

APPENDIX "A"

AREA STRUCTURE PLAN

LOCATED IN PORTION OF

WEST HALF OF NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 9 RANGE 16, WEST OF THE 4TH MERIDIAN

BROWN, OKAMURA & ASSOCIATES LTD.
MARCH, 2000

MD of Taber - Darcy Miller Area Structure Plan Bylaw No. 1700 – Amendments

Bylaw	Amendment Description	Legal Description	Passed
1971	Amendment to Part 10.0 - Other Issues to allow for the Keeping of Animals.		23-Feb-2021

1.0 INTRODUCTION

The proposed subdivision is located approximately 3.5 km south of the southerly limits of the Town of Taber, (4.0 km south of the intersection of Highway #3 and Highway 36 North), in a portion of the north half of the North West Quarter of Sec. 21, Twp. 9, Rge. 16, W4M.

The existing parcel contains 23.6 hectares (58.4 acres) which lies west of Horsefly Lake Irrigation Reservoir and south of a subdivided parcels consisting of a country residential lot and a church lot containing a total of 3.15 hectares (7.8 acres).

The intended purpose of the subdivision is to ultimately create three country residential lots of approximately 5 acres each, south of a newly constructed road.

The location of the subdivision is shown on Map 1.

2.0 SUBDIVISION PLAN AND LAND USE

A design for the subdivision has been prepared and an application for subdivision will be submitted pending the approval of this document.

Map 2 shows the overall design of the subdivision pattern for this area structure plan and will form a part of this by-law.

Although not anticipated, any further subdivision activity may only be approved after the amendment of the plan, which includes the requirement of three readings of an amendment by-law and public hearing.

Renaissance Energy Ltd. operate a water supply pipeline running north and south through the parcel. The subdivision is designed to minimize the effect of this pipeline on the building sites on the lots.

Set back regulations outlined in the M. D. of Taber Land Use by-laws will be followed.

The primary focus of this subdivision is country residential with single family dwellings. Other land uses are dictated by land use by-law, and the opportunity for other uses such as home occupations exist in the land use by-laws.

Soil analysis will be undertaken by a Soils Engineer once ground conditions permit prior to any construction taking place, and will form part of this report.

Land owners will be responsible to obtain development permits from M. D. of Taber. All other permits will be the land owners responsibility.

3.0 POPULATION DENSITY AND PHASING

It is proposed to create three lots in this plan. These three lots will be accessed by the road along north boundary of these lots.

Services will be provided by each individual purchasing a lot.

Development will occur as each lot owner wishes to construct on site.

Given the number of lots created and the assumption that each household may have an average of 2.5 to 3 persons, the total development may eventually contain 10 persons.

- Minimum house size of 1200 sq. feet.
- No single wide mobile homes

4.0

DRAINAGE

The general topography of the area is flat with surface drainage to the east.

No increase run off is expected with the development of this subdivision.

Run off water from the subdivision will be taken by the road ditches which front the lots.

Expected drainage is not likely to increase with this number of lots.

5.0 ACCESS ROADS

The following construction procedures will be followed:

- Top soil to be stripped
- Sub-grad preparation
- 3/4 inch base gravel to a minimum of 50 mm compacted depth.
- Shallow drain ditch on each side of the road.

It is the intention that the M. D. of Taber will assume ownership and responsibility for the road upon development of all lots. The specifics of the transfer will be addressed in the development agreement

A driveway approach will be constructed at a selected location to each Jot, which will require installation of a drainage culvert. The lot owner will be responsible for the supply and installation of the culvert and for the construction of a driveway onto his property.

The road system will provide access to two parcels of land which are adjacent to the east boundary of this property but are not part of this area structure plan. The road will be positioned to provide access to these two parcels.

Road will be constructed to M.D. of Taber standards.

6.0 WATER SUPPLY AND DISTRIBUTION SYSTEM

Non potable water will be provided by a pressurized buried pipe water distribution system from the irrigation system turn out in the south west corner of Lot 1.

The maintenance and operation of the distribution pipeline will be through a water users association made up of the land owners.

Right of Ways for water line servicing is shown on the drawings included in this document.

Waste water treatment will be handled by individual septic disposal systems.

All waste water systems will be installed using Environmental Enhancement Act Standards which are outlined in an appendix in this report.

7.0 **SHALLOW UTILITIES**

Shallow utilities, including gas and telephone will be supplied from existing gas mains in the area, and existing Telus lines in the ditch of the existing road on the west boundary of the proposed subdivision. Registered easements will be provided at the time of plan registration.

An existing overhead power line now services the area.

Extensions of this line will be constructed to service the lots in the subdivision as the lots are brought on stream, with registered easements provided, if required.

The distribution pattern will depend on the subdivision circulation responses.

8.0 ARCHITECTURAL CONTROLS

No special architectural controls are to be applied to this plan area. Any restriction on these sites will be the result of the standards of the M.D. of Taber Land Use By-law.

The By-law gives a high degree of flexibility of use and design.

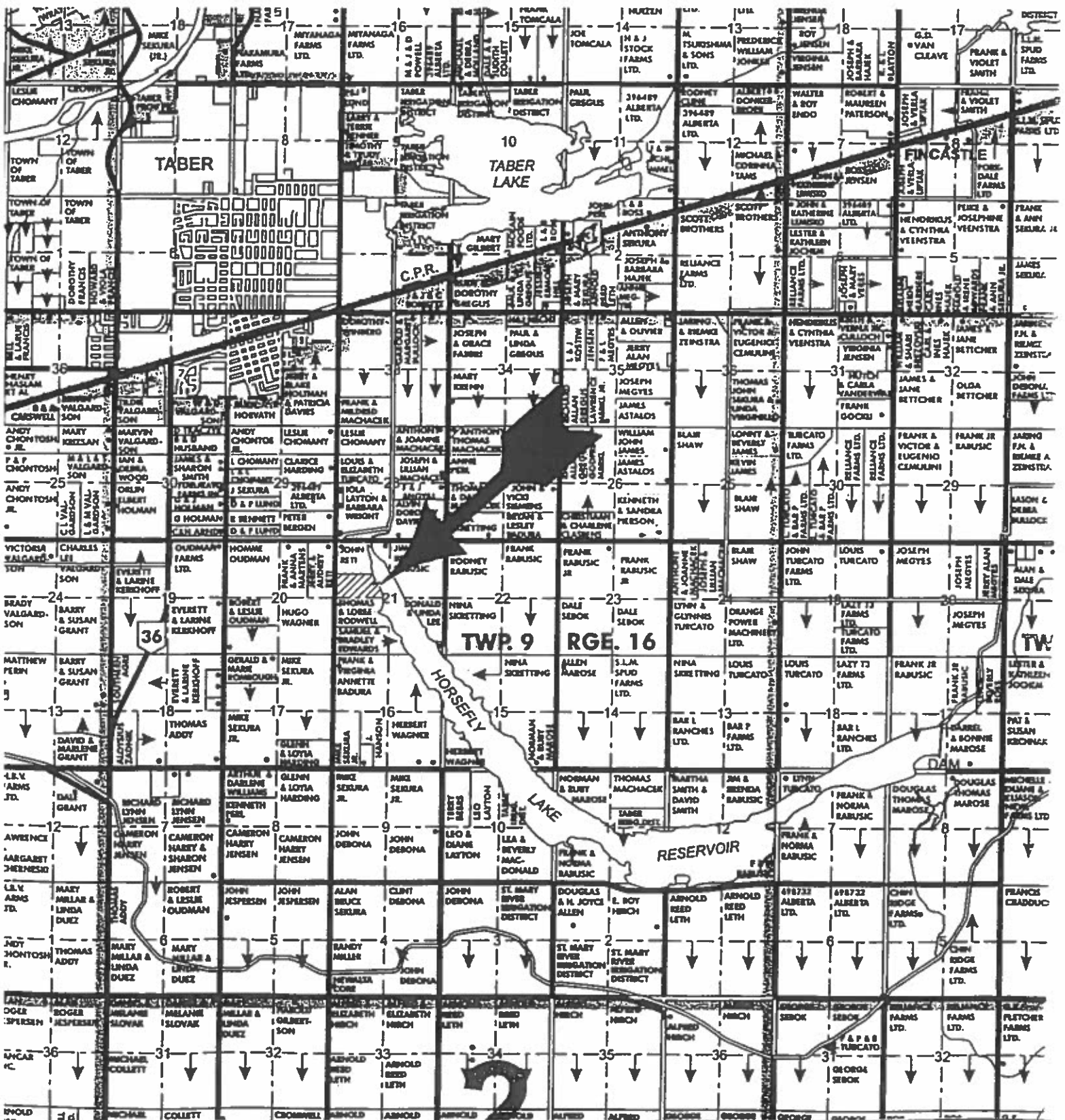
9.0 OTHER ISSUES

- Fire protection will be provided by the M.D. of Taber.
- Garbage collection will be the responsibility of the land owners.
- Road construction standards of the M.D. of Taber will be followed.

10.0 KEEPING OF ANIMALS

The keeping of horses will be allowed to a maximum of 4 horses per lot. No other animals, other than household pets, will be allowed.

MAP 1



MAP 2

N

S.W.1/4 SEC. 28 - 9 - 16 - 4

PIPE LINE R/W PLAN NO. 851 0781

ROAD PLAN NO. 821 0802

CHNL. R/W PLAN

NO. 878 673

ROAD WIDENING PLAN NO. 811 0108

GOVERNMENT ROAD ALLOWANCE

Block A
PLAN NO.
871 1225

LOT 1
PLAN NO. 851 2315

N.W.1/4 Sec.
21-9-16-4

N.E.1/4 SEC. 21 - 9 - 16 - 4

N.E.1/4 SEC. 20 - 9 - 16 - 4

ROAD PLAN NO. 781 0747

ALLOWANCE

ROAD GOVERNMENT

PLAN NO. BR 1430 G.L.

HORSEFLY LAKE RESERVOIR

N.W.1/4 SEC. 21 - 9 - 16 - 4

PIPE LINE R/W PLAN NO. 851 0781

20m ROAD

LOT 1

LOT 2

LOT 3

S.W.1/4 SEC. 21 - 9 - 16 - 4

PLAN NO. BR 1424 G.L.

HORSEFLY LAKE RESERVOIR

PLAN NO. 7414 J.C.