was issued to 2 recipients in the amount of \$1,000 each, in 2023 council made the decision to select 3 recipients winners at \$1,500 each and budgeted for a that same amount within the 2024 budget.

Upon review of the applications and scoring against the current policy, the committee has requested that administration review the policy and incorporate some updated criteria that could open the bursary up to more students and bring a revised draft back in the fall for Council's review.

**ALTERNATIVES / PROS / CONS:**

Council can award just one, two or no bursaries.

PRO - Would reduce the amount of funds issued for the 2024 bursaries.

CON - There is a policy, resolution and funds in place to support the bursary applications.

Council could award additional bursary's if desired

PRO - Additional applicants would receive some post-secondary financial support.

CON - Does not align with the budget and additional funds would have to be allocated.

**FINANCIAL IMPACT:**

Bursary funds were included within the 2024 budget for a total of \$4,500.

**LEVEL OF PUBLIC PARTICIPATION:**

Inform       Consult       Involve       Collaborate       Empower

**ATTACHMENTS:**

[182BursaryPolicywithScheduleA](#)



## Lethbridge County Policy Handbook

**EFFECTIVE:** February 20, 2020      **SECTION:** 100 NO. 182 Page 1 of 2  
**APPROVED BY:** County Council      **SUBJECT:** Bursary Policy  
**REVISED DATE:**

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### **PURPOSE:**

To provide Lethbridge County Students an opportunity to receive a bursary for post-secondary education.

### **OBJECTIVE:**

To provide some financial assistance to Lethbridge County citizens who are pursuing a post-secondary education.

### **PARAMETERS:**

1. Bursary Amount: The amount of and number of bursaries available will be determined annually by Council through the annual budget process.
2. Selection Committee: Lethbridge County Council will have full authority in the selection of the recipients.

### **CRITERIA:**

1. Primary Considerations:

Open to any student or adult as qualified by the undernoted conditions:

  - a) Shall be a resident of Lethbridge County who is attending school within Lethbridge County's Municipal boundaries.

**OR**

  - b) Shall have at one time attended school within Lethbridge County's Municipal boundaries.
2. Secondary Considerations:

Based on an academic standing sufficient to achieve stated goals. Based on good citizenship demonstrated through community and social participation, volunteer work, etc.



## Lethbridge County Policy Handbook

**EFFECTIVE:** February 20, 2020      **SECTION:** 100 NO. 182 Page 2 of 2

**APPROVED BY:** County Council      **SUBJECT:** Bursary Policy

**REVISED DATE**

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3. Other Considerations:

- Financial need will be considered.
- Applicant need not be a High School student but must provide proof of enrolment in a post-secondary education institute.
- Is a resident of Lethbridge County and must provide proof of such.
- Only students going into first year of studies are eligible to apply.
- Has not received the Lethbridge County bursary in the past.

### **APPLICATION PROCEDURES AND DATES**

- The Lethbridge County Bursary Application, as per Schedule "A" will be made available at the Lethbridge County Administrative Office or on the Lethbridge County Website.
- Applications can be received by hand delivering to the Lethbridge County Administrative Office or by email, in .pdf format to [mailbox@lethcounty.ca](mailto:mailbox@lethcounty.ca)
- Applications postmarked after June 1<sup>st</sup> will not be accepted.
- Transcripts of marks must accompany application.
- Awards to be disbursed by Lethbridge County to the recipient by August 31, annually.
- The availability of the bursary shall be advertised annually in March of each year.



## LETHBRIDGE COUNTY BURSARY APPLICATION Schedule "A"

Lethbridge County Council is proud to administer Bursary opportunities to County students as per the Lethbridge County Bursary Policy #182. A representative of County Council will award three County students a \$1,500 bursary each at the first County Council Meeting held in August of each year.

The student must plan to attend a post-secondary or trade school within 18 months of winning the bursary and provide proof of enrollment prior to the disbursement of funds. Lethbridge County Council will review the applications and choose the student best suited for this award. (A 2nd and 3rd place recipient will be chosen in case the 1st place recipient does not proceed with post-secondary plans). The decision of Council is final.

To be considered, please submit an application via email to [mailbox@lethcounty.ca](mailto:mailbox@lethcounty.ca) in a .pdf format preferably. **Application deadline is June 1<sup>st</sup>, without exception.**

### PERSONAL INFORMATION

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Town: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Alternate Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Post-Secondary School to be Attended: \_\_\_\_\_

Certification / Credentials Sought (Diploma, Degree, etc.): \_\_\_\_\_

Plans after Completing Post-Secondary Education: \_\_\_\_\_

Reason Applying for Bursary: \_\_\_\_\_

### SEE PAGE 2 FOR ITEMS TO BE ATTACHED WITH APPLICATION.

#### DECLARATION OF APPLICANT

- All information is true and complete.
- I agree to allow my name and study plans to be released publicly if I receive this bursary.
- I authorize the release and exchange of my personal information by and between Lethbridge County and any federal and provincial government departments, boards or institutions to verify the information I have provided.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



## LETHBRIDGE COUNTY BURSARY APPLICATION Schedule "A"

*The following information must accompany your application:*

### **EDUCATIONAL BACKGROUND**

Your most recent complete transcript of marks, including all high school courses completed to date, or a copy of your high school report cards to date, must accompany this application.

### **WRITE A SUMMARY DESCRIBING THE FOLLOWING:**

- Yourself
- Interests
- Goals and objectives
- Past accomplishments
- School related activities (i.e. Student Council, Sports, Drama etc.)
- Community related activities (i.e. Clubs, Church, Cultural etc.)
- Other information you wish to provide (i.e. volunteering, academic accomplishments, awards or recognition received, favourite school memory etc.)

**Deadline date for submission of applications – June 1<sup>st</sup>.**

**APPLICATIONS WILL NOT BE ACCEPTED IF POSTMARKED OR SENT BY E-MAIL AFTER JUNE 1<sup>st</sup>.**

Deadline date for submission of most recent marks (high school or post-secondary) – JUNE 1st.

LATE SUBMISSION OF TRANSCRIPTS WILL RESULT IN DISQUALIFICATION.

**Completed applications can be hand delivered or mailed to:**

**Lethbridge County Bursary  
#100, 905 4<sup>th</sup> Avenue South  
Lethbridge, Alberta T1J 4E4**

**OR may be e-mailed to: [mailbox@lethcounty.ca](mailto:mailbox@lethcounty.ca) (.pdf format preferred)**

*All applicants will be notified of the status of their application after marks become available to the committee.*

*Please **do not** include proof of enrolment with your application. You will be asked for proof of enrolment if you are chosen to receive an award.*

# AGENDA ITEM REPORT



**Title:** Lethbridge County Council Attendance Update - June 2024  
**Meeting:** Council Meeting - 18 Jul 2024  
**Department:** Administration  
**Report Author:** Candice Robison

## APPROVAL(S):

Cole Beck, Chief Administrative Officer

Approved - 11 Jul 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 - June 2024](#)

**Lethbridge County Council Attendance  
June 2024**

**Division 1**

**Councillor Lorne Hickey**

June 5	FCSS Meeting
June 12	Lethbridge County/City of Lethbridge IDP Meeting
June 19	Green Acres Finance Meeting
June 20	Lethbridge County Council Meeting
June 24	Meeting with CAO
June 26	Green Acres Board Meeting

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**Division 2**

**Reeve Tory Campbell**

June 6-9	FCM Conference in Calgary
June 12	Lethbridge County/City of Lethbridge IDP Meeting
June 14	Meeting with Alberta Minister of Immigration & SouthGrow Members
June 17	Lethbridge County/SMRID Meeting
June 18	Farmland Tax Assessment Presentation – County of Warner
June 19	EDL Board Meeting
June 20	Lethbridge County Council Meeting
June 20	Cross Border Interviews Podcast Appearance
June 21	Mayors and Reeves
June 27	MD of Taber 60 <sup>th</sup> Anniversary Celebration in Enchant

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**Division 3**

**Councillor Mark Sayers**

June 20	Lethbridge County Council Meeting
June 20	SouthGrow AGM

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**Division 4**

**Deputy Reeve John Kuerbis**

June 4	Weekly Meeting with Community Futures Executive Director
June 6	Community Futures Auditor Meeting
June 11	Weekly Meeting with Community Futures Executive Director
June 12	Lethbridge County/City of Lethbridge IDP Meeting
June 25	Weekly Meeting with Community Futures Executive Director
June 26	Meeting with Prairies Can Representative
June 27	Community Futures AGM

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**Division 6**

**Councillor Klaas VanderVeen**

June 17                Lethbridge County/SMRID Meeting  
June 20                Lethbridge County Council Meeting  
June 28                SAEWA Meeting

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**Division 7**

**Councillor Morris Zeinstra**

June 5                Link Pathway Meeting  
June 17                Lethbridge County/SMRID Meeting  
June 20                Lethbridge County Council Meeting  
June 20                SouthGrow AGM